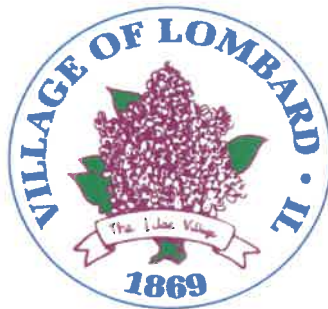


**ORDINANCE 8022
PAMPHLET**

PC 20-12: 600-690 E. BUTTERFIELD ROAD – HOFFMAN GROUP



PUBLISHED IN PAMPHLET FORM THIS 21ST OF JANUARY, 2022, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.

Elizabeth Brezinski

Elizabeth Brezinski
Village Clerk

ORDINANCE NO. 8022

**AN ORDINANCE REAPPROVING A PRELIMINARY PLAT OF
RESUBDIVISION ORIGINALLY APPROVED BY ORDINANCE 7907
FOR THE PROPERTY AT 600-690 E. BUTTERFIELD ROAD,
LOMBARD, ILLINOIS**

(PC 20-12: 600-690 E. Butterfield Road, Hoffmann Group)

WHEREAS, on January 21, 2021, the President and Board of Trustees of the Village of Lombard (the "Village Board") adopted Ordinance No. 7907, a true and accurate copy of which is attached hereto as **Exhibit A** and made a part hereof, which granted approval of preliminary plat of resubdivision which was a companion approval to approval of a planned development with companion conditional uses, variations and deviations, with respect to the real property commonly known as 600-690 E. Butterfield Road, Lombard, Illinois and legally described as follows:

PARCEL 1 IN NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT OF LOT 1 IN THE RESUBDIVISION OF NORTHERN BAPTIST THEOLOGICAL SEMINARY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID ASSESSMENT PLAT RECORDED AUGUST 28, 2007 AS DOCUMENT R2007-159301, IN DUPAGE COUNTY, ILLINOIS.

PIN: 06-29-200-056 (the "Subject Property"); and,

WHEREAS, pursuant to 65 ILCS 5/11-12-8, an application for final approval of a plat of subdivision shall be made not later than one year after preliminary approval has been granted, with said final plat being supported by such drawings, specifications and bond as may be necessary to demonstrate compliance with all requirements of State statute and as the Corporate Authorities may provide by Ordinance; and

WHEREAS, pursuant to Section 154.203(A)(4) of the Lombard Village Code (the Subdivision and Development Ordinance), otherwise known as Title 15, Chapter 154 of the Code of Lombard, Illinois, preliminary plat approval shall be null and void unless a final plat of subdivision is submitted within one year of the Board of Trustees approval of the preliminary plat; and,

WHEREAS, while the petitioner has acquired the Subject Property and is in the process of razing structures on the Subject Property in which the preliminary plat of resubdivision was approved, the Village has not received final engineering plans for the resubdivision, the requisite surety, nor the final plat of resubdivision in order for the Village to approve a final plat of resubdivision, and the developer requires additional time to make the necessary submissions for final plat of resubdivision approval due to unexpected delay in the closing, post-closing possession issues, negotiations pertaining to abutting property owners for ingress/egress parking and signage issues, supply chain and pandemic related issues, and project financing matters; and

WHEREAS, a request is being made by the developer of the Subject Property for the Village to reapprove the preliminary plat of resubdivision previously approved by Ordinance 7907, a true and accurate copy of which is attached hereto as **Exhibit B** and made a part hereof (the “Preliminary Plat”), as the Preliminary Plat continues to be, and has been at all relevant times, in compliance with the intent of the 2014 Comprehensive Plan of the Village of Lombard, as amended from time to time (the “Comprehensive Plan”), and all applicable Village policies and ordinances ; and

WHEREAS, the Village Board desire to readopt the findings and recommendations of the Lombard Plan Commission made in this matter, as originally adopted in Ordinance No. 7907, and reapprove the Preliminary Plat, such that the final plat of resubdivision shall be submitted within one year of the effective date of this Ordinance; and

WHEREAS, the Village Board has determined that it is in the best interests of the Village of Lombard to reapprove the Preliminary Plat;

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: The above “Whereas” clauses are incorporated into the body of this Ordinance by reference as if fully set forth herein.

