

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) Waiver of First Requested
 Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : September 11, 2019 **(BOT) Date:** September 19, 2019

SUBJECT: PC 19-07; Annexation & Map Amendment (Rezoning) – 600 W Pleasant Lane

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests annexation to the Village of Lombard and a map amendment (rezoning), pursuant to Section 155.103 (E) of the Village of Lombard Zoning Ordinance, from R0 Single-Family Residence District to the R3 Attached Single-Family Residence District for the above referenced subject property.

The Plan Commission recommended approval of the zoning matters associated with this petition by a vote of 5-0. Please place this petition on the September 19, 2019 Board of Trustees agenda under Items for Separate Action

Fiscal Impact/Funding Source:

Review (as necessary):

Finance Director _____ Date _____
Village Manager _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development *WH*

DATE: September 19, 2019

SUBJECT: PC 19-07; Annexation & Map Amendment (Rezoning) – 600 W Pleasant Lane

Please find the following items for Village Board consideration as part of the September 19, 2019 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 19-07 with standards for a map amendment;
3. An Ordinance granting approval of annexing certain territory to the Village of Lombard; and
4. An Ordinance granting approval of a Map Amendment from the R0 zoning district to the R3 zoning district.

The Plan Commission recommended approval of the zoning matters associated with this petition by a vote of 5-0. Please place this petition on the September 19, 2019 Board of Trustees agenda under Items for Separate Action.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

September 19, 2019

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees

Dan Whittington, Dist. 1
Anthony Puccio, Dist. 2
Reid Foltyniewicz, Dist. 3
Andrew Honig, Dist. 4
Daniel Militello, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
Scott R. Niehaus

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 19-07 – 600 W. Pleasant Lane – Annexation & Map Amendment (Rezoning)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests annexation to the Village of Lombard and a map amendment (rezoning), pursuant to Section 155.103 (E) of the Village of Lombard Zoning Ordinance, from R0 Single-Family Residence District to the R3 Attached Single-Family Residence District for the above referenced subject property.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on August 19, 2019. Sworn in to present the petition were: Jennifer Ganser, Assistant Director, and Brian Krause representing the petitioner/property owner.

Mr. Krause thanked staff for their assistance and explained that the property owner acquired the subject property in February of this year. The property currently has a single-family home located at the corner of Pleasant Land and Route 53 with a vision to convert to a townhome community. Mr. Krause referred to an exhibit displaying a proposed front elevation of the townhomes and a proposed site plan with six of the driveways taking access directly from Pleasant Lane and the back two buildings' driveways extending from an access road from Pleasant Lane as well. The townhome project requires a rezoning to R3.

Mr. Krause continued by comparing the land use in the area as similar to the project proposed. Up to twenty families can be accommodated with minimal impact to traffic levels compared to existing conditions.

Mr. Krause stated that the project is in line with the Village's long-term goal of redeveloping properties. He proceeded to introduce Sam Polena, the architect of the project.

Chairperson Ryan swore in Mr. Sam Polena to present and answer any questions. Mr. Polena stated that he has submitted a few preliminary engineering drawings to the Village without requesting any variances.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment.

Darrell Kemb stated that he owns property near the subject property on Pleasant Lane and he has been turned down in the past trying to develop his land since it was considered a piecemeal approach.

Vic Tito stated that he lives next door to Mr. Kemb and adjacent to the subject property. He questioned the sixteen-foot setback from his property as too close and requested the petitioner install a privacy fence.

Gail Kelly stated that she lives in unincorporated DuPage County and has seen an increase of traffic with the addition of many of these types of developments. She requested a traffic light at the intersection of Route 53 and Pleasant Lane.

Darrell Kemb stated that the church to the north has property that extends behind his property along with his neighbors' properties and asked if they can propose similar projects for their property.

Chairperson Ryan asked the petitioner to address the questions asked by the public by starting with the installation of the fence.

Mr. Krause stated that he would have to check with his client about the fence. Chairperson Ryan stated that it can be added to the conditions of approval.

Chairperson Ryan asked staff about the traffic light request. Ms. Ganser responded that Route 53 is owned by the Illinois Department of Transportation. Regardless of ownership, traffic control is not within the purview of the Plan Commission.

