ORDINANCE 8022 PAMPHLET

PC 20-12: 600-690 E. BUTTERFIELD ROAD – HOFFMAN GROUP



PUBLISHED IN PAMPHLET FORM THIS $21^{\rm st}$ OF JANUARY, 2022, BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

Srejnski Blizabeth 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

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

Page 2

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.

Published in pamphlet form this 21st day of January, 2022.

Elizabeth Brezinski, Village Clerk

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 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.

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

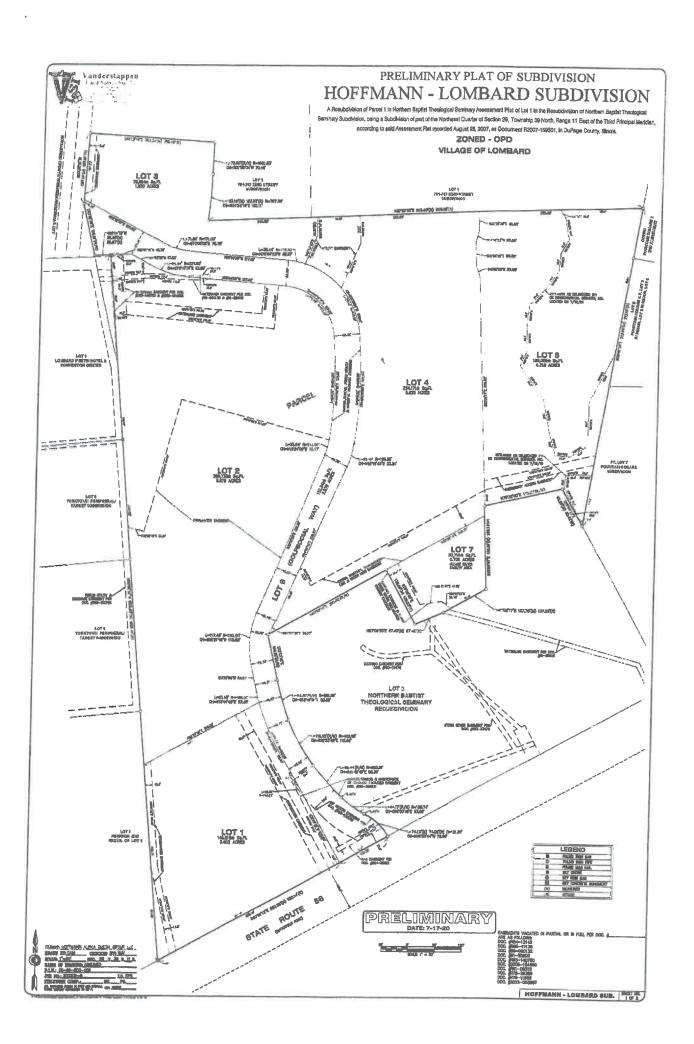
Published by me in pamphlet form this 22nd day of January, 2021.

Sharon Kuderna, Village Clerk

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

Page 3

EXHIBIT A





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

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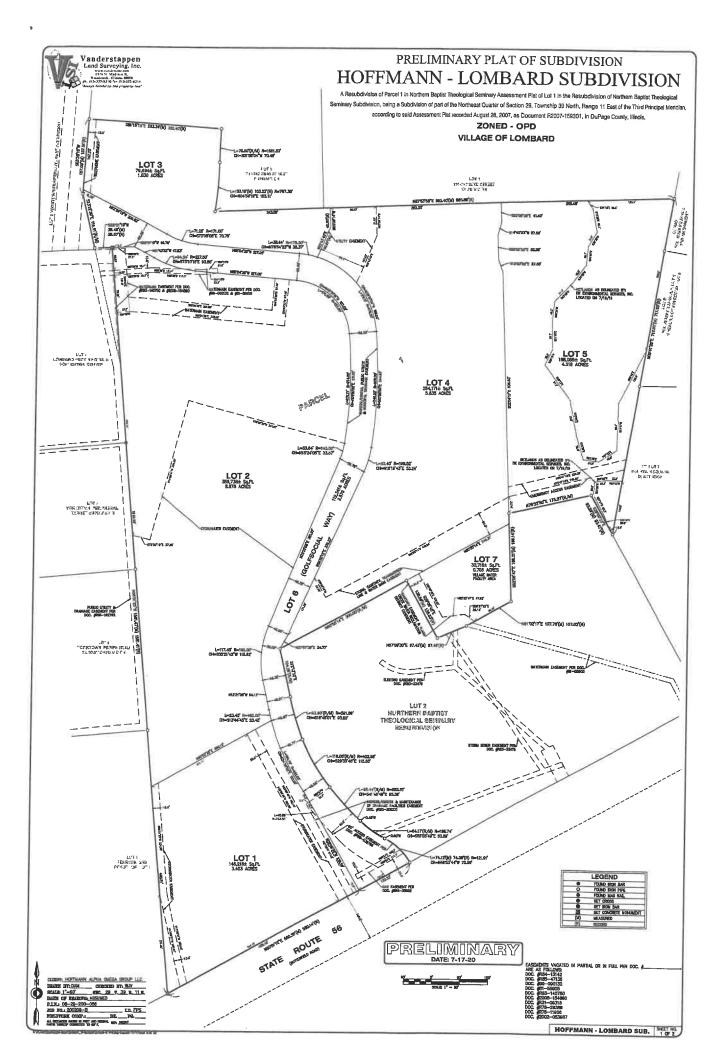
Re: PC 20-12 – Readopting a Preliminary Plat of Resubdivision - Hoffmann

