

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: September 27, 2004 (B of T) Date: October 7, 2004

TITLE: 645 W. North Avenue (Heron Point)

SUBMITTED BY: Department of Community Development *OCeH*

BACKGROUND/POLICY IMPLICATIONS:

Please find attached staff's recommendation relative to approving a Plat of Easement granting the Village of Lombard an easement over a relocated hydrant (DISTRICT #1)

Please place this item on the October 7, 2004 Board of Trustees agenda.

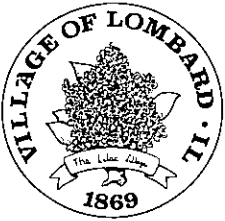
Staff recommends approval of this request.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X \_\_\_\_\_ Date \_\_\_\_\_  
Finance Director X \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager X *William T. Lichter* \_\_\_\_\_ Date *9/28/04*

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:** Matthew Fisette, Civil Engineer I *MSF*

**DATE:** September 15, 2004

**SUBJECT:** **A MOTION APPROVING A PLAT OF EASEMENT – SAMVEST OF LOMBARD LLC, HERON POINT-FAIRFIELD INN, (WATERMAIN)**

As part of the pool addition for the hotel, a fire hydrants had to be relocated. The Village of Lombard had previously accepted this hydrant and watermain as part of the original development. The owner of the property is granting the Village of Lombard an easement over the relocated hydrant so that we may maintain it. The Plat of Easement identifies the location of the easement being granted and includes language for the use of the easement. Currently all other parties involved in granting the easement have signed the Plat of Easement. Once signed by the President and Clerk the plat will be recorded at the county.

Please present this motion to the Board of Trustees for their approval at their meeting on October 7, 2004. Should you have any questions, please contact me at extension 3598.

MJF

H:\CDEVAPPS\WORDUSER\pes\mattjim\HeronPointHydrantEasement1.doc

This Instrument Prepared by:  
**W-T Land Surveying, Inc.**  
39 East Scully Drive  
Schaumburg, Illinois 60193

And Mail to After Recording  
**Village of Lombard**  
255 E. Wilson Ave.  
Lombard, IL 60148-3969

**GRANT OF EASEMENT**

This Grant of Easement is made and entered into this 26<sup>th</sup> day of August, 2004 by and between Samvest of Lombard LLC, an Illinois corporation (hereinafter referred to as "Grantor") and the VILLAGE OF LOMBARD, an Illinois municipal corporation (hereinafter referred to as the "Village").

WITNESSETH

For and in consideration of Ten Dollars (\$10.00) in hand paid, the mutual undertakings as contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. The Grantor as the owner of the property legally described herein does hereby grant to the Village, a permanent and exclusive easement to install, construct, operate, use, maintain, service, upgrade, repair or replace a sanitary sewer line and appurtenances relating thereto in the property hereinafter referred to as the "Easement Premises" and legally described as follows and depicted on the attached exhibit:

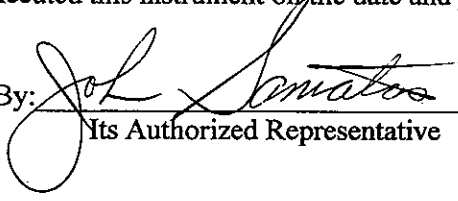
THAT PART OF LOT 1 IN HERON POINT PLAT OF RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 1999 AS DOCUMENT R1999-265298, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 87

DEGREES 26 MINUTES 52 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1 ALSO BEING THE SOUTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 64 (NORTH AVENUE), 121.55 FEET; THENCE SOUTH 56 DEGREES 57 MINUTES 06 SECONDS WEST, 79.56 FEET; THENCE SOUTH 25 DEGREES 14 MINUTES 49 SECONDS WEST, 33.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 25 DEGREES 14 MINUTES 49 SECONDS WEST, 10.00 FEET; THENCE NORTH 64 DEGREES 45 MINUTES 11 SECONDS WEST, 15.00 FEET; THENCE NORTH 25 DEGREES 14 MINUTES 49 SECONDS EAST, 10.00 FEET; THENCE SOUTH 64 DEGREES 45 MINUTES 11 SECONDS EAST, 15.00 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 005-01-202-019

2. That Grantor shall no construct any buildings, structures or other physical improvements on the Easement Premises nor undertake any other activities which unreasonably interfere with the Easement Premises and the Village's intended use thereof.
3. That this agreement shall be binding on the parties hereto and their respective successors and assigns and shall run with the land.

In Witness Whereof, the Grantor has executed this instrument on the date and year first written above.

