

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 : December 30, 2019 **(BOT) Date:** January 9, 2019

SUBJECT: Proposed First Amendment to the Butterfield Road/Yorktown
Business District No. 2 – Ordinance Approving Boundary
Amendment

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

BACKGROUND/POLICY IMPLICATIONS:

On December 5, 2019, the Village Board approved an Ordinance that scheduled a Public Hearing for January 9, 2020 to amend to the Boundaries of the Lombard Butterfield Road/Yorktown Business District #2, and the Approval of the First Amendment to the Business District Plan. Assuming this step was undertaken prior to consideration of this agenda item, the Village Board can proceed with final steps to memorialize the amendment through the attached Ordinance.

Please place this item on the January 9, 2020 Village Board agenda

Staff recommends a waiver of first reading of the Ordinance.


Fiscal Impact/Funding Source:

Review (as necessary):

Finance Director _____ Date _____
Village Manager _____ Date _____

MEMORANDUM

TO: Scott R. Niehaus, Village Manager

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

MEETING DATE: January 9, 2020

SUBJECT: **Proposed First Amendment to the Butterfield Road/Yorktown Business District No. 2 – Ordinance Approving Boundary Amendment**

On September 19, 2019, the Village Board approved Ordinance 7713 which established the Butterfield Road Yorktown Business District No. 2. During public comment at the public hearing, the property owner representative of the Carlisle restaurant located at 435 E. Butterfield Road expressed concerns regarding the imposition of the proposed companion one-percent sales tax. Per Village Board direction, this matter was brought before the Village's Economic and Community Development Committee (ECDC) for further review.

Recognizing the unique conditions associated with both the location of the subject property in question at the periphery of the district and the unique nature of their business activity, which otherwise would not be applicable to other properties, the ECDC made a finding that the Village should proceed with steps to remove the subject property from the Business District area.

On December 5, 2019, the Village Board approved an Ordinance that scheduled a Public Hearing for January 9, 2020 to amend to the Boundaries of the Lombard Butterfield Road/Yorktown Business District #2, and the Approval of the First Amendment to the Business District Plan. Assuming this step was undertaken prior to consideration of this agenda item, the Village Board can proceed with final steps to memorialize the amendment.

ACTION REQUESTED

Please place this item on the January 9, 2020 Village Board agenda. Attached for consideration is an Ordinance Approving an Amendment to the Boundaries of the Lombard Butterfield Road/Yorktown Business District No. 2, Approving a First Amendment to the Business District Plan in Relation Thereto, Reconfirming the Blighted Area Finding in Relation to Said Business District, and amending Ordinance No. 7702, Approved August 15, 2019, and Ordinance No. 7713, Approved September 19, 2019, in Relation Thereto.

Staff recommends a waiver of first reading of the Ordinance.

ORDINANCE NO. _____

AN ORDINANCE APPROVING AN AMENDMENT TO THE BOUNDARIES OF THE BUTTERFIELD ROAD/YORKTOWN BUSINESS DISTRICT NO. 2, APPROVING A FIRST AMENDMENT TO THE BUSINESS DISTRICT PLAN IN RELATION THERETO, RECONFIRMING THE BLIGHTED AREA FINDING IN RELATION TO SAID BUSINESS DISTRICT, AND AMENDING ORDINANCE NO. 7702, APPROVED AUGUST 15, 2019, AND ORDINANCE NO. 7713, APPROVED SEPTEMBER 19, 2019, IN RELATION THERETO

WHEREAS, Section 11-74.3-1(1) of the Illinois Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1, *et seq.* (the "Law") allows a municipality to determine that it is essential to the economic and social welfare of the municipality that business districts be developed, redeveloped, improved, maintained, and revitalized, that jobs and opportunity for employment be created within the municipality, and that, if blighting conditions are present, blighting conditions be eradicated by assuring opportunities for development or redevelopment, encouraging private investment, and attracting sound and stable business and commercial growth; and

WHEREAS, following notice and a public hearing, the President and Board of Trustees (the "Corporate Authorities") of the Village of Lombard (the "Village"), on August 15, 2019, approved Ordinance No. 7702, entitled "An Ordinance Designating a Business District to be Known as the Butterfield Road/Yorktown Business District No. 2, Approving a Business District Plan in Relation Thereto, and Making a Blighted Area Finding in Relation Thereto", designating the Butterfield Road/Yorktown Business District No. 2 as a business district pursuant to the terms of the Law (the "Business District"), approving a business district plan in relation thereto (the "Business District Plan") and making a blighted area finding in relation thereto; and

WHEREAS, following notice and a public hearing, the Corporate Authorities of

the Village, on September 19, 2019, approved Ordinance No. 7713, entitled “An Ordinance Imposing a Business District Retailers’ Occupation Tax and a Business District Service Occupation Tax Within the Boundaries of Lombard’s Butterfield Road/Yorktown Business District No. 2”, imposing a Business District Retailers’ Occupation Tax upon all persons engaged in the business of selling tangible personal property at retail within the Business District at the rate of one percent (1%) of the gross receipts of sales made in the course of said business, pursuant to and in accordance with 65 ILCS 5/11-74.3-6, and imposing a Business District Service Occupation Tax upon all persons engaged in the business of making sales of service within the Business District who, as an incident to making those sales of service, transfer tangible personal property within the Business District, either in the form of tangible personal property or real estate, as an incident to a sale of service, at the rate of one percent (1%) of the selling price of tangible personal property so transferred, pursuant to and in accordance with 65 ILCS 5/11-74.3-6; and

WHEREAS, based upon a request of, and information supplied by, the owner of the non-roadway portion of the property legally described on Exhibit A attached hereto and made part hereof (the “Deleted Property”), the Corporate Authorities of the Village have determined that the Deleted Property should be removed from the boundaries of the Business District, and that the Business District Plan should be amended to take into account the removal of the Deleted Property from the boundaries of the Business District; and

WHEREAS, on December 5, 2019, the Corporate Authorities approved Ordinance 7757, entitled “An Ordinance Proposing An Amendment To The Boundaries

Of The Lombard Butterfield Road/Yorktown Business District No. 2, The Approval Of A First Amendment To The Business District Plan In Relation Thereto, And The Scheduling Of A Public Hearing In Connection Therewith,” setting forth the procedures for a public hearing (the “Hearing”) on whether the boundaries of the Business District should be amended by removing the Deleted Property therefrom, so that the Business District boundaries would be as legally described on Exhibit B attached hereto and made part hereof, and as depicted on Exhibit C attached hereto and made part hereof, and whether a first amendment to the Business District Plan, attached hereto as Exhibit D and made a part hereof, (the “Plan Amendment”) should be approved; and

WHEREAS, on December 26 and 27, 2019, public notice of the Hearing was published in the *Daily Herald*, a newspaper of general circulation within the municipality, as required by 65 ILCS 5/11-74.3-2(b); a copy of the Publisher’s Certificate relative to said public notice being attached hereto as Exhibit E and made part hereof; and

WHEREAS, on January 9, 2020, the Hearing was held; there were no alternate proposals or bids for any proposed conveyance, lease, mortgage or other disposition by the Village of land or rights in land owned by the Village and located within the proposed Business District; Village staff and the consultants presented the proposed amendment to the boundaries of the Business District, and presented the Plan Amendment in relation thereto; all interested persons were given an opportunity to be heard in relation to the proposed amendment to the boundaries of the Business District and the approval of the Plan Amendment in relation thereto; all persons desiring to submit written objections were given an opportunity to do so and to be heard on said objections; and the Corporate Authorities heard and determined all protests and objections; all as

required by 65 ILCS 5/11-74.3-2(c); and

WHEREAS, on January 9, 2020, the Hearing was finally adjourned; and

WHEREAS, the Corporate Authorities find that the Business District, as amended to remove the Deleted Property therefrom (the “Amended Business District”), on the whole has not been subject to growth and development through investment by private enterprises and would not reasonably be anticipated to be developed or redeveloped without the adoption of the Business District Plan, as amended by the Plan Amendment (the “Amended Business District Plan”); and

WHEREAS, the Corporate Authorities find and determine that the Amended Business District Plan conforms to the comprehensive plan of the Village; and

WHEREAS, the Corporate Authorities find and determine that the Amended Business District remains a “blighted area” as defined in the Law, as set forth in the Amended Business District Plan; and

WHEREAS, it is in the best interests of the Village that the boundaries of the Business District be amended to remove the Deleted Property therefrom, and that the Business District Plan be amended as set forth in the Plan Amendment, pursuant to the terms of the Law;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Lombard, DuPage County, Illinois, as follows:

SECTION 1: That the preambles of this Ordinance are hereby incorporated herein as though fully set forth herein.