SECTION 2: The Village Board finds that the Preliminary Plat continues to be, and has been at all relevant times, in compliance with the intent of the Comprehensive Plan, and all applicable Village policies and ordinances. Thus, the Village Board hereby readopts the findings and recommendations of the Lombard Plan Commission made in this matter as to approval of the Preliminary Plat, as originally adopted in Ordinance No. 7907, and reapproves the Preliminary Plat, as set forth in Exhibit B, such that the final plat of resubdivision shall be submitted within one year of the effective date of this Ordinance; and

SECTION 3: Ordinance No. 7907 shall remain in full force and effect, except that the date for submission of the final plat of resubdivision shall be made one year from the effective date of this Ordinance.

SECTION 4: That this Ordinance is limited and restricted to the Subject Property.

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

Ordinance No. 8022

Re: PC 20-12 – Readopting a Preliminary Plat of Resubdivision - Hoffmann

Page 3

Passed on first reading this _____ day of _____, 2022.

First reading waived by action of the Board of Trustees this 20th day of January, 2022.

Passed on second reading this 20th day of January, 2022, pursuant to a roll call vote as follows:

Ayes: Trustee LaVaque, Puccio, Dudek, Honig, Militello and Bachner

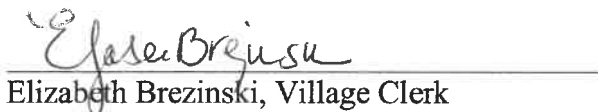
Nays: None

Absent: None

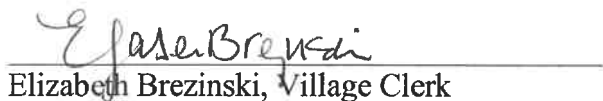
Approved by me this 20th of January, 2022.


Keith Giagnorio, Village President

ATTEST:


Elizabeth Brezinski, Village Clerk

Published in pamphlet form this 21st day of January, 2022.


Elizabeth Brezinski, Village Clerk

Ordinance No. 8022

Re: PC 20-12 – Readopting a Preliminary Plat of Resubdivision - Hoffmann

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EXHIBIT A

ORDINANCE 7907

**AN ORDINANCE APPROVING A PRELIMINARY PLAT OF RESUBDIVISION FOR
THE PROPERTY AT 600-690 E. BUTTERFIELD ROAD**

(ATTACHED)

ORDINANCE 7907

PAMPHLET

**PC 20-12: 600-690 E. BUTTERFIELD ROAD, HOFFMANN GROUP
AN ORDINANCE APPROVING A PRELIMINARY PLAT OF RESUBDIVISION
FOR THE PROPERTY AT 600-690 E. BUTTERFIELD ROAD,
LOMBARD, ILLINOIS**



**PUBLISHED IN PAMPHLET FORM THIS 22ND DAY OF JANUARY 2021, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**

Sharon Kuderna

**Sharon Kuderna
Village Clerk**

ORDINANCE NO. 7907

AN ORDINANCE APPROVING A PRELIMINARY PLAT OF RESUBDIVISION FOR THE PROPERTY AT 600-690 E. BUTTERFIELD ROAD, LOMBARD, ILLINOIS

(PC 20-12: 600-690 E. Butterfield Road, Hoffmann Group)

(See also Ordinance No.(s) 7903, 7904, 7905, 7906, 7908, 7909, 7910, 7911, 7912)

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

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on October 19 and November 2, 2020 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 Preliminary Plat of Resubdivision.

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

SECTION 1: That the Plan Commission has made its report of findings and recommendations, and such are adopted by reference as findings of this Board of Trustees as fully as if completely set forth at length herein. All exhibits submitted at the aforesaid public hearing are also incorporated herein by reference.

