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KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
03/04/2021 08:47 AM

DOCUMENT # R2021-034476

ORDINANCE 7907

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

PIN(s) : 06-29-200-056

ADDRESS: : 600-690 E. Butterfield Road, Lombard, IL

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



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

I further certify that attached hereto is a copy of

ORDINANCE 7907

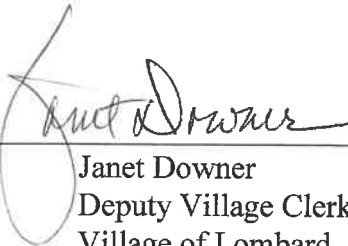
AN ORDINANCE APPROVING A PRELIMINARY PLAT OF
RESUBDIVISION FOR THE PROPERTY AT 600-690 E. BUTTERFIELD
ROAD, LOMBARD, ILLINOIS

PIN(s) : 06-29-200-056

ADDRESS: : 600-690 E. Butterfield Road, Lombard, IL

of the said Village as it appears from the official records
of said Village duly approved this 21st
day of January, 2021.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 19th
day of February, 2021.

A handwritten signature in black ink, which appears to read "Janet Downer". The signature is written in a cursive style and is positioned above a horizontal line.

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

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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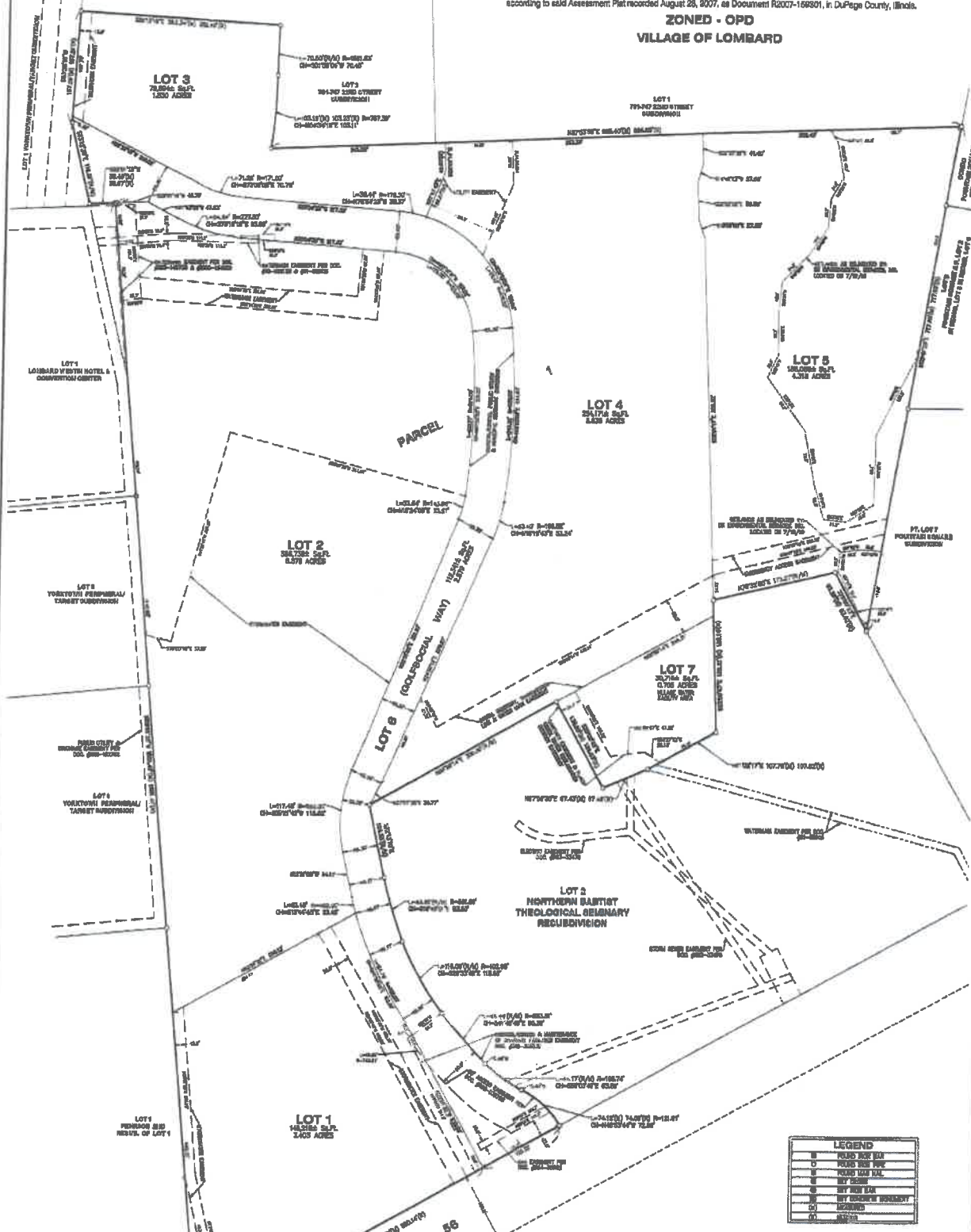
EXHIBIT A



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 Northwest 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 R2007-166801, in DuPage County, Illinois.

**ZONED - OPD
VILLAGE OF LOMBARD**



LEGEND	
[Symbol]	PAVED SIDE WALK
[Symbol]	PAVED SIDE DRIVE
[Symbol]	PAVED DRIVE WALK
[Symbol]	PAVED DRIVE
[Symbol]	PAVED SIDE DRIVE
[Symbol]	PAVED DRIVE WALKWAY
[Symbol]	PAVED DRIVE
[Symbol]	PAVED DRIVE
[Symbol]	PAVED DRIVE
[Symbol]	PAVED DRIVE

PRELIMINARY
DATE: 7-17-20



PARCELS VACATED IN PARTIAL OR IN FULL PER DOC. #
ARE AS FOLLOWS:
DOC. 2004-10102
DOC. 2005-47138
DOC. 2005-20178
DOC. 2005-20178
DOC. 2005-14900
DOC. 2005-14900
DOC. 2005-14900
DOC. 2005-14900
DOC. 2005-14900
DOC. 2005-14900
DOC. 2005-14900

CHERRY HOFFMANN ALPHA OCEAN GROUP, LLC
BRANDY BLOOM
COURTESY BRYAN
NAME OF TRACTOR (ADDRESS)
P.O. BOX 2000-00
STATE OF ILLINOIS
PLAT NO. 200000-00
RECORDING OFFICE
DU PAGE COUNTY, ILLINOIS