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Tx:40402445

KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
02/28/2022 11:23 AM

DOCUMENT # R2022-021274

ORDINANCE 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

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**

DOCUMENT SUBMITTED WITH
LOW QUALITY / ILLEGIBLE PORTIONS



I, **Sheila York**, 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 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

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 20th
day of January, 2022.

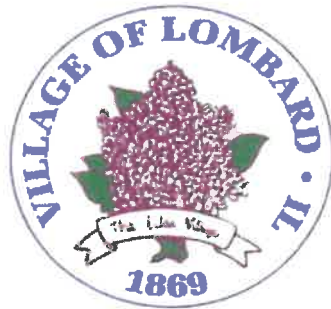
In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 18th
day of February 2022.



Sheila York
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

**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:

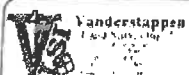

Sharon Kuderna, Village Clerk

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

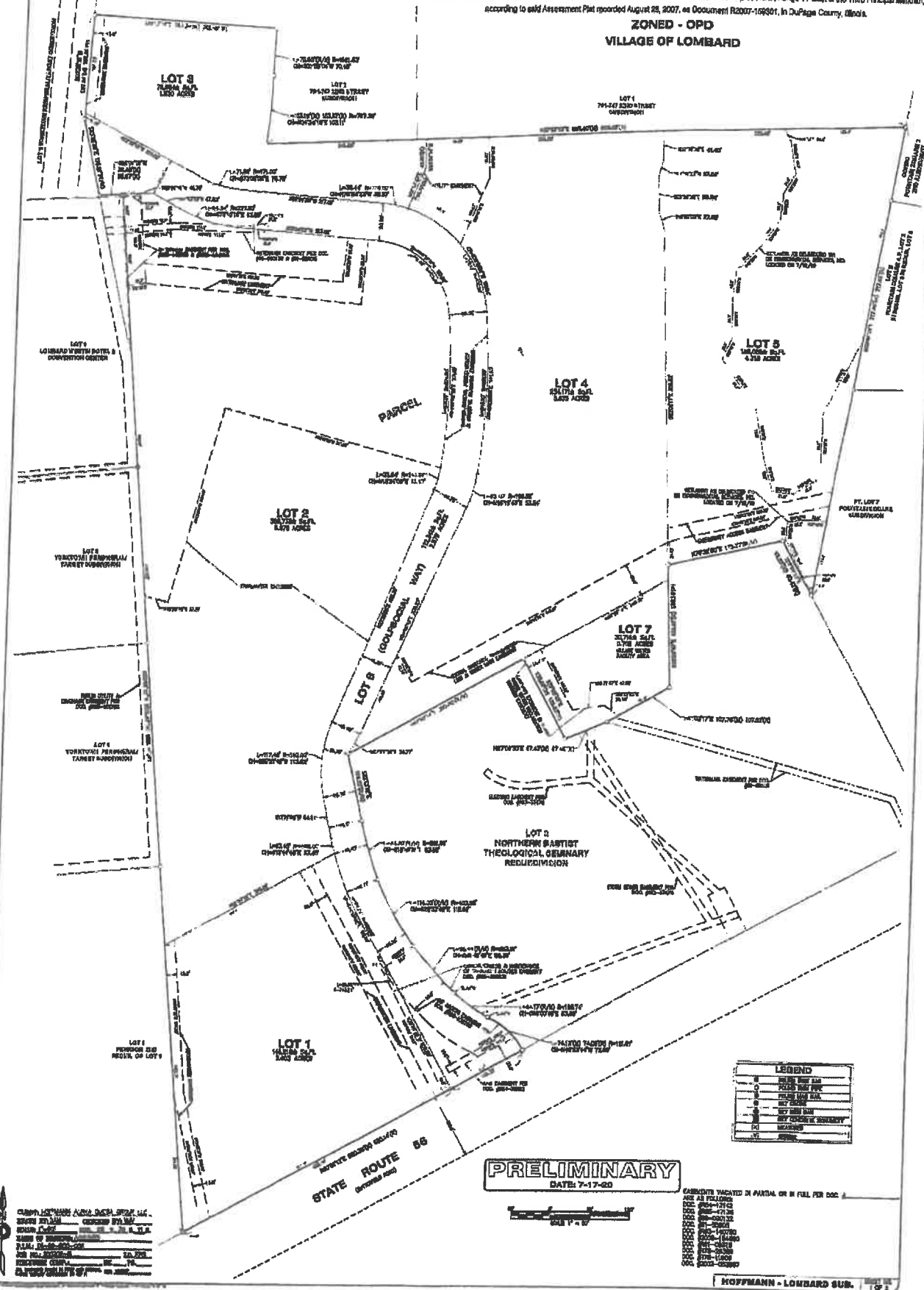
EXHIBIT A



PRELIMINARY PLAT OF SUBDIVISION HOFFMANN - LOMBARD SUBDIVISION

A Replacemⁿ of Parcel 1 in Northern Baptist Theological Seminary Assessment Plat of Lot 1 in the Replacemⁿ of Northern Baptist Theological Seminary Subdivision, being a Subdivision of part of the Northeast Quarter of Section 26, Township 36 North, Range 11 East of the Third Principal Meridian, according to said Assessment Plat recorded August 28, 2007, as Document R2007-109501, in DuPage County, Illinois.

ZONED - OPD
VILLAGE OF LOMBARD



PRELIMINARY