SECTION 2: The Preliminary Plat of Subdivision, attached hereto as Exhibit A, is approved with the following zoning relief

1. Chapter 154 of the Village Code of Ordinances (i.e., the Lombard Subdivision and Development Ordinance):

- a. A variance pursuant to Section 154.506(D) for lots without public street frontage for lots 2 through 7;
- b. A variance pursuant to Section 154.506(F) and (G) to allow for alternate lot designs that are not radial in nature;
- c. Grant a variance to pursuant Section 155.415(E) for minimum lot width of less than 100 feet in width to provide for a private street; and
- d. For purposes of the planned development, zoning setbacks and signage regulations, establish the yards abutting the private roadway designated on the subdivision plat as Lot 6 as the requisite front yard.

SECTION 3: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Ordinance No. 7907

Re: PC 20-12 (600-690 E. Butterfield Road)

Page 2

Passed on first reading this 7th day of January, 2021.

First reading waived by action of the Board of Trustees this ____ day of _____, 2021.

Passed on second reading this 21st day of January, 2021, pursuant to a roll call vote as follows:

Ayes: Trustee Whittington, Puccio, Foltyniewicz, Honig, Militello and Ware

Nays: None

Absent: None

Approved by me this 21st day of January, 2021.



Keith T. Giagnorio, Village President

ATTEST:



Sharon Kuderna, Village Clerk

Published by me in pamphlet form this 22nd day of January, 2021.



