

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) \_\_\_\_\_  
Recommendations of Boards, Commissions & Committees (Green) \_\_\_\_\_  
Other Business (Pink) \_\_\_\_\_  
*Waiver of First Requested*

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: May 30, 2007 (BOT) Date: June 7, 2007

TITLE: PC 07-19: 610-690 East Butterfield Road

SUBMITTED BY: Department of Community Development *dk*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests approval of a major change to a conditional use for a planned development and for an educational institution, as set forth in Ordinances 4362 and 4691. This petition will amend the legal description and geographical extent of the approved campus master plan and the associated zoning approvals for the subject property located within the OPD Office Planned Development District. No site improvements are proposed as part of this petition. (DISTRICT #3)

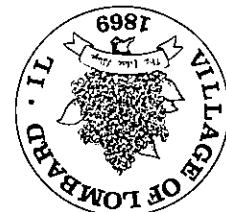
The Plan Commission recommended approval of this petition.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X \_\_\_\_\_  
Finance Director X \_\_\_\_\_  
Village Manager X \_\_\_\_\_  
Date \_\_\_\_\_  
Date \_\_\_\_\_  
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:** William T. Lichter, Village Manager

**FROM:** David A. Hulseberg, AICP  
Assistant Village Manager/Director of Community Development *dah*

**DATE:** June 7, 2007

**SUBJECT:** PC 07-19: 610-690 E. Butterfield Road (Northern Baptist Theological Seminary)

Attached please find the following items for Village Board consideration as part of the June 7, 2007 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 07-19;
3. An Ordinance granting approval of an amendment to the geographical extent of the previously approved NBTs planned development; and
4. Plans associated with the petitioner's request.

Please contact me if you have any questions regarding the aforementioned materials.



**VILLAGE OF LOMBARD**

255 E. Wilson Avenue  
Lombard, IL 60148-3931  
(630) 620-2700 FAX: (630) 620-8222  
TDD: (630) 620-5811  
www.villageoflombard.org

June 7, 2007

Mr. William J. Mueller,  
Village President, and  
Board of Trustees

Village of Lombard

**Subject: PC 07-19: 610-690 E. Butterfield Road (Northern Baptist  
Theological Seminary Planned Development)**

Dear President and Trustees:

Your Plan Commission submits for your consideration its recommendation on the  
(NBTS), requests approval of a major change to a conditional use for a planned  
development and for an educational institution, as set forth in Ordinances 4362  
and 4691.

The Plan Commission conducted a public hearing on May 21, 2007. William  
Heniff, Senior Planner, stated that he received correspondence from the petitioner,  
NBTS, that he is authorized to present the petition on their behalf. He also stated  
that representatives from NBTS are in the audience in the event there are any  
questions associated with the petition.

He then referenced the Village's IDRC report that was submitted to the public  
record. As a companion petition to PC 07-17, this petition is intended to amend  
the geographical boundaries of the previously approved NBTS planned  
development. The abutting property to the west is currently under development  
with the Lombard Yorktown Westin Hotel/Convention Center. A portion of the  
NBTS property included a stormwater line, a public watermain and a landscape  
retaining wall that was constructed as part of the hotel project. Through  
discussions between the Lombard Public Facilities Corporation (LPFC)  
representatives and NBTS, it was mutually agreed that the area impacted by the  
improvements (see attached plan) would be sold by NBTS to the LPFC. With the  
transaction complete, the previously approved NBTS planned development is  
being amended to change its geographical boundaries. No physical improvements  
are included as part of the petition.

Village President  
William J. Mueller

Village Clerk  
Bridgette O'Brien

Trustees  
Greg Alan Gron, Dist. 1  
Richard J. Tross, Dist. 2  
John "Jack" T. O'Brien, Dist. 3  
Dana L. Moreau, Dist. 4  
Laura A. Fitzpatrick, Dist. 5  
Rick Soderstrom, Dist. 6

Village Manager  
William T. Lichter

"Our shared *Vision* for  
Lombard is a community of  
excellence exemplified by its  
government working together  
with residents and business to  
create a distinctive sense of  
spirit and an outstanding  
quality of life."

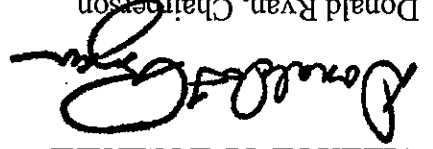
"The *Mission* of the Village  
of Lombard is to provide  
superior and responsive  
governmental services to the  
people of Lombard."

Chairperson Ryan then opened the meeting for public comment. No one spoke in favor of or against the petition. He then opened the meeting for comments from the Commissioners. No comments were offered by the members.