DATE: 7-17-20

LEGEND	
---	UTILITY EASEMENT
---	PLANNED HIGHWAY
---	STREET EASEMENT
---	STREET RIGHT-OF-WAY
---	STREET FRONTAGE
---	STREET CLOSURE
---	STREET WIDENING
---	STREET RECONSTRUCTION
---	STREET IMPROVEMENT
---	STREET LIGHTS
---	STREET SIGNAGE
---	STREET FURNITURE
---	STREET LANDSCAPING
---	STREET PAVEMENT
---	STREET DRAINAGE
---	STREET UTILITIES
---	STREET STRUCTURES
---	STREET OBSTRUCTIONS
---	STREET ENCROACHMENTS
---	STREET VIOLATIONS
---	STREET DEFICIENCIES
---	STREET REPAIRS
---	STREET MAINTENANCE
---	STREET CLEANING
---	STREET SAFETY
---	STREET ACCESSIBILITY
---	STREET CONNECTIVITY
---	STREET NETWORK
---	STREET PLAN
---	STREET DESIGN
---	STREET CONSTRUCTION
---	STREET OPERATION
---	STREET MANAGEMENT
---	STREET POLICY
---	STREET STRATEGY
---	STREET VISION

GABRIELI THATCHER IN PARTIAL OR IN FULL PER DOC. #
 SEE AS FOLLOWS:
 DOC. #200-11111
 DOC. #200-11112
 DOC. #200-11113
 DOC. #200-11114
 DOC. #200-11115
 DOC. #200-11116
 DOC. #200-11117
 DOC. #200-11118
 DOC. #200-11119
 DOC. #200-11120
 DOC. #200-11121
 DOC. #200-11122
 DOC. #200-11123
 DOC. #200-11124
 DOC. #200-11125

HOFFMANN - LOMBARD SUB. DIVISION, LLC
 2000 S. MICHIGAN AVE. SUITE 200
 CHICAGO, ILL. 60605
 PHONE: (773) 424-1111
 FAX: (773) 424-1112
 WWW.HOFFMANN-LOMBARD.COM
 LICENSE # 000-000000
 1/21/20



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 38 North, Range 11 East of the Third Principal Meridian, according to said Assessment Plat recorded August 03, 2007, as Document R2007-159301, in DuPage County, Illinois.