SECTION 2: That the Corporate Authorities find and determine as follows:

- A. That the Amended Business District has not been subject to growth and development through investment by private enterprises and would not

reasonably be anticipated to be developed or redeveloped without the adoption of the Amended Business District Plan;

- B. That the Amended Business District Plan conforms to the comprehensive plan of the Village; and
- C. That the Amended Business District remains a “blighted area” as defined in the Law.

SECTION 3: That the boundaries of the Business District are hereby amended to remove the Deleted Property therefrom, with said Amended Business District being legally described as set forth on Exhibit B and depicted as set forth on Exhibit C, attached hereto and made part hereof.

SECTION 4: That the Amended Business District remains a “blighted area” as defined in the Law.

SECTION 5: That the Plan Amendment, attached hereto as Exhibit D and made part hereof, is hereby approved, and the Business District Plan is hereby amended in accordance therewith.

SECTION 6: That, in promoting development and redevelopment within the Amended Business District, the Corporate Authorities may exercise those powers as set forth in the Law.

SECTION 7: That the one percent (1%) business district retailers’ occupation tax and the one percent (1%) business district service occupation tax (the “Business District Sales Taxes”), as imposed within the Business District pursuant to Ordinance No. 7713, adopted September 19, 2019, shall remain in full force and effect within the boundaries of the Amended Business District.

SECTION 8: That Ordinance No. 7702, adopted August 15, 2019, entitled “An

Ordinance Designating a Business District to be Known as the Butterfield Road/Yorktown Business District No. 2, Approving a Business District Plan in Relation Thereto, and Making a Blighted Area Finding in Relation Thereto” (the “Designating Ordinance”), is amended as follows:

- A. The legal description, permanent tax index numbers and common addresses, as set forth on Exhibit A-1 to the Designating Ordinance, are amended to read as set forth on Exhibit B attached hereto;
- B. The map, as set forth in Exhibit A-2 to the Designating Ordinance, is amended to read as set forth on Exhibit C attached hereto; and
- C. Exhibit B to the Designating Ordinance is amended as set forth in Exhibit D attached hereto.

SECTION 9: That Ordinance No. 7713, adopted September 19, 2019, entitled “An Ordinance Imposing a Business District Retailers’ Occupation Tax and a Business District Service Occupation Tax Within the Boundaries of Lombard’s Butterfield Road/Yorktown Business District No. 2” (the “Sales Taxes Ordinance”), is amended as follows:

- A. The legal description, permanent tax index numbers and common addresses, as set forth on Exhibit A-1 to the Sales Taxes Ordinance, are amended to read as set forth on Exhibit B attached hereto; and
- B. The map, as set forth in Exhibit A-2 to the Sales Taxes Ordinance, is amended to read as set forth on Exhibit C attached hereto.

SECTION 10: That all other provisions of Ordinance No. 7702, adopted August 15, 2019, and Ordinance No. 7713, adopted September 19, 2019, not amended hereby, shall remain in full force and effect.

SECTION 11: The Village’s Finance Director, or his/her designee, is hereby directed to file a certified copy of this Ordinance with the Illinois Department of Revenue, on or before April 1, 2020, along with such other additional information, as

required by the Illinois Department of Revenue, to allow the Illinois Department of Revenue to remove the Deleted Property from the list of properties that are subject to the Business District Sales Tax.

SECTION 12: This Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

Passed on first reading this _____ day of _____, 2020.

First reading waived by action of the Board of Trustees this 9th day of January, 2020.

Passed on second reading this 9th day of January, 2020, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

APPROVED by me this 9th day of January, 2020.

Keith Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Exhibit A

**Legal Description, Permanent Tax Index Number (P.I.N.)
and Common Address for the Deleted Property**

Legal Description:

THAT PART OF LOTS "A", "B" AND "C" (TAKEN AS A SINGLE TRACT) LYING NORTHERLY OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT-OF-WAY, SOUTHERLY OF THE PROPERTY CONDEMNED FOR WIDENING OF F. A. ROUTE 131 (BUTTERFIELD ROAD) BY CASE C68-852, AND WEST OF A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT "C" THROUGH A POINT ON THE NORTH LINE OF SAID GAS COMPANY RIGHT-OF-WAY WHICH IS 214.00 FEET (AS MEASURED ALONG SAID LINE) WEST OF THE EAST LINE OF SAID LOT "C", ALL IN YORK TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 3 (ALSO KNOWN AS YORKSHIRE PRIVATE FARMS), IN SECTIONS 29 AND 32, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1943 AS DOCUMENT 452577, IN DUPAGE COUNTY, ILLINOIS;

PIN: 06-29-401-010;

Common Address: 435 East Butterfield Road, Lombard, Illinois 60148;

ALONG WITH THE 33 FOOT WIDE ROADWAY OF GILMORE LANE LOCATED WEST OF AND ADJACENT TO THE FOREGOING PROPERTY.

Exhibit B

Legal Description, Permanent Tax Index Numbers (P.I.N.s) and Common Addresses for the Business District, as amended by the removal of the Deleted Property from the Business District (the Amended Business District)

Legal Description:

A PARCEL OF LAND IN THE NORTH HALF OF THE EAST HALF OF SECTION 29, AND THE EAST HALF OF THE WEST HALF OF SECTION 29, BOTH IN TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN FINAL PLAT OF SUBDIVISION OF 701-747 22ND STREET SUBDIVISION, RECORDED APRIL 5, 2010 AS DOCUMENT R2010-043541 AND RUNNING THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID LOT 1 686.60 FEET TO AN ANGLE POINT; THENCE SOUTHWESTERLY ALONG THE MOST SOUTHEASTERLY LINE OF SAID LOT 1, 69.66 FEET TO THE SOUTHEAST CORNER THEREOF, ALSO BEING THE NORTHEAST CORNER OF PARCEL 1 IN NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT RECORDED AUGUST 28, 2007 AS DOCUMENT R2007-159301; CONTINUING THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID PARCEL 1 PER DOCUMENT R2007-159301, 717.65 FEET; THENCE ALONG THE SOUTHERN BOUNDARY LINES OF SAID PARCEL 1 THE FOLLOWING 7 COURSES; 1) NORTHWESTERLY 93.42 FEET, 2) SOUTHWESTERLY 173.27 FEET, 3) SOUTHEASTERLY 186.14 FEET, 4) SOUTHWESTERLY 107.62 FEET, 5) SOUTHWESTERLY 67.48 FEET, 6) NORTHWESTERLY 138.83 FEET, 7) SOUTHWESTERLY 300.00 FEET; THENCE SOUTHEASTERLY 104.26 FEET TO A POINT OF CURVATURE CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 591.66 FEET, AND AN ARC DISTANCE OF 93.90 FEET TO A POINT OF COMPOUND CURVATURE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 402.98 FEET, AND AN ARC DISTANCE OF 116.05 FEET TO A POINT OF COMPOUND CURVATURE CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 683.51 FEET AND AN ARC DISTANCE OF 95.44 FEET TO A POINT OF COMPOUND CURVATURE, HAVING A RADIUS OF 198.74 FEET AND AN ARC DISTANCE OF 64.17 FEET TO A POINT OF REVERSE CURVATURE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 121.91 FEET AND AN ARC DISTANCE OF 74.06 FEET TO THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL 1 PER DOCUMENT R2007-159301, ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROUTE 56, BUTTERFIELD ROAD; THENCE SOUTHEASTERLY ALONG A LINE PERPENDICULAR TO THE SOUTH LINE OF PARCEL 1 AFORESAID (ALSO BEING THE NORTH LINE OF BUTTERFIELD ROAD-F.A. RTE. 131, ST. RT. 56) 200.00 FEET TO THE SOUTH LINE OF SAID BUTTERFIELD ROAD RIGHT OF WAY AS DEDICATED PER DOCUMENT 381698 AND 387284; THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF LOT 1 IN SAM'S CLUB RESUBDIVISION RECORDED SEPTEMBER 7, 2017 AS DOCUMENT R2017-092244; THENCE SOUTHEASTERLY ALONG THE AFORESAID EAST LINE OF LOT 1 610.21 FEET TO THE SOUTHEAST CORNER THEREOF, BEING ALSO THE NORTHEAST CORNER OF LOT 6 IN NORTHERN ILLINOIS GAS COMPANY YORK TOWNSHIP ASSESSMENT PLAT NO. 1 AS MONUMENTED AND DELINEATED ON SAID SAM'S CLUB RESUBDIVISION; THENCE SOUTHEASTERLY ALONG THE SOUTHEASTERLY EXTENSION OF THE AFORESAID EAST LINE OF LOT 1 IN SAM'S CLUB RESUBDIVISION A DISTANCE OF 83.57 FEET TO

