

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: April 26, 2006 (BOT) Date: May 42, 2006

TITLE: PC 06-14: 200, 222 & 230 E. Roosevelt Road; 273, 277 & 281 E. Ann Street; & 16 N. Hammerschmidt Avenue

SUBMITTED BY: Department of Community Development *W/Lichter*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. The petition requests amendments to the conditions of approval associated with Ordinance 4132, which granted a Planned Development for the National University of Health Sciences campus. The petitioner also requests approval of a Plat of Subdivision.

The Plan Commission recommended approval of this petition.

Also associated with this petition is the vacation of portions of the Ann Street and Hammerschmidt Avenue rights-of-way in order for a sidewalk to be installed along Stewart Avenue.
(DISTRICT #6)

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____
Finance Director X _____
Village Manager X *W. T. Lichter*
Date _____
Date *4/27/06*
Date _____

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



MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Huliseberg, AICP, Director of Community Development *DLH/vjh*

DATE: May 4, 2006

SUBJECT: PC 06-14: 200, 222 & 230 E. Roosevelt Road; 273, 277 & 281 E. Ann Street; & 16 N. Hammerschmidt Avenue (National University of Health Sciences)

Attached are the following items for Village Board consideration as part of the May 4, 2006 Village Board meeting:

1. Plan Commission referral letter;
 2. IDRC report for PC 06-14;
 3. An Ordinance granting approval of an amendment to the conditions of approval for the National University of Health Sciences planned development.
 4. An Ordinance approving a vacation of portions of the Ann Street and Hammerschmidt Avenue rights of way.
- Please let me know if you have any questions on the aforementioned materials.



VILLAGE OF LOMBARD
255 E. Wilson Avenue
Lombard, IL 60148-3926
(630) 620-5700 FAX: (630) 620-8222
TDD: (630) 620-5812
www.villageoflombard.org

May 4, 2006

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

**Subject: PC 06-14; 200, 222 & 230 E. Roosevelt Road; 273, 277 & 281 E.
Ann Street; & 16 N. Hammerschmidt Avenue (National University
of Health Sciences**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests amendments to the conditions of approval associated with Ordinance 4132, which granted a Planned Development for the National University of Health Sciences campus. The petitioner also requests approval of a Plat of Subdivision.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on April 17, 2006. Jennifer Backensto, Planner II, presented the petition on behalf of the university.

Ms. Backensto stated that when the National University of Health Sciences received planned development approval in 1996 (as the National College of Chiropractic Planned Development), one of the conditions of approval stated that the university would install a pedway along or near Ann Street. This pedway would link Stewart Avenue to the vacated Hammerschmidt right-of-way within the university. In lieu of this pedway, the Village believes there would be a greater public benefit for a sidewalk to be installed along the western side of the Stewart Avenue right of way. However, because the pedway was a condition of approval, this change required a planned development amendment.

Now that the university owns the property abutting both sides of the right of way, they are requesting that Hammerschmidt as well as the western half of Ann Street be vacated (shown in green on the map). Per the original conditions of approval the Ann Street vacation would trigger the installation of a pedway along or near Ann Street. However, the Village would prefer a sidewalk along Stewart Avenue instead of a pedway on the university campus. This sidewalk would be installed from Central Avenue to the south side of the Ann Street right of way. Staff recommends that this petition be approved to provide for the university's

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business 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."

Village Manager
William T. Lichter

Trustees
Greg Alan Gron, Dist. 1
Richard J. Tross, Dist. 2
John "Jack" T. O'Brien, Dist. 3
Steven D. Seby, Dist. 4
Kenneth M. Florey, Dist. 5
Rick Soderstrom, Dist. 6

Village Clerk
Brigitte O'Brien

Village President
William J. Mueller

installation of the proposed sidewalk along Stewart Avenue in lieu of a pedway on private property.

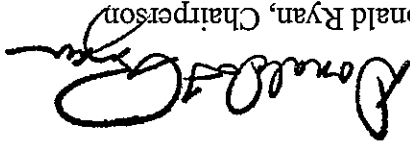
Chairperson Ryan then opened the meeting for public comment. Richard Wilkinson, 124 E. Central Avenue, asked if Hammerschmidt will be extended through to Central Avenue and stated that Central already has a great deal of traffic. Ms. Backensto stated that there were no improvements associated with this petition. William Heniff, Senior Planner, stated that any major change to the previous approvals would need to reappear before the Plan Commission.

There being no further questions, Chairperson Ryan then opened the meeting to the Plan Commissioners.

Commissioner Flint stated that he had no issues with the proposal and offered to make a motion. After due consideration of the petition and the testimony presented, the Plan Commission found that the proposal does comply with the standards required by the Lombard Zoning Ordinance, and therefore, moved that the Plan Commission accept the findings of the Inter-department Review Report as the findings of the Plan Commission and recommended to the Corporate Authorities **approval** of PC 06-14, by a roll call vote of 4-0.

Respectfully,

VILLAGE OF LOMBARD



Donald Ryan, Chairperson

Lombard Plan Commission

att-

c. Petitioner
Lombard Plan Commission

**VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission
FROM: Department of Community Development
PREPARED BY: Jennifer Backensto, AICP Planner II
HEARING DATE: April 17, 2006

TITLE

PC 06-14; 200, 222 & 230 E. Roosevelt Road, 273, 277 & 281 E. Ann Street; & 16 N. Hamerschmidt Avenue (National University of Health Sciences): The petitioner requests amendments to the conditions of approval associated with Ordinance 4132, which granted a Planned Development for the National University of Health Sciences campus. The petitioner also requests approval of a Plat of Subdivision.

GENERAL INFORMATION

Petitioner/Property Owner: National University of Health Sciences
200 E. Roosevelt Road
Lombard, IL 60148

PROPERTY INFORMATION

Existing Land Use: University campus including dormitories
Size of Property: 29 acres
Comprehensive Plan: Recommends Institutional land uses
Existing Zoning: O Office District, National College of Chiropractic Planned Development
Surrounding Zoning and Land Use:
North: R2 Single Family Residence District, developed as single-family homes
South: B3 Community Shopping District & B4 Corridor Commercial District, developed as various commercial uses
East: CR Conservation Recreation District, developed as Southland Park
West: B3 Community Shopping District, developed as Lombard Pines shopping center

ANALYSIS

SUBMITTALS

This report is based on the following documents filed with the Department of Community Development:

1. Plat of Vacation (Hammerschmidt), prepared by Glen D. Kirsch Land Surveyor, Inc. and dated April 4, 2006.

2. Plat of Vacation (Ann & Hammerschmidt), prepared by Glen D. Kirsch Land Surveyor, Inc. and dated March 24, 2006.

3. National University of Health Sciences Consolidation Plat, prepared by Glen D. Kirsch Land Surveyor, Inc. and dated February 24, 2006.

DESCRIPTION

When the National University of Health Sciences received planned development approval in 1996 (as the National College of Chiropractic Planned Development), one of the conditions of approval stated that the university would install a pedway along or near Ann Street. This pedway would link Stewart Avenue to the vacated Hammerschmidt right-of-way within the university.

In lieu of this pedway, the Village believes there would be a greater public benefit for a sidewalk to be installed along the western side of the Stewart Avenue right of way. However, because the pedway was a condition of approval, this change required a planned development amendment.