ZONED - OPD VILLAGE OF LOMBARD

CORPORATE OWNERS CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF))
This is to certify that _____ is the owner of the land described in the said Assessment Plat and that he/she certifies that the same have been surveyed and divided into lots in accordance with the provisions of the said Assessment Plat and that the same are being offered for sale in accordance with the provisions of the said Assessment Plat.

In the light of our knowledge we have determined the actual acreage in which each lot is as follows:
_____ A.C. _____
_____ A.C. _____
_____ A.C. _____

NATURAL CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF))
I, _____, Secretary of the _____, do hereby certify that the land described in the said Assessment Plat is not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended, and that the same are not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended, and that the same are not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended.

My Commission Expires _____
My Office Address _____
My Office Phone _____

MORTGAGEES CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF))
The undersigned mortgagee hereby certifies that the land described in the said Assessment Plat is not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended, and that the same are not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended, and that the same are not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended.

My Commission Expires _____
My Office Address _____
My Office Phone _____

VILLAGE BOARD OF VESTERS CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF))
This is to certify that the Village Board of Trustees of the Village of Lombard, Illinois, has reviewed and approved the said Assessment Plat and that the same are being offered for sale in accordance with the provisions of the said Assessment Plat.

My Commission Expires _____
My Office Address _____
My Office Phone _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF))
I, _____, County Clerk of DuPage County, Illinois, do hereby certify that the land described in the said Assessment Plat is not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended, and that the same are not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended, and that the same are not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended.

My Commission Expires _____
My Office Address _____
My Office Phone _____

INFORMATION COMMON CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF))
I, _____, Professional Engineer of the State of Illinois, do hereby certify that the land described in the said Assessment Plat is not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended, and that the same are not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended, and that the same are not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended.

My Commission Expires _____
My Office Address _____
My Office Phone _____

TAX CERTIFICATE

COUNTY OF DU PAGE, ILLINOIS
COUNTY OF))
I, _____, County Clerk of DuPage County, Illinois, do hereby certify that the land described in the said Assessment Plat is not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended, and that the same are not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended, and that the same are not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended.

My Commission Expires _____
My Office Address _____
My Office Phone _____

COUNTY DEVELOPMENT & ENVIRONMENTAL CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF))
This is to certify that the County Development & Environmental Commission of DuPage County, Illinois, has reviewed and approved the said Assessment Plat and that the same are being offered for sale in accordance with the provisions of the said Assessment Plat.

My Commission Expires _____
My Office Address _____
My Office Phone _____

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF))
I, _____, Village Clerk of the Village of Lombard, Illinois, do hereby certify that the land described in the said Assessment Plat is not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended, and that the same are not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended, and that the same are not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended.

My Commission Expires _____
My Office Address _____
My Office Phone _____

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF))
I, _____, Village Treasurer of the Village of Lombard, Illinois, do hereby certify that the land described in the said Assessment Plat is not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended, and that the same are not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended, and that the same are not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended.

My Commission Expires _____
My Office Address _____
My Office Phone _____

COUNTY PLAT OFFICER CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF))
I, _____, County Plat Officer for the County of DuPage, Illinois, do hereby certify that the land described in the said Assessment Plat is not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended, and that the same are not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended, and that the same are not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended.

My Commission Expires _____
My Office Address _____
My Office Phone _____

ROADWAY COMMISSIONER CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF))
I, _____, Highway Commissioner for the County of DuPage, Illinois, do hereby certify that the land described in the said Assessment Plat is not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended, and that the same are not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended, and that the same are not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended.

My Commission Expires _____
My Office Address _____
My Office Phone _____

PUBLIC UTILITY EMBODIMENT PROVISIONS

COMMONWEALTH Edison Company,
AMERICAN Electric and Light Company,
APPLICABLE TO THE VILLAGE OF LOMBARD, ILLINOIS
This is to certify that the land described in the said Assessment Plat is not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended, and that the same are not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended, and that the same are not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended.