After due consideration of the petition and the testimony presented, the Plan Commission found that the requested relief does comply with the standards of the Lombard Zoning Ordinance and with the standards established by the NBTSP Planned Development, and that granting the relief is in the public interest, and therefore, the Plan Commission accepted the findings of the Inter-departmental Review Report as the findings of the Plan Commission, and recommended to the Corporate Authorities **approval** of PC 07-19 consisting of an amendment to a planned development.

Respectfully,

**VILLAGE OF LOMBARD**



Donald Ryan, Chairperson  
Lombard Plan Commission

att-

**VILLAGE OF LOMBARD  
INTER-DEVELOPMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission

FROM: Department of Community Development  
PREPARED BY: William Henniff, AICP  
Senior Planner

**TITLE**

**PC 07-19: 610-690 E. Butterfield Road** The petitioner, Northern Baptist Theological Seminary, requests approval of a major change to a conditional use for a planned development and for an educational institution, as set forth in Ordinances 4362 and 4691.

**GENERAL INFORMATION**

Petitioner: Lombard Public Facilities Corporation  
255 E. Wilson Avenue  
Lombard, IL 60148

Property Owner:

Northern Baptist  
Theological Seminary  
660 E Butterfield Road  
Lombard, IL 60148

**PROPERTY INFORMATION**

Existing Zoning: O PD Office District – Planned Development  
Existing Land Use: Private Institute of High Learning  
Size of Property: 27.78 acres

Comprehensive Plan: The Comprehensive Plan identifies the site for Public & Institutional use.

**SURROUNDING ZONING AND LAND USE**

North: O Office District Planned Development; developed as the Mid-Con office complex planned development

South: B-3 Community Shopping District, O Office District and O PD Office District Planned Development; developed as the Butterfield Centre office development

(north of Butterfield Road); a commercial strip center, Magnum's, Benihana, and Taylor Brewing Restaurants (south of Roosevelt Road)

West: B3PD Community Shopping District, Planned Development; includes vacant property (proposed hotel/convention hall and developable pad sites) and a movie theatre

East: O Office District Planned Development, developed as an office complex; and B3PD Community Shopping District, Planned Development; developed as Dick's Sporting Goods retail store

## ANALYSIS

## SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on April 27, 2007:

1. Petition for Public Hearing.
2. Proposed Final Plat of Subdivision – Westin Yorktown Lombard, prepared by Mackie Consultants, LLC, dated December 12, 2006.
3. Exhibit A – Northern Baptist Theological Seminary/Westin Hotel Property, prepared by Mackie Consultants LLC, dated February 9, 2007.

## BACKGROUND

As a companion petition to PC 07-17 also under consideration by the Plan Commission at its May 21, 2007 meeting, this petition is intended to amend the geographical boundaries of the previously approved Northern Baptist Theological Seminary (NBTS) planned development. The abutting property to the west is currently under development with the Lombard Yorktown Westin Hotel/Convention Center. A portion of the NBTS property included a stormwater line, a public watermain and a landscape retaining wall that was constructed as part of the hotel project. Through discussions between the Lombard Public Facilities Corporation (LPFC) representatives and NBTS, it was mutually agreed that the area impacted by the improvements (see attached plan) would be sold by NBTS to the LPFC. With the transaction complete, the previously approved NBTS planned development is being amended to change its geographical boundaries. No physical improvements are included as part of the petition.

## INTER-DEPARTMENTAL REVIEW COMMENTS

### ENGINEERING

From a construction or engineering perspective, the Private Engineering Services Division has no comments on the petition.

### PUBLIC WORKS

The Department of Public Works does not have any comments on the petition.

### FIRE AND BUILDING

The Bureau of Inspectional Services has no comments on the petition.

### PLANNING

#### Compliance with the Zoning Ordinance NBTS Planned Development History

Ordinance 4362 (PC 97-20) established the Northern Baptist Theological Seminary Planned Development. This Ordinance addressed the existing campus buildings and includes the provisions for the long-term development of their property, consistent with their master plan. This approval ultimately resulted in the development of the Lindner Conference Center. In 1999, Ordinance 4691 (PC 99-25) amended the planned development to allow for the existing 169 square foot tree-standing sign along Butterfield Road. Site Plan Approval (SPA) 03-07 granted approval of an amended signage plan for directional and way-finding signs for the campus. In 2005, NBTS applied for and received approval of a planned development amendment to provide for a new administration building (PC 05-05). However, NBTS has decided not to pursue this project and the conditional use approval for this item has since expired.