INTER-DEPARTMENTAL REVIEW COMMENTS

Fire and Building

Fire and Building have no comments on this petition.

Public Works Engineering

Public Works Engineering has no comments on this petition.

Public Works Utilities

Public Works Utilities notes that a portion of Ann Street will remain as public right of way to allow for the future installation of a lift station.

Private Engineering

The Private Engineering Services Division notes that the sidewalk should be extended to the far side of Ann Street.

Planning

Compatibility with the Comprehensive Plan

The Comprehensive Plan calls for this area to be developed with Institutional land uses. This property is substantially in compliance with the recommendations of the Comprehensive Plan.

Compatibility with the Surrounding Land Uses

The subject property is surrounded by commercial, residential, and recreational land uses. Given that this petition will not expand the university in any way, the new condition should not create any additional impact on the surrounding properties.

Compatibility with the Zoning Ordinance

This petition requests a change to the National College of Chiropractic Planned Development conditions of approval regarding compensation for vacated public right of way. Although the university plans to make improvements to the campus, all of the proposed work is within the scope of the original planned development and does not require further Plan Commission review.

Background

In 1996 the Village approved the National College of Chiropractic Planned Development (Ord. 4132, attached as Exhibit A). Included in this approval were conditions regarding plats of vacation for Hammerschmidt Avenue, Morris Street, Edward Street, and Ann Street. Once the National College of Chiropractic owns all of the property abutting both sides of the subject right of way and upon the College's request, the Village of Lombard will vacate Edward, Ann, and those portions of Hammerschmidt located south of Ann and the northern half of the right of way between Central and Edward (shown in red on the map).

Morris and the remainder of Hammerschmidt were vacated in 1996 (shown in blue), subject to a utility, drainage, and pedway easement being granted over Hammerschmidt. This easement was granted in 1996 as part of the National College of Chiropractic Consolidation Plat. In lieu of monetary compensation for this vacation, the Village required that the College install a pedway along or near Ann Street (linking Hammerschmidt and Stewart) within one year of the Village's approval of the Ann Street vacation. This pedway was never installed because Ann Street has not yet been vacated.

Proposed Changes

Now that the university owns the property abutting both sides of the right of way, they are requesting that Hammerschmidt as well as the western half of Ann Street be vacated (shown in green on the map). Per the original conditions of approval the Ann Street vacation would trigger the installation of a pedway along or near Ann Street.

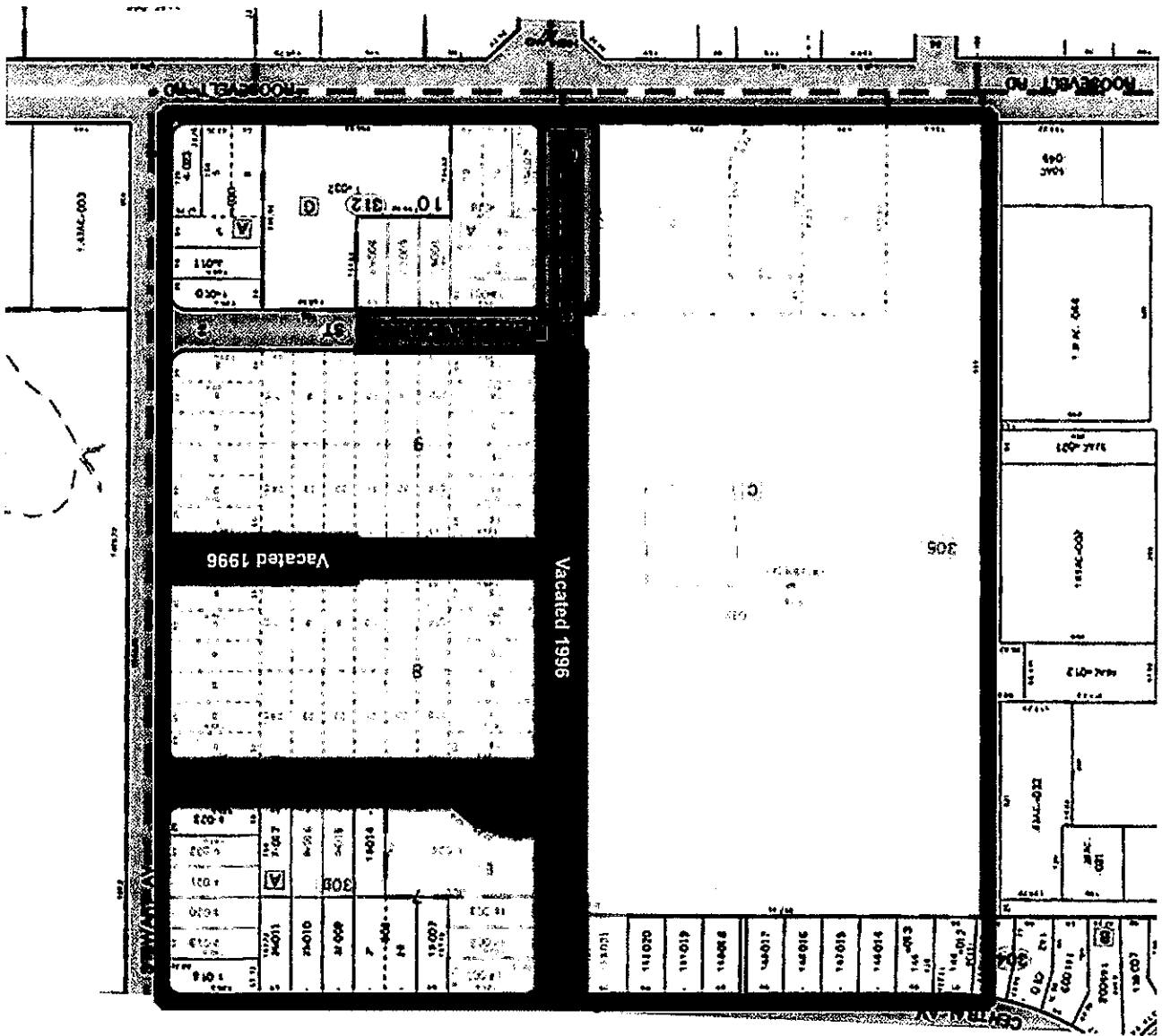
However, the Village would prefer a sidewalk along Stewart Avenue instead of a pedway on the university campus. This sidewalk would be installed from Central Avenue to the south side of the

Ann Street right of way. The university has indicated that it would be willing to install the sidewalk as payment for the vacated right of way.

Staff recommends that this petition be approved to provide for the university's installation of the proposed sidewalk along Stewart Avenue in lieu of a pedway on private property.

Orientation Map

Properties currently owned by the university are shown in yellow. The area shown on the 1996 Master Plan is denoted with a heavy black outline. The portion of Hammerschmidt immediately south of Central will be vacated once the existing single-family homes have been demolished.



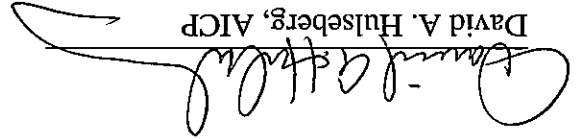
FINDINGS AND RECOMMENDATIONS

Staff has reviewed the response to standards included as part of the petition and concurs that the petition meets the standards set forth in the Zoning Ordinance. Staff believes that the proposed condition is appropriate for the subject location and is compatible with surrounding uses.