Sharon Kuderna, Village Clerk

Ordinance No. 7907
Re: PC 20-12 (600-690 E. Butterfield Road)
Page 3

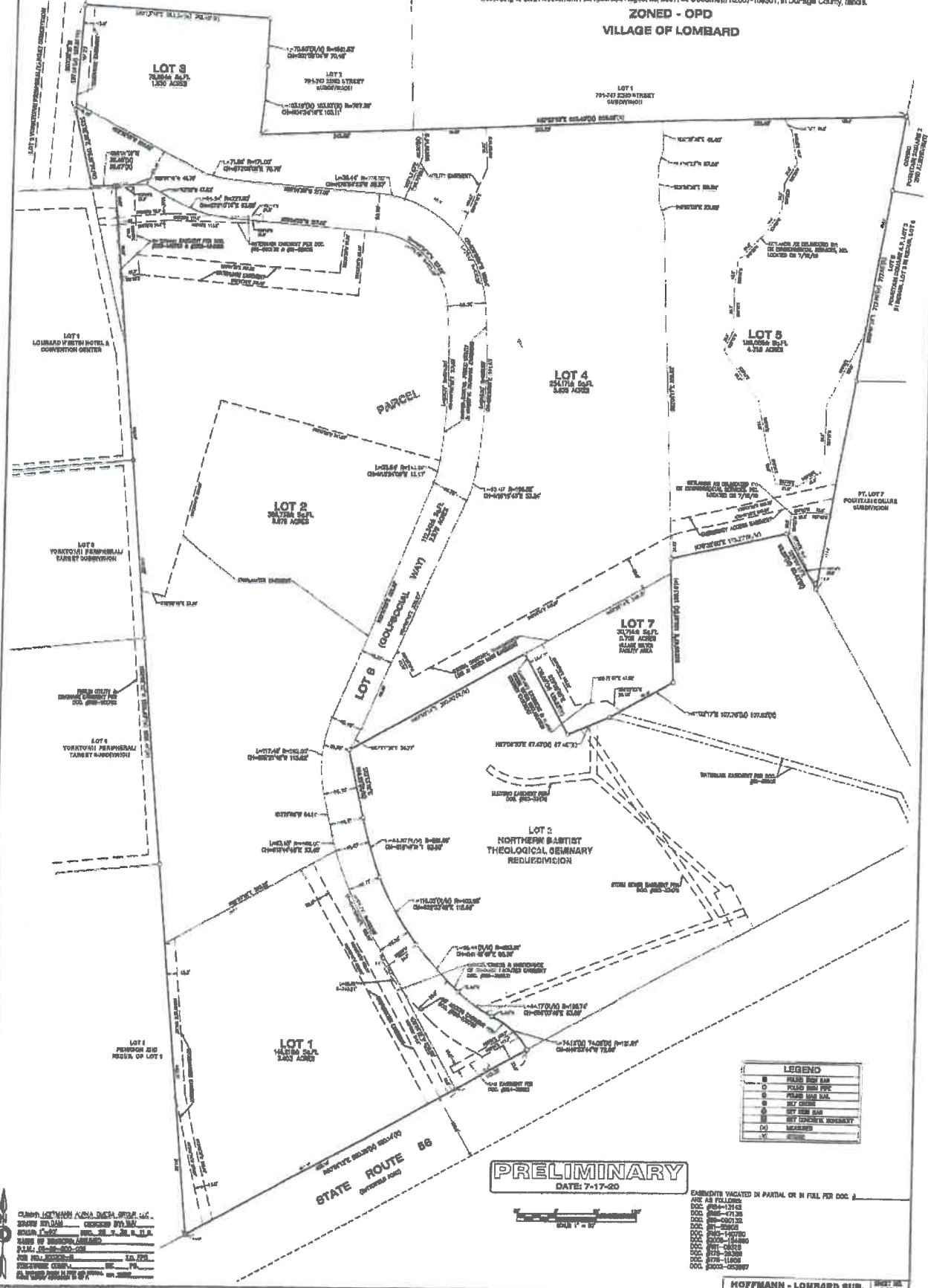
EXHIBIT A



PRELIMINARY PLAT OF SUBDIVISION HOFFMANN - LOMBARD SUBDIVISION

A Resubdivision of Parcel 1 in Northern Baptist Theological Seminary Assessment Plat of Lot 1 in the Resubdivision of Northern Baptist Theological Seminary Subdivision, being a Subdivision of part of the Northeast Quarter of Section 29, Township 39 North, Range 11 East of the Third Principal Meridian, according to said Assessment Plat recorded August 28, 2007, as Document R2007-168901, in DuPage County, Illinois.

ZONED - OPD
VILLAGE OF LOMBARD



LEGEND	
(Symbol)	PAVED SIDE WALK
(Symbol)	PAVED SIDE DRIVE
(Symbol)	PAVED SIDE DRIVE
(Symbol)	PAVED SIDE DRIVE
(Symbol)	PAVED SIDE DRIVE
(Symbol)	PAVED SIDE DRIVE
(Symbol)	PAVED SIDE DRIVE
(Symbol)	PAVED SIDE DRIVE
(Symbol)	PAVED SIDE DRIVE
(Symbol)	PAVED SIDE DRIVE

PRELIMINARY
DATE: 7-17-20



EXEMPTIONS VACATED IN PARTIAL OR IN FULL PER DOC. #
 ARE AS FOLLOWS:
 DOC. #88-12143
 DOC. #88-17135
 DOC. #88-02132
 DOC. #88-02133
 DOC. #88-14878
 DOC. #88-14879
 DOC. #88-14880
 DOC. #88-14881
 DOC. #88-14882
 DOC. #88-14883
 DOC. #88-14884
 DOC. #88-14885
 DOC. #88-14886

CLARK LOMBARD ACQUISITION, LLC
 3000 N. LAUREL AVE., SUITE 100
 CHICAGO, ILL. 60641
 312.461.1000
 312.461.1001
 312.461.1002
 312.461.1003
 312.461.1004
 312.461.1005
 312.461.1006
 312.461.1007
 312.461.1008
 312.461.1009
 312.461.1010

Ordinance No. 8022

Re: PC 20-12 – Readopting a Preliminary Plat of Resubdivision - Hoffmann

Page 5

EXHIBIT B

**PRELIMINARY PLAT OF RESUBDIVISION
HOFFMANN-LOMBARD SUBDIVISION**

(ATTACHED)