Chairperson Ryan asked staff about the annexation request. Ms. Ganser responded that annexation is decided on a case by case basis. She said she is available by phone tomorrow or later in the week to go over the annexation process. Not knowing the property's circumstances, a detailed answer is not feasible however she could share general guidelines. One requirement is the unincorporated property has to touch an incorporated property to be considered. Another requirement is the proposed annexed property will have to be installed with Village water and sewer at the expense of the property owner. Keeping the existing well and septic system is not allowed.

Chairperson Ryan stated that there were no other questions to address and asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. The property owner is requesting annexation into the Village and to rezone the property to R3 Attached Single-Family Residential Zoning District. Five townhouse buildings are proposed, each with four units for a total of twenty townhomes. The subject property is currently in unincorporated DuPage County and improved with a single-family home with driveway access to Pleasant Lane. As noted there are conditions listed in the staff report. The petitioner has been made aware of these conditions and has agreed to address them. Updated plans will be required for the public hearing. An annexation agreement will be reviewed by the Village Board at a future meeting. Staff finds that the subject property abuts the church property to the north that is incorporated in the Village therefore it meets this requirement. Staff recommended approval of the petition subject to the conditions in the staff report.

Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

Commissioner Sweetser stated that the development meets the requirements of the Village as presented. Ms. Ganser responded that townhomes are allowed in the R3 zoning district and the comprehensive plan recommends low to medium housing. The proposed project does not require any zoning variances. Regarding the question of adding the fence to the conditions of approval, it should be noted the west property line is near the Mr. Tito's driveway and one of the proposed townhomes' driveway on the subject property. The first twenty feet is restricted to have a four-foot-tall, sixty-six percent open fence due to the clear line of sight of both driveways. After the first twenty feet, the fence can be six feet in height and a solid privacy fence.

On a motion by Commissioner Flint, and a second by Commissioner Sweetser, the Plan Commission voted 5-0 to recommend that the Village Board approve the petition associated with PC 19-07, subject to the following four (4) conditions:

1. That the map amendment (rezoning) request shall be contingent upon the Village and the property owner entering into an Annexation Agreement;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
3. That this relief is limited to a map amendment (rezoning) only and any physical site improvement or alterations require approval through the Village.
4. That a fence is to be installed on the west side of the property.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

ANNEXATION & MAP AMENDMENT (REZONING) – 600 W. Pleasant Lane

August 19, 2019

Title

PC 19-07

Petitioner

West Suburban Bank Trust,
Trust No. 14435 u/d/a
February 14, 2019
c/o Pete Occhipinti
303 W. Windsor
Lombard IL 60148

Property Owner

Same

Property Location

600 W. Pleasant Lane
Trustee District #1 – if annexed
05-01-204-068

Zoning

Unincorporated DuPage County

Existing Land Use

One single-family home

Comprehensive Plan

Low-Medium Density
Residential

Approval Sought

Annexation and map
amendment (rezoning) from R0
Single-Family Residence District
to the R3 Attached Single-
Family Residence District

Prepared By

Jennifer Ganser, AICP
Assistant Director



LOCATION MAP

PROJECT DESCRIPTION

The petitioner requests annexation to the Village of Lombard and a map amendment (rezoning) from the R0 Single-Family Residence District to the R3 Attached Single-Family Residence District. The owners propose to build five (5) buildings each with four (4) units for a total of twenty (20) townhomes.

APPROVAL(S) REQUIRED

Per Section 155.103 (E) map amendments may be proposed by the owner of the property involved, or an authorized representative, the Village Board, the Plan Commission, Zoning Board of Appeals, or other village officials. A map amendment requires a public hearing and recommendation from the Plan Commission to the Village Board. The Annexation Agreement and Plat of Annexation will be voted upon by the Village Board. The Plan Commission is also asked to review the Plat of Subdivision that will be voted on by the Board.

EXISTING CONDITIONS

The subject property is currently improved with one single-family home that is vacant. There is one (1) driveway which accesses Pleasant Lane.