My Commission Expires _____
My Office Address _____
My Office Phone _____

STORMWATER MANAGEMENT AND DETENTION SUBMITTAL

A Stormwater Management Plan has been prepared and submitted to the Village of Lombard, Illinois, for review and approval. The plan includes provisions for stormwater management and detention for the land described in the said Assessment Plat.

My Commission Expires _____
My Office Address _____
My Office Phone _____

APPROVED CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF))
This is to certify that _____, Attorney at Law, has reviewed and approved the said Assessment Plat and that the same are being offered for sale in accordance with the provisions of the said Assessment Plat.

My Commission Expires _____
My Office Address _____
My Office Phone _____

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 38 North, Range 11 East of the Third Principal Meridian, according to said Assessment Plat recorded August 03, 2007, as Document R2007-159301, in DuPage County, Illinois.

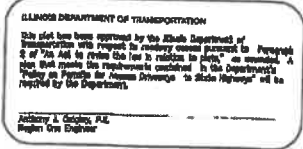
I, _____, do hereby certify that the land described in the said Assessment Plat is not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended, and that the same are not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended, and that the same are not subject to any of the provisions of the Flood Damage Prevention Act of 1968, as amended.

My Commission Expires _____
My Office Address _____
My Office Phone _____

RECORDING CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF))
This instrument has been recorded in the Recorder's Office of DuPage County, Illinois, on this _____ day of _____, A.D. 20____, as Document _____, and recorded as _____.

My Commission Expires _____
My Office Address _____
My Office Phone _____



COMMENTS, CONDITIONS AND RESTRICTIONS

Comments and Restrictions covering this Plat of Subdivision have been recorded as Document _____.

STORMWATER MANAGEMENT AND DETENTION SUBMITTAL

A Stormwater Management Plan has been prepared and submitted to the Village of Lombard, Illinois, for review and approval. The plan includes provisions for stormwater management and detention for the land described in the said Assessment Plat.

My Commission Expires _____
My Office Address _____
My Office Phone _____

PLUG CHECK WATER REGULATION ORDINANCE

There will be water check stations to the proposed area at all times.

Vanderstappen Land Surveying, Inc.
11111 S. Wacker Drive, Suite 100
Chicago, Illinois 60606-4411
Tel: 773-487-1111
Fax: 773-487-1112
www.vanderstappen.com

PREPARED FOR:
HOFFMANN ALPHA OCEAN GROUP, LLC
200 N. LAUREL
CHICAGO, IL 60610
PREPARED BY:
VANDERSTAPPEN LAND SURVEYING, INC.
11111 S. WACKER DR.
CHICAGO, IL 60606
DATE: JULY 7, 2008