Based on the above findings, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the requested relief **complies** with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 06-14.

Inter-Departmental Review Group Report Approved By:


David A. Hulseberg, AICP
Director of Community Development

DAH:JB:

Ordinance 4132

EXHIBIT A

RETURN TO:
DEPARTMENT OF
COMMUNITY DEVELOPMENT
255 E. WILSON AVENUE
LOMBARD, IL 60148

Revised by:

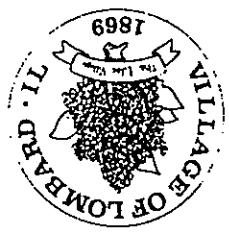
ORDINANCE NO. 4132
AN ORDINANCE GRANTING A PLANNED DEVELOPMENT AT
200 EAST ROOSEVELT ROAD (NATIONAL COLLEGE OF CHIROPRACTIC)
LOMBARD, IL 60148
PARCEL NOS. 06-17-305-003, 025, 027, 028; 06-17-310-001, 002, 003, 007, 008, 009, 010,
011, 012, 018, 019, 020, 021, 022, 023, 024, 029, 030, 031; 06-17-311-002, 003, 004, 005, 006, 012,
013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 029, 030

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RECORDED
DU PAGE COUNTY



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**AN ORDINANCE GRANTING A PLANNED DEVELOPMENT
PURSUANT TO THE LOMBARD ZONING ORDINANCE,
TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

(PC 96-04: National College of Chiropractic; 200 East Roosevelt Road)

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 Lombard Village Code; and,

WHEREAS, the subject property is currently zoned O Office District; and,

WHEREAS, an application has been filed requesting approval of a Planned Development to provide for the ongoing use of the property described in Section 2 below for professional education, patient care, research, and other activities related to an educational institution hereinafter referred to as the National College of Chiropractic; and,

WHEREAS, a public hearing on such application for Planned Development approval has been conducted by the Village of Lombard Plan Commission on February 14, 1996, 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 Planned Development described herein; and

WHEREAS, the President and Board of Trustees of the Village of Lombard have reviewed the request and find it would be in the best interest of the Village to grant said Planned Development subject to the terms and conditions established by this ordinance, and in accordance with the findings and recommendations of the Plan Commission which are incorporated herein by reference.

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 a Planned Development is hereby approved for the property described in Section 2 below and pursuant to Sections 501-510 of the Lombard Zoning Ordinance (Title 15, Chapter 155 Section 155.501-155.510 of the Lombard Village Code), to provide for the ongoing use of the property described in Section 2 below for professional education, patient care, research, and other activities related to an educational

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institution hereinafter referred to as the National College of Chiropractic, subject to the conditions set forth in Section 3 hereof.

Section 2: That this ordinance is limited and restricted to the property generally located at 200 East Roosevelt Road, Lombard, Illinois and legally described as follows:

Also: Lots 1 and 2 in H.T. Martin Subdivision, being a Subdivision in the Southwest Quarter of the Southwest Quarter of Section 17, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded as Document R75-52725, in DuPage County, Illinois.

Also: That part of the Southwest Quarter of the Southwest Quarter of Section 17, Township 39 North, Range 11 East of the Third Principal Meridian and that part of Lombard Park Terrace, being a Subdivision of part of the East half of the Southwest Quarter of Section 17, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded July 8, 1925 as Document 195807 described as follows: Beginning at a point of intersection of the West line of vacated Hammerschmidt Avenue and the North line of Lot 15, Block 7 in said Lombard Park Terrace extended West; thence South 89 degrees 58 minutes 21 seconds East (assumed bearing) 66.59 feet to the West line of said Block 7 as monumented; thence South 0 degrees, 00 minutes, 00 seconds West, along the West line of said Block 7 and its extension South, 241.01 feet; thence Northeastly along a curve to the right, having a radius of 25.0 feet, an arc of 39.28 feet to a point on the South line of Edward Street, being the North line of Block 8 in said Lombard Park Terrace; thence South 89 degrees 58 minutes 21 seconds East, along said North line of Block 8, 540.87 feet to a point of curve; thence along a curve to the right, having a radius of 25.0 feet, an arc of 39.26 feet to a point on the West line of Stewart Avenue, being the East line of said Block 8; thence South 0 degrees 00 minutes 00 seconds West, along the West line of said Stewart Avenue, 616.0 feet to a point of curve; thence along a curve to the right, having a radius of 25.0 feet, an arc of 39.28 feet to a point on the South line of Block 9 in said Lombard Park Terrace, being the North line of Arm Street; thence North 89 degrees 58 minutes, 21 seconds West, along the North line of Arm Street, 632.22 feet to the West line of vacated Hammerschmidt Avenue; thence North 0 degrees 00 minutes 52 seconds West, along said West line of vacated Hammerschmidt Avenue, 882.00 feet to the place of beginning, all in DuPage County, Illinois.

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Section 3: That the aforementioned Planned Development approval is subject to the following terms and conditions:

A. MASTER PLAN: Future development of the subject property and the location of all uses listed below shall generally comply with the Master Plan attached hereto as Exhibit A. It is recognized that certain properties within the master plan are not currently owned by the National College of Chiropractic, and are not subject to the terms and conditions of this ordinance. However, it is the intent of the National College of Chiropractic and the Village of Lombard that all of the area within the Master Plan be added to this Planned Development at such time that the National College of Chiropractic gains ownership of said properties. Amendments to add said properties to this Planned Development shall comply with the requirements and conditions described herein.

B. PERMITTED USES: The uses listed below shall be permitted on the subject property and on future property added to this Planned Development via amendments. The location of uses shall generally comply with the Master Plan referenced above. All such uses shall be subject to Village of Lombard regulations for Certificates of Occupancy but shall not require issuance of business licenses, conditional use approvals, or Planned Development amendments.

1. Professional Education and Research Institution including:
a. Educational programs leading to a Doctor of Chiropractic degree;

b. Educational programs relating to other health care training - including pain management, acupuncture, nutrition, physical therapy, chiropractic assistantship, practice management, and postgraduate studies;
c. Research programs in biological and organic sciences, physical and materials sciences, health care and health care management - some programs will involve human and or animal subjects.

2. Patient Care, Clinical Education, and Research including:
a. Educational and research programs as described above;
b. Outpatient and inpatient services in primary, secondary, and tertiary health care - including related support activities such as imaging, sports medicine, physical and neurotherapy, pain management, nutrition, and wellness;

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3. Administration and Support Services related to other listed uses including:

c. Lease or rental for health-related practices.

a. Business and management offices;

b. Receiving, storage, and distribution functions;

c. Physical plant operations and maintenance functions.

4. Student Activities and Special Events related to an Educational Institution including:

a. Indoor and outdoor concerts, lectures, plays, celebrations, art shows, car shows, dances, and other social events-including the use of temporary tents or exhibit structures;

b. Indoor and/or outdoor sporting events - including volleyball, basketball, softball, martial arts, and track and field events;

c. Outdoor car washes, craft sales, cookouts, flea markets, bake sales, and other fund-raising events;

d. Day care center and children's playground;

e. Indoor and/or outdoor community service events - blood drives, health education programs, food for the poor drives, museum events, and product information programs;

f. Support services for student activities and special events -

including parking and traffic control, security, toilet facilities, trash handling, and light and sound systems and structures.