PROJECT STATS

Lot & Bulk

Parcel Size: Approximately
2.2 acres

Req'd Setbacks & Lot Dimensions

Front: 30'

Interior Side 15'
(exterior):

Corner Side: 20'

Rear: 30'

Submittals

1. Petition for a public hearing;
2. Response to Standards;
3. Plat of Survey, prepared by Lambert & Associates, dated 2/25/19;
4. Plat of Annexation, prepared by Lambert & Associates, dated 3/18/19;
5. Mia and Nina Subdivision, prepared by Lambert & Associates, dated 2/25/19;
6. Landscape Plan, dated 6/27/19; and
7. Preliminary Engineering prepared by Lambert & Associates, dated 3/15/19.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division notes that the water services for building 5 are currently shown to pass through or under the detention area. These water services would need to be routed around the detention area and not through or under it. No piping serving the townhouse buildings shall pass through or under the detention area. It can be challenging to keep proper cover for the piping to keep it from freezing. Also, it also can create a pathway for the detention water to leak into the piping trench and end up forcing a unit owner to pump that water if it ends up getting to their outside drain tile.

Additional comments may arise during permit review.

Fire Department:

The Fire Department notes the hydrant location is over 300 feet to the back proposed townhomes located on the site map. Also, the access to the back townhomes have a dead end that is 240 feet. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions per the IFC code. After discussions with the property owner about the hydrant locations not being on the site plan the Fire Department will need a new plan that has the proper location of the hydrants as discussed. An option for Buildings 4 & 5 as indicated on the plans would be to provide a NFPA code compliant sprinkler system for both of those townhome buildings.

Additional comments may arise during permit review.

Public Works:

The Department of Public Works has no comments. Additional comments may arise during permit review.

Private Engineering Services:

Private Engineering Services (PES) notes:
Engineering Plan

1. The Pleasant Lane 33-ft easement should become dedicated ROW.
2. The plans submitted show 2-building #4 and 2- building #5s. We assume these are typos.
3. The geometry of the private drive "reverse" curve should be reviewed. Although not a public ROW, it is still considered a private street, the requirements for an "reverse" curve should be reviewed in the Recommended Practices for Subdivision Streets (I.T.E.), which is listed in the Village Specification manual. Please refer to section 2.03.14 for minimum centerline radius and section 2.03.15 for minimum tangent between reverse curves. Without specific detailed geometry radiuses, it is difficult to tell if the minimums have been able to be met.

PES comments cont'd:

4. The building to the west of the proposed detention basin was previously noted to the petitioner that the water services for this building were not to be routed through the outlot for the detention basin (now being referred to as Outlot B).
 5. The northwest building still has individual water services running parallel along the western property line.
 6. Additional required easements for utilities will be required as part of the as-built process near the end of the construction process, based on as-constructed location of services/mains.
 7. Streetlights should be specified to be LED and not high-pressure sodium, per the current Village Specifications. Photometrics will be required for final engineering to verify the required ROW light coverage requirements can be met.
 8. Detention calculations previously provided will need to be revised based on additional comments that will be forthcoming during final engineering review, once submitted for permitting. Detailed detention calculations will be required and not just a provided summary. Soils for the curve number should be based on urban soil type, as this area has been previously developed. The DuPage County tab format should be submitted for final engineering submittal.
 9. Due to native plantings being proposed for meeting BMP requirements, the plans will need to be submitted to DuPage County for review for BMP compliance.
 10. If overland flow path to the detention basin is not provided for all areas, the storm sewers serving those area will need to be sized to accommodate the 100-yr, 24-hr flows and not surcharge. Current preliminary calculations are showing 10-yr, 24-hr.
 11. If plan review for permitting is not substantially underway by January 1, 2020, the storm water detention calculations will need to reflect the updated rainfall Bulletin 70 (revised March 2019) depths of 8.57" for the 100-yr, 24-hr design storm and 5.15" for the 10-yr, 24-hr design storm.
 12. IDOT permits will be required for a minimum of the drainage permit in order to discharge to the IDOT ROW drainage ditch system.
 13. IEPA permits will be required for any mains.
 14. NPDES/NOI permit will be required
- Subdivision Plat
15. The Outlot B has been shown on the subdivision plan now, which was a previous comment. There are no provisions on the plat for Outlot A.
 16. The Outlot B references Detention Area and Utility Easement... This should match the required language title for the easement provisions being "Stormwater Detention and BMP Maintenance Easement".
- Annexation Plat
17. Annexation Plat should show annexing to the far side of the Pleasant Lane ROW.
- Landscape Plan
18. Plan should show all proposed utility locations for final engineering review, for ease of locating any conflicts between the two plans.
 19. Plan does not refer to the native plantings that the engineering plans are suggesting will be installed. These should be coordinated.

