

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: Scott R. Niehaus, Village Manager

DATE: July 12, 2017 (B of T) Date: July 20, 2017

TITLE: 2400 S. Finley Rd. (Beacon Hill)

SUBMITTED BY: Department of Community Development *WS*

BACKGROUND/POLICY IMPLICATIONS:

Please find attached staff's recommendation relative to approving a Plat of Easement providing watermain on the property located at 2400 S. Finley Rd. and known as Beacon Hill.

Staff recommends approval of this request.

Please place this item on the July 20, 2017 Board of Trustees agenda.

Fiscal Impact/Funding Source:

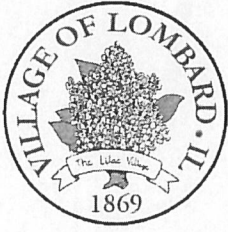
Review (as necessary):

Village Attorney X _____ Date _____

Finance Director X _____ Date _____

Village Manager X _____ Date _____

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: Scott R. Niehaus, Village Manager

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

MEETING DATE: July 20, 2017

SUBJECT: **Motion to Approve a Plat of Easement - 2400 S. Finley Rd. (Beacon Hill)**

The construction of the Beacon Hill project required that a new fire hydrant and associated watermain be constructed on private property. In addition, the fire suppression water services are fed from this same watermain. Village Code requires that the Village own and maintain the new watermain, fire hydrant, and service valves.

ACTION REQUESTED

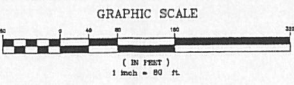
The attached Plat of Easement was prepared and signed by the property owner. Please request the Board of Trustees to approve the Plat of Easement by motion at their July 20, 2017 meeting. Please call either Jana Bryant or myself if you have any questions.

WJH/JB: jd

cc: Carl Goldsmith, Director of Public Works
Brian Jack, Utilities Superintendent

PLAT OF EASEMENT

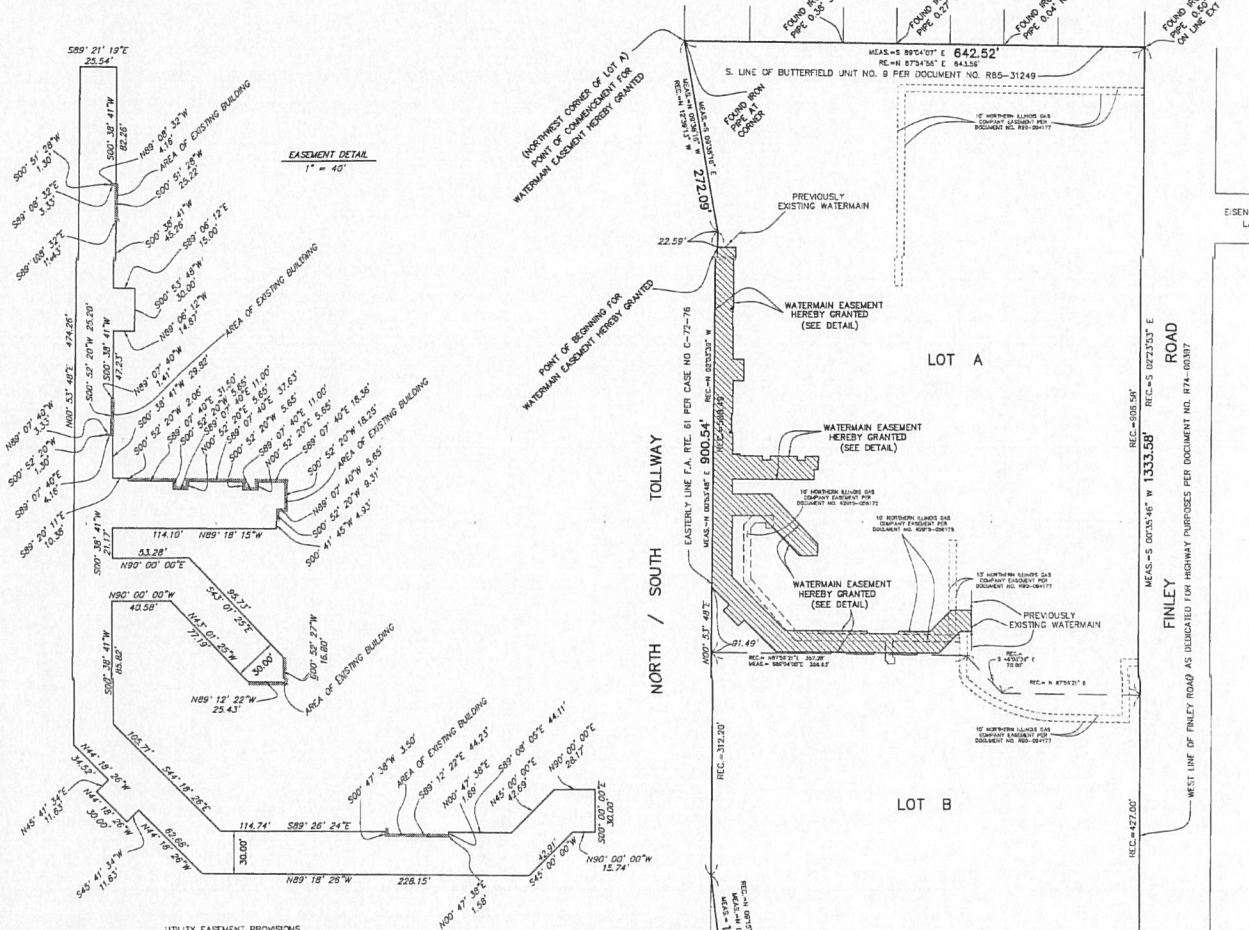
GRANTING A WATERMAIN EASEMENT OVER A PORTION OF
BEACON HILLS RETIREMENT COMMUNITY SITE
LOMBARD, DUPAGE COUNTY, ILLINOIS