In 2003, the Village approved a 500-room hotel/69,300 gross square foot convention hall facility on the abutting property to the west. The approved site improvement plans depicted the following improvements on the NBTS property:

1. An 18" RCP (reinforced concrete pipe) for stormwater;
2. A 10" watermain connection between the NBTS site and the Yorktown peripheral sites;
3. A sidewalk encroachment for pedestrian access around the building and to the NBTS Lindner Center parking lot (the sidewalk link was removed in subsequent plans); and
4. Associated retaining wall improvements

The LPFC hotel development team sought to address the encroachments onto the NBTS property through easement agreements between the LPFC and the NBTS. Through extensive discussions and negotiations, the LPFC and the NBTS ultimately agreed to convey the land subject to the encroachment in title from the NBTS to the LPFC. This activity was completed in March, 2007.

*Planned Development Amendment Discussion*

Pursuant to Section 155.504(A) of the Zoning Ordinance, the change in the overall geographical boundaries is considered a major change to a planned development. As such, a planned development amendment is requested. Staff notes that the proposed amendment will not alter or change the intent of the NBTS planned development. Nor will it affect the master plan, as the area subject to the property transfer was not intended to be developed. Lastly, the area subject to the conveyance is largely unusable as it consists of a strip of green space behind the abutting Lindner Center parking lot. Based upon a review of the petition, the existing conditions and the standards, staff offers its favorable recommendation accordingly.

Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends Public and Institutional uses for the subject property, reflecting its current use. The Plan Commission and the Village Board found that the NBTS use and master plan is consistent with the plan objectives in the 1997 zoning approvals. The proposed campus plan amendment only modifies its geographical boundaries. Therefore, the amendment is also compatible with the uses recommended by the Comprehensive Plan.

Compatibility with the Surrounding Land Uses

The NBTS is compatible with the adjacent office uses to the north and south. The properties to the west and east are retail commercial. The campus buildings are positioned in a manner that directs their use and functions away from adjacent properties. Staff finds that the amendment is intended to maximize compatibility between the NBTS property and the abutting hotel property.

**FINDINGS AND RECOMMENDATIONS**

Staff has reviewed the response to standards included as part of the petition and concurs that the petition meets the standards set forth in the Zoning Ordinance and that the requested relief is consistent with the NBTS planned development. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval of PC 07-19:**

Based on the submitted petition, accompanying plans and the materials and testimony presented, the petition **complies** with the standards established by the NBTS Planned Development, and, therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission, and therefore recommend to the Corporate Authorities **approval of PC 07-19.**

Inter-Departmental Review Report Approved By:

David A. Hulseberg, AICP  
Assistant Village Manager/Director of Community Development

c: Petitioner



**Appendix A  
STANDARDS FOR PLANNED DEVELOPMENTS  
Staff Discussion, Commentary and Findings**

Noted below, in italics, are the planned development standards. Staff's comments and responses are offered as well.

**SECTION 155.508 (A) (B) (C) OF THE LOMBARD ZONING ORDINANCE**

*Except as provided below, no planned development shall be approved unless the Village Plan Commission and the Village Board find that the development meets the standards for conditional uses, and the standards set forth in this Section. Notwithstanding the foregoing, the Village Board may approve a planned development which does not comply with these standards or with the standards for conditional use, if the Board finds that the application of such standards, to the development being considered, would not be in the public interest.*

**A. General Standards**

1. *Except as modified by and approved in the final development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.*

The NBTS existing development and the approved master plan would not be significantly affected by the boundary amendment. The area subject to the amendment is largely unusable and does not contribute to the overall benefit of the planned development.

2. *Community sanitary sewage and potable water facilities connected to a central system are provided.*

This petition does not pertain to utility issues.

3. *The dominant use in the proposed development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.*

The principal land use (higher education institution) is not affected by the requested relief.

4. *That the proposed planned development is in the public interest and is consistent with the purposes of this Zoning Ordinance.*

The Zoning Ordinance provides for the establishment of planned developments as a means to provide for a better development. Amending the boundaries of the planned development to address the current ownership and the associated use of the subject property is consistent with the Zoning Ordinance.

5. *That the streets have been designed to avoid:*

a. *Inconvenient or unsafe access to the planned development;*

b. *Traffic congestion in the streets, which adjoin the planned development;*

c. *An excessive burden on public parks, recreation areas, schools, and other public facilities, which serve or are proposed to serve the planned development.*

The petition does not affect any of the items noted above.

B. *Standards for Planned Developments with Use Exceptions*

The petition does not modify the uses permitted within the planned development.

C. *Standards for Planned Developments with Other Exceptions (Deviations)*

The petition does not establish any additional variation and/or deviations.