THE NORTH LINE OF INTERSTATE 88 (ILLINOIS TOLL HIGHWAY) AS MONUMENTED AND DELINEATED ON SAID SAM'S CLUB RESUBDIVISION, ALSO BEING THE SOUTH LINE OF SAID LOT 6 IN NORTHERN ILLINOIS GAS COMPANY YORK TOWNSHIP ASSESSMENT PLAT NO. 1 AFORESAID; THENCE SOUTHWESTERLY ALONG SAID NORTH LINE OF INTERSTATE 88 AND SOUTH LINE OF LOT 6 AFORESAID, BEING THE ARC OF CURVE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 11334.19 FEET, WHOSE CHORD BEARS SOUTH 68 DEGREES 47 MINUTES 10 SECONDS WEST A DISTANCE OF 342.77 FEET FOR AN ARC DISTANCE OF 342.78 FEET; CONTINUING THENCE SOUTHWESTERLY ALONG SAID NORTH LINE OF INTERSTATE 88 AND SOUTH LINE OF LOT 6, 674.18 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF VACATED FAIRFIELD AVENUE (PER DOCUMENT R1971-061911); THENCE NORTHWESTERLY ALONG A PROPERTY LINE OF SAID LOT 6 IN NORTHERN ILLINOIS GAS COMPANY YORK TOWNSHIP ASSESSMENT PLAT NO. 1 AFORESAID 26.29 FEET; CONTINUING THENCE SOUTHWESTERLY ALONG A SOUTH PROPERTY LINE OF LOT 6 AFORESAID TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE MOST EASTERLY LINE OF LOT 1 IN WINDY HILL ACRES RECORDED FEBRUARY 18, 1958 AS DOCUMENT R1958-871168; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION, ALSO BEING THE WEST LINE OF LOT 6 AFORESAID, ALSO BEING THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 29 AFORESAID AND THE WEST LINE OF A 33 FOOT EASEMENT FOR PUBLIC ROAD DEDICATED PER DOCUMENT R1954-741488 AND SHOWN AS GILMORE STREET PER DOCUMENT R1958-871168, 86.75 FEET TO THE ORIGINALLY PLATTED MOST SOUTHEASTERLY CORNER OF SAID LOT 1 IN WINDY HILL ACRES; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF AFORESAID LOT 6 (NORTHERN ILLINOIS GAS COMPANY TOWNSHIP ASSESSMENT PLAT NO. 1), ALSO BEING THE SOUTHWESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN FINAL PLAT OF INSITE LOMBARD (BFIELD), LLC PER DOCUMENT R2008-105880, TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1 349.50 FEET TO THE SOUTH LINE OF F.A. ROUTE 131 (BUTTERFIELD ROAD); THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF F.A. ROUTE 131 TO THE NORTHEAST CORNER OF PARCEL ONE OF ARLEY BOZICNIK PLAT OF SURVEY RECORDED OCTOBER 15, 1954 AS DOCUMENT R1954-733706 (BEING A POINT OF INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 29 AFORESAID AND THE SOUTH LINE OF ILLINOIS ROUTE 56 (BUTTERFIELD ROAD) AS SHOWN ON AFORESAID PLAT OF HIGHWAYS DOCUMENT R1988-023382 (SAID SOUTH LINE OF BUTTERFIELD ROAD AS TAKEN PER DOCUMENT R1968-049027 FROM SAID PARCEL ONE); THENCE NORTHWESTERLY PERPENDICULAR TO THE SAID SOUTH LINE OF BUTTERFIELD ROAD TO THE NORTH LINE OF SAID BUTTERFIELD ROAD RIGHT OF WAY; THENCE NORTHEASTERLY ALONG SAID NORTH LINE OF THE BUTTERFIELD ROAD RIGHT OF WAY TO A POINT OF INTERSECTION WITH THE AFORESAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 29 (ALSO BEING THE SOUTHWEST CORNER OF TAX PARCEL NUMBER 06-29-400-001 SHOWN ON YORKTOWN, DOCUMENT NO. R1968-044972 AS "CEMETERY" PARCEL); CONTINUING THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE, 990.79 FEET, MORE OR LESS, TO THE MOST SOUTHEASTERLY CORNER OF PARCEL 2 IN YORKTOWN COMMONS PHASE 1 ASSESSMENT PLAT RECORDED SEPTEMBER 1, 2017 AS DOCUMENT R2017-090478, ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN THE RESUBDIVISION OF LOT 5 OF YORKTOWN PER DOCUMENT RECORDED AUGUST 4, 1971 AS DOCUMENT NO. R1971-037779; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT 1 (PER DOCUMENT R1971-037779) 295.00 FEET; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 1, 150.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTHWESTERLY 212.19 FEET TO A POINT OF INTERSECTION WITH A LINE

BEING 30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 1 IN RESUBDIVISION OF LOT 1 IN PEHRSON SECOND RESUBDIVISION PER DOCUMENT R2015-128216; THENCE NORTHWESTERLY 165.00 FEET ALONG SAID PARALLEL LINE; THENCE SOUTHWESTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, 85.00 FEET; THENCE SOUTHEASTERLY ALONG A LINE 50 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LOT 1 (PER DOCUMENT R2015-128216) AFORESAID, 149.12 FEET; THENCE SOUTH 38 DEGREES 25 MINUTES 42 SECONDS WEST (DEED, 44 SECONDS WEST CALC.) 604.76 FEET; THENCE SOUTH 66 DEGREES 33 MINUTES 07 SECONDS WEST, 515.96 FEET; THENCE SOUTHWESTERLY, 189.32 FEET (DEED, CALC.=190.92 FEET) TO A POINT ON THE MOST SOUTHWESTERLY LINE OF LOT 6 IN YORKTOWN (PER DOCUMENT R1968-044972) AFORESAID; THENCE NORTHEASTERLY ALONG MOST SOUTHWESTERLY LINE OF LOT 6 AFORESAID, 156.59 FEET TO A PROPERTY CORNER THEREOF, ALSO BEING A PROPERTY CORNER IN COMMON WITH LOT 1 OF HIGHLAND-YORKTOWN RESUBDIVISION RECORDED AS DOCUMENT R2006-198283; THENCE NORTHWESTERLY ALONG A SOUTHWESTERLY LINE OF LOT 6 AFORESAID, 231.096 FEET TO ANOTHER CORNER OF SAID LOT 6, ALSO IN COMMON WITH LOT 1 (PER DOC. R2006-198283, 231.10 FEET); THENCE NORTHWESTERLY ALONG A LINE COMMON TO SAID LOT 6 AND LOT 1, 102.16 FEET TO A POINT ON THE MOST NORTHWESTERLY PROPERTY LINE OF SAID LOT 6; THENCE NORTHEASTERLY ALONG SAID PROPERTY LINE (ALSO BEING A COMMON PROPERTY LINE WITH PARCEL 2 IN YORKTOWN COMMONS PHASE 1 ASSESSMENT PLAT PER DOCUMENT R2017-090478), 147.40 FEET; THENCE NORTHWESTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, 17.93 FEET (DEED, CALC. = 17.29 FEET), THENCE NORTHEASTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, 65.00 FEET; THENCE NORTHWESTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, 451.59 FEET TO A POINT ON A NORTHWESTERLY PROPERTY LINE OF SAID PARCEL 1 PER DOCUMENT R2017-090478; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE 138.17 FEET TO AN ANGLE POINT; THENCE SOUTHWESTERLY ALONG A NORTHWESTERLY PROPERTY LINE OF SAID PARCEL 1, 165.00 FEET; THENCE NORTHWESTERLY, 240.24 FEET TO A POINT OF INTERSECTION WITH A LINE BEING 40 FEET EAST OF AND PARALLEL WITH THE EAST LINES OF LOTS 2 AND 3 IN CARSON'S ASSESSMENT PLAT OF YORKTOWN SHOPPING CENTER PER DOCUMENT R2000-120890; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE, 680.98 FEET TO A POINT OF CURVATURE; THENCE 36.54 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 210.00 FEET; WHOSE CHORD BEARS NORTHEASTERLY 36.496 FEET TO A POINT ON THE NORTH LINE OF LOT 1 IN SAID CARSON'S ASSESSMENT PLAT; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE, 561.13 FEET TO AN ANGLE POINT; THENCE SOUTHEASTERLY ALONG A NORTH LINE OF SAID LOT 1, 70.00 FEET; THENCE NORTHWESTERLY, 296.83 FEET (MORE OR LESS) TO A POINT OF CURVATURE IN THE NORTH LINE OF PARCEL 2 PER HIGHLAND AVENUE ASSESSMENT PLAT PER DOCUMENT R2012-012175 (SAID POINT ALSO BEING ON THE SOUTH LINE OF LOT 4 IN FINAL PLAT OF SUBDIVISION OF YORKTOWN COMMONS PHASE 1 PER DOCUMENT R2016-093310); THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT 4 PER DOCUMENT R2016-093310, 189.38 FEET, BEING THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 500.00 FEET, WHOSE CHORD BEARS SOUTHWESTERLY, 188.25 FEET (MORE OR LESS) TO A POINT OF TANGENCY ON THE SOUTH LINE OF LOT 3 IN SAID FINAL PLAT OF SUBDIVISION OF YORKTOWN COMMONS PHASE 1 AFORESAID; THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE OF LOT 3 (ALSO BEING THE NORTH LINE OF PARCEL 2 PER DOCUMENT R2012-012175 AFORESAID), 558.702 FEET TO A POINT OF INTERSECTION WITH A LINE BEING 13.00 FEET EAST OF AND PARALLEL WITH THE

