




MEMORANDUM

TO: Scott R. Niehaus, Village Manager

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

MEETING DATE: January 20, 2022

SUBJECT: **PC 20-12: Reapproving a Preliminary Plat of Resubdivision Originally Approved by Ordinance 7907 for the Property at 600-690 E. Butterfield Road**

The Board of Trustees adopted Ordinance 7907 (PC 20-12) on January 21, 2021, which granted approval of Preliminary Plat of Resubdivision for the property at 600-690 E. Butterfield Road (formerly known as the Northern Theological Seminary property and now known as the Hoffmann 600 Lombard LLC (Golf Social) project).

Pursuant to 65 ILCS 5/11-12-8, an application for final plat approval shall be made not later than one year after preliminary approval has been granted, with the final plat being supported by drawings, specifications and bond as may be necessary. Additionally, Section 154.203(A)(4) of the Lombard Village Code (the Subdivision and Development Ordinance), states that 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.

Staff received the attached correspondence from the property owner seeking the Village's consideration of an action to address the pending expiration of the preliminary plat approval. Their request enumerates the mitigating issues and challenges pertaining to property closing, negotiations with abutting properties, project financing completion and pandemic related matters. Staff notes that the owner did close on the property and the former Seminary campus buildings have been razed.

In discussions with Village Counsel, if warranted, a prudent course to address the timing issue would be to readopt the preliminary plat, which would functionally reset the statutory time approval for the property and plat. A draft Ordinance has been prepared for Village Board consideration and approval. A copy of Ordinance 7907 is attached by reference within the draft Ordinance.

ACTION REQUESTED

Staff recommends that the Village Board approve an Ordinance readopting the preliminary plat of resubdivision. Staff and the petitioner are requesting a waiver of first reading of the Ordinance.

HOFFMANN 600 LOMBARD LLC

2330 N. Hammond Road, Suite G
Schaumburg, IL 60173

William J. Heniff, AICP
Director of Community Development
Village of Lombard ("Village")
255 E. Wilson Ave.
Lombard, IL 60148

January 10, 2022

RE: Hoffmann – Lombard Subdivision/ Property at 27 +/- Acres at 600-690 E. Butterfield Road,
Lombard, Illinois

Dear Mr. Heniff:

First, thank you for the Village's continued assistance as to our company's development of the above-referenced property.

As we've recently communicated with one another, we respectfully request and are in need of either an extension (of the early 2021 Village approvals) or a refreshed approval of the final plat of subdivision for such property together with any other Village approvals which are related. Our company's own circumstances in terms of its continued objectives and intent to develop this subject property, as planned, have not changed, however we have been subjected to several factors contributing to a delay of the process.

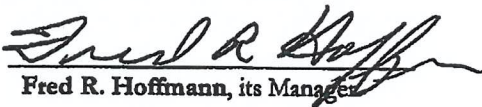
Our company has experienced a combination of factors and circumstances which have resulted in delay of final engineering for the subdivision/site improvements, as well as project financing (including provision for the required letter of credit security required to have the final plat executed and then recorded). Such factors and circumstances include unanticipated delays or obstacles as to: (i) completion of closing upon the property acquisition (closed in late April, 2021); (ii) post-closing vacation of possession issues, as to certain portions of the property, by the prior owner or its own vendors; (iii) additional necessary post-closing environment testing (interiors of buildings) and then related modest mitigation measures undertaken and completed based upon such findings; (iv) completion of negotiations and executed documentation as to certain REA(s) with neighbors for ingress/egress, reciprocal parking and signage matters; (v) general supply chain and labor/ materials shortages matters which also have been impactful; (vi) other general process-wide delays and/or slower progress due to the ongoing COVID pandemic; and (vii) some other changes made, as a matter of best business judgment and planning, as to the source(s) of funding and project financing and equity participant plans.

We presume this letter sufficiently sets forth our company's request and we will appreciate the Village facilitating the extension or other relief we request and need. If the Village has any questions or needs anything else from us to process this request, please let us know. Thank you.

Very truly yours,

HOFFMANN 600 LOMBARD LLC,
an Illinois limited liability company

By:


Fred R. Hoffmann, its Manager

ORDINANCE NO. _____

**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,

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

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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

Ordinance No. _____

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

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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.

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

First reading waived by action of the Board of Trustees this ____ day of _____, 2022.

Passed on second reading this ____ day of _____, 2022, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this ____ day of _____, 2022.