**STANDARDS  
FOR CONDITIONAL USES**

**SECTION 155.103 (F)(8) OF THE LOMBARD ZONING ORDINANCE:**  
*No conditional use shall be recommended by the Plan Commission unless it finds:*

1. *That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;*

The NBTs conditional use approval would largely remain unaffected by this petition. The amendment is primary to address the lot boundary change.

2. *That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;*

The amendment was partly created to address the impacts of the hotel on the NBTs property.

3. *That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;*

The amendment would not impact NBTs from developing their campus to its fullest extent.

4. *That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;*

The requested action will not affect this standard.

5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;*

The requested action will not affect this standard.

6. *That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard, and,*

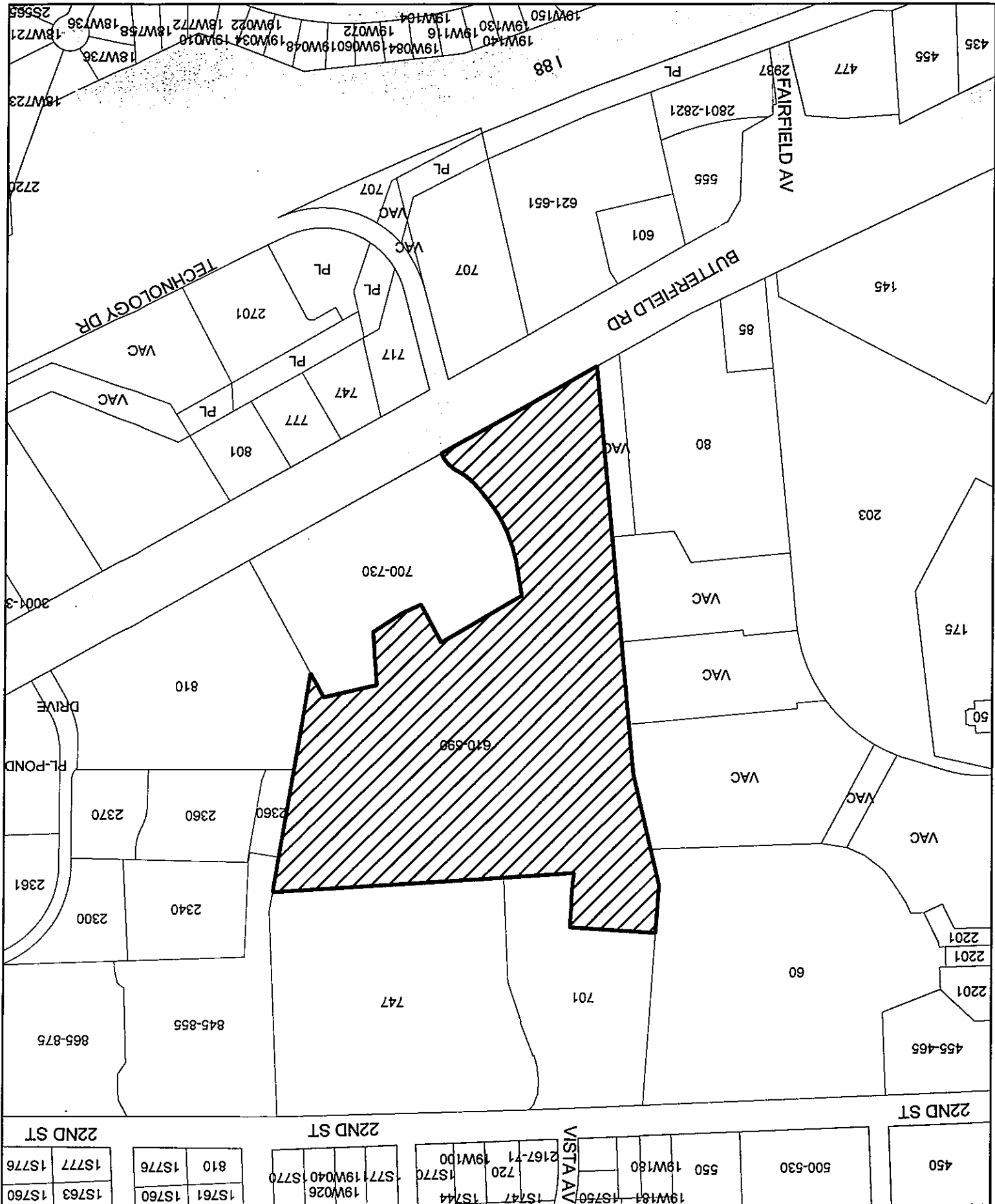
The request is consistent with the original requested relief and of the Comprehensive Plan.