THIS PLAT HAS BEEN RECORDED IN:
Name _____
Address _____
City, State _____

DATE	REVISIONS	BY

HOFFMANN - LOMBARD SUB. 1 of 1

Ordinance No. 8022

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

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EXHIBIT B

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

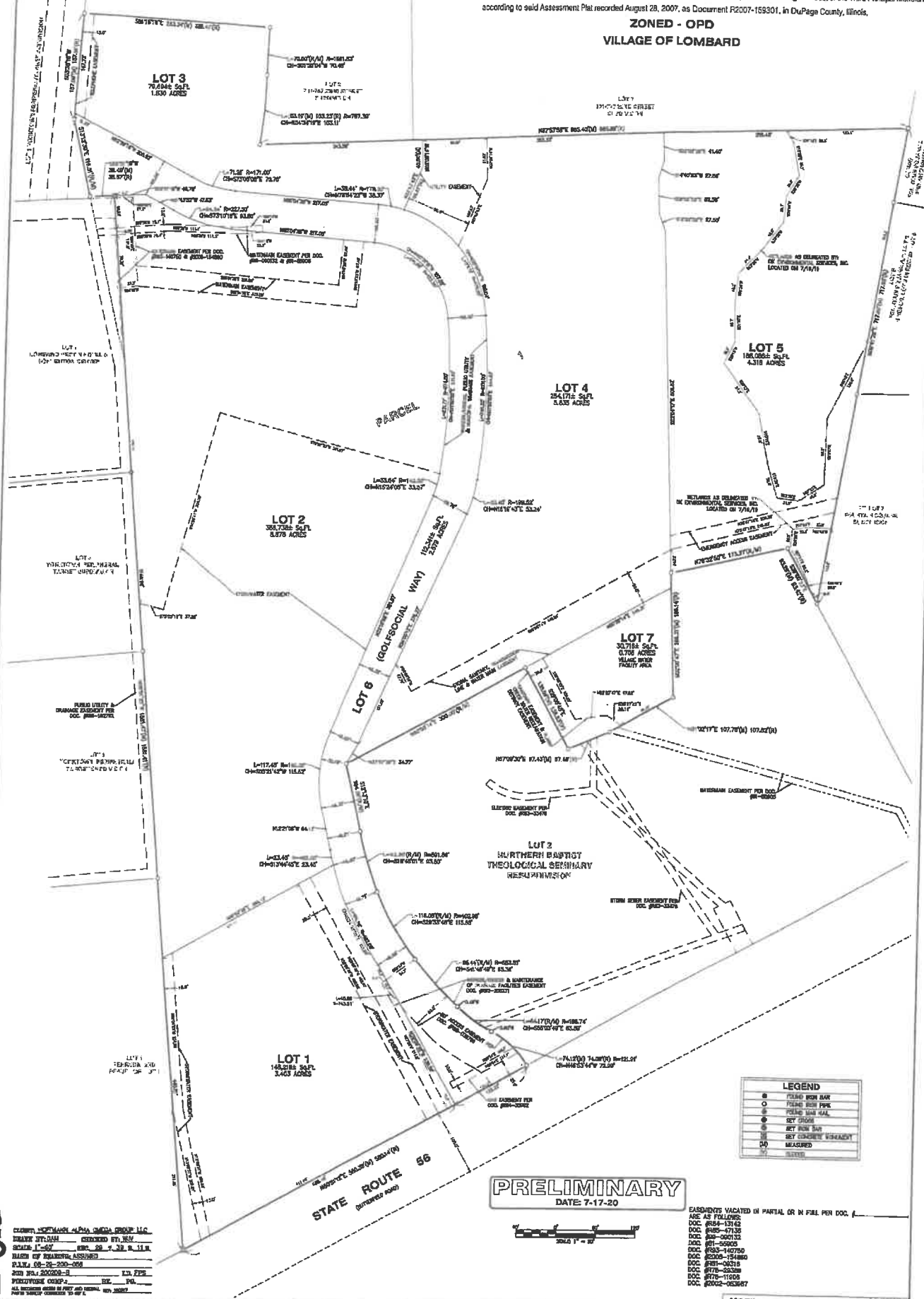
(ATTACHED)



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 R2007-169301, in DuPage County, Illinois.

**ZONED - OPD
VILLAGE OF LOMBARD**



PRELIMINARY
DATE: 7-17-20

LEGEND	
○	FOUND IRON BAR
○	FOUND IRON PIPE
○	FOUND IRON PIPE
○	KEY CROSS
○	KEY IRON BAR
○	KEY CONCRETE BRACKET
○	MEASURED
○	SETTER

- EASEMENTS VACATED IN PARTIAL OR IN FULL PER DOC. #:
- DOC. #224-13142
 - DOC. #285-47138
 - DOC. #285-00132
 - DOC. #21-20903
 - DOC. #283-145750
 - DOC. #2308-14480
 - DOC. #281-08218
 - DOC. #178-03338
 - DOC. #178-11928
 - DOC. #2002-06387