Keith Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

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

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Published in pamphlet form this _____ day of _____, 2022.

Elizabeth Brezinski, Village Clerk

Ordinance No. _____

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)
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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

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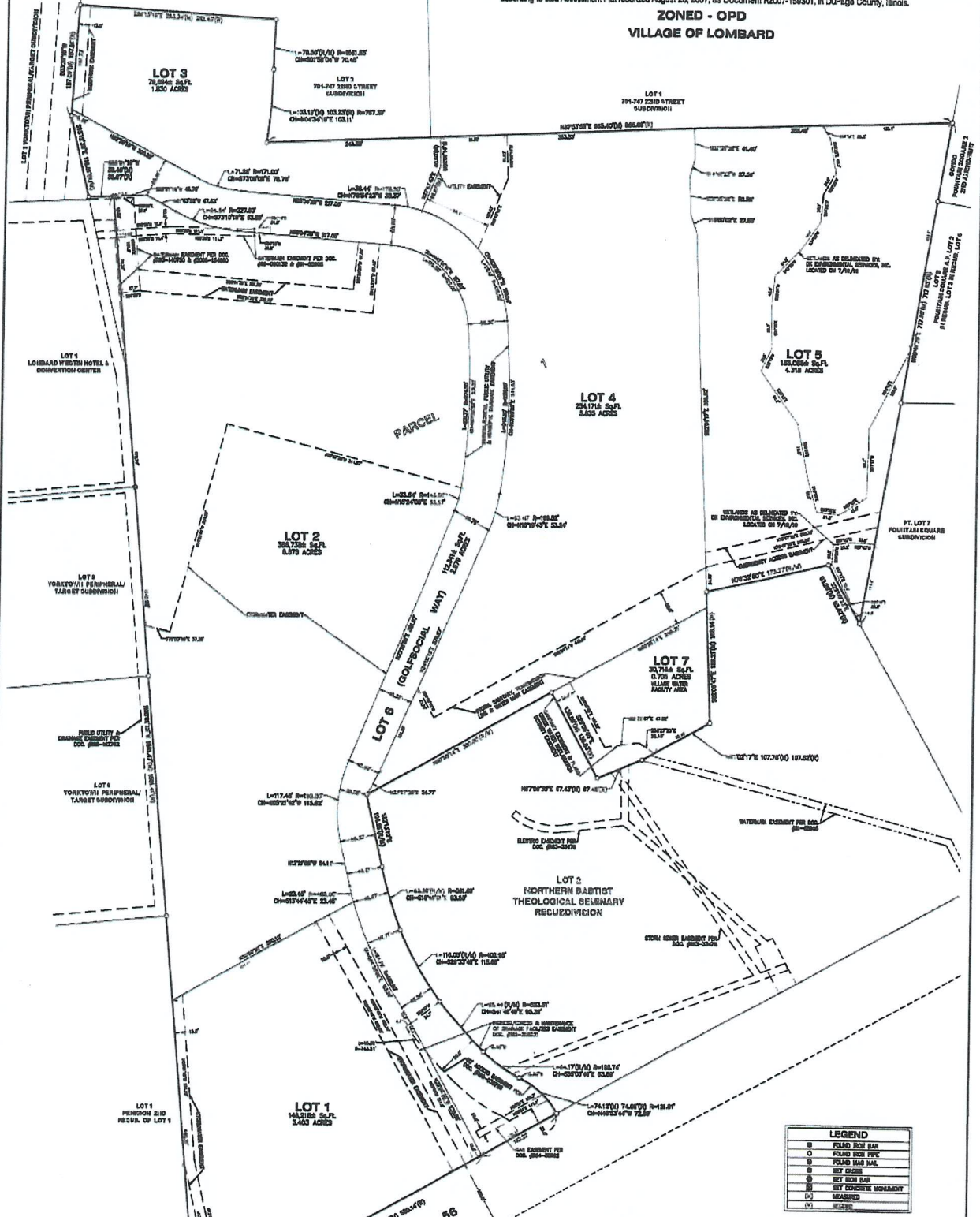
EXHIBIT A

Vanderstappen
Land Surveying, Inc.
1100 S. W. 10th St.
Fort Lauderdale, FL 33304
Phone: (954) 571-1111
Fax: (954) 571-1112

PRELIMINARY PLAT OF SUBDIVISION HOFFMANN - LOMBARD SUBDIVISION

A Re-subdivision of Parcel 11 in Northern Baptist Theological Seminary Assessment Plat of Lot 1 in the Re-subdivision 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 R2007-156801, in DuPage County, Illinois.