Additional comments may arise during permit review.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	Lombard R1PD	Lombard Church of the Nazarene
South	DuPage County Lombard R4	Single-family homes Townhomes
East	Lombard R2	Single-family homes
West	DuPage County	Single-family homes

The proposed map amendment to R3 is consistent with the physical context and zoning of the surrounding area. The area is residential in nature. There are other townhome development in the area, similar to what is proposed for this site.

2. Comprehensive Plan Compatibility

The proposed attached single-family home residential development (townhomes) is consistent with the Comprehensive Plan's recommendation of Low-Medium Density Residential. The owners propose to build five (5) buildings each with four (4) units for a total of twenty (20) townhomes.

3. Zoning Ordinance Compatibility

The lots and proposed townhomes meet the bulk requirements for the R3 zoning district. Additional landscaping is required to the north, as the Church is zoned R1.

4. Subdivision and Development Ordinance Compatibility

A subdivision is proposed to allow for an outlot for detention (B) and common areas (A). No relief is needed. A Plat of Easement will be brought to the Board at a later date should the petition be approved, and after it is constructed.

5. Annexation Agreement

A companion annexation agreement for the subject property is being prepared. This agreement will be considered by the Village Board in conjunction with the final consideration of Ordinances. The IDRC comments will be incorporated into the annexation agreement. Updated plans have been requested by the petitioner to be attached as exhibits to the annexation agreement.

Contiguity will be established via the property to the north.

FINDINGS & RECOMMENDATIONS

Staff finds that the proposed annexation and map amendment (rezoning) are compatible with the surrounding land uses and zoning, the Village of Lombard Comprehensive Plan, and the Village of Lombard Zoning Ordinance. Staff has reviewed the response to standards for a map amendment (rezoning) included as part of the petition and concurs that the petition meets the standards set forth in the Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested map amendment (rezoning) and finds that the proposed map amendment (rezoning) **complies** with the standards established

by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 19-07:

Based on the submitted petition and the testimony presented, the proposed map amendment (rezoning) does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the map amendment (rezoning) is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 19-07, subject to the following conditions:

1. That the map amendment (rezoning) request shall be contingent upon the Village and the property owner entering into an Annexation Agreement;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
3. That this relief is limited to a map amendment (rezoning) only and any physical site improvement or alterations require approval through the Village.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development
c. Petitioner

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ORDINANCE _____

**AN ORDINANCE ANNEXING CERTAIN TERRITORY
TO THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS**

(BOT 19-01: 600 W. Pleasant Lane)

(See also Ordinance No. (s) _____)

WHEREAS, a written petition, signed by the legal owners and electors of record of all land within the territory hereinafter described, has been filed with the Village Clerk of the Village of Lombard, DuPage County, Illinois, requesting that said territory be annexed to the Village of Lombard; and,

WHEREAS, the said territory is not within the corporate limits of any municipality, but is contiguous to the Village of Lombard; and,

WHEREAS, all notices of said annexation, as required by (Chapter 65 ILCS 5/7-1-1), have been given to the appropriate parties in a timely manner as required by Statute (copies of said Notices being attached hereto as Exhibit "A", and made part hereof).

WHEREAS, it is in the best interest of the Village of Lombard that said territory be annexed thereto.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS as follows:

SECTION 1: That the territory described in Section 2 below be and the same is hereby annexed to the Village of Lombard, DuPage County, Illinois, pursuant to (Chapter 65 ILCS 5/7-1-8).