7. *That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission*

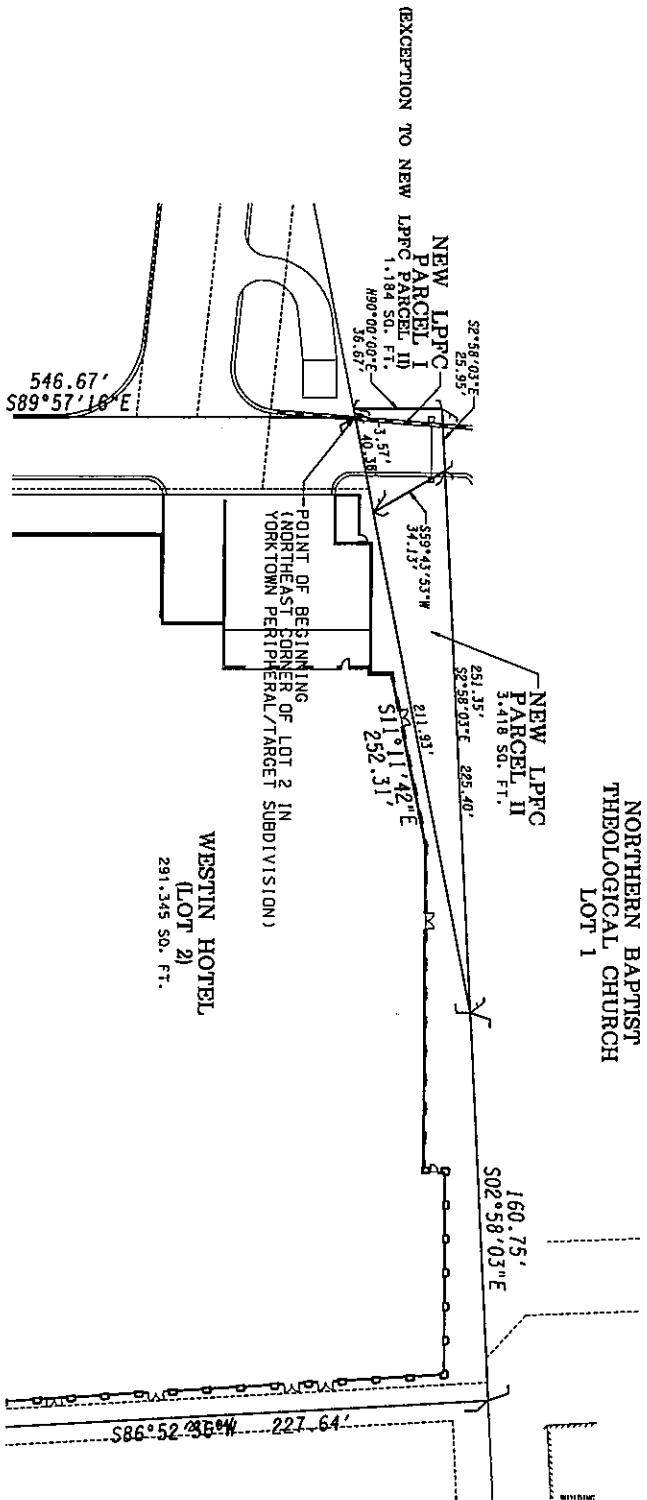
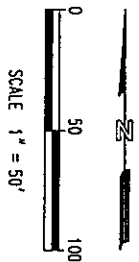
The request is consistent with this standard.

# Location Map

PC 07-19



# EXHIBIT A



**MACKIE CONSULTANTS, LLC**  
 6417 N. WILSON ROAD, SUITE 800, ROSEMONT, IL 60018  
 630.261.4100  
 ENGINEERS PLANNERS ARCHITECTS SURVEYORS  
 LICENSE PROFESSIONAL DESIGN FIRM LICENSE NUMBER 04-002944