CLARENCE J. VANDERSTAPPEN, CHIEF SURVEYOR, I.L.C.
 LICENSE #174-0441 EXPIRES 12/31/2021
 SCALE: 1" = 40' PER. 28, P. 39, R. 11, A.
 BOARD OF SURVEYORS ASSOCIATED
 P.A.S.E. OR-28-200-008
 2025 REG. 200000-31 123, 228
 PROFESSIONAL COMP. # 22 124
 ALL MEASUREMENTS IN FEET AND DECIMAL PARTS THEREOF
 HAVE BEEN CORRECTED TO 68°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 38 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 DUPage)

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 actual interests in which each of the lots is:

CITY OF DUPage #002
GRADE SCHOOL DIST. #45
HIGH SCHOOL DIST. #08

In witness where we have hereunder set out our hands of _____
Seal (s) this _____ day of _____ A.D., 20____

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 _____ of _____, personally known to me to be _____ of _____, and personally known to me to be _____ of _____, all of said persons whose names are subscribed to the foregoing instrument appeared before me this day in person and severally acknowledged that each of them 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 as the true and voluntary act and deed of said corporation, for uses and purposes therein set forth under my hand and Notarial Seal.

this _____ day of _____ A.D., 20____
Notary Public _____ My Commission Expires _____

MORTGAGEE CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPage)

The undersigned mortgagee hereby releases the land depicted and shown on this plat of location for _____ streets, alleys, easements and public services, and in addition thereto, such other lands that may be specifically shown on this 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 _____
Attest:

VILLAGE BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPage)

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 CLERKS CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPage)

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____ A.D.
DuPage County Clerk _____

STORMWATER DIVISION CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPage)

I, _____, Professional Engineer of the State of Illinois, do hereby certify that to the best of my knowledge and belief that the construction of the subdivision as depicted on this plat will not be changed by the construction of the subdivision of any part thereof, or if such change occurs, adequate provisions have been made for the collection and diversion of such surface waters into public streets or ditches which the subdivision has a right to use, and that such surface waters will not be deposited on adjoining land owners in such quantities as may cause damage to the adjoining property because of the construction of this subdivision.

Owner (s) _____
Registered Professional Engineer of Illinois _____

COUNTY DEVELOPMENT & ENVIRONMENTAL CONCERNS CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPage)

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)
) S.S.
COUNTY OF DUPage)

I certify that the irrevocable letter of credit or other approved instrument of surety for completion of the 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)
) S.S.
COUNTY OF DUPage)

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 assessments thereof that have not been apportioned against the tract indicated in this plat.

Dated this _____ day of _____ 20____ A.D.
Village Treasurer _____

COUNTY PLAT OFFICER CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPage)

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)
) S.S.
COUNTY OF DUPage)

My signature, as Highway Commissioner & Superintendent of Highways for the County of DuPage, indicates that this plat meets all requirements of the ordinances of the County of DuPage.

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 ELECTRIC COMPANY,
AMERICAN ILLINOIS AREA ILLINOIS BELL TELEPHONE COMPANY,
VILLAGE OF LOMBARD, ILLINOIS

their respective successors, assigns, and assigns, jointly and severally to construct, operate, repair, maintain, modify, reconstruct, replace, appurtenant, relocate and remove from time to time poles, lines, wires, cables, conduits, manholes, transformers, pedestals, appurtenant cabinets, storm sewers, sanitary sewers, watermain or other facilities used in connection with overhead and underground transmission and distribution of electricity, storm sewers, sanitary sewers, watermain, communication, sound and signal lines, sewer, water, storm, along and upon the surface of the property shown within the described or defined lines (or other designation) on this plat and marked "Transmission", "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 Open Space" and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install, repair, maintain, reconstruct, replace, appurtenant, relocate and remove from time to time poles, lines, wires, cables, conduits, manholes, transformers, pedestals, appurtenant cabinets, storm sewers, sanitary sewers, watermain or other facilities used in connection with overhead and underground transmission and distribution of electricity, storm sewers, sanitary sewers, watermain, communication, sound and signal lines, sewer, water, storm, along and upon the surface of the property shown within the described or defined lines (or other designation) on this plat and marked "Transmission", "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 grantee of the subdivided property shall not be allowed to interfere 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 805/2, as amended from time to time.