EAST LINE OF HIGHLAND AVENUE AS DEDICATED PER DOCUMENT NO. R68-10770 (SAID POINT BEING THE SOUTHEAST CORNER OF PROPERTY DESCRIBED AS EXCEPTION TO LOT 1 OF PEHRSON'S RESUBDIVISION (RECORDED AS DOCUMENT R1975-052797) PER DEED RECORDED AS R2017-010084 (AND OTHERS); THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID EXCEPTION PARCEL, BEING A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 1,, 47.30 FEET; THENCE NORTHWESTERLY, 28.28 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1, BEING 67.26 FEET NORTH OF (MEASURED ALONG THE WEST LINE THEREOF) THE SOUTHWEST CORNER THEREOF; THENCE CONTINUING NORTHWESTERLY ALONG SAID WEST LINE, 319.173 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTHEASTERLY ALONG THE NORTH LINES OF LOTS 1 AND 2 IN SAID PEHRSON'S RESUBDIVISION 360.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 (SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 3 IN FINAL PLAT OF SUBDIVISION YORKTOWN COMMONS PHASE 1, PER DOCUMENT R2016-093310 AFOREMENTIONED); THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 3 PER DOCUMENT R2016-093310, 281.24 FEET TO THE NORTHEAST CORNER THEREOF, ALSO BEING THE NORTHWEST CORNER OF LOT 4 IN SAID FINAL PLAT OF SUBDIVISION; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 4, 742.45 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF 67.00 FOOT WIDE SOUTH GRACE STREET RIGHT OF WAY AS DEDICATED PER DOCUMENT R1972-057164; THENCE NORTHEASTERLY ALONG THE EASTERLY PROLONGATION OF THE SAID NORTH LINE OF LOT 4 TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SOUTH GRACE STREET RIGHT OF WAY; THENCE SOUTHERLY ALONG SAID EAST RIGHT OF WAY LINE TO A POINT OF INTERSECTION WITH THE NORTH LINE OF A 30 FOOT EASEMENT FOR UNDERGROUND UTILITIES PER DOCUMENT R1968-045002, ALSO BEING THE EASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 4 IN FINAL PLAT OF SUBDIVISION OF YORKTOWN COMMONS PHASE 1 AFORESAID; THENCE SOUTHWESTERLY TO A POINT OF CURVATURE, BEING THE NORTHWESTERLY CORNER OF LOT 2 IN SAID FINAL PLAT OF SUBDIVISION OF YORKTOWN COMMONS PHASE 1; THENCE CONTINUING THE FOLLOWING SEVEN (7) COURSES, ALL BEING ALONG PROPERTY LINES OF SAID LOT 2, 1) 30.17 FEET, BEING THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET WHOSE CHORD BEARS SOUTH 25 DEGREES 50 MINUTES 49 MINUTES WEST, 2) SOUTH 17 DEGREES 21 MINUTES 56 SECONDS EAST, 83.14 FEET; 3) SOUTH 02 DEGREES 39 MINUTES 50 SECONDS EAST, 26.41 FEET TO A POINT OF CURVATURE, 4) 28.09 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 18.00 FEET, WHOSE CHORD BEARS SOUTH 47 DEGREES 22 MINUTES 03 SECONDS EAST, 5) NORTH 87 DEGREES 55 MINUTES 45 SECONDS EAST, 209.84 FEET, 6) SOUTH 65 DEGREES 23 MINUTES 09 SECONDS EAST, 127.04 FEET, 7) NORTH 27 DEGREES 57 MINUTES 54 SECONDS EAST, 171.44 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 1 IN SAID FINAL PLAT OF SUBDIVISION OF YORKTOWN COMMONS PHASE 1; CONTINUING THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 1, 290.74 FEET (MORE OR LESS PER DOCUMENT R1995-162762), BEING THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 518.00 FEET TO A POINT OF INTERSECTION WITH THE MOST WESTERLY NORTH PROPERTY CORNER OF LOT 5 IN YORKTOWN PERIPHERAL/TARGET SUBDIVISION PER DOCUMENT R1995-162762; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE NORTHERLY PROPERTY LINES OF SAID LOT 5, 1) NORTHEASTERLY, 94.59 FEET, 2) NORTHWESTERLY 13.00 FEET, 3) NORTHEASTERLY 543.37 FEET TO THE NORTHEAST CORNER THEREOF (SAID POINT

ALSO BEING ON A WEST PROPERTY LINE OF PARCEL 1 OF NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT PER DOCUMENT R2007-159301 AND THE SOUTHEAST CORNER OF LOT 2 IN YORKTOWN PERIPHERAL/TARGET SUBDIVISION AFOREMENTIONED; THENCE NORTHWESTERLY 160.75 FEET ALONG THE PROPERTY LINE COMMON TO SAID YORKTOWN PERIPHERAL/TARGET SUBDIVISION AND THE NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT TO AN ANGLE POINT; THENCE NORTHWESTERLY ALONG SAID COMMON LINE, 251.35 FEET TO AN ANGLE POINT; THENCE SOUTHWESTERLY, 36.67 FEET TO A POINT ON A WESTERLY PROPERTY LINE OF SAID PARCEL 1 IN SAID ASSESSMENT PLAT; THENCE NORTHWESTERLY ALONG SAID WESTERLY PROPERTY LINE, 116.51 FEET TO AN ANGLE POINT; THENCE NORTHEASTERLY ALONG A WESTERLY PROPERTY LINE OF SAID PARCEL 1, 157.16 FEET TO THE MOST NORTHWESTERLY CORNER THEREOF; THENCE SOUTHEASTERLY ALONG THE MOST NORTHERLY LINE OF SAID PARCEL 2, 282.40 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 70.50 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,661.83 FEET , WHOSE CHORD BEARS SOUTHWESTERLY TO A POINT OF REVERSE CURVE; THENCE SOUTHWESTERLY 103.23 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 767.39 FEET, WHOSE CHORD BEARS SOUTHWESTERLY TO A POINT OF INTERSECTION WITH A NORTH PROPERTY LINE OF SAID PARCEL 1 (ALL CURVE INFORMATION PER SAID ASSESSMENT PLAT), SAID POINT OF INTERSECTION ALSO BEING THE MOST SOUTHERLY LINE OF LOT 2 IN 701-747 22ND STREET SUBDIVISION PER DOCUMENT R2010-043541; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT 2, 229.59 FEET TO THE SOUTHEAST CORNER THEREOF, ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN SAID 701-747 22ND STREET SUBDIVISION; THENCE THE FOLLOWING TEN (10) COURSES, ALL ALONG THE MOST WESTERLY PROPERTY LINES OF SAID LOT 1, 1) NORTHWESTERLY, 326.45 FEET, 2) NORTHWESTERLY 154.85 FEET, 3)NORTHEASTERLY 3.07 FEET, 4) NORTHWESTERLY 122.51 FEET, 5) SOUTHWESTERLY 3.07 FEET, 6) NORTHWESTERLY 32.04 FEET, 7) NORTHWESTERLY 48.33 FEET, 8) NORTHEASTERLY 42.43 FEET, 9) NORTHEASTERLY 34.93 FEET, 10) NORTHEASTERLY 21.85 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 (ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF 22ND STREET); THENCE NORTHWESTERLY, PERPENDICULAR TO THE NORTH LINE OF SAID LOT 1 AND THE SAID SOUTH RIGHT OF WAY LINE OF 22ND STREET 100.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID 22ND STREET; THEN NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE 817.98 FEET TO A POINT 100.00 FEET NORTH OF (AS MEASURED PERPENDICULAR TO) THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTHERLY, ALONG A LINE PERPENDICULAR TO THE AFORESAID NORTH RIGHT OF WAY LINE OF 22ND STREET TO THE NORTHEAST CORNER OF LOT 1, BEING THE AFORESAID POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