**ZONED - OPD
VILLAGE OF LOMBARD**



LEGEND

S	ROUND IRON BAR
O	ROUND IRON PIPE
□	ROUND IRON NAIL
⊙	SET CROSS
⊗	SET IRON BAR
⊕	SET CONCRETE MONUMENT
(M)	MEASURED
VT	VIOLATION

PRELIMINARY
DATE: 7-17-20



EASEMENTS VACATED IN PARTIAL OR IN FULL PER DOC. #
AS FOLLOWS:
DOC. #20-13142
DOC. #20-17139
DOC. #20-09132
DOC. #21-20025
DOC. #20-14070
DOC. #20-14460
DOC. #21-04510
DOC. #21-24300
DOC. #21-11600
DOC. #20-00007

CLARENCE HOFFMANN ALMA DUELL GROUP, L.L.C.
REVISION BY CLARENCE HOFFMANN
REVISION DATE: 08/11/20
DATE OF PREVIOUS APPROVAL:
P.L.M. #20-200-080
FOR FULL RECORDS
RECORDING COUNTY: ILL. CO. #29
AS SHOWN PER PLAT OF 08/11/20

Ordinance No. _____

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

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EXHIBIT B

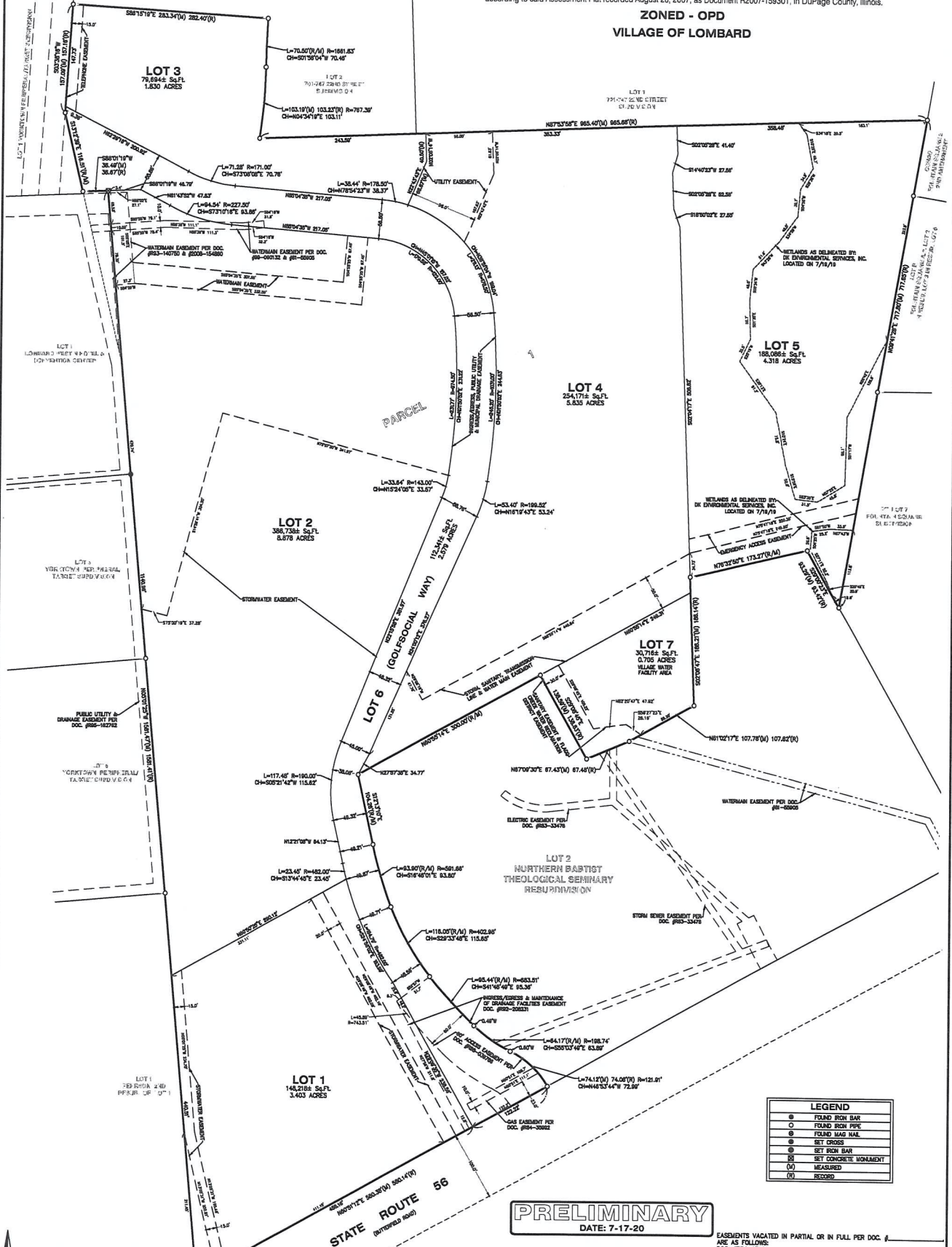
**PRELIMINARY PLAT OF RESUBDIVISION
HOFFMANN-LOMBARD SUBDIVISION**

(ATTACHED)

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 MONUMENT
(M)	MEASURED
(R)	RECORDED

PRELIMINARY
DATE: 7-17-20



EASEMENTS VACATED IN PARTIAL OR IN FULL PER DOC. # ARE AS FOLLOWS:
 DOC. #884-13142
 DOC. #885-47138
 DOC. #88-080132
 DOC. #81-05805
 DOC. #83-140750
 DOC. #2006-154880
 DOC. #881-08318
 DOC. #878-23388
 DOC. #776-11608
 DOC. #2002-053887

CLIENT: HOFFMANN ALPHA OMEGA GROUP, LLC
 DRAWN BY: DAM CHECKED BY: HW
 SCALE: 1"=50' DATE: 07-13-20
 BASIS OF SURVEYING: ASSUMED
 P.L.N.: 06-28-200-058
 JOB NO.: 200209-R I.D. FPS
 FIELDWORK COMPLETED BY: BK, PG
 ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF
 PARTS THOUSANDS CORRECTED TO 60° F.



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)
) S.S.
COUNTY OF DU PAGE)

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 provided by law.

To the best of our knowledge we have determined the school districts in which each of lots lie:

COLLEGE OF DU PAGE #502
GRADE SCHOOL DIST. #45
HIGH SCHOOL DIST. #68

In witness where we have hereunder set my our hands of

Seal (s) this _____ day of _____ A.D., 20____

_____, President

_____, Secretary

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF _____)