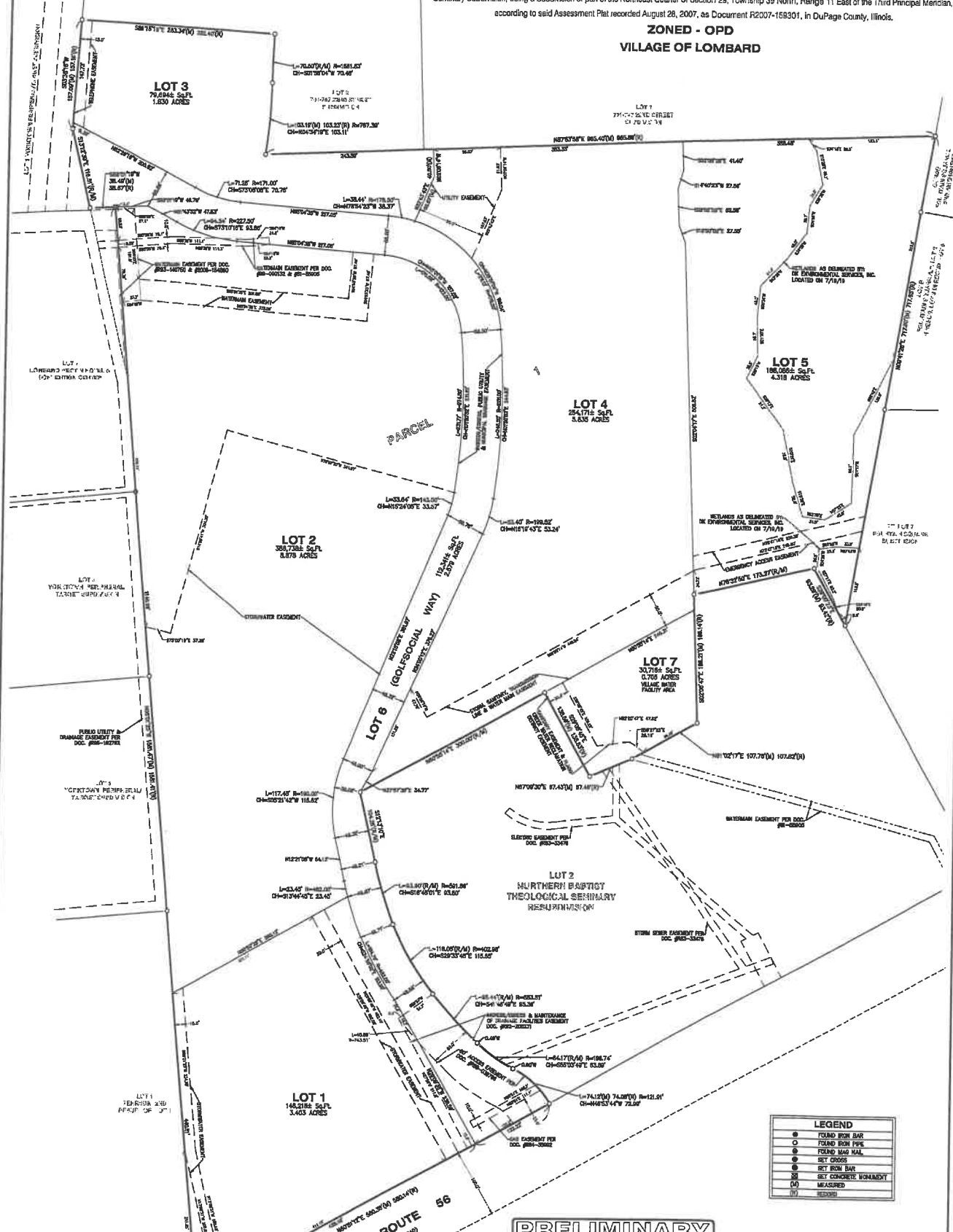


**Vanderstappen
Land Surveying, Inc.**
1175 N. Michigan St.
Chicago, Illinois 60642
Tel: 312-375-1100 Fax: 312-375-6214
Always Double-Check Your Property Data!

PRELIMINARY PLAT OF SUBDIVISION HOFFMANN - LOMBARD SUBDIVISION

A Resubdivision of Parcel 1 in Northern Baptist Theological Seminary Assessment Plat of Lot 1 in the Resubdivision of Northern Baptist Theological Seminary Subdivision, being a Subdivision of part of the Northeast Quarter of Section 29, Township 39 North, Range 11 East of the Third Principal Meridian, according to said Assessment Plat recorded August 28, 2007, as Document R2007-159301, in DuPage County, Illinois.