The term "Common Area or Open Space" 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 community as a whole, for the use and enjoyment of the community as a whole, and which is not to be used for any other purpose, such as "outlots", "common elements", "open areas", "open spaces", "common areas", "parking", and "common areas". The term "Common Area or Open Space" and "Common Elements" include real property appurtenant with the subdivided property, 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 Developer/Asst. Owner, upon written request.

SURVEYORS 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 reestablished the property as described and shown by this proposed plat, which is a correct representation of said survey and subdivision. All distances are shown in feet on a declination bearing. Distances 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 38 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 change in alignment as shown have been found or will be placed as required by the Plat Act (Block Return Statute 2006, 765 ILCS 206/1).

I further certify that the above described property is located in Zone "C" - area determined to be outside the 0.2% annual chance floodplain, also lies within Zone "AE" area with a base flood elevation determined, also lies within Zone "30-Subst" area of 0.2% annual chance flood area of 1% annual chance flood with average depth of less than 1 foot or with drainage area less than 1 acre, and is not located in a flood hazard area protected by levees from 1% annual chance flood based on Flood Insurance Rate Maps, Panel No. 17043C02514, 17043C02514, 17043C02514 in 17043C02514 as dated August 1, 2011 and that this Plat of Subdivision lies within the municipality of the Village of Lombard, Illinois.

I also grant permission to _____ to record this plat and provide the surveyor a record copy of the same.

Dated at Woodstock, Illinois, this _____ day of _____, 20____
William J. Vanderstappen, No. 032-002708 DATE: 7-17-20
VANDERSTAPPEN LAND SURVEYING, INC.
Design Firm No. 194-002792

RECORDERS CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPage)

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 filed under this requirements contained in the Department's "Policy on Platting for Access to State Highways" will be required by the Department.
Anthony J. Oulley, 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 DEFENTION EASEMENT

A Stormwater Management Easement is hereby reserved for and granted to the Village of Lombard, Illinois with the area designated on the plat as "Stormwater Management Easement Heavy Gravel" for the collection, conveyance, and storage of stormwater in areas to be modified by the owner of the lot. The approved final engineering drawings to be submitted by the owner of the lot shall include landscaping, fences, signs, or necessary structures with said easement is provided unless the village engineer has determined said easement will not interfere with the proper function of said facilities. The village shall have the right to enter said parcel and equipment upon said easement at any time for the notice from the village of said failure, the owner fails to make required repairs in 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.

FLAGO CREEK WATER RECLAMATION DISTRICT EASEMENT

There will be vehicular access to the Easement area of lots.

- TAX DISTRICTS
- CITY OF DUPage #002
- COUNTY OF DUPage
- GRADE SCHOOL DIST. #45
- HIGH SCHOOL DIST. #08
- DUPage WATER COMMISSION
- DUPage AIRPORT AUTHORITY
- HELEN H. PLUM MEMORIAL LIBRARY
- YORK CENTER PARK DISTRICT
- FLAGO CREEK SANITARY DISTRICT

OWNER: HOFFMANN ALPHA OMEGA GROUP LLC
PLAT NO. _____
CREATED: 7/17/20
DATE: 20____
RANGE OF RECORDS ASSIGNED: _____
JOB NO.: 04-28-000-008
JOB FILE NUMBER: _____
PREPARED FOR: HOFFMANN ALPHA OMEGA DEVELOPMENT GROUP, LLC
1310 S MADISON ST.
WOODSTOCK, IL 60098
JULY 7, 2020

PREPARED BY: VANDERSTAPPEN LAND SURVEYING, INC.
1310 S MADISON ST.
WOODSTOCK, IL 60098
JULY 7, 2020

THIS PLAT HAS BEEN RECORDED BY:
Name: _____
Address: _____
City, State: _____

REVISIONS		
NO.	DATE	DESCRIPTION

HOFFMANN - LOMBARD SUB. SHEET NO. 2 OF 3