**CLIENT**  
**LOMBARD PUBLIC FACILITIES CORPORATION**  
 215 E. WILSON LOMBARD, ILLINOIS 60148

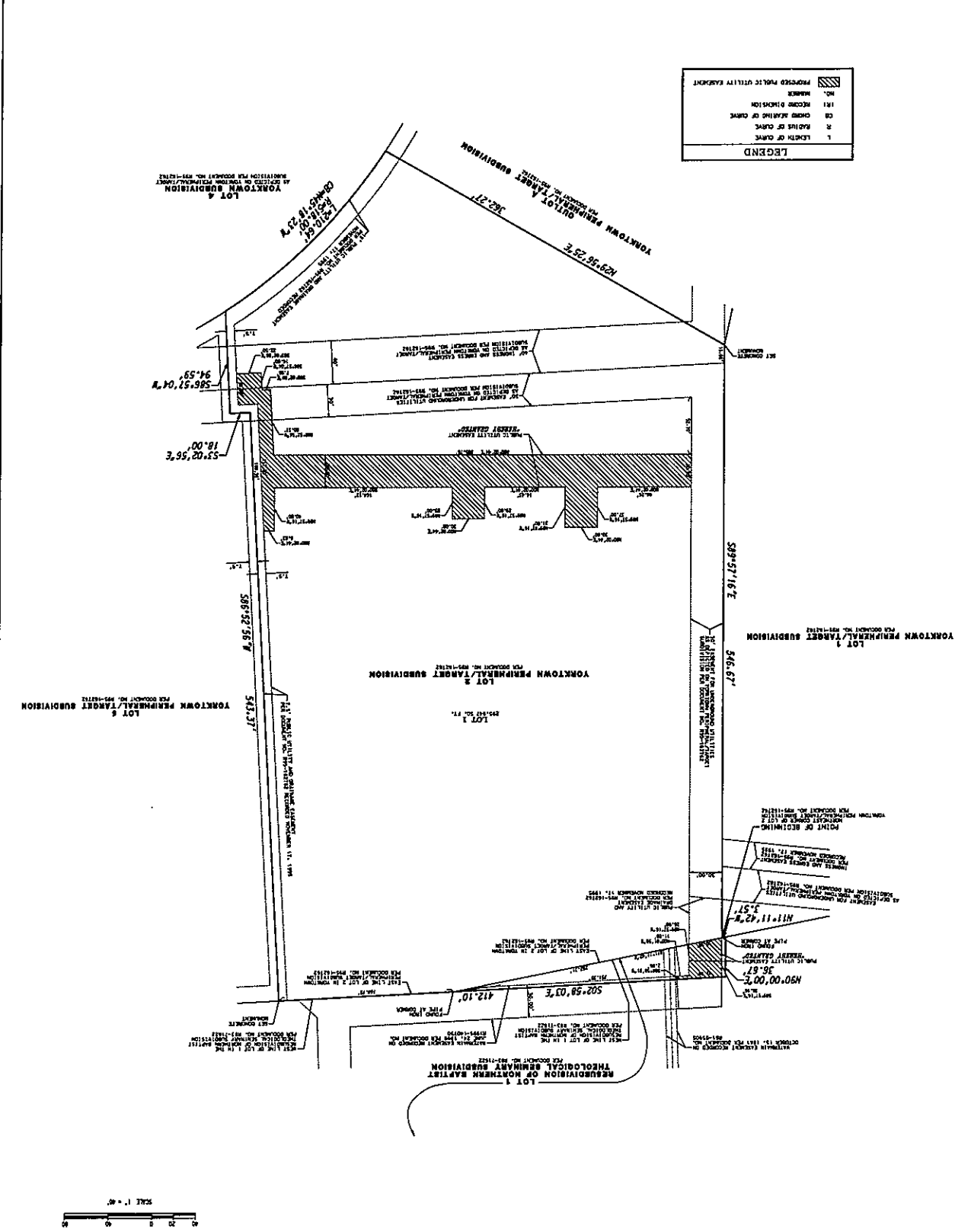
NO.	DATE	REVISION	BY	CHKD.
1	11/11/10	ISSUED FOR VALUE COMMENTS	ST	
2		REVISED FOR VALUE COMMENTS	ST	
3		REVISED FOR VALUE COMMENTS	ST	
4		REVISED FOR VALUE COMMENTS	ST	
5		REVISED FOR VALUE COMMENTS	ST	
6		REVISED FOR VALUE COMMENTS	ST	
7		REVISED FOR VALUE COMMENTS	ST	
8		REVISED FOR VALUE COMMENTS	ST	
9		REVISED FOR VALUE COMMENTS	ST	
10		REVISED FOR VALUE COMMENTS	ST	

**EXHIBIT A**  
**NORTHERN BAPTIST THEOLOGICAL SEMINARY**  
**WESTIN HOTEL PROPERTY**  
**LOMBARD, ILLINOIS**

**SHEET**  
**1**  
**OF**  
**1**

**MACIE CONSULTANTS LLC**  
 ENGINEERS PLANNERS SURVEYORS  
 8715 W. HAWGINS RD., SUITE 600, ROSEMONT, IL 60018  
 TEL: 630-581-0000 FAX: 630-581-0000  
 LICENSE PROFESSIONAL DESIGN FIRM LICENSE NUMBER 041-000004

1. THIS SHEET IS SUBJECT TO ANY OTHER TITLES WHICH MAY BE RECORDED BY A COUNTY CLERK.  
 2. NO DIMENSIONS SHALL BE GIVEN IN FEET AND DECIMAL PARTS.  
 3. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS.