**ZONED - OPD
VILLAGE OF LOMBARD**



LEGEND	
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊙	FOUND IRON NAIL
⊕	SET CROSS
⊗	SET IRON BAR
⊠	SET CONCRETE BENCHMARK
⊚	MEASURED
(M)	RECORDED

PRELIMINARY
DATE: 7-17-20



- EASEMENTS VACATED IN PARTIAL OR IN FULL PER DOC. #
- ARE AS FOLLOWS:
 - DOC. #854-13143
 - DOC. #855-47136
 - DOC. #860-060135
 - DOC. #861-50005
 - DOC. #863-140780
 - DOC. #863-154880
 - DOC. #831-06373
 - DOC. #875-06388
 - DOC. #876-11905
 - DOC. #8002-053687

CLIENT: HOFFMANN ALPHA OMEGA GROUP LLC
 DRAWN BY: JAM
 CHECKED BY: WJW
 SCALE: 1"=20'
 BASIS OF MEASUREMENT ASSUMED:
 P.L.S. OR 20-200-050
 JOB NO.: 200300-11
 DATE: 7-17-20
 ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 FROM SURVEY CONDUCTED TO 8/17/20



PRELIMINARY PLAT OF SUBDIVISION HOFFMANN - LOMBARD SUBDIVISION

A Resubdivision of Parcel 1 in Northern Baptist Theological Seminary Assessment Plat of Lot 1 in the Resubdivision of Northern Baptist Theological Seminary Subdivision, being a Subdivision of part of the Northeast Quarter of Section 29, Township 39 North, Range 11 East of the Third Principal Meridian, according to said Assessment Plat recorded August 28, 2007, as Document R2007-159301, in DuPage County, Illinois.

ZONED - OPD VILLAGE OF LOMBARD

CORPORATE OWNERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) S.S.
This is to certify that _____ is the owner of the land described on the plat hereon drawn and shown hereon as subdivided; that they have caused said land to be surveyed, subdivided, staked and plotted as shown hereon, for the purpose of having this plat recorded pending by law.
To the best of our knowledge we have determined the actual details in which each of lots lie:
COLLEGE OF DUPAGE #602
GRADE SCHOOL DIST. #45
HIGH SCHOOL DIST. #99
In witness where we have hereunder set my our hands of
Said (s) this _____ day of _____ A.D., 20____

Secretary

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) S.S.
I, _____ a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____ personally known to me to be the _____ of said corporation, and personally known to me to be the same person whose name are subscribed to the foregoing instrument appeared before me this day in person and severally acknowledged that as such _____ and _____ signed and delivered the said instrument as _____ of said corporation, and caused the Corporate Seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation as their own free and voluntary act, and in the free exercise of their own free will and volition, for use and purposes therein set forth, under my hand and Notarial Seal
this _____ day of _____ A.D., 20____
Notary Public My Commission Expires _____

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.
The undersigned mortgagee hereby releases the land described and shown on this plat of location for thoroughfares, streets, alleys, easements and municipal and public services, and in addition thereto, such other lands that may be specifically shown on the face of said plat as having been dedicated to the City of Lombard, or to the public, from any and all mortgages and encumbrances of record in which the undersigned has any interest.
Dated this _____ day of _____ 20____
Mortgagee _____
By: _____ Title _____
Attest: _____

VILLAGE BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.
This is to certify that the Village Board of Trustees of the Village of Lombard, Illinois, has reviewed and approved this Plat. Dated
this _____ day of _____ A.D., 20____
Village Mayor _____
Village Clerk _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.
I, _____ County Clerk of DuPage County, Illinois, do hereby certify that there are no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against any of the land included in the described property. I further certify that I have received all statutory fees in connection with this plat.
Dated this _____ day of _____ 20____
DuPage County Clerk _____