5. Housing and Recreation for Students, Faculty, Staff, and Guests including:

a. Single-family homes occupied by a maximum of two unrelated adults per bedroom for each residence (e.g. a two bedroom house may be occupied by a maximum of 4 unrelated adults);

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b. Multiple occupancy dormitories and apartments - including studio units and one, two, and three bedroom units in low-rise and/or medium rise structures;

c. Dwelling units for guests and visitors;

d. Common-use facilities, providing meeting, study, lounge, and recreation spaces;

e. Shared exterior recreational and gardening areas.

6. Those uses permitted within the O Office District (Section 155.411-B of the Lombard Village Code).

C. BULK STANDARDS: All buildings, structures, and improvements shall comply with the following standards:

1. Non-Residential Areas: All non-residential improvements and development within this Planned Development shall comply with the standards of the O Office District unless specifically modified by this ordinance.

2. Residential Areas: The areas developed for residential uses shall comply with the standards of the R4 Limited General Residence District of the Lombard Zoning Ordinance including but not limited to standards for density, building setbacks and heights, transitional yards, and landscaping unless specifically modified by this ordinance.

3. Existing Development: All existing, non-conforming development shall be permitted to remain.

4. Off-Street Parking: The number of off-street parking spaces shall comply with the Lombard Village Code unless it can be demonstrated that the total amount of on-campus parking is sufficient to preclude the use of peripheral public streets or properties for campus related parking, subject to the review and approval of the Director of Community Development.

D. PLATS OF VACATION: It is the intent of the National College of

Chiropractic and the Village of Lombard to vacate the following rights-of-way: Hammerschmidt Avenue between Roosevelt Road and Central Avenue; Ann Street between Stewart Avenue and Hammerschmidt Avenue; Morris Avenue immediately west of Stewart Avenue; and Edward Street between Stewart Avenue

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and Hammerschmidt Avenue. The vacation of these rights-of-way shall comply with the following procedures and conditions:

1. Further consideration of said plats of vacation shall be made by the Village of Lombard upon request from the National College of Chiropractic. Said requests shall be made at such time that all property abutting both sides of the right-of-way segments described above is owned by the National College of Chiropractic. The request for vacation shall comply with the procedures established by Section 154.203-F of the Lombard Village Code.

2. Having previously received specific requests for vacation, and having met the requirements above, the following rights-of-way shall be vacated by the Village of Lombard pursuant to the Ordinances attached hereto as Exhibits B and C and made part hereof, subject to the provisions and conditions described herein:

a. Hammerschmidt Avenue between the north right-of-way line of Ann Street and the westerly extension of the mid-block line between Edward Avenue and Central Avenue (see attached ordinance).

b. Morris Avenue immediately west of Stewart Avenue (see attached ordinance).

3. The vacation of the Hammerschmidt Avenue right-of-way shall be subject to the retention by the Village of Lombard of a utility, drainage, and pedway easement in the same location and width as the vacated right-of-way.

4. The vacation of the Hammerschmidt Avenue and Morris Avenue rights-of-way shall, in lieu of monetary compensation be subject to the construction of a pedway within or in close proximity to the Ann Street right-of-way by the National College of Chiropractic; the cost of said construction is hereby deemed by the Village Board to be an amount reasonably related to the fair market value of the property being vacated by the Village. Said pedway shall comply with the Subdivision and Development Ordinance (Title 15, Chapter 154 of the Village Code); shall connect the Hammerschmidt Avenue pedway with Stewart Avenue; shall include the appropriate signage and street crossing designations; and shall be constructed within one year after the approval of the Ann Street right-of-way vacation by the Village of Lombard. The final location of the

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pedway shall be subject to the review and approval of the Director of Community Development.

E. PLATS OF CONSOLIDATION: The National College of Chiropractic shall request the consolidation of the property described herein in Section 2 into a single lot of record. Properties added pursuant to the terms outlined in this Planned Development Ordinance in the future shall also be consolidated to form one single lot of record. The procedures for requesting plats of consolidation shall comply with Section 154.203 of the Lombard Village Code.

F. AMENDMENTS: This Planned Development Ordinance may be amended in compliance with the following procedures:

1. Procedures for requesting amendments shall comply with Section 155.103-F of the Lombard Village Code.

2. The National College of Chiropractic may amend this ordinance to add any property contained in the attached Master Plan at such time that the College owns said property. However, property shown as being located within a designated "Future Expansion Area" may only be added to this Planned Development when all of the properties within the particular designated "Future Expansion Area" are owned by the College. Such amendments shall be deemed as "minor change amendments" as defined in Section 155.504 of the Lombard Village Code.

3. All properties added to this Ordinance shall be rezoned to the O Office District concurrent with the request for a Planned Development amendment and consolidated with the rest of the project.

G. DEVELOPMENT APPROVALS: All future development and land uses shall be subject to the terms and conditions of this ordinance and the review and approval of the Village of Lombard Department of Community Development. Approvals from the Lombard Plan Commission or Lombard Board of Trustees shall not be required unless the development or land use does not comply with the terms of this ordinance.

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

First reading waived by action of the Board of Trustees this _____ day of _____, 1996.

Passed on second reading this 7th day of March _____, 1996.

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Ordinance 4132

Passed on and reading this 7th day of March, 1996, pursuant to a roll call vote as follows:

AYES: Trustees Tross, Koenig, Jaugilas, Gatz and Mackett

NAYS: None

ABSENT: Trustee Carlson

Approved by me this 7th day of March, 1996.