**FINAL PLAT OF SUBDIVISION**  
**WESTIN YORKTOWN LOMBARD**

BEING A RESUBDIVISION OF LOT 2 IN YORKTOWN PENINSULA/TARGET SUBDIVISION PER DOCUMENT NO. 99-112221, AND PART OF LOT 1 IN THE RESUBDIVISION OF NORTH BAPTIST SEMINARY CAMPUS PER DOCUMENT NO. 99-112221, ALL IN SECTION 23, TOWNSHIP 33 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LOMBARD, DEKALB COUNTY, ILLINOIS.

P.L.N. NUMBER: 08-08-00-048





ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE FURTHER AMENDING ORDINANCE NUMBER 4362,  
ADOPTED SEPTEMBER 18, 1997, AND AS AMENDED BY ORDINANCE 4691,  
ADOPTED SEPTEMBER 2, 1999, GRANTING A CONDITIONAL USE FOR A  
PLANNED DEVELOPMENT**

(PC 07-19: 610-690 East Butterfield Road; Northern Baptist Theological Seminary)

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, on September 18, 1997, the President and Board of Trustees adopted Ordinance 4362, granting conditional use approval for a planned development for the property legally described in Section 4 below and pursuant to Title 15, Chapter 155, et seq. Section 155.501 of the Code of Lombard; and

WHEREAS, on September 2, 1999, the President and Board of Trustees adopted Ordinance 4691, granting approval of signage amendments to the aforementioned planned development; and

WHEREAS, Title 15, Chapter 155, Section 155.504 allows for amendment of an ordinance granting a conditional use for a planned development after a public hearing before the Village's Plan Commission; and

WHEREAS, pursuant to an application to amend Ordinances 4362 and 4691 pertaining to the geographical extent of the planned development, proper and legal notice was provided and a public hearing was held before the Village's Plan Commission on May 21, 2007; and

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the amendment described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 89 DEGREES 57 MINUTES 16 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 70.00 FEET TO A POINT ON THE NORTHEAST CORNER OF NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT, ACCORDING TO THE PLAT THEREOF RECORDED R66-5885, IN DUPAGE COUNTY, IL; THENCE SOUTH 0 DEGREES, 09 MINUTES, 06 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT, A DISTANCE OF 736.60 FEET TO AN ANGLE POINT IN SAID EAST LINE; THENCE SOUTH 11 DEGREES 41 MINUTES 16 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT, PASSING AT 69.66 FEET THE NORTHEAST CORNER OF LOT 1 IN THE NORTHERN BAPTIST THEOLOGICAL SEMINARY SUBDIVISION AND CONTINUING FOR A TOTAL DISTANCE OF 787.50 FEET; THENCE NORTH 27 DEGREES 17 MINUTES 19 SECONDS WEST ALONG THE COMMON LINE BETWEEN LOT 1 AND LOT 2 IN SAID NORTHERN BAPTIST THEOLOGICAL SEMINARY SUBDIVISION, A DISTANCE OF 93.42 FEET; THENCE SOUTH 78 DEGREES 33 MINUTES 40 SECONDS WEST, ALONG SAID COMMON LINE BETWEEN LOT 1 AND LOT 2, A DISTANCE OF 173.39 FEET; THENCE SOUTH 0 DEGREES 03 MINUTES 28 SECONDS WEST, ALONG SAID COMMON LINE BETWEEN LOT 1 AND LOT 2, A DISTANCE OF 186.00 FEET; THENCE SOUTH 62 DEGREES 55 MINUTES 32 SECONDS WEST ALONG SAID COMMON LINE BETWEEN LOT 1 AND LOT 2, A DISTANCE OF 107.50 FEET; THENCE SOUTH 69 DEGREES 13 MINUTES 32

AS DOCUMENT R83-71622, DESCRIBED AS FOLLOWS:  
MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 1983 SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THAT PART OF LOT 1 IN NORTHERN BAPTIST THEOLOGICAL SEMINARY

as follows:  
generally located at 610-690 East Butterfield Road, Lombard, Illinois and legally described Ordinance 4691 is hereby amended and shall be limited and restricted to the property  
**SECTION 1:** That the legal description set forth within Ordinance 4362 and

ILLINOIS, as follows:  
BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY,  
NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND

ALSO EXCEPT THAT PART 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 THE PLAT THEREOF RECORDED NOVEMBER 13, 1989 PER DOCUMENT NO. R89-143132, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN YORKTOWN PERIPHERAL/TARGET SUBDIVISION PER DOCUMENT