LEGAL DESCRIPTION OF WATERMAIN EASEMENT

THAT PART OF LOT A IN BEACON HILLS RETIREMENT COMMUNITY SITE, BEING IN THE NORTH HALF OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 6, 1968 AS DOCUMENT NO. R89-125911, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT A AND RUNNING THENCE SOUTH 08°38'16"E EAST ALONG THE MOST NORTHWESTERLY LINE OF SAID LOT A, A DISTANCE OF 272.08 FEET; THENCE SOUTH 03°33'48"W WEST ALONG A WEST LINE OF SAID LOT A, A DISTANCE OF 22.58 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°21'19"E EAST, 25.54 FEET; THENCE SOUTH 00°30'41"W WEST, 82.28 FEET TO THE FACE OF AN EXISTING BUILDING; THENCE THE FOLLOWING 8 COURSES ALONG THE FACE OF SAID BUILDING, (1) NORTH 89°28'33"W WEST, 4.16 FEET; (2) SOUTH 02°21'28"W WEST, 1.30 FEET; (3) SOUTH 89°28'33"E EAST, 3.33 FEET; (4) SOUTH 00°31'28"W WEST, 25.22 FEET; (5) SOUTH 89°28'33"E EAST, 1.43 FEET; THENCE SOUTH 00°38'41"W WEST, 48.26 FEET; THENCE SOUTH 00°33'48"W WEST, 30.00 FEET; THENCE NORTH 89°06'12"W WEST, 14.87 FEET; THENCE SOUTH 00°38'41"W WEST, 47.23 FEET TO THE FACE OF AN EXISTING BUILDING; THENCE THE FOLLOWING 8 COURSES ALONG THE FACE OF SAID BUILDING, (1) NORTH 89°07'40"W WEST, 1.41 FEET; (2) SOUTH 00°32'20"W WEST, 25.20 FEET; (3) NORTH 89°07'40"W WEST, 3.33 FEET; (4) SOUTH 00°32'20"W WEST, 1.30 FEET; (5) SOUTH 89°07'40"E EAST, 4.18 FEET; THENCE SOUTH 00°38'41"W WEST, 28.82 FEET; THENCE SOUTH 89°20'11"E EAST, 10.38 FEET TO THE FACE OF AN EXISTING BUILDING; THENCE THE FOLLOWING 13 COURSES ALONG THE FACE OF SAID BUILDING, (1) SOUTH 00°32'20"W WEST, 2.06 FEET; (2) SOUTH 89°07'40"E EAST, 31.90 FEET; (3) SOUTH 00°32'20"W WEST, 5.65 FEET; (4) SOUTH 89°07'40"E EAST, 11.00 FEET; (5) SOUTH 00°32'20"W WEST, 18.36 FEET; (6) SOUTH 89°07'40"E EAST, 37.63 FEET; (7) SOUTH 00°32'20"W WEST, 5.65 FEET; (8) SOUTH 89°07'40"E EAST, 11.00 FEET; (9) SOUTH 00°32'20"W WEST, 5.65 FEET; (10) SOUTH 89°07'40"E EAST, 18.36 FEET; (11) SOUTH 00°32'20"W WEST, 18.25 FEET; (12) NORTH 89°07'40"W WEST, 5.65 FEET; (13) SOUTH 00°32'20"W WEST, 9.21 FEET; THENCE SOUTH 00°44'58"W WEST, 4.93 FEET; THENCE SOUTH 89°18'19"W WEST, 114.10 FEET; THENCE SOUTH 02°38'41"W WEST, 21.17 FEET; THENCE SOUTH 00°38'41"W WEST, 28.82 FEET; THENCE SOUTH 89°20'11"E EAST, 10.38 FEET TO THE FACE OF AN EXISTING BUILDING; THENCE THE FOLLOWING 3 COURSES ALONG THE FACE OF SAID BUILDING, (1) SOUTH 00°38'41"W WEST, 85.82 FEET; THENCE SOUTH 44°18'29"E EAST, 105.71 FEET; THENCE SOUTH 89°28'24"E EAST, 114.74 FEET TO THE FACE OF AN EXISTING BUILDING; THENCE THE FOLLOWING 3 COURSES ALONG THE FACE OF SAID BUILDING, (1) SOUTH 02°47'38"W WEST, 3.00 FEET; (2) SOUTH 89°22'22"E EAST, 44.23 FEET; (3) NORTH 00°47'38"E EAST, 1.39 FEET; THENCE NORTH 00°47'38"E EAST, 1.89 FEET; THENCE NORTH 00°38'41"E EAST, 42.89 FEET; THENCE NORTH 89°00'00"E EAST, 23.17 FEET; THENCE SOUTH 00°00'00"E EAST, 30.00 FEET; THENCE NORTH 00°00'00"W WEST, 15.74 FEET; THENCE NORTH 45°00'00"W WEST, 42.81 FEET; THENCE NORTH 89°18'28"W WEST, 228.15 FEET; THENCE NORTH 44°18'28"W WEST, 62.68 FEET; THENCE NORTH 45°41'34"W WEST, 11.83 FEET; THENCE NORTH 44°18'28"W WEST, 30.00 FEET; THENCE NORTH 45°41'34"E EAST, 11.83 FEET; NORTH 44°18'28"W WEST, 34.52 FEET TO A POINT ON THE AFORESAID WEST PROPERTY LINE OF LOT A; THENCE NORTH 00°33'48"E EAST ALONG SAID WEST LINE, 474.28 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS, CONTAINING 32,853.9250 SQ. FT., 0.75 AC.