[Signature]
William J. Mueller, Village President

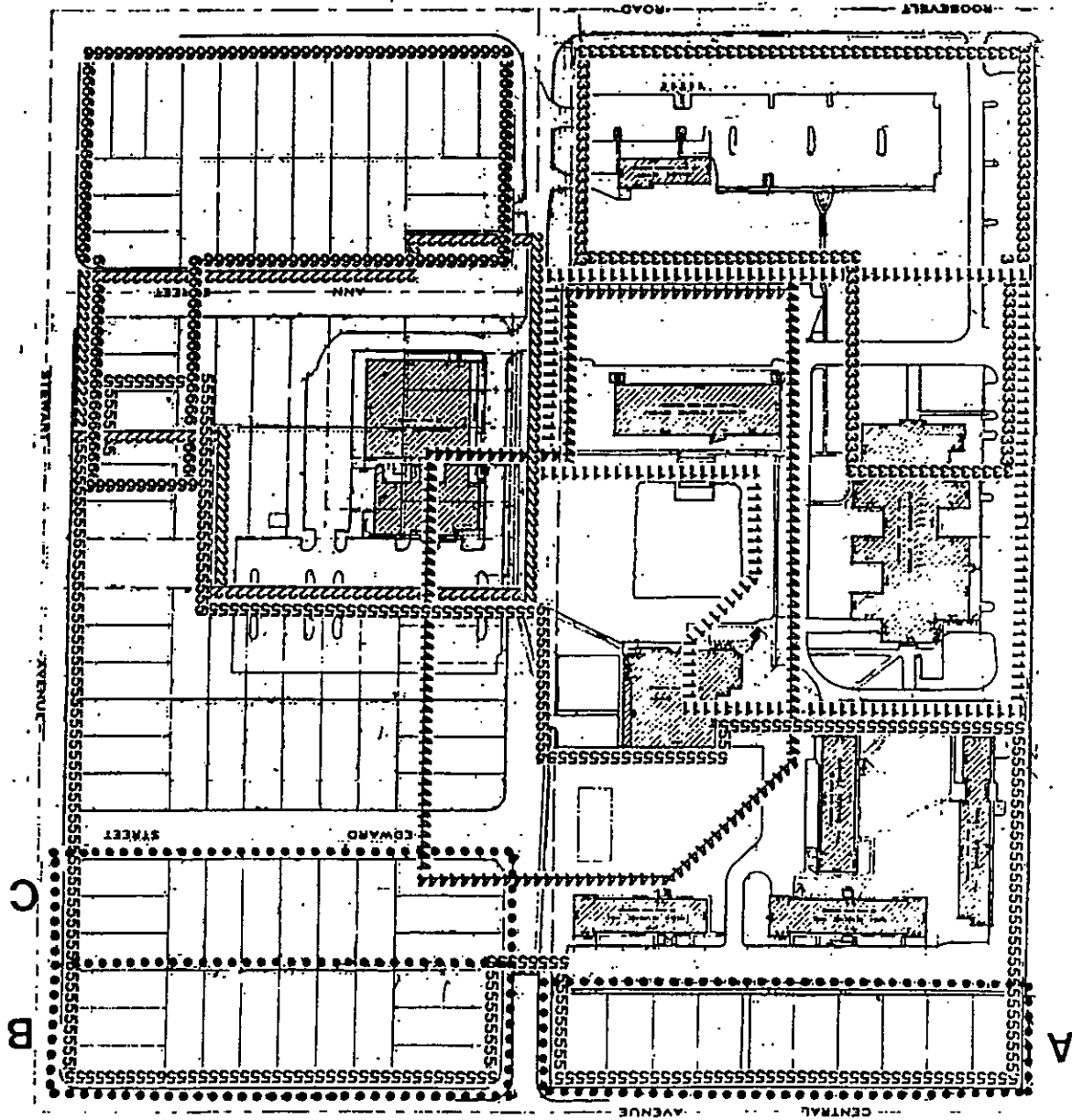
ATTEST:

[Signature]
Lorraine G. Gerhardt, Village Clerk

- Zone 1 - Professional Education and Research
- Zone 2 - Patient Care, Clinical Education, Research
- Zone 3 - Administration and Support Services
- Zone 4 - Student Activities and Special Events
- Zone 5 - Housing and Recreation
- Zone 6 - All Functions

.....
 FUTURE EXPANSION AREAS
 Exhibit "A"

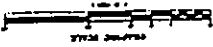
CAMPUS LAND-USE ZONES



MASTER PLAN

Exhibit A

7937HCN 0211



**ORDINANCE VACATING A PORTION OF MORRIS AVENUE,
BETWEEN STEWART AVENUE AND HAMMERSCHMIDT AVENUE**

ORDINANCE NO. _____

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

Section 1. It is hereby determined that the public interest will be served by vacating the Morris Avenue right-of-way west of the Stewart Avenue right-of-way as hereinafter described.

Section 2. The following described right-of-way:

That part of Morris Avenue lying East of a line drawn from the Northwest corner of Lot 24, Block 9 to the Southwest corner of Lot 7 in Block 8 and West of the East line of Stewart Avenue, all in Lombard Park Terrace, being a subdivision of part of the East half of the Southwest Quarter of Section 17, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded July 8, 1925 as Document 195807, in DuPage County Illinois.

As shown on the plat attached hereto as Exhibit "A" and designated "herby vacated" be and the same hereby is vacated, subject to the conditions listed in Section 3, below.

Section 3. The National College of Chiropractic shall construct and dedicate for public use, a pedway within or in close proximity to the Ann Street right-of-way. Said pedway shall comply with the Subdivision and Development Ordinance (Title 15, Chapter 154 of the Village Code) shall connect the Hammerschmidt Avenue pedway with Stewart Avenue shall include the appropriate signage and street crossing designations: and shall be constructed within one year after the approval of the Ann Street right-of-way vacation by the Village of Lombard. The final location of the pedway shall be subject to the review and approval of the Director of Community Development and said pedway construction shall be in lieu of monetary compensation for the vacation of the right-of-way, it being specifically found and determined by the Village that the cost of said pedway construction approximates the fair market value of the right-of-way that is being vacated.

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Section 4: That the Department of Planning is hereby directed to record a certified copy of this Ordinance, along with the original Plat of Vacation with the DuPage County Recorder of Deeds
Section 5: That 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 _____, 1996.
First reading waived by action of the Board of Trustees this _____ day of _____, 1996.

Passed on second reading this _____ day of _____, 1996.

Ayes. _____

Nays: _____

Absent: _____

Approved this day of _____

William J. Mueller
Village President

ATTEST:

Lorraine G. Gerhardt
Village Clerk

R46 054364

**ORDINANCE VACATING A PORTION OF HAMMERSCHMIDT AVENUE
BETWEEN ANN STREET AND CENTRAL AVENUE**

ORDINANCE NO. _____

Exhibit C

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

Section 1. It is hereby determined that the public interest will be served by vacating the Hammerschmidt Avenue right-of-way north of the Ann Street right-of-way as hereinafter described.

Section 2. The following described right-of-way:

That part of Hammerschmidt Avenue, lying South of the South line of Lot 16 in Block 7 in Lombard Park Terrace Subdivision, as extended Westerly and North of the South line of block 9 as extended Westerly, in Lombard Park Terrace, being a subdivision of part of the East half of the Southwest Quarter of Section 17, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded July 8, 1925 as Document 195807 in DuPage County Illinois.

As shown on the plat attached hereto as exhibit "A" and designated "hereby vacated" be and the same hereby is vacated, subject to the retention of an easement for utility, drainage, and pedway purposes and subject to the condition listed in Section 3, below.

Section 3. The National College of Chiropractic shall construct and dedicate for public use, a pedway within or in close proximity to the Ann Street right-of-way. Said pedway shall comply with the Subdivision and Development Ordinance (Title 15, Chapter 154 of the Village Code); shall connect the Hammerschmidt Avenue pedway with Stewart Avenue; shall include the appropriate signage and street crossing designations; and shall be constructed within one year after the approval of the Ann Street right-of-way vacation by the Village of Lombard. The final location of the pedway shall be subject to the review and approval of the Director of Community Development and said pedway construction shall be in lieu of monetary compensation for the vacation of the right-of-way, it being specifically found and determined by the Village that the cost of said pedway construction approximates the fair market value of the right-of-way that is being vacated.

R96 054364

Section 4: That the Department of Planning is hereby directed to record a certified copy of this Ordinance, along with the original Plat of Vacation with the DuPage County Recorder of Deeds.

Section 5: That 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 _____, 1996.

First reading waived by action of the Board of Trustees this

_____ day of _____, 1996.

Passed on second reading this _____ day of _____, 1996.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 1996.