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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.

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STATE OF ILLINOIS) S.S	STATE OF ELINOIS)
COUNTY OF DUPAGE)	COURTY OF DUPAGE) S.S.
The undersigned mertigages hamby releases the lend deploted and shown on this plot of Vocation for thereughtness, streets, disays, essentants and manifold and public services, and it addition theretos, and white fruits that may be specifically shown on the free of said plot as being be additionable to the Oty of Lambert, or to the public, from any and all mertigages and encombination of record it shift the undersigned have any interest.	My algorithms, as County Pict Officer for the County of DuPage, indicates that, to the best of my innestedge, that this plot meets all requirements of the ordinances of the County of DuPage
Defined this day of 20	Approved this day of AD., 20
	County Plot Officer
Mortgogne By: Title	
Attest	
	HIGHWAY COMMISSIONER CERTIFICATE
VILLAGE BOARD OF TRUSTEES CERTIFICATE	STATE OF ALINOIS) COUNTY OF BUPAGE)
STATE OF ILLINOIS) S.S.	
COUNTY OF DUPAGE)	My signature, as Highway Commissioner & Superintendent of Highways for the County of Bull-age, Indicatos that, to the best of my snowledge, that this plot meets all requirements of the archances of the County of Display
This is to cartify that the Visage Board of Trustees of the Village of Lembard, Elholis, have reviewed and approved this Plat. Dated	Approved this day of A.D., 20
this day of A.D., 20	
Vilage Mayor	Highway Commissioner
Vilage Clerk	Superintendent of Highwaye
COUNTY CLERICS CERTIFICATE	
STATE OF HANDIS)	PUBLIC UTILITY BASEMENT PROVISIONS
COUNTY OF DUPAGE) SS	An ecsement for serving the subdivision and other property with electric and communication service in hereby reserved for and granted tax
County Clerk of DuPage County, Minote,	communication service is hereby reserved for and granted to:
t, County Cert of Delroge County, Elinote, do hareby certify that there are no delinquent general toxes, obligatest special casesaments or upon document operated casesaments or upon control casesaments operated casesaments operated casesaments operated by the control of structure, and a commencion with the plot.	COMMONEALTH EDISON COMPANY, AMERITECH LLINGS MAN ILLINGS BELL TELEPHONE COMPANY, APPLICABLE CABLE TELEYSON COMPANY, WILLAGE OF LINDENHAREST, GRANTEES
Dated this day of 20 A.D.	that respective Romanne, successors, and costens, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement.
DuPage County Clark	that respective Discusses, accessors, and carejan, jointly and severally, to construct, quested, respon methods, modify reconstruct, response, supplement, related that discusses, there is no blone, pales, gays, ordorin, stree, cobies, and the property of the property of the property of the property of the and property of the property of the property of the property of the underground transmission and distribution of destributy, storm seest, scattery and upon the surface of the property shown within the colonial or dark lines (or similar designation) on the pict and morked Townsent," Justify Exament," Tubble UMBy Camenter," PLUE, or saided designation, the prop designated in the Distantian of Contombium only/or on this pict on "Common ord the property designation of the property designation of the property designation on the pict of trained and design as whether public
STORMWATER DIMISION CERTIFICATE	stong and upon the surface of the property shown within the deshed or deth lines (or similar designation) on the plot and marked "Exerment", "Utility
STATE OF ILLINOIS)) S.S.	comment. Public Utility Ensement", P.U.E. (or similar designation), the pro- designated in the Declaration of Condominary and/or on this plot as "Comme
COUNTY OF DUPAGE)	community", and the property designated on the plat as "common area or an and the property designated on the plat for streets and allege, whether public
	permanan angenium with the ingrite to extract requires service connections over a under the surface of each lot and common area or areas to serve improvement the permanant of the common area of the contract that the contract the contract
of minots, do northly cartify that to the best of our knowledge and belief that the STORMMATER MANAGEMENT & DETENTION of surface waters will not be changed by the	or remove trees, bushes, roots and sophings and to clear obstructions from the surface and subsurface on may be recentably marked lacidant to the state.
of Black, do bandly cettly that to the best one. Professional Engineer of the State STERMINITE WINDESTER & EXCELLENCE AND A STATE AND A S	herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in second
such surface waters will not be deposited on adjoining land centers in such concentration dis many collection description for many collection description on many collection description of the concentration description of the concentration o	or over the property within the deshed or detted lines (or similar designation) marked "Experient", "Utility Experient", "Public Little Experient", "2 II E " /
construction of this subdivision.	similar designation) eithout the prior written consent of Grantees. After installation of any such facilities, the areas of the substituted accounts about
Owner (s)	delighted in the Instantian of Condomham read/or on the jet of "Common Elements", and the property designated on the jet for extreme or one or
Registered Professional Engineer of Illnois	The term "Common Elements" shall have the meaning set forth for such term
	time to time. The term "common rest or create" in defined as a left agend or good of sed