SECTION 2: This ordinance is limited and restricted to the property indicated on the attached Plat of Annexation attached hereto as Exhibit "B", and generally located at 600 W. Pleasant Lane, Lombard, Illinois and legally described as follows:

LOT 1 AND 2 IN MILTON TOWNSHIP SUPERVISORS' ASSESSMENT PLAT NUMBER 1 (ALSO KNOWN AS PLEASANT HILLS WEST), OF PART OF THE EAST HALF OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1943 AS DOCUMENT NO. 452574, IN DUPAGE COUNTY, ILLINOIS

Parcel No. 05-01-204-068

SECTION 3: The new boundary of the Village of Lombard shall extend to the far side of any adjacent rights-of-way, and shall include all of every right-of-way within the area annexed hereby.

SECTION 4: The Village Clerk is hereby directed to record with the Recorder of Deeds and to file with the County Clerk, a certified copy of this Ordinance, and the original Plat of Annexation.

SECTION 5: This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed on first reading this _____ day of _____, 2019.

First reading waived by action of the Board of Trustees this _____ day of _____, 2019.

Passed on second reading this _____ day of _____, 2019.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2019.

Ordinance No. _____
Re: BOT 19-01 Annexation
Page 3

Keith T. Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published this _____ day of _____, 2019.

Sharon Kuderna, Village Clerk

Ordinance No. _____
Re: BOT 19-01 Annexation
Page 4

EXHIBIT A – NOTICES OF ANNEXATION

NOTICE OF PUBLIC HEARING

The Village Board of Trustees hereby provides notice that a public hearing will be conducted to consider a proposed Annexation Agreement for the property referenced below. West Suburban Bank Trust No. 14435 w/d/a February 14, 2019 requests annexation to the Village of Lombard. The petition is referred to as BOT 19-01. The property is located at 600 W. Pleasant Lane, Lombard, Illinois, and is legally described as:
LOTS 1 AND 2 IN MILTON TOWNSHIP SUPERVISORS' ASSESSMENT PLAT NUMBER 1 (ALSO KNOWN AS PLEASANT HILLS WEST), OF PART OF THE EAST HALF OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1943 AS DOCUMENT 452574, IN DUPAGE COUNTY, ILLINOIS.

The public hearing to consider this petition is schedule for:
Date: Thursday, September 19, 2019
Time: 7:00 PM
Location: Lombard Village Hall
255 East Wilson Avenue
Lombard, IL 60148

For more information, please visit or call the:
Department of Community Development
255 East Wilson Avenue
Lombard, IL 60148
630 620-5749 (TDD No. 630 873-4595)

All persons desiring to comment on the proposed request will be given an opportunity to do so at the public hearing. Written statements are encouraged and will be distributed to the Board of Trustees and the petitioner if received at the Village Hall, 255 East Wilson Avenue, Lombard, IL, on or before September 9, 2019. The public hearing is scheduled to be televised live via Cable Channel 6. Interested parties are also encouraged to attend the public hearing.

Sharon Kuderna
Village Clerk
Case No: BOT 19-01
Parcel Number (s): 05-01-204-068
Published in Daily Herald August 30, 2019 (4531295)

CERTIFICATE OF PUBLICATION
Paddock Publications, Inc.

DuPage County
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DuPage County DAILY HERALD**. That said **DuPage County DAILY HERALD** is a secular newspaper, published in Naperville and has been circulated daily in the Village(s) of:

Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream,
Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights,
Hanover Park, Hinsdale, Itasca, Keeneyville, Lisle, Lombard, Medinah,
Naperville, Oakbrook, Oakbrook Terrace, Plainfield, Roselle, Villa Park,
Warrenville, West Chicago, Westmont, Wheaton, Willowbrook,
Winfield, Wood Dale, Woodridge

County(ies) of DuPage
and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 08/30/2019 in said DuPage County DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Daula Baltz
Designee of the Publisher and Officer of the Daily Herald