ATTEST:

William J. Mueller
Village President

Lorraine G. Gerhardt
Village Clerk

RR6 05436A



I, Lorraine G. Gerhardt, hereby certify that I am the duly qualified Village Clerk of the Village of Lombard, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such 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 true and correct copy of Ordinance 4132 Granting a Planned Development at 200 E. Roosevelt Road National College of Chiropractic

of the said Village as it appears from the official records of said Village duly passed on March 7 1996

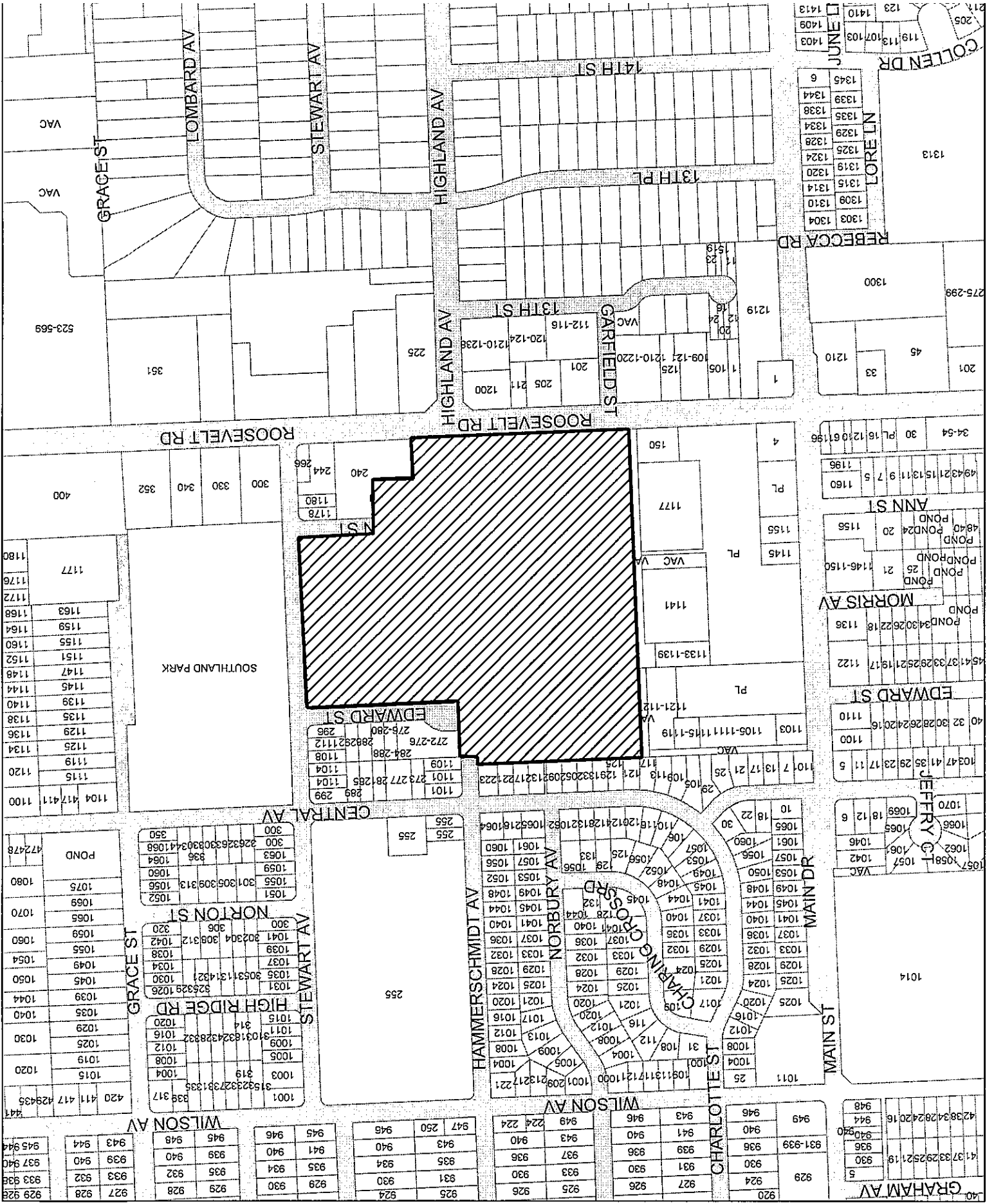
In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said Village of Lombard, DuPage County, Illinois this 18th day of March, 1996.

Lorraine G. Gerhardt
Lorraine G. Gerhardt
Village Clerk
Village of Lombard
DuPage County, Illinois

R 46 054364

Location Map

PC 06-14



**AN ORDINANCE AMENDING ORDINANCE NUMBER 4132, ADOPTED
MARCH 7, 1996, GRANTING A CONDITIONAL USE FOR A PLANNED
DEVELOPMENT IN THE O OFFICE DISTRICT**

(PC 06-14: 200, 222 & 230 E. Roosevelt Road; 273, 277 & 281 E. Ann Street; & 16 N.
Hammerschmidt Avenue; National University of Health Sciences)

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 Lombard Village Code; and,

WHEREAS, the subject property is zoned O PD Office District – Planned Development; and,

WHEREAS, an application has been filed requesting the amendment of the National University of Health Sciences (formerly National College of Chiropractic) Planned Development, adopted on March 7, 1996, as Ordinance Number 4132, in order to amend the conditions of approval; and,

WHEREAS, a public hearing on such application for a Planned Development amendment has been conducted by the Village of Lombard Plan Commission on April 17, 2006, 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 Planned Development amendment described herein; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have reviewed the request and find it would be in the best interest of the Village to grant said approval subject to the terms and conditions established by this Ordinance, and in accordance with the findings and recommendations of the Plan Commission which are incorporated herein by reference.

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 an amendment to the conditional use for the National University of Health Sciences (formerly National College of Chiropractic) is hereby granted, subject to the provisions noted in Section 2 below; and

SECTION 2: That Section 3, Item D of the National University of Health Sciences (formerly National College of Chiropractic) Planned Development (Ordinance 4132) is hereby amended to read in entirety as follows:

D. It is the intent of the National University of Health Sciences and the Village of Lombard to vacate the following rights-of-way: Hammerschmidt Avenue between Roosevelt Road and Central Avenue; Ann Street between Stewart Avenue and Hammerschmidt Avenue; Morris Avenue immediately west of Stewart Avenue; and Edward Street between Stewart Avenue and Hammerschmidt Avenue. The vacation of these rights-of-way shall comply with the following procedures and conditions:

1. Further consideration of said plats of vacation shall be made by the Village of Lombard upon request from the National University of Health Sciences. Said requests shall be made at such time that all property abutting both sides of the right-of-way segments described above is owned by the National University of Health Sciences. The request for vacation shall comply with the procedures established by Section 154.203 (F) of the Lombard Village Code.

2. Having previously received specific requests for vacation, and having met the requirements above, the following rights of way shall be vacated by the Village of Lombard pursuant to the Ordinances attached hereto as Exhibits A, B, and C and made part hereof:

a. Hammerschmidt Avenue between the north right-of-way line of Ann Street and the westerly extension of the mid-block line between Edward Avenue and Central Avenue (previously vacated per Document No. R96-054363, see attached Ordinance 4139, adopted March 7, 1996).