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 _____, and _____ personally known to me to be the _____ of said corporation, and personally known to me to be the same persons whose names 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 _____ and _____ 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 as the free and voluntary act and deed of said corporation, for uses and purposes therein set forth, given under my hand and Notarial Seal.

this _____ day of _____ A.D., 20____

Notary Public _____ My Commission Expires _____

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DU PAGE)

The undersigned mortgagee hereby releases the land depicted 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)
) S.S.
COUNTY OF DU PAGE)

This is to certify that the Village Board of Trustees of the Village of Lombard, Illinois, have reviewed and approved this Plat. Dated

this _____ day of _____ A.D., 20____

Village Mayor _____

Village Clerk _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DU PAGE)

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)
) S.S.
COUNTY OF DU PAGE)

I, _____ Professional Engineer of the State of Illinois, do hereby certify that to the best of our knowledge and belief that the STORMWATER MANAGEMENT AND DETENTION OF surface waters will not be changed by the construction of this subdivision or any part thereof, or, if such change occur, adequate provisions have been made for the collection and diversion of such surface waters into public areas or drains which the subdivider has a right to use, and that such surface waters will not be deposited on adjoining land owners in such a 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 DU PAGE #502
COUNTY OF DU PAGE
GRADE SCHOOL DIST. #45
HIGH SCHOOL DIST. #68
DU PAGE WATER COMMISSION
DU PAGE AIRPORT AUTHORITY
HELEN M. PLUM MEMORIAL LIBRARY
YORK CENTER PARK DISTRICT
FLAGG CREEK SANITARY DISTRICT

CLIENT: HOFFMANN ALPHA OMEGA GROUP LLC
DRAWN BY: DAN CHECKED BY: M.W.
SCALE: 1"=50' (SHEET 22 OF 32)
BASIS OF BEING ASSUMED:
P.L.M.: 06-29-2008
JOB NO.: 200809-01
FIELDWORK COMP.: _____
ALL DISTANCES GIVEN IN FEET AND DECIMALS THEREOF