Ordinance No. _____
Re: BOT 19-01 Annexation
Page 5

EXHIBIT B – PLAT OF ANNEXATION

PLAT OF ANNEXATION TO THE VILLAGE OF LOMBARD

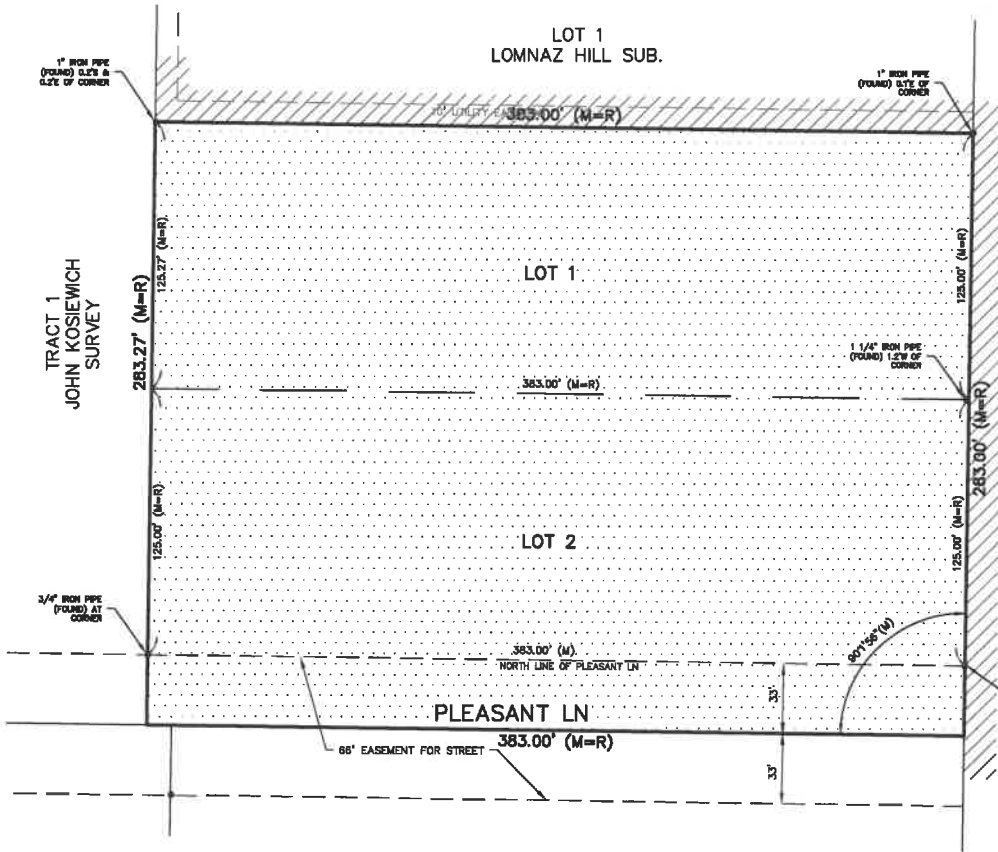


LEGAL DESCRIPTION OF THE LAND HEREBY ANNEXED

LOTS 1 AND 2 IN MILTON TOWNSHIP SUPERVISORS' ASSESSMENT PLAT NUMBER 1 (ALSO KNOWN AS PLEASANT HILLS WEST), OF PART OF THE EAST HALF OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1943 AS DOCUMENT 452574, IN DUPAGE COUNTY, ILLINOIS.

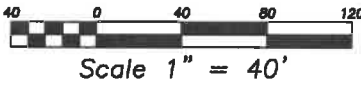
ADDRESS: 600 W. PLEASANT LANE, LOMBARD, ILLINOIS
PIN: 05-01-204-068

AREA HEREBY ANNEXED
108440.7 Sq.Ft. or
2.49 ACRES more or less



COLUMBINE AVE (IL RT 53)
(100' R.O.W.)

LEGEND



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THE UNDERSIGNED: _____

AND

DO HEREBY CERTIFY THAT HE/SHE/THEY ARE THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE PREPARED FROM EXISTING PLATS AND RECORDS FOR THE PURPOSE OF ANNEXATION TO THE CITY OF WHEATON AS SHOWN BY THE PLAT HEREON DRAWN.