STORMWATER DIVISION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.
I, _____ Professional Engineer of the State of Illinois, do hereby certify that to the best of our knowledge and belief that the STORMWATER MANAGEMENT & DETENTION of surface waters will not be changed by the construction of this subdivision of any part thereof, or, if such change occur, adequate provisions have been made for the collection and diversion of such surface waters into public sewers or drains which the subdivisor has a right to use, and that such surface waters will not be deposited on adjoining land owners in such concentration as may cause damage to the adjoining property because of the construction of this subdivision.
Owner (s) _____
Registered Professional Engineer of Illinois _____

TAX DISTRICTS:

- COLLEGE OF DUPAGE #602
- COUNTY OF DUPAGE
- GRADE SCHOOL DIST. #45
- HIGH SCHOOL DIST. #99
- DUPAGE WATER COMMISSION
- DUPAGE AIRPORT AUTHORITY
- HELEN W. PLUM MEMORIAL LIBRARY
- YORK CENTER PARK DISTRICT
- FLAGG CREEK SANITARY DISTRICT

COUNTY DEVELOPMENT & ENVIRONMENTAL CONCERNS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.
This is to certify that the County Development & Environmental Concerns Department, DuPage County, Illinois, has reviewed and approved this Plat. Dated this _____ day of _____ 20____ A.D.
County Development & Environmental Concerns Chairperson _____

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.
I certify that the irrevocable letter of credit or other approved instrument of surety for completion of this subdivision's public improvements has been deposited with my office on this _____ day of _____ A.D., 20____
Village Clerk _____

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.
I, _____ Village Treasurer for the Village of Lombard, Illinois, do hereby certify that there are no delinquent or unpaid current or delinquent special assessments or any other delinquent assessments that have not been apportioned against the tract included in the plat.
Dated this _____ day of _____ 20____ A.D.
Village Treasurer _____

COUNTY PLAT OFFICER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.
My signature, as County Plat Officer for the County of DuPage, indicates that, to the best of my knowledge, that this plat meets all requirements of the ordinances of the County of DuPage.
Approved this _____ day of _____ A.D., 20____
County Plat Officer _____

HIGHWAY COMMISSIONER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.
My signature, as Highway Commissioner & Superintendent of Highways for the County of DuPage, indicates that, to the best of my knowledge, that this plat meets all requirements of the ordinances of the County.
Approved this _____ day of _____ A.D., 20____
Highway Commissioner _____
Superintendent of Highways _____

PUBLIC UTILITY EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to:
COMMONWEALTH Edison COMPANY,
AMERICAN ILLINOIS AND ILLINOIS Bell TELEPHONE COMPANY,
APPLICABLE CABLE TELEVISION COMPANY,
VILLAGE OF LINDBERGH, GRANTEEES
their respective business, accessories, and poles, jointly and severally to construct, operate, repair, maintain, modify, reconstruct, replace, equipment, relocate and remove, from time to time, lines, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets, storm sewer, sanitary sewer, watermain or other facilities used in connection with overhead and underground transmission and distribution of electricity, storm sewer, sanitary sewer, watermain, communication, gas and electric lines, over, under, across, along and upon the surface of the property shown within the described or defined lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on this plat as "Common area or cross", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or cross to serve improvements thereon, or an easement, lot, and common area or cross, the right to install, trim or remove lines, beams, rods and supports and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein granted, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over "Easement" facilities or to upon or over the property within the described or defined lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.
The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2, as amended from time to time.
The term "Common area or cross" is defined as a lot, parcel or area of real property the beneficial use and enjoyment of which is reserved in whole or in an apportionment to the separately owned lots, parcels or areas within the planned development, over though such be otherwise designated on the plat by terms such as "utility", "common elements", "open space", "open area", "common ground", "parking", and "common area". The term "Common area or cross" and "Common Elements" include real property appurtenant with interior driveways and walkways, but exclude real property physically occupied by a building, Service Business District or structures such as a pool, retention pond, or mechanical equipment.
Relocation of facilities will be done by Grantee at cost of Grantor/Lot Owner, upon written request.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF MADISON) S.S.
This is to certify that I, William J. Vanderstappen of VANDERSTAPPEN LAND SURVEYING, INC. have surveyed and reestablished the property as described and shown by the proposed plat, which is a correct representation of said survey and subdivision. All distances are shown in feet on decimals thereof. Dimensions shown along curves are arc distances unless otherwise stated.
LEGAL DESCRIPTION:
A Resubdivision of Parcel 1 in Northern Baptist Theological Seminary Assessment Plat of Lot 1 in the Resubdivision of Northern Baptist Theological Seminary Subdivision, being a Subdivision of part of the Northeast Quarter of Section 29, Township 39 North, Range 11 East of the Third Principal Meridian, according to said Assessment Plat recorded August 28, 2007, as Document R2007-159301, in DuPage County, Illinois.
I further certify that all lot corners and point of changes in alignment as shown have been found or will be placed as required by the Plat Act (Missile Revised Statutes 2006, 765 ILCS 205/1).
I further certify that the above described property is located in Zone "C" - cross determined to be outside the 0.25 annual chance floodplain, also lies within Zone "AE" cross with a base flood elevation determined, also lies within Zone "7a-30-year" area of 0.25 annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot; or with drainage cross less than 1 square mile; and areas protected by levees from 1% annual chance flood based on Flood Insurance Rate Maps, Flood No.'s 17043C00157A, 17043C00158A, 17043C00176A & 17043C00178A as dated August 1, 2010 and that this Plat of Subdivision lies within the municipality of the Village of Lombard, Illinois.
I do grant permission to _____ to record this plat and provide the surveyor a record copy of the same.
Dated at Woodstock, _____