- b. Morris Avenue immediately west of Stewart Avenue (previously vacated per Document No. R96-054362, see attached Ordinance 4140, adopted March 7, 1996).
- c. Hammerschmidt Avenue between the north right-of-way line of Amn Street and the north right-of-way line of Roosevelt Road; also, Amn Street between Hammerschmidt Avenue and the northerly extension of the east lot line of Lot 21, Block 10 in Lombard Park Terrace, being a subdivision of part of the east half of the southwest quarter of Section 17, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded September 30, 1925 as Document 195807 (see attached Ordinance).
3. The vacation of the Hammerschmidt Avenue right-of-way described in subsection "a" above shall be subject to the retention by the Village of Lombard of a utility, drainage, and pedway easement in the same location and width as the vacated right-of-way.
4. The vacation of the Hammerschmidt Avenue and Amn Street rights-of-way described in subsection "c" above shall be subject to the retention by the Village of Lombard of a utility and drainage easement in the same location and width as the vacated rights-of-way.
5. The vacation of these rights-of-way shall, in lieu of monetary compensation, be subject to the construction of a public sidewalk along the west side of Stewart Avenue between Central Avenue and the south side of the Amn Street right-of-way by the National University of Health Sciences; the cost of said construction is hereby deemed by the Village Board to be an amount reasonably related to the fair market value of the property being vacated by the Village. Said sidewalk shall comply with the Subdivision and Development Ordinance (Title 15, Chapter 154 of the Village Code) and shall be constructed within one year after the approval of this Ordinance. The final location of the sidewalk shall be subject to the review and approval of the Director of Community Development.

SECTION 3: That all other provisions of Ordinance 4132 not amended by this Ordinance shall remain in full force and effect.

SECTION 4: This ordinance is limited and restricted to the property generally located at 200, 222 & 230 E. Roosevelt Road, 273, 277 & 281 E. Ann Street; & 16 N. Hammerschmidt Avenue, Lombard, Illinois, and legally described as follows:

Lot 1 in National College of Chiropractic Consolidation Plat, being a subdivision of a part of the Southwest Quarter of Section 17, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded July 3, 1996, as Document Number R1996-111346, in DuPage County, Illinois.

Also: Lots 13 through 21 in Block 10 in Lombard Park Terrace, being a subdivision of a part of the East half of the Southwest Quarter of Section 17, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded July 8, 1925, as Document Number 195807, in DuPage County, Illinois.

SECTION 5: That 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 _____, 2006.
First reading waived by action of the Board of Trustees this _____ day of _____, 2005.
Passed on second reading this _____ day of _____, 2006.

Ayes: _____
Nays: _____
Absent: _____

Approved this _____, day of _____, 2006.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

RETURN TO:
DEPARTMENT OF
COMMUNITY DEVELOPMENT
255 E. WILSON AVENUE
LOMBARD, IL 60148

Propudby -

(VACATION OF RIGHT-OF WAY -- NO PARCEL NO.)

ORDINANCE NO. 4139
AN ORDINANCE VACATING A PORTION OF HAMMERSCHMIDT AVENUE
BETWEEN ANN STREET AND CENTRAL AVENUE, LOMBARD, IL 60148

Dkt

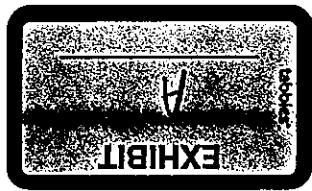
4/15

[Signature]

96 APR -3 PM 3:15

RECORDED
IN PAGE COUNTY

R 96 054363



R96 054363

ORDINANCE NO. 4139

**ORDINANCE VACATING A PORTION OF HAMMERSCHMIDT AVENUE
BETWEEN ANN STREET AND CENTRAL AVENUE**

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

Section 1: It is hereby determined that the public interest will be served by vacating the Hammerschmidt Avenue right-of-way north of the Ann Street right-of-way as hereinafter described.

Section 2: The following described right-of-way:

That part of Hammerschmidt Avenue, lying South of the South line of Lot 16 in Block 7 in Lombard Park Terrace Subdivision, as extended Westerly and North of the South line of block 9 as extended Westerly, in Lombard Park Terrace, being a subdivision of part of the East half of the Southwest Quarter of Section 17, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded July 8, 1925 as Document 195807 in DuPage County Illinois.

As shown on the plat attached hereto as exhibit "A" and designated "hereby vacated" be and the same hereby is vacated, subject to the retention of an easement for utility, drainage, and pedway purposes and subject to the condition listed in Section 3, below.

NOT attached at
time of recording
but recorded as
Document #
R96-54362

Section 3: The National College of Chiropractic shall construct and dedicate for public use, a pedway within or in close proximity to the Ann Street right-of-way. Said pedway shall comply with the Subdivision and Development Ordinance (Title 15, Chapter 154 of the Village Code); shall connect the Hammerschmidt Avenue pedway with Stewart Avenue; shall include the appropriate signage and street crossing designations; and shall be constructed within one year after the approval of the Ann Street right-of-way vacation by the Village of Lombard. The final location of the pedway shall be subject to the review and approval of the Director of Community Development and said pedway construction shall be in lieu of monetary compensation for the vacation of the right-of-way, it being specifically found and determined by the Village that the cost of said pedway construction approximates the fair market value of the right-of-way that is being vacated.

R96 054363



I, Lorraine G. Gerhardt, hereby certify that I am the duly qualified Village Clerk of the Village of Lombard, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such 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 true and correct copy of Ordinance #4139 - Ordinance Vacating a Portion of Hammerschmidt Avenue Between Ann Street and Central Avenue

of the said Village as it appears from the official records of said Village duly passed on March 7, 1996.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said Village of Lombard, DuPage County, Illinois this 13th day of March, 1996.

Lorraine G. Gerhardt
Lorraine G. Gerhardt
Village Clerk
Village of Lombard
DuPage County, Illinois

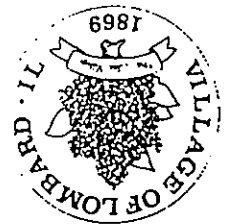
PLAT BOOK NO. 176 PAGE 103
appears in
a definition of the property
described in this instrument

DEPARTMENT OF
COMMUNITY DEVELOPMENT
255 E. WILSON AVENUE
LOMBARD, IL 60148

RETURN TO:
Prepared by -

ORDINANCE NO. 4140
AN ORDINANCE VACATING A PORTION OF MORRIS AVENUE BETWEEN,
STEWART AVENUE AND HAMMERSCHMIDT AVENUE, LOMBARD, IL
(VACATION OF RIGHT-OF WAY -- NO PARCEL NO.)

mk
4/15



895-054362
RECORDED
DU PAGE COUNTY

96 APR -3 PM 3:15
Stammy

ORDINANCE NO. 4149

**ORDINANCE VACATING A PORTION OF MORRIS AVENUE,
BETWEEN STEWART AVENUE AND HAMMERSCHMIDT AVENUE**

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

Section 1: It is hereby determined that the public interest will be served by vacating the Morris Avenue right-of-way west of the Stewart Avenue right-of-way as hereinafter described.

Section 2: The following described right-of-way:
That part of Morris Avenue lying East of a line drawn from the Northwest corner of Lot 24, Block 9 to the Southwest corner of Lot 7 in Block 8 and West of the East line of Stewart Avenue, all in Lombard Park Terrace, being a subdivision of part of the East half of the Southwest Quarter of Section 17, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded July 8, 1925 as Document 195807, in DuPage County Illinois.

As shown on the plat attached hereto as Exhibit "A" and designated "hereby vacated" be and the same hereby is vacated, subject to the conditions listed in Section 3, below.