THAT PART 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 THE PLAT THEREOF RECORDED NOVEMBER 13, 1989 PER DOCUMENT NO. R89-143132, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN YORKTOWN PERIPHERAL/TARGET SUBDIVISION PER DOCUMENT NO. R95-162762, ALSO BEING ON THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 11 DEGREES 11 MINUTES 42 SECONDS WEST, A DISTANCE OF 3.57 FEET ALONG THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 2 AND ALSO BEING THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 34.71 FEET; THENCE SOUTH 11 DEGREES 11 MINUTES 42 SECONDS EAST, A DISTANCE OF 13.65 FEET; THENCE SOUTH 2 DEGREES 58 MINUTES 03 SECONDS EAST, A DISTANCE OF 12.53 FEET; THENCE SOUTH 59 DEGREES 43 MINUTES 53 SECONDS WEST, A DISTANCE OF 34.13 FEET TO THE EASTERLY LINE OF SAID LOT 2 ALSO BEING THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 11 DEGREES 11 MINUTES 42 SECONDS WEST, A DISTANCE OF 40.38 FEET ALONG SAID EASTERLY LINE OF LOT 2 AND ALSO BEING THE WESTERLY LINE OF SAID LOT 1, TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS;

SECOND WEST ALONG SAID COMMON LINE BETWEEN LOT 1 AND LOT 2, A DISTANCE OF 67.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 69 DEGREES 13 MINUTES 32 SECONDS WEST, ALONG SAID COMMON LINE BETWEEN LOT 1 AND LOT 2, A DISTANCE OF 167.57 FEET; THENCE NORTH 27 DEGREES 17 MINUTES 19 SECONDS WEST, ALONG SAID COMMON LINE BETWEEN LOT 1 AND LOT 2, A DISTANCE OF 120.5 FEET; THENCE NORTH 62 DEGREES 55 MINUTES 32 SECONDS EAST, A DISTANCE OF 167.01 FEET; THENCE SOUTH 27 DEGREES 04 MINUTES 28 SECONDS EAST, A DISTANCE OF 138.89 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, IL; EXCEPT FOR THE FOLLOWING:

Ordinance No. \_\_\_\_\_  
Re: PC 07-19  
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NO. R95-162762, ALSO BEING ON THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 11 DEGREES 11 MINUTES 42 SECONDS WEST, A DISTANCE OF 3.57 FEET ALONG THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 2 AND ALSO BEING THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 36.67 FEET; THENCE SOUTH 02 DEGREES 58 MINUTES 03 SECONDS EAST, A DISTANCE OF 251.35 FEET TO THE EASTERLY LINE OF SAID LOT 2 AND ALSO BEING A CORNER ON THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 11 DEGREES 11 MINUTES 42 SECONDS WEST, A DISTANCE OF 252.31 FEET ALONG SAID EASTERLY LINE OF LOT 2 AND ALSO BEING THE WESTERLY LINE OF SAID LOT 1, TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART 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 THE PLAT THEREOF RECORDED NOVEMBER 13, 1989 PER DOCUMENT NO. R89-143132, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN YORKTOWN PERIPHERAL/TARGET SUBDIVISION PER DOCUMENT NO. R95-162762, ALSO BEING ON THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 11 DEGREES 11 MINUTES 42 SECONDS WEST, A DISTANCE OF 3.57 FEET ALONG THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 2 AND ALSO BEING THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 11 DEGREES 11 MINUTES 42 SECONDS WEST, A DISTANCE OF 34.71 FEET; THENCE SOUTH 11 DEGREES 11 MINUTES 42 SECONDS EAST, A DISTANCE OF 13.65 FEET; THENCE SOUTH 2 DEGREES 58 MINUTES 03 SECONDS EAST, A DISTANCE OF 12.53 FEET; THENCE SOUTH 59 DEGREES 43 MINUTES 53 SECONDS WEST, A DISTANCE OF 34.13 FEET TO THE EASTERLY LINE OF SAID LOT 2 ALSO BEING THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 11 DEGREES 11 MINUTES 42 SECONDS WEST, A DISTANCE OF 40.38 FEET ALONG SAID EASTERLY LINE OF LOT 2 AND ALSO BEING THE WESTERLY LINE OF SAID LOT 1, TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Parcel No.: 06-29-200-045 (part of)

**SECTION 2:** That all other provisions set forth within Ordinance 4362 and Ordinance 4691 not amended by this Ordinance shall remain in full force and effect.

**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.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

Published by me in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Brigitte O'Brien, Village Clerk