PRELIMINARY
William J. Vanderstappen, No. 035-002709 DATE: 7-17-20
VANDERSTAPPEN LAND SURVEYING, INC.
Design Firm No. 194-02792

RECORDERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.
This instrument filed for record in the Recorder's Office of DuPage County, Illinois, on this _____ day of _____ 20____ A.D., at _____ o'clock _____ M. and recorded on _____ Document Number _____
DuPage County Recorder _____

ILLINOIS DEPARTMENT OF TRANSPORTATION
This plat has been approved by the Illinois Department of Transportation with respect to roadway crossing pursuant to Paragraph 2 of "An Act to revise the law in relation to plats," as amended. A plan that meets the requirements contained in the Department's "Policy on Permits for Access Driveways to State Highways" will be required by the Department.
Anthony A. Quigley, P.E.
Region One Engineer

COVENANTS, CONDITIONS AND RESTRICTIONS

Covenants and Restrictions covering this Plat of Subdivision have been recorded as Document No. _____

STORMWATER MANAGEMENT AND DETENTION EASEMENT

A Stormwater Management Easement is hereby reserved for and granted to the Village of Lindbergh, Illinois with the area designated on the plat as "Stormwater Management Easement Hereby Granted" for the collection, conveyance, approved and engineering improvements plans. Easement of any kind including prohibited unless the Village engineer has determined said easement is necessary for the proper function of said facilities. The village shall have the right to enter with personnel and equipment upon said easement at any time for the purpose of access to and inspection of the stormwater facilities located within said easement. If the owner fails to maintain said facilities and, after receipt of a reasonable period of time, the village may make the required repairs and reimbursement from the owner for the costs incurred by the village to make the repair and/or fix a lien on the property.

FLAGG CREEK WATER RECLAMATION DISTRICT EASEMENT

There will be vehicular access to the Easement area et of times.

THIS PLAT HAS BEEN RECORDED BY:

Name: _____
Address: _____
City, State: _____

REVISIONS			
NO.	DATE	DESCRIPTION	BY

HOFFMANN - LOMBARD SUB. SHEET NO. 2 OF 2

CLIENT: HOFFMANN ALPHA OMEGA GROUP LLC
PREPARED BY: HOFFMANN ALPHA OMEGA DEVELOPMENT GROUP, LLC
DATE: 08-28-11
JOB NO.: 201000-3
PREPARED FOR: HOFFMANN ALPHA OMEGA DEVELOPMENT GROUP, LLC
DATE: 08-28-11
JOB NO.: 201000-3
DATE: 08-28-11