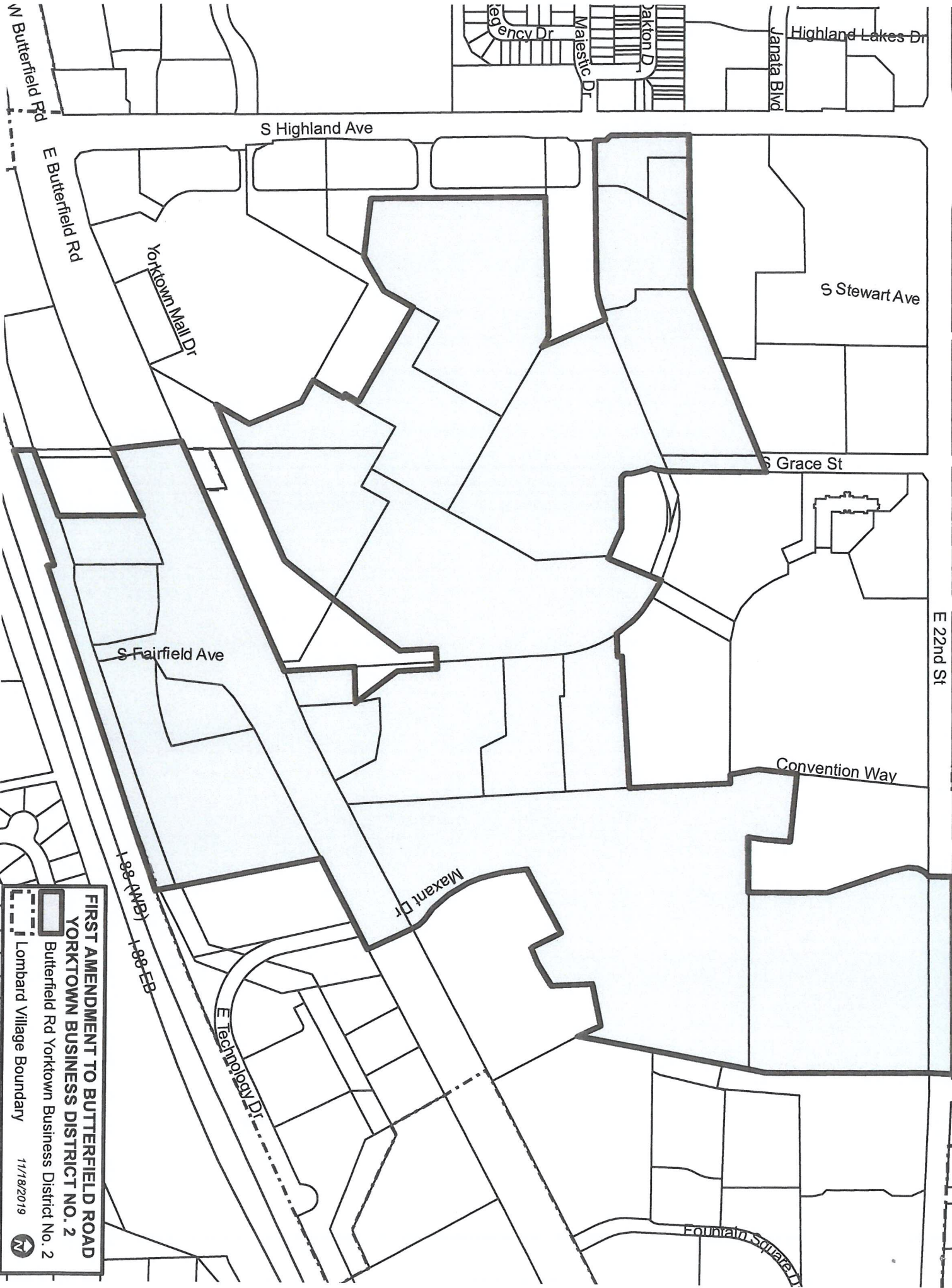
P.I.N.	Common Address	
06-29-101-019	3 Yorktown Center	Lombard, Illinois 60148
06-29-101-035	1 Yorktown Center	Lombard, Illinois 60148
06-29-101-038	230 Yorktown Center	Lombard, Illinois 60148
06-29-101-044	175 Yorktown Center	Lombard, Illinois 60148
06-29-101-046	2 Yorktown Center	Lombard, Illinois 60148
06-29-101-047	20 Yorktown Center	Lombard, Illinois 60148
06-29-101-048	203 Yorktown Center	Lombard, Illinois 60148
06-29-101-049	155 Yorktown Center	Lombard, Illinois 60148

06-29-200-017	85 Yorktown Center	Lombard, Illinois 60148
06-29-200-051	72 Yorktown Center	Lombard, Illinois 60148
06-29-200-052	78 Yorktown Center	Lombard, Illinois 60148
06-29-200-056	610-690 E. Butterfield Rd.	Lombard, Illinois 60148
06-29-200-059	747 E. 22 nd St.	Lombard, Illinois 60148
06-29-200-061	80 Yorktown Center	Lombard, Illinois 60148
06-29-200-062	84 Yorktown Center	Lombard, Illinois 60148
06-29-301-008	145 Yorktown Center	Lombard, Illinois 60148
06-29-400-002	145 Yorktown Center	Lombard, Illinois 60148
06-29-401-007	477 E. Butterfield Rd.	Lombard, Illinois 60148
06-29-401-012	455 E. Butterfield Rd.	Lombard, Illinois 60148
06-29-402-016	555 E. Butterfield Rd.	Lombard, Illinois 60148
06-29-402-022	2900 S. Fairfield Ave.	Lombard, Illinois 60148
06-29-402-032	601 E. Butterfield Rd.	Lombard, Illinois 60148



Exhibit C

**Map of the Business District, as amended by
the removal of the Deleted Property from the Business District
(the Amended Business District)**

(attached)



**FIRST AMENDMENT TO BUTTERFIELD ROAD
YORKTOWN BUSINESS DISTRICT NO. 2**

 Butterfield Rd Yorktown Business District No. 2
 Lombard Village Boundary

11/18/2019




Exhibit D

**First Amendment
to the Business District Plan
(the Plan Amendment)**

(attached)

**FIRST AMENDMENT TO THE VILLAGE OF LOMBARD
BUTTERFIELD ROAD/YORKTOWN BUSINESS DISTRICT NO. 2 PLAN**

Prepared Jointly by:

**Village of Lombard
and
Kane, McKenna and Associates, Inc.**

**Original Business District No. 2 Plan:
First Amendment to the Business District No. 2 Plan**

**July, 2019
December, 2019**

The Village of Lombard's (hereinafter the "Village") Butterfield Road/Yorktown Business District No. 2 Plan (the "Original Business District Plan"), adopted July, 2019, is hereby amended as described herein. The amendatory language contained herein constitutes the First Amendment to the Original Business District Plan.