EASEMENTS ARE RESERVED FOR THE VILLAGE OF LOMBARD AND ITS SUCCESSORS AND ASSIGNS OVER ALL AREAS MARKED "WATERMAIN EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE WATERMANS AND A WATER DISTRIBUTION SYSTEM, TOGETHER WITH ANY AND ALL NECESSARY STRUCTURES AND APPURTENANCES AS MAY BE DETERMINED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE ADJOINING PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN AND TRIM OR REMOVE ANY FENCES, TEMPORARY STRUCTURES, TREES, SHRUBS, OR OTHER PLANTS WITHOUT NEED FOR PROVIDING COMPENSATION THEREON ON THE EASEMENT THAT INTERFERES WITH THE OPERATION OF THE WATERMANS, NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE OR LAZER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

OWNERS CERTIFICATE

STATE OF Illinois } s.s.
COUNTY OF Will } s.s.

THIS IS TO CERTIFY THAT LIFESPAC COMMUNITIES, INC., AN IOWA CORPORATION, AS OWNER OF THE PROPERTY DESCRIBED IN THE AMENDED PLAT, HAS CAUSED THE SAME TO BE PLATED IN THE RECORDS, AS INDICATED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED AT Chicago ON THE 10 DAY OF July, A.D. 2017
BY: Bruce Jones, Chairman/Director

NOTARY PUBLIC

STATE OF Illinois } s.s.
COUNTY OF Will } s.s.

I, Lois A. Hovington, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Bruce Jones makes a subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the same instrument as their own free and voluntary act and as the free and voluntary act of said corporation, do hereby seal to said instrument as their own free and voluntary act and as the free and voluntary act of said corporation, as owners of the property therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 10 DAY OF July, A.D. 2017
Lois A. Hovington

Lois A. Hovington
Notary Public
Commission Expires March 29, 2019

GRANTOR: BEACON HILLS/LIFESPAC COMMUNITIES, INC.
GRANTEE: VILLAGE OF LOMBARD

VILLAGE BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS } s.s.
COUNTY OF DUPAGE } s.s.

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____

PRESIDENT _____

VILLAGE CLERK _____

DEPARTMENT OF COMMUNITY DEVELOPMENT

STATE OF ILLINOIS } s.s.
COUNTY OF DUPAGE } s.s.

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE VILLAGE OF LOMBARD, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____

DIRECTOR OF COMMUNITY DEVELOPMENT, VILLAGE OF LOMBARD _____

RECORDER CERTIFICATE

STATE OF ILLINOIS } s.s.
COUNTY OF DUPAGE } s.s.

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, AFORESAID, ON THE _____ DAY OF _____, A.D. 20____ AT _____ O'CLOCK _____ M.

DUPAGE COUNTY RECORDER OF DEEDS _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } s.s.
COUNTY OF DUPAGE } s.s.

I, Joseph Gentile, an Illinois Professional Land Surveyor have prepared the plat from available records for the purpose of dedicating an easement of the above described property in the village of Lombard, Illinois. I further certify that the plat herein drawn is a correct representation thereof.

DATED AT LOMBARD THIS 10 DAY OF July, A.D. 2017

BY: Joseph Gentile
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 2925.
MY LICENSE EXPIRES NOVEMBER 30, 2018.

PREPARED BY:
GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (830) 918-8285
FAX (830) 918-8284

PREPARED FOR: WALSH CONSTRUCTION GROUP
DRAWN BY: WJL/PJM
ORDER NO.: 13-20328-17 ESAT WM

Lois A. Hovington
Notary Public
Commission Expires March 29, 2019

SUBMITTED BY AND MAIL TO:
VILLAGE OF LOMBARD
250 E. WILSON AVENUE
LOMBARD, IL, 60148

NO.	DATE	DESCRIPTION	BY
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