By:   
Its Authorized Representative

Attest: 

Title: OFFICER

Accepted by the Village of Lombard, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

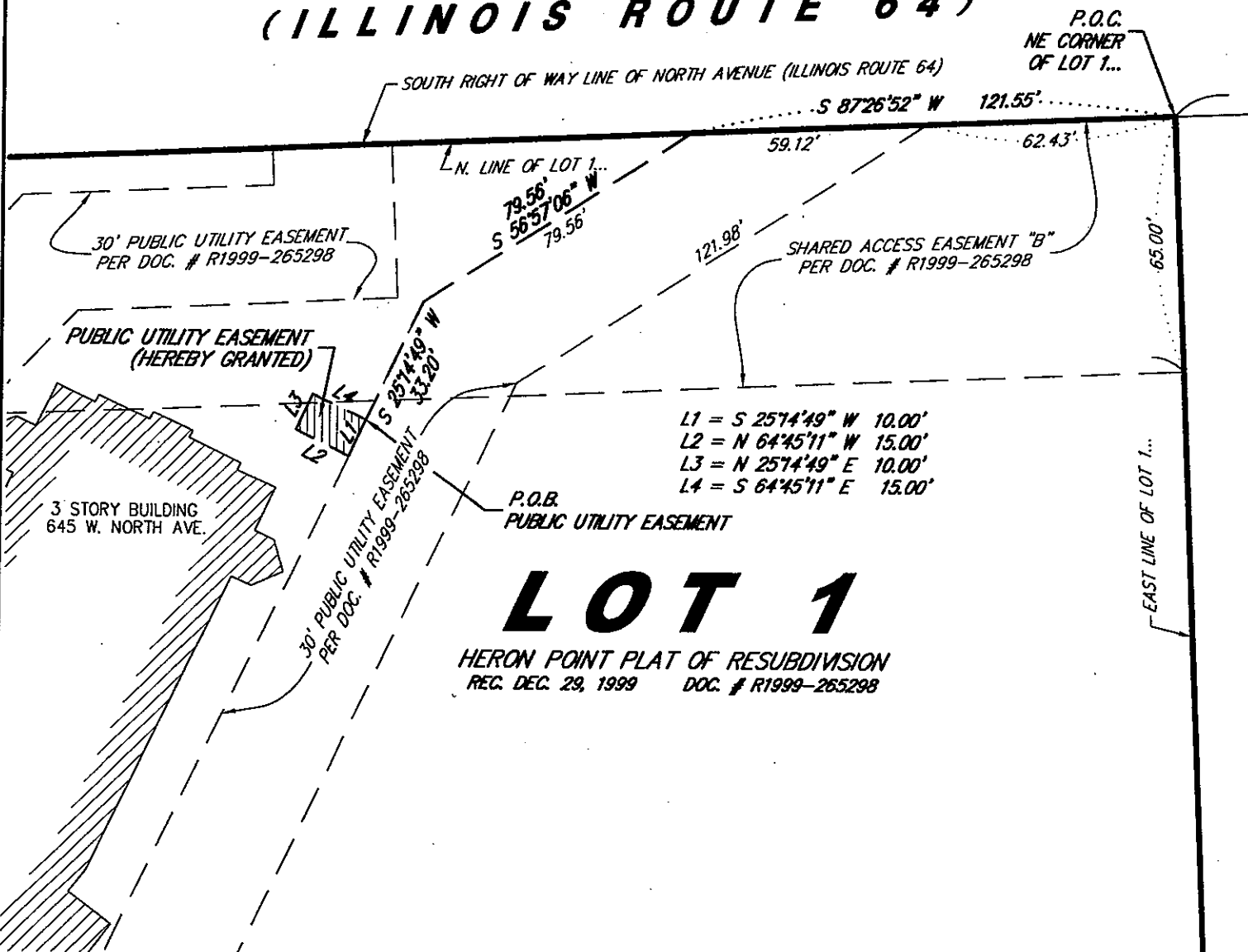
Village of Lombard, an Illinois municipal corporation

By: \_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Clerk

# E X H I B I T

## NORTH AVENUE (ILLINOIS ROUTE 64)



- L1 = S 25°4'49" W 10.00'
- L2 = N 64°45'11" W 15.00'
- L3 = N 25°4'49" E 10.00'
- L4 = S 64°45'11" E 15.00'



SCALE = 1" = 40'

PERMANENT INDEX NUMBER: 05-01-202-019

DATE: 7/24/04	DRAWN: MWO
SCALE: 1"=40'	CHECK: FIN
JOB: S00223	SHEET: REVISION
DF: ONE SHEETS	S-1

E X H I B I T

HERON POINTE  
645 W. NORTH AVENUE  
LOMBARD, ILLINOIS



**W-T LAND SURVEYING, INC.**  
LAND AND CONSTRUCTION SURVEYORS  
39 EAST SCULLY DRIVE  
SCHAMBURG, ILLINOIS 60193  
ph. (847)895-3640  
fax. (847)895-1854

Date: 7/27/04

Parcel No. 05-01-202-018

Permit No. 03-522

VILLAGE OF LOMBARD

CERTIFICATE OF OCCUPANCY

CONDITIONAL

EXPIRES: 8/20/04

We hereby certify that Samvest of Lombard LLC, actual property owner or its managing agent for the premises commonly known as 645 W North Ave - Pool, has complied with all requirements of the Building, Health, and Zoning laws and ordinances set forth in Ordinance 3274 and Ordinance 2561 and all its amendments thereto and that said building and use is hereby qualified for occupancy by the general public, the named property tenant/owner, for usage as a Swimming Pool building under Zoning Classification OPD subject to the following:

Plat of easement must be given to the Village of Lombard PES Department by August 20, 2004.

It is required by ordinance that an application for water service and garbage collection be made at the time of occupancy and zoning.

Nichelle Kusikowski  
Planning Services Division

Olivia Nlezyak  
Bureau of Fire Prevention

Danyel Blanton  
Private Engineering Services Division

Olivia Nlezyak (Seal)  
Bureau of Inspectional Services