- 1) Section VIII. of the Original Business District Plan, entitled, "Formal Findings", is amended to add a new subsection D thereto, which shall read in its entirety as follows: "D. The Business District as amended, to remove the property described in Exhibit E attached hereto and made part hereof, therefrom, conforms to the findings in subsection A., B. and C. above".
- 2) Exhibit A to the Original Business District Plan, being the Legal Description, Permanent Tax Index Number (PINs), and Common Addresses for the Properties within the Lombard Butterfield Road/Yorktown Business District No. 2" is hereby replaced by Exhibit A attached hereto, and made part hereof.
- 3) Exhibit B to the Original Business District Plan, being a Map of the Boundaries of the Lombard Butterfield Road/Yorktown Business District No. 2, is hereby replaced by Exhibit B attached hereto, and made part hereof.
- 4) Exhibit C to the Original Business District Plan, being the Existing Land Uses within the Boundaries of the Lombard Butterfield Road/Yorktown Business District No. 2, is hereby replaced by Exhibit C attached hereto, and made part hereof.
- 5) Exhibit E attached hereto and made part hereof, is hereby added to the Original Business District Plan as Exhibit E thereto.
- 6) All other provisions of the Original Business District Plan, not amended hereby, shall remain in full force and effect.

Exhibit A

**Legal Description, Permanent Tax Index Numbers (PINs), and Common
Addresses for the Properties within Lombard Butterfield Road/Yorktown
Business District No. 2, as Amended**

**Legal Description, Permanent Tax Index Numbers (P.I.N.s)
and Common Addresses for the Properties Within the
Butterfield Road/Yorktown Business District No. 2, as Amended**

Legal Description:

A PARCEL OF LAND IN THE NORTH HALF OF THE EAST HALF OF SECTION 29, AND THE EAST HALF OF THE WEST HALF OF SECTION 29, BOTH IN TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN FINAL PLAT OF SUBDIVISION OF 701-747 22ND STREET SUBDIVISION, RECORDED APRIL 5, 2010 AS DOCUMENT R2010-043541 AND RUNNING THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID LOT 1 686.60 FEET TO AN ANGLE POINT; THENCE SOUTHWESTERLY ALONG THE MOST SOUTHEASTERLY LINE OF SAID LOT 1, 69.66 FEET TO THE SOUTHEAST CORNER THEREOF, ALSO BEING THE NORTHEAST CORNER OF PARCEL 1 IN NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT RECORDED AUGUST 28, 2007 AS DOCUMENT R2007-159301; CONTINUING THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID PARCEL 1 PER DOCUMENT R2007-159301, 717.65 FEET; THENCE ALONG THE SOUTHERN BOUNDARY LINES OF SAID PARCEL 1 THE FOLLOWING 7 COURSES; 1) NORTHWESTERLY 93.42 FEET, 2) SOUTHWESTERLY 173.27 FEET, 3) SOUTHEASTERLY 186.14 FEET, 4) SOUTHWESTERLY 107.62 FEET, 5) SOUTHWESTERLY 67.48 FEET, 6) NORTHWESTERLY 138.83 FEET, 7) SOUTHWESTERLY 300.00 FEET; THENCE SOUTHEASTERLY 104.26 FEET TO A POINT OF CURVATURE CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 591.66 FEET, AND AN ARC DISTANCE OF 93.90 FEET TO A POINT OF COMPOUND CURVATURE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 402.98 FEET, AND AN ARC DISTANCE OF 116.05 FEET TO A POINT OF COMPOUND CURVATURE CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 683.51 FEET AND AN ARC DISTANCE OF 95.44 FEET TO A POINT OF COMPOUND CURVATURE, HAVING A RADIUS OF 198.74 FEET AND AN ARC DISTANCE OF 64.17 FEET TO A POINT OF REVERSE CURVATURE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 121.91 FEET AND AN ARC DISTANCE OF 74.06 FEET TO THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL 1 PER DOCUMENT R2007-159301, ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROUTE 56, BUTTERFIELD ROAD; THENCE SOUTHEASTERLY ALONG A LINE PERPENDICULAR TO THE SOUTH LINE OF PARCEL 1 AFORESAID (ALSO BEING THE NORTH LINE OF BUTTERFIELD ROAD-F.A. RTE. 131, ST. RT. 56) 200.00 FEET TO THE SOUTH LINE OF SAID BUTTERFIELD ROAD RIGHT OF WAY AS DEDICATED PER DOCUMENT 381698 AND 387284; THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF LOT 1 IN SAM'S CLUB RESUBDIVISION RECORDED SEPTEMBER 7, 2017 AS DOCUMENT R2017-092244; THENCE SOUTHEASTERLY ALONG THE AFORESAID EAST LINE OF LOT 1 610.21 FEET TO THE SOUTHEAST CORNER THEREOF, BEING ALSO THE NORTHEAST CORNER OF LOT 6 IN NORTHERN ILLINOIS GAS COMPANY YORK TOWNSHIP ASSESSMENT PLAT NO. 1 AS MONUMENTED AND DELINEATED ON SAID SAM'S CLUB RESUBDIVISION; THENCE SOUTHEASTERLY ALONG THE SOUTHEASTERLY EXTENSION OF THE AFORESAID EAST LINE OF LOT 1 IN SAM'S CLUB RESUBDIVISION A DISTANCE OF 83.57 FEET TO THE NORTH LINE OF INTERSTATE 88 (ILLINOIS TOLL HIGHWAY) AS MONUMENTED AND DELINEATED ON SAID SAM'S CLUB RESUBDIVISION, ALSO BEING THE SOUTH LINE OF SAID LOT 6 IN NORTHERN ILLINOIS GAS COMPANY YORK TOWNSHIP ASSESSMENT

PLAT NO. 1 AFORESAID; THENCE SOUTHWESTERLY ALONG SAID NORTH LINE OF INTERSTATE 88 AND SOUTH LINE OF LOT 6 AFORESAID, BEING THE ARC OF CURVE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 11334.19 FEET, WHOSE CHORD BEARS SOUTH 68 DEGREES 47 MINUTES 10 SECONDS WEST A DISTANCE OF 342.77 FEET FOR AN ARC DISTANCE OF 342.78 FEET; CONTINUING THENCE SOUTHWESTERLY ALONG SAID NORTH LINE OF INTERSTATE 88 AND SOUTH LINE OF LOT 6, 674.18 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF VACATED FAIRFIELD AVENUE (PER DOCUMENT R1971-061911); THENCE NORTHWESTERLY ALONG A PROPERTY LINE OF SAID LOT 6 IN NORTHERN ILLINOIS GAS COMPANY YORK TOWNSHIP ASSESSMENT PLAT NO. 1 AFORESAID 26.29 FEET; CONTINUING THENCE SOUTHWESTERLY ALONG A SOUTH PROPERTY LINE OF LOT 6 AFORESAID TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE MOST EASTERLY LINE OF LOT 1 IN WINDY HILL ACRES RECORDED FEBRUARY 18, 1958 AS DOCUMENT R1958-871168; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION, ALSO BEING THE WEST LINE OF LOT 6 AFORESAID, ALSO BEING THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 29 AFORESAID AND THE WEST LINE OF A 33 FOOT EASEMENT FOR PUBLIC ROAD DEDICATED PER DOCUMENT R1954-741488 AND SHOWN AS GILMORE STREET PER DOCUMENT R1958-871168, 86.75 FEET TO THE ORIGINALLY PLATTED MOST SOUTHEASTERLY CORNER OF SAID LOT 1 IN WINDY HILL ACRES; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF AFORESAID LOT 6 (NORTHERN ILLINOIS GAS COMPANY TOWNSHIP ASSESSMENT PLAT NO. 1), ALSO BEING THE SOUTHWESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN FINAL PLAT OF INSITE LOMBARD (BFIELD); LLC PER DOCUMENT R2008-105880, TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1 349.50 FEET TO THE SOUTH LINE OF F.A. ROUTE 131 (BUTTERFIELD ROAD); THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF F.A. ROUTE 131 TO THE NORTHEAST CORNER OF PARCEL ONE OF ARLEY BOZICNIK PLAT OF SURVEY RECORDED OCTOBER 15, 1954 AS DOCUMENT R1954-733706 (BEING A POINT OF INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 29 AFORESAID AND THE SOUTH LINE OF ILLINOIS ROUTE 56 (BUTTERFIELD ROAD) AS SHOWN ON AFORESAID PLAT OF HIGHWAYS DOCUMENT R1988-023382 (SAID SOUTH LINE OF BUTTERFIELD ROAD AS TAKEN PER DOCUMENT R1968-049027 FROM SAID PARCEL ONE); THENCE NORTHWESTERLY PERPENDICULAR TO THE SAID SOUTH LINE OF BUTTERFIELD ROAD TO THE NORTH LINE OF SAID BUTTERFIELD ROAD RIGHT OF WAY; THENCE NORTHEASTERLY ALONG SAID NORTH LINE OF THE BUTTERFIELD ROAD RIGHT OF WAY TO A POINT OF INTERSECTION WITH THE AFORESAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 29 (ALSO BEING THE SOUTHWEST CORNER OF TAX PARCEL NUMBER 06-29-400-001 SHOWN ON YORKTOWN, DOCUMENT NO. R1968-044972 AS "CEMETERY" PARCEL); CONTINUING THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE, 990.79 FEET, MORE OR LESS, TO THE MOST SOUTHEASTERLY CORNER OF PARCEL 2 IN YORKTOWN COMMONS PHASE 1 ASSESSMENT PLAT RECORDED SEPTEMBER 1, 2017 AS DOCUMENT R2017-090478, ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN THE RESUBDIVISION OF LOT 5 OF YORKTOWN PER DOCUMENT RECORDED AUGUST 4, 1971 AS DOCUMENT NO. R1971-037779; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT 1 (PER DOCUMENT R1971-037779) 295.00 FEET; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 1, 150.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTHWESTERLY 212.19 FEET TO A POINT OF INTERSECTION WITH A LINE BEING 30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 1 IN RESUBDIVISION OF LOT 1 IN PEHRSON SECOND RESUBDIVISION PER DOCUMENT R2015-128216; THENCE NORTHWESTERLY 165.00 FEET ALONG SAID PARALLEL LINE;