DATED THIS ____ DAY OF _____ A.D. 2019

BY: _____

BY: _____

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE PERSON OR PERSONS WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT DID APPEAR BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY/ ARE THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON AND THAT HE/SHE/THEY SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER/THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

DATED THIS ____ DAY OF _____ A.D. 2019

NOTARY PUBLIC _____

LAND SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, NORBERT V. LAMBERT JR., AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HAVE PLATTED FOR THE PURPOSE OF ANNEXATION TO THE VILLAGE OF LOMBARD THE PROPERTY SHOWN AND DESCRIBED ON THE ANNEXED PLAT, WHICH TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS A CORRECT REPRESENTATION THEREOF.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS

THIS 18TH DAY OF MARCH, A.D., 2019

ILLINOIS LAND SURVEYOR NO. 1883; LICENSE EXPIRES 11/30/20
ILLINOIS DESIGN FIRM NO. 184007280



SUBMITTED BY AND RETURN TO:
VILLAGE OF LOMBARD
255 EAST WILSON AVENUE
P.O. BOX 626
LOMBARD, IL., 60148

● = FOUND IRON STAKE
○ = SET IRON STAKE

VILLAGE OF LOMBARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THE ATTACHED PLAT OF ANNEXATION IS IDENTIFIED AS THAT INCORPORATED INTO AND MADE PART OF THE VILLAGE OF LOMBARD, ILLINOIS, BY ORDINANCE NUMBER _____ ADOPTED BY PRESIDENT AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, ILLINOIS

THIS ____ DAY OF _____ A.D., 20____

PRESIDENT _____

ATTEST. _____

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THE THIS INSTRUMENT, NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON

THIS ____ DAY OF _____ A.D. ____ AT ____ O'CLOCK ____ M.

COUNTY RECORDER _____

ORDERED BY: OCCIDENTAL PETE FILE NO. 12-142

LAND SURVEYING AND CIVIL ENGINEERING	
LAMBERT & ASSOCIATES 993 V. LIBERTY DR WHEATON, IL 60187 P: (630)863-0331 F: (630)863-0396 E: INFO@LAMBERTSURVEY.COM	LAND TECHNOLOGY 3822 W. MAIN STREET McHENRY, IL 60050 P: (815)363-9200 F: (815)363-8223 E: LANDTECH@LT-PE.COM

ORDINANCE _____

**AN ORDINANCE APPROVING A MAP AMENDMENT (REZONING)
TO THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

(PC 19-07: 600 W. Pleasant Lane)

(See also Ordinance No. (s) _____)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, an application has heretofore been filed requesting a map amendment for the purpose of rezoning the property described in Section 2 hereto from R0 Single-Family Residence District to R3 Attached Single-Family Residence District; and,

WHEREAS, a public hearing thereon has been conducted by the Village of Lombard Plan Commission on August 19, 2019, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the rezoning described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS as follows:

SECTION 1: That Title 15, Chapter 155 of the Code of Lombard, Illinois, otherwise known as the Lombard Zoning Ordinance, be and is hereby amended so as to rezone the property described in Section 2 hereof to R3 Attached Single-Family Residence District.

SECTION 2: This ordinance is limited and restricted to the property generally located at 600 W. Pleasant Lane, Lombard, Illinois, and legally described as follows:

LOT 1 AND 2 IN MILTON TOWNSHIP SUPERVISORS' ASSESSMENT PLAT NUMBER 1 (ALSO KNOWN AS PLEASANT HILLS WEST), OF PART OF THE EAST HALF OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE

Ordinance No. _____
Re: PC 19-07
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THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF
RECORDED AUGUST 23, 1943 AS DOCUMENT NO. 452574, IN DUPAGE
COUNTY, ILLINOIS

Parcel No. 05-01-204-068

SECTION 3: That the official zoning map of the Village of Lombard be
changed in conformance with the provisions of this ordinance.

SECTION 4: This ordinance shall be in full force and effect from and after
its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2019.

First reading waived by action of the Board of Trustees this _____ day of
_____, 2019.

Passed on second reading this _____ day of _____, 2019,
pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this _____ day of _____, 2019.

Keith T. Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Ordinance No. _____
Re: PC 19-07
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Published in pamphlet from this _____ day of _____, 2019.

Sharon Kuderna, Village Clerk