SURVEYOR'S CERTIFICATE	
STATE OF ILLNOIS)	
COUNTY OF MoHENRY)	
This is to certify that I, William J. Venderstappen of VANDERSTAPPEN LAND SINFLYNN, NCL, have revoyed and reachedwided the property on described make sinfly by the amend pict, which is a correct representation of ead survey on which the control of the contro	id Darn
LEGAL DESCRIPTION:	
A Read-Nelson of Percel 1 in Northern Beptist. Theological Seminary Assessment Pict of Let 1 in the Read-Nelson of Northern Beptist Theological Seminary Subdividuo, being a Subdividuo, being a Subdividuo Seminary Subdividuo, being a Subdividuo Seminary Seminary Subdividuo Seminary Subdividuo Seminary Semin	t ecid
t further cartify that all lot comers and point of changes in alignment as show have been found or will be placed as required by the Plot Act (Whole Revised Statutes 2008, 7858.CS 205/1).	
I stellar centify that this attorn described youngs's bleatable 12 zers 15° — or determined to be excited the 0.28 mound chaptes floodistic, but he within 2.7° %. Or so with a beas flood elsewithen determined, size like within 2.000 15° %. So were of 0.25 council chaptes flood; mose of 12 council chaptes flood in the original of inse them 1 floot; or with destings or one last them 1 septem mile; and sights of inse them 1 floot; or with destings or one last them 1 septem mile; and fifther them 1.000 15° within 1 flooding flood, beautiful and 1.000 15° within 1.000 15° with 1.000 15° within 1.000	fy os ded gs
I disc grant permission to	
Detail of Woodstook, PRELIMINAF	3
William J Venezia and No. 035-002709 DATE: 7-17-20 VANDERSTAPPSH LAD Design Firm No. 184-002782	
RECORDERS CERTIFICATE	
STATE OF ILLINOIS)	
COUNTY OF DUPAGE)	
This instrument filed for record in the Recorder's Office of DuPage County,	
Ethnola, on this day of 20 AD_	
at e'clockM_ and recorded as	
Document Kumber	
DuPage County Recorder	
per age county records	

Relocation of facilities will be done by Grantees at cost of Grantor/Lot Chaner, spon written request.

Anthony J. Quigley, P.E. Region One Enghaer

Covenante and Restrictions covering this Plat of Subdivision have been recorded as

FLAGG CREEK WATER RECLAMATION DISTRICT EASEMENT There will be vehicular occess to the Economist area of all times.

O PERSONNE COMP.: PR. PQ.

PREPARED BY: VANDERSTAPPEN LAND SURVEYING, INC. 1316 N MADISON ST. WYSTETTYSK B. BODGE

REVISIONS HOFFMANN - LOMBARD SUB. 2 OF 2