PREPARED FOR:
HOFFMANN ALPHA OMEGA DEVELOPMENT GROUP, LLC
2330 HAMBURG DR.
SCHAMBURG, IL 60173
PREPARED BY:
VANDERSTAPPEN LAND SURVEYING, INC.
1316 N MADISON ST.
WOODSTOCK, IL 60098
JULY 7, 2020

THIS PLAT HAS BEEN RECORDED BY:

Name: _____
Address: _____
City, State: _____

COUNTY DEVELOPMENT & ENVIRONMENTAL CONCERNS CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DU PAGE)

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 Department _____

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DU PAGE)

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 _____, 20____ A.D.

Village Clerk _____

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DU PAGE)

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 delinquent installments thereof that have not been apportioned against the tract included in this plat.

Dated this _____ day of _____, 20____ A.D.

Village Treasurer _____

COUNTY PLAT OFFICER CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DU PAGE)

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 _____, 20____ A.D.

County Plat Officer _____

HIGHWAY COMMISSIONER CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DU PAGE)

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 of DuPage.

Approved this _____ day of _____, 20____ A.D.

Highway Commissioner _____

Superintendent of Highways _____

PUBLIC UTILITY EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication services is hereby reserved for and granted to:

COMMONWEALTH EDISON COMPANY,
AMERTECH ILLINOIS AND ILLINOIS BELL TELEPHONE COMPANY,
APPLICABLE CABLE TELEVISION COMPANY,
VILLAGE OF LINDENHURST, GRANTEEES

their respective licensees, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets, storm sewer, sanitary sewer, wetwells or other facilities used in connection with overhead and underground transmission and distribution of electricity, storm sewer, sanitary sewer, wastewater, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted 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 the plat as "common area or areas", 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 areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from all such heretofore given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantee's facilities or in, upon or over the property within the dashed or dotted 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 785 ILCS 805/2, as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or in part to the apartment or the apartment units, periods or areas within the planned development, even though such area be otherwise designated on the plat by terms such as "outlets", "common elements", "open space", "open area", "common ground", "parking", and "common area". The term "common area or areas" and "Common Elements" include real property surfaced with interior driveways and walkways, but exclude real property physically occupied by a building, Service Business District or structure 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)
) S.S.
COUNTY OF McHENRY)

This is to certify that I, William J. Vanderstappen of VANDERSTAPPEN LAND SURVEYING, INC., have surveyed and resubdivided the property as described and shown by the annexed 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 noted.

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 points of change in alignment as shown have been found or will be placed as required by the Plat Act (Illinois Revised Statutes 2005, 78BILCS 205/7).

I further certify that the above described property is located in Zone "X" - areas determined to be outside the 0.2% annual chance floodplains, also lies within Zone "AE" areas with a base flood elevation determined, also lies within Zone "X-Shadow" areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depth of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 1% annual chance flood, based on Flood Insurance Rate Maps, Panel No. 170A030151A, 170A030151B, 170A030151C & 170A030151D all dated August 1, 2019 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, Illinois, this 7th day of July, A.D. 2020.

William J. Vanderstappen, No. 035-002709 DATE: 7-17-20
VANDERSTAPPEN LAND SURVEYING, INC.
Design Firm No. 184-002792

RECORDERS CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DU PAGE)

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 as

Document Number _____

DuPage County Recorder _____

ILLINOIS DEPARTMENT OF TRANSPORTATION

This plat has been approved by the Illinois Department of Transportation with respect to roadway access 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 J. 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 Lindenhurst, Illinois with the areas designated on the plat as "Stormwater Management Easement Heretofore Granted" for the collection, conveyance, and storage of stormwater in areas to be maintained by the owner of the lot(s) including, but not limited to, any structures, equipment, and other appurtenances and the approved final engineering improvements plans. Encroachment of any kind including landscaping, fences, sheds, or accessory structures with said easement is prohibited unless the village engineer has determined said encroachment will not interfere with the proper function of said facilities. The village shall have the right to enter upon 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 seek reimbursement from the owner for the costs incurred by the village to make the repair and/or file a lien on the property.

FLAGG CREEK WATER RECLAMATION DISTRICT EASEMENT

There will be vehicular access to the Easement area at all times.

REVISIONS		
NO.	DATE	DESCRIPTION

HOFFMANN - LOMBARD SUB. SHEET NO. 2 OF 2