THENCE SOUTHWESTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, 85.00 FEET; THENCE SOUTHEASTERLY ALONG A LINE 50 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LOT 1 (PER DOCUMENT R2015-128216) AFORESAID, 149.12 FEET; THENCE SOUTH 38 DEGREES 25 MINUTES 42 SECONDS WEST (DEED, 44 SECONDS WEST CALC.) 604.76 FEET; THENCE SOUTH 66 DEGREES 33 MINUTES 07 SECONDS WEST, 515.96 FEET; THENCE SOUTHWESTERLY, 189.32 FEET (DEED, CALC.=190.92 FEET) TO A POINT ON THE MOST SOUTHWESTERLY LINE OF LOT 6 IN YORKTOWN (PER DOCUMENT R1968-044972) AFORESAID; THENCE NORTHEASTERLY ALONG MOST SOUTHWESTERLY LINE OF LOT 6 AFORESAID, 156.59 FEET TO A PROPERTY CORNER THEREOF, ALSO BEING A PROPERTY CORNER IN COMMON WITH LOT 1 OF HIGHLAND-YORKTOWN RESUBDIVISION RECORDED AS DOCUMENT R2006-198283; THENCE NORTHWESTERLY ALONG A SOUTHWESTERLY LINE OF LOT 6 AFORESAID, 231.096 FEET TO ANOTHER CORNER OF SAID LOT 6, ALSO IN COMMON WITH LOT 1 (PER DOC. R2006-198283, 231.10 FEET); THENCE NORTHWESTERLY ALONG A LINE COMMON TO SAID LOT 6 AND LOT 1, 102.16 FEET TO A POINT ON THE MOST NORTHWESTERLY PROPERTY LINE OF SAID LOT 6; THENCE NORTHEASTERLY ALONG SAID PROPERTY LINE (ALSO BEING A COMMON PROPERTY LINE WITH PARCEL 2 IN YORKTOWN COMMONS PHASE 1 ASSESSMENT PLAT PER DOCUMENT R2017-090478), 147.40 FEET; THENCE NORTHWESTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, 17.93 FEET (DEED, CALC. = 17.29 FEET), THENCE NORTHEASTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, 65.00 FEET; THENCE NORTHWESTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, 451.59 FEET TO A POINT ON A NORTHWESTERLY PROPERTY LINE OF SAID PARCEL 1 PER DOCUMENT R2017-090478; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE 138.17 FEET TO AN ANGLE POINT; THENCE SOUTHWESTERLY ALONG A NORTHWESTERLY PROPERTY LINE OF SAID PARCEL 1, 165.00 FEET; THENCE NORTHWESTERLY, 240.24 FEET TO A POINT OF INTERSECTION WITH A LINE BEING 40 FEET EAST OF AND PARALLEL WITH THE EAST LINES OF LOTS 2 AND 3 IN CARSON'S ASSESSMENT PLAT OF YORKTOWN SHOPPING CENTER PER DOCUMENT R2000-120890; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE, 680.98 FEET TO A POINT OF CURVATURE; THENCE 36.54 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 210.00 FEET; WHOSE CHORD BEARS NORTHEASTERLY 36.496 FEET TO A POINT ON THE NORTH LINE OF LOT 1 IN SAID CARSON'S ASSESSMENT PLAT; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE, 561.13 FEET TO AN ANGLE POINT; THENCE SOUTHEASTERLY ALONG A NORTH LINE OF SAID LOT 1, 70.00 FEET; THENCE NORTHWESTERLY, 296.83 FEET (MORE OR LESS) TO A POINT OF CURVATURE IN THE NORTH LINE OF PARCEL 2 PER HIGHLAND AVENUE ASSESSMENT PLAT PER DOCUMENT R2012-012175 (SAID POINT ALSO BEING ON THE SOUTH LINE OF LOT 4 IN FINAL PLAT OF SUBDIVISION OF YORKTOWN COMMONS PHASE 1 PER DOCUMENT R2016-093310); THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT 4 PER DOCUMENT R2016-093310, 189.38 FEET, BEING THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 500.00 FEET, WHOSE CHORD BEARS SOUTHWESTERLY, 188.25 FEET (MORE OR LESS) TO A POINT OF TANGENCY ON THE SOUTH LINE OF LOT 3 IN SAID FINAL PLAT OF SUBDIVISION OF YORKTOWN COMMONS PHASE 1 AFORESAID; THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE OF LOT 3 (ALSO BEING THE NORTH LINE OF PARCEL 2 PER DOCUMENT R2012-012175 AFORESAID), 558.702 FEET TO A POINT OF INTERSECTION WITH A LINE BEING 13.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF HIGHLAND AVENUE AS DEDICATED PER DOCUMENT NO. R68-10770 (SAID POINT BEING THE SOUTHEAST CORNER OF PROPERTY DESCRIBED AS EXCEPTION TO LOT 1 OF PEHRSON'S RESUBDIVISION (RECORDED AS DOCUMENT

R1975-052797) PER DEED RECORDED AS R2017-010084 (AND OTHERS); THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID EXCEPTION PARCEL, BEING A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 1,, 47.30 FEET; THENCE NORTHWESTERLY, 28.28 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1, BEING 67.26 FEET NORTH OF (MEASURED ALONG THE WEST LINE THEREOF) THE SOUTHWEST CORNER THEREOF; THENCE CONTINUING NORTHWESTERLY ALONG SAID WEST LINE, 319.173 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTHEASTERLY ALONG THE NORTH LINES OF LOTS 1 AND 2 IN SAID PEHRSON'S RESUBDIVISION 360.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 (SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 3 IN FINAL PLAT OF SUBDIVISION YORKTOWN COMMONS PHASE 1, PER DOCUMENT R2016-093310 AFOREMENTIONED); THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 3 PER DOCUMENT R2016-093310, 281.24 FEET TO THE NORTHEAST CORNER THEREOF, ALSO BEING THE NORTHWEST CORNER OF LOT 4 IN SAID FINAL PLAT OF SUBDIVISION; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 4, 742.45 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF 67.00 FOOT WIDE SOUTH GRACE STREET RIGHT OF WAY AS DEDICATED PER DOCUMENT R1972-057164; THENCE NORTHEASTERLY ALONG THE EASTERLY PROLONGATION OF THE SAID NORTH LINE OF LOT 4 TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SOUTH GRACE STREET RIGHT OF WAY; THENCE SOUTHERLY ALONG SAID EAST RIGHT OF WAY LINE TO A POINT OF INTERSECTION WITH THE NORTH LINE OF A 30 FOOT EASEMENT FOR UNDERGROUND UTILITIES PER DOCUMENT R1968-045002, ALSO BEING THE EASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 4 IN FINAL PLAT OF SUBDIVISION OF YORKTOWN COMMONS PHASE 1 AFORESAID; THENCE SOUTHWESTERLY TO A POINT OF CURVATURE, BEING THE NORTHWESTERLY CORNER OF LOT 2 IN SAID FINAL PLAT OF SUBDIVISION OF YORKTOWN COMMONS PHASE 1; THENCE CONTINUING THE FOLLOWING SEVEN (7) COURSES, ALL BEING ALONG PROPERTY LINES OF SAID LOT 2, 1) 30.17 FEET, BEING THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET WHOSE CHORD BEARS SOUTH 25 DEGREES 50 MINUTES 49 MINUTES WEST, 2) SOUTH 17 DEGREES 21 MINUTES 56 SECONDS EAST, 83.14 FEET; 3) SOUTH 02 DEGREES 39 MINUTES 50 SECONDS EAST, 26.41 FEET TO A POINT OF CURVATURE, 4) 28.09 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 18.00 FEET, WHOSE CHORD BEARS SOUTH 47 DEGREES 22 MINUTES 03 SECONDS EAST, 5) NORTH 87 DEGREES 55 MINUTES 45 SECONDS EAST, 209.84 FEET, 6) SOUTH 65 DEGREES 23 MINUTES 09 SECONDS EAST, 127.04 FEET, 7) NORTH 27 DEGREES 57 MINUTES 54 SECONDS EAST, 171.44 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 1 IN SAID FINAL PLAT OF SUBDIVISION OF YORKTOWN COMMONS PHASE 1; CONTINUING THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 1, 290.74 FEET (MORE OR LESS PER DOCUMENT R1995-162762), BEING THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 518.00 FEET TO A POINT OF INTERSECTION WITH THE MOST WESTERLY NORTH PROPERTY CORNER OF LOT 5 IN YORKTOWN PERIPHERAL/TARGET SUBDIVISION PER DOCUMENT R1995-162762; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE NORTHERLY PROPERTY LINES OF SAID LOT 5, 1) NORTHEASTERLY, 94.59 FEET, 2) NORTHWESTERLY 13.00 FEET, 3) NORTHEASTERLY 543.37 FEET TO THE NORTHEAST CORNER THEREOF (SAID POINT ALSO BEING ON A WEST PROPERTY LINE OF PARCEL 1 OF NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT PER DOCUMENT R2007-159301 AND THE SOUTHEAST CORNER OF LOT 2 IN YORKTOWN PERIPHERAL/TARGET SUBDIVISION

AFOREMENTIONED; THENCE NORTHWESTERLY 160.75 FEET ALONG THE PROPERTY LINE COMMON TO SAID YORKTOWN PERIPHERAL/TARGET SUBDIVISION AND THE NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT TO AN ANGLE POINT; THENCE NORTHWESTERLY ALONG SAID COMMON LINE, 251.35 FEET TO AN ANGLE POINT; THENCE SOUTHWESTERLY, 38.67 FEET TO A POINT ON A WESTERLY PROPERTY LINE OF SAID PARCEL 1 IN SAID ASSESSMENT PLAT; THENCE NORTHWESTERLY ALONG SAID WESTERLY PROPERTY LINE, 116.51 FEET TO AN ANGLE POINT; THENCE NORTHEASTERLY ALONG A WESTERLY PROPERTY LINE OF SAID PARCEL 1, 157.16 FEET TO THE MOST NORTHWESTERLY CORNER THEREOF; THENCE SOUTHEASTERLY ALONG THE MOST NORTHERLY LINE OF SAID PARCEL 2, 282.40 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 70.50 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,661.83 FEET , WHOSE CHORD BEARS SOUTHWESTERLY TO A POINT OF REVERSE CURVE; THENCE SOUTHWESTERLY 103.23 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 767.39 FEET, WHOSE CHORD BEARS SOUTHWESTERLY TO A POINT OF INTERSECTION WITH A NORTH PROPERTY LINE OF SAID PARCEL 1 (ALL CURVE INFORMATION PER SAID ASSESSMENT PLAT), SAID POINT OF INTERSECTION ALSO BEING THE MOST SOUTHERLY LINE OF LOT 2 IN 701-747 22ND STREET SUBDIVISION PER DOCUMENT R2010-043541; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT 2, 229.59 FEET TO THE SOUTHEAST CORNER THEREOF, ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN SAID 701-747 22ND STREET SUBDIVISION; THENCE THE FOLLOWING TEN (10) COURSES, ALL ALONG THE MOST WESTERLY PROPERTY LINES OF SAID LOT 1, 1) NORTHWESTERLY, 326.45 FEET, 2) NORTHWESTERLY 154.85 FEET, 3)NORTHEASTERLY 3.07 FEET, 4) NORTHWESTERLY 122.51 FEET, 5) SOUTHWESTERLY 3.07 FEET, 6) NORTHWESTERLY 32.04 FEET, 7) NORTHWESTERLY 48.33 FEET, 8) NORTHEASTERLY 42.43 FEET, 9) NORTHEASTERLY 34.93 FEET, 10) NORTHEASTERLY 21.85 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 (ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF 22ND STREET); THENCE NORTHWESTERLY, PERPENDICULAR TO THE NORTH LINE OF SAID LOT 1 AND THE SAID SOUTH RIGHT OF WAY LINE OF 22ND STREET 100.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID 22ND STREET; THEN NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE 817.98 FEET TO A POINT 100.00 FEET NORTH OF (AS MEASURED PERPENDICULAR TO) THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTHERLY, ALONG A LINE PERPENDICULAR TO THE AFORESAID NORTH RIGHT OF WAY LINE OF 22ND STREET TO THE NORTHEAST CORNER OF LOT 1, BEING THE AFORESAID POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

P.I.N.	Common Address	
06-29-101-019	3 Yorktown Center	Lombard, Illinois 60148
06-29-101-035	1 Yorktown Center	Lombard, Illinois 60148
06-29-101-038	230 Yorktown Center	Lombard, Illinois 60148
06-29-101-044	175 Yorktown Center	Lombard, Illinois 60148
06-29-101-046	2 Yorktown Center	Lombard, Illinois 60148
06-29-101-047	20 Yorktown Center	Lombard, Illinois 60148
06-29-101-048	203 Yorktown Center	Lombard, Illinois 60148
06-29-101-049	155 Yorktown Center	Lombard, Illinois 60148
06-29-200-017	85 Yorktown Center	Lombard, Illinois 60148
06-29-200-051	72 Yorktown Center	Lombard, Illinois 60148
06-29-200-052	78 Yorktown Center	Lombard, Illinois 60148

06-29-200-056	610-690 E. Butterfield Rd.	Lombard, Illinois 60148
06-29-200-059	747 E. 22 nd St.	Lombard, Illinois 60148
06-29-200-061	80 Yorktown Center	Lombard, Illinois 60148
06-29-200-062	84 Yorktown Center	Lombard, Illinois 60148
06-29-301-008	145 Yorktown Center	Lombard, Illinois 60148
06-29-400-002	145 Yorktown Center	Lombard, Illinois 60148
06-29-401-007	477 E. Butterfield Rd.	Lombard, Illinois 60148
06-29-401-012	455 E. Butterfield Rd.	Lombard, Illinois 60148
06-29-402-016	555 E. Butterfield Rd.	Lombard, Illinois 60148
06-29-402-022	2900 S. Fairfield Ave.	Lombard, Illinois 60148
06-29-402-032	601 E. Butterfield Rd.	Lombard, Illinois 60148

Exhibit E

**Publisher's Certificate
for the Public Hearing Notice**

(attached)

The Publisher's Certificate of the Public Notice will be submitted for late agenda after the Publication prints on December 26 & 27, 2019.