



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

MAR.03,2016

11:33 AM

OTHER \$31.00 06-29-303-009

005 PAGES R2016-020099

Letter dated February 16, 2016 for

SPA 16-01ph – Site Plan Approval

PIN(S): 06-29-303-009 and 06-29-303-010

ADDRESS: 333-377 E. Butterfield Road, Lombard, IL 60148

**Prepared by and Return To:
Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148**



I, **Janet Downer**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a copy of a letter dated February 16, 2016 for

SPA 16-01ph – Site Plan Approval


PIN(S): 06-29-303-009 and 06-29-303-010

ADDRESS: 333-377 E. Butterfield Road, Lombard, IL 60148

of the said Village as it appears from the official records of said Village duly approved this 15th day of February, 2016.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 19th day of February, 2016.





Janet Downer
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois



VILLAGE OF LOMBARD

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

February 16, 2016

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees
Dan Whittington, Dist. 1
Michael A. Fugiel, Dist. 2
Reid Foltyniewicz, Dist. 3
Bill T. Johnston, Dist. 4
Robyn Pike, 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."

Highland Pointe, LLC
c/o Hamilton Partners
1901 Butterfield Road
Downers Grove, IL 60515

**Re: SPA 16-01ph – Site Plan Approval for 333-377 E. Butterfield Road;
Parcels 06-29-303-009 and 06-29-303-010**

Dear Mr. Mori:

The subject request was considered as part of the February 15, 2016 Lombard Plan Commission meeting. The reviews were based on submittal of the plans and specifications filed with the Village and made a part of the site plan approval request, including:

1. Petition for Site Plan Approval;
2. Response to Standards; and
3. Sign mock-up, prepared by Johnson Signs Co., undated.

Finding that the submitted petition and accompanying plans presented, the signage at 333-377 E. Butterfield Road does comply with the standards required by the Planned Development and the Lombard Zoning and Sign Ordinances, and that granting site plan approval enhances the planned development and is in the public interest, the Plan Commission granted site plan approval subject to the following conditions:

1. The petitioner shall develop the site in accordance with the plans prepared by Johnston Signs Co., undated, submitted as part of this request;
2. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. This relief shall be valid for a period of one year from the date of approval by the Plan Commission. If the signage is not constructed by said date, this relief shall be deemed null and void; and
4. The petitioner shall apply for and receive a building permit for the proposed signage.

As required by Section 155.504 (C), the Village is notifying you that the site plan approval petition for SPA 16-01ph has therefore been approved. Please see exhibit 1 (attached) for the legal description of the property.

Also, as clarification, the petitioner has one year to start construction of the signs. Staff recognizes that, if this request is approved by the Plan Commission, the wall signs may not be in place within one year. However, if the freestanding signs are in place within one year, the condition will have been met.

Respectfully,

VILLAGE OF LOMBARD
Department of Community Development



Jennifer Ganser
Assistant Director

cc: William J. Heniff, AICP, Director of Community Development
Village Clerk's Office
File

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Exhibit 1 – Legal Description

PARCEL 1 (FEE):

LOTS 1, 2, 3, 4 AND 5 TOGETHER WITH THE WEST 1/2 OF VACATED GILMORE STREET LYING EAST OF AND ADJOINING SAID LOT 1 IN WINDY HILL ACRES, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 18, 1958 AS DOCUMENT 871168 IN DUPAGE COUNTY, ILLINOIS, (EXCEPTING THAT PART OF SAID LOTS 1, 2, 3 AND 4 CONVEYED TO NORTHERN ILLINOIS GAS COMPANY BY DEED RECORDED FEBRUARY 18, 1960 AS DOCUMENT 956157 AND ALSO EXCEPTING THAT PORTION OF SAID LOTS 1, 2, 3, 4 AND 5 CONDEMNED FOR HIGHWAY PURPOSES BY ORDER ENTERED AUGUST 27, 1968 IN DUPAGE COUNTY, ILLINOIS CIRCUIT COURT CASE NO. C68-852).

PARCEL 1 MAY ALSO BE DESCRIBED AS FOLLOWS:

PARCEL 1 (FEE): LOT 1 (WHICH INCLUDES THE WEST 1/2 OF VACATED GILMORE STREET) AND LOTS 2, 3, 4 AND 5 IN WINDY HILL ACRES, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 18, 1958 AS DOCUMENT 871168 IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THAT PART OF SAID LOTS 1, 2, 3 AND 4 CONVEYED TO NORTHERN ILLINOIS GAS COMPANY BY DEED RECORDED FEBRUARY 18, 1960 AS DOCUMENT 956157 AND ALSO EXCEPTING THAT PORTION OF SAID LOTS 1, 2, 3, 4 AND 5 CONDEMNED FOR HIGHWAY PURPOSES BY ORDER ENTERED AUGUST 27, 1968 IN DUPAGE COUNTY, ILLINOIS CIRCUIT COURT CASE NO. C68-852).

PARCEL 2 (FEE):

PARCEL 1 OF ARLEY BOZICNIK PLAT OF SURVEY RECORDED OCTOBER 15, 1954 AS DOCUMENT 733706 DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE SOUTHWEST 1/4 AND THE SOUTHERLY LINE OF BUTTERFIELD ROAD; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 250.00 FEET; THENCE WEST ON A LINE 90 DEGREES TO SAID EAST LINE OF SOUTHWEST 1/4, 200.00 FEET; THENCE NORTH AND PARALLEL TO SAID EAST LINE OF SOUTHWEST 1/4 190.00 FEET MORE OR LESS TO THE SOUTHERLY LINE OF BUTTERFIELD ROAD; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF BUTTERFIELD ROAD 210.00 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS, (EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF ILLINOIS BY DEED RECORDED OCTOBER 22, 1968 AS DOCUMENT R68-49027).

Parcel No. 06-29-303-009 and 010