Section 3: The National College of Chiropractic shall construct and dedicate for public use, a pedway within or in close proximity to the Ann Street right-of-way. Said pedway shall comply with the Subdivision and Development Ordinance (Title 15, Chapter 154 of the Village Code) shall connect the Hammerschmidt Avenue pedway with Stewart Avenue shall include the appropriate signage and street crossing designations; and shall be constructed within one year after the approval of the Ann Street right-of-way vacation by the Village of Lombard. The final location of the pedway shall be subject to the review and approval of the Director of Community Development and said pedway construction shall be in lieu of monetary compensation for the vacation of the right-of-way, it being specifically found and determined by the Village that the cost of said pedway construction approximates the fair market value of the right-of-way that is being vacated.



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

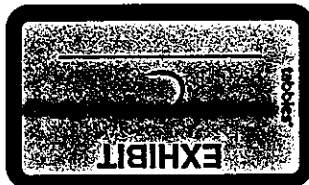
I further certify that attached hereto is a true and correct copy of Ordinance #4140 - Ordinance Vacating a Portion of Morris Avenue Between Stewart Avenue and Hammerschmidt Avenue.

of the said Village as it appears from the official records of said Village duly passed on March 7, 1996.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said Village of Lombard, DuPage County, Illinois this 7th day of March, 1996.

Lorraine G. Gerhardt
Lorraine G. Gerhardt
Village Clerk
Village of Lombard
DuPage County, Illinois

704422



ORDINANCE NO. _____

AN ORDINANCE VACATING A PORTION OF HAMMERSCHMIDT AVENUE NORTH OF ROOSEVELT ROAD AND A PORTION OF ANN STREET EAST OF HAMMERSCHMIDT AVENUE

(PC 06-14: 200, 222 & 230 E. Roosevelt Road; 273, 277 & 281 E. Ann Street; & 16 N. Hammerschmidt Avenue; National University of Health Sciences)

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

SECTION 1: It is hereby determined that the public interest will be served by vacating the Hammerschmidt Avenue and Ann Street rights-of-way as hereinafter described.

SECTION 2: The following described rights-of-way, as shown on the plat attached hereto as Exhibit "A" and designated "hereby vacated" be and the same hereby is vacated, subject to the condition listed in Section 3, below:

Beginning at the northeast corner of Lot 21, Block 10 in Lombard Park Terrace, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded September 30, 1925 as Document 195807; thence westerly along the south line of Ann Street, 270.50 feet; thence southwesterly along a curve to the left, having a radius of 25.0 feet, an arc length of 39.27 feet; thence south, along the east line of Hammerschmidt Avenue, 250.0 feet; thence southeasterly along a curve to the left, having a radius of 25.0 feet, an arc length of 39.27 feet to a point on the north line of Roosevelt Road per said Lombard Park Terrace; thence west along the north line of Roosevelt Road, 108.0 feet to the west line of Hammerschmidt Avenue as dedicated by H. T. Martin Subdivision recorded September 30, 1975 as Document R75-52725; thence north along the west line of Hammerschmidt Avenue 310.06 feet to the north line of Lot 2 in said H. T. Martin Subdivision; thence east, along the north line of said Lot 2 extended east, 17.0 feet; thence north along the west line of Hammerschmidt Avenue per said Lombard Park Terrace, 55.94 feet to the north line of Ann Street extended west; thence east along

said extended line and the north line of Ann Street, 361.50 feet to the east line of said Lot 21 in Block 10 extended north; thence south along said extended line, 66.0 feet to the point of beginning, in DuPage County, Illinois.

SECTION 3: The National University of Health Sciences shall construct a public sidewalk along the west side of Stewart Avenue between Central Avenue and the south side of the Ann Street right-of-way by the. Said sidewalk shall comply with the Subdivision and Development Ordinance (Title 15, Chapter 154 of the Village Code) and shall be constructed within one year after the approval of this Ordinance. The final location of the sidewalk shall be subject to the review and approval of the Director of Community Development and said sidewalk construction shall be in lieu of monetary compensation for the vacation of the rights-of-way, it being specifically found and determined by the Village that the cost of said sidewalk construction approximates the fair market value of the rights-of-way that are being vacated.

SECTION 4: The Department of Community Development is hereby directed to record a certified copy of this Ordinance, along with the original Plat of Vacation with the DuPage County Recorded of Deeds.

SECTION 5: That 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 _____, 2006.
First reading waived by action of the Board of Trustees this _____ day of _____, 2005.
Passed on second reading this _____ day of _____, 2006.

Ayes: _____
Nays: _____

Absent: _____

Approved this _____, day of _____, 2006.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

AN ORDINANCE VACATING A PORTION OF HAMMERSCHMIDT AVENUE NORTH OF ROOSEVELT ROAD AND A PORTION OF ANN STREET EAST OF HAMMERSCHMIDT AVENUE

(PC 06-14: 200, 222 & 230 E. Roosevelt Road; 273, 277 & 281 E. Ann Street; & 16 N. Hammerschmidt Avenue; National University of Health Sciences)

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

SECTION 1: It is hereby determined that the public interest will be served by vacating the Hammerschmidt Avenue and Ann Street rights-of-way as hereinafter described.

SECTION 2: The following described rights-of-way, as shown on the plat attached hereto as Exhibit "A" and designated "hereby vacated" be and the same hereby is vacated, subject to the condition listed in Section 3, below:

Beginning at the northeast corner of Lot 21, Block 10 in Lombard Park Terrace, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded September 30, 1925 as Document 195807; thence westerly along the south line of Ann Street, 270.50 feet; thence southwesterly along a curve to the left, having a radius of 25.0 feet, an arc length of 39.27 feet; thence south, along the east line of Hammerschmidt Avenue, 250.0 feet; thence southeasterly along a curve to the left, having a radius of 25.0 feet, an arc length of 39.27 feet to a point on the north line of Roosevelt Road per said Lombard Park Terrace; thence west along the north line of Roosevelt Road, 108.0 feet to the west line of Hammerschmidt Avenue as dedicated by H. T. Martin Subdivision recorded September 30, 1975 as Document R75-52725; thence north along the west line of Hammerschmidt Avenue 310.06 feet to the north line of Lot 2 in said H. T. Martin Subdivision; thence east, along the north line of said Lot 2 extended east, 17.0 feet; thence north along the west line of Hammerschmidt Avenue per said Lombard Park Terrace, 55.94 feet to the north line of Ann Street extended west; thence east along

said extended line and the north line of Ann Street, 361.50 feet to the east line of said Lot 21 in Block 10 extended north; thence south along said extended line, 66.0 feet to the point of beginning, in DuPage County, Illinois.

SECTION 3: The National University of Health Sciences shall construct a public sidewalk along the west side of Stewart Avenue between Central Avenue and the south side of the Ann Street right-of-way by the. Said sidewalk shall comply with the Subdivision and Development Ordinance (Title 15, Chapter 154 of the Village Code) and shall be constructed within one year after the approval of this Ordinance. The final location of the sidewalk shall be subject to the review and approval of the Director of Community Development and said sidewalk construction shall be in lieu of monetary compensation for the vacation of the rights-of-way, it being specifically found and determined by the Village that the cost of said sidewalk construction approximates the fair market value of the rights-of-way that are being vacated.

SECTION 4: The Department of Community Development is hereby directed to record a certified copy of this Ordinance, along with the original Plat of Vacation with the DuPage County Recorded of Deeds.

SECTION 5: That 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 _____, 2006.
First reading waived by action of the Board of Trustees this _____ day of _____, 2005.
Passed on second reading this _____ day of _____, 2006.

Ayes: _____
Nays: _____

Absent: _____

Approved this _____, day of _____, 2006.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk