

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott Niehaus, Village Manager

DATE: August 4, 2025 **(BOT) Date:** August 21, 2025

SUBJECT: Ordinance to Approve a Plat of Abrogation for a Drainage and Detention Easement, Plat of Abrogation for a Municipal Utility & Ingress/Egress, Watermain, Sanitary Sewer, and Electric Easement, and a Plat of Easement for a Blanket Public Water, Sanitary Sewer, and Storm Sewer Easement

SUBMITTED BY: Carl S. Goldsmith, Director of Public Works 

BACKGROUND/POLICY IMPLICATIONS:

Attached are two Plats of Abrogation and a Plat of Easement for the "Lot 2" parcel at 600 E Butterfield Road. The previous easements on the property need to be removed in order to establish a new blanket easement for public utilities over the parcel.

Fiscal Impact/Funding Source:

Review (as necessary):

Finance Director	_____	Date	_____
Village Manager	_____	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.



August 8, 2025

TO: Village President and Board of Trustees

THROUGH: Scott R. Niehaus, Village Manager

FROM: Carl Goldsmith, Director of Public Works 

SUBJECT: **Ordinance to Approve a Plat of Abrogation for a Drainage and Detention Easement, Plat of Abrogation for a Municipal Utility & Ingress/Egress, Watermain, Sanitary Sewer, and Electric Easement, and a Plat of Easement for a Blanket Public Water, Sanitary Sewer, and Storm Sewer Easement.**

The Village of Lombard closed on a portion of the 600 E Butterfield Road parcel ("Lot 2") with the intention of building a new water tower. This lot previously contained multiple easements for ingress/egress, stormwater detention, and public utilities. These easements need to be abrogated to establish a new blanket easement over the parcel to allow for the construction of the water tower, and to re-route existing sewer mains to maintain sanitary and storm flows.

The attached Plat(s) of Abrogation and Plat of Easement was prepared by the Village of Lombard.

ACTION REQUESTED

Please place this item on the August 21, 2025 Village Board agenda for approval by Ordinance. The approval must be approved by three-fourths (3/4ths) vote of the Corporate Authorities (6 of 7), pursuant to State Statutes, and will be placed on Separate Action.

AN ORDINANCE ABROGATING A DRAINAGE AND DETENTION EASEMENT, ABROGATING A MUNICIPAL UTILITY & INGRESS/EGRESS, WATERMAIN, SANITARY SEWER, AND ELECTRIC EASEMENT, AND GRANTING A BLANKET EASEMENT FOR PUBLIC WATER, SANITARY SEWER, AND STORM SEWER ON LOT 2 OF THE HOFFMAN LOMBARD SUBDIVISION.

BE IT ORDAINED by the President and Board of Trustees of the Village of Lombard, DuPage County, Illinois, as follows:

SECTION 1: That the President and Board of Trustees of the Village of Lombard (hereinafter the "Village") find as follows in regard to the easements ***abrogated*** by this instrument:

- A. **Burdened Property.** The Village of Lombard holds fee simple title to that certain parcel of real property commonly known as 660 E. Butterfield Road, Lombard, Illinois, being Lot 2 in the Final Plat of Lombard-Hoffman Subdivision, recorded in the DuPage County Recorder's Office as Document No. R2024-072815 (hereinafter, the "Property");
- B. **Abrogation of Sanitary Sewer Easement.** The Property is burdened by a sanitary sewer easement in favor of the Village of Lombard and those public utility companies holding franchises with the Village (collectively, the "Sanitary Easement"), established pursuant to those certain plats of easement recorded in the DuPage County Recorder's Office as Document Nos. R99-090132 (recorded on April 20, 1999) and R81-55905 (recorded on October 15, 1981), which easement encumbers the real property legally described as follows:

A STRIP OF LAND 10.00 FEET WIDE OVER THAT PART OF THE NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT SITUATED IN THE NORTHEAST ASSESSMENT QUARTER OF SECTION 29, TOWN TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED AS DOCUMENT NO. R66-5885 IN DUPAGE COUNTY, ILLINOIS, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT, BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF BUTTERFIELD ROAD (F.A. ROUTE 131) AS DEDICATED BY DOCUMENT NO. 387284; THENCE SOUTHWEST ALONG SAID NORTH RIGHT OF WAY LINE OF BUTTERFIELD ROAD, A DISTANCE OF 12 FEET MORE OR LESS, TO A POINT OVER THE CENTERLINE OF AN EXISTING 12-INCH DIAMETER SANITARY SEWER FOR A PLACE OF BEGINNING; THENCE NORTHWESTERLY AT AN ANGLE OF 46° 28' MORE OR LESS, TO THE RIGHT OF THE LAST DESCRIBED COURSE EXTENDED, ALONG THE CENTERLINE OF SAID EXISTING 12-INCH DIAMETER SANITARY SEWER, A DISTANCE OF 535 FEET MORE OR LESS, TO AN EXISTING MANHOLE ON SAID SANITARY SEWER; THENCE SOUTHWESTERLY AT AN ANGLE OF 40° 10' MORE OR LESS, TO THE LEFT OF THE LAST DESCRIBED COURSE EXTENDED, ALONG THE CENTERLINE OF AN

EXISTING 8-INCH SANITARY SEWER, A DISTANCE OF 215 FEET MORE OR LESS, TO A POINT 10 FEET BEYOND AN EXISTING MANHOLE ON SAID SANITARY SEWER; THENCE RETURNING ALONG THE PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF 215 FEET MORE OR LESS, TO THE PREVIOUSLY DESCRIBED MANHOLE; THENCE NORTHERLY AT AN ANGLE OF 67° 57' MORE OR LESS, TO THE LEFT OF THE LAST DESCRIBED COURSE EXTENDED, ALONG THE CENTERLINE OF AN EXISTING 12-INCH DIAMETER SANITARY SEWER, A DISTANCE OF 281 FEET MORE OR LESS, TO AN EXISTING MANHOLE ON SAID SANITARY SEWER; THENCE NORTHWESTERLY AT AN ANGLE OF 45° 24' MORE OR LESS, TO THE LEFT OF THE LAST DESCRIBED COURSE EXTENDED, ALONG THE CENTERLINE OF AN EXISTING 8-INCH DIAMETER SANITARY SEWER, A DISTANCE OF 236 FEET MORE OR LESS, TO AN EXISTING MANHOLE ON SAID SANITARY SEWER;; THENCE NORTHWESTERLY AT AN ANGLE OF 11° 51' MORE OR LESS, TO THE RIGHT OF THE LAST DESCRIBED COURSE EXTENDED, ALONG THE CENTERLINE OF AN EXISTING 8-INCH DIAMETER SANITARY SEWER, A DISTANCE OF 150 FEET MORE OR LESS, TO AN EXISTING MANHOLE ON SAID SANITARY SEWER; THENCE SOUTHWESTERLY AT AN ANGLE OF 77° 37' MORE OR LESS, TO THE LEFT OF THE LAST DESCRIBED COURSE EXTENDED, ALONG THE CENTERLINE OF AN EXISTING 8-INCH DIAMETER SANITARY SEWER, A DISTANCE OF 102 FEET MORE OR LESS, TO A POINT 10 FEET BEYOND AN EXISTING MANHOLE ON SAID SANITARY SEWER, BEING THE TERMINUS OF SAID CENTERLINE AND EASEMENT, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 17, 1976 AS DOCUMENT NUMBER R1976-011906, IN DUPAGE COUNTY ILLINOIS.

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- C. The Village of Lombard, as owner of the Property and as a grantee (easement holder) under the Sanitary Easement, desires to abrogate the Sanitary Easement, and the other public utilities holding rights thereunder have consented to such abrogation, as shall be evidenced by their execution of the Plat of Easement Abrogation attached hereto as Exhibit A and incorporated herein by reference.
- D. The Corporate Authorities of the Village find that the Sanitary Easement is no longer necessary or useful for present or future municipal purposes, and that its abrogation is in the best interests of the Village and will facilitate construction of an elevated water tower on the Property.
- E. **Abrogation of Storm and Electric Easement.** The Property is burdened by a storm-sewer easement in favor of the Village of Lombard and an electric utility easement in Favor of Common Wealth Edison Company (collectively the "Storm & Electrical Easement"), established pursuant to that certain Warranty Deed recorded on June 2, 1983 in the DuPage County Recorder's Office as Document No. R83-33478, which easement encumbers the Property and is legally described as follows:

A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF, AND ADJOINING, THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT OF COMMENCEMENT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF

BUTTERFIELD ROAD (F.A. ROUTE 131) AS DEDICATED PER DOCUMENT NUMBER 387284 IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS; THENCE (RECORD SOUTH 62° 55' 32" WEST) ALONG THE SOUTHERLY LINE OF SAID LOT 1, BEING ALSO SAID NORTHERLY RIGHT-OF-WAY LINE OF BUTTERFIELD ROAD, FOR A DISTANCE OF 324.80 FEET; THENCE NORTH 27° 04' 28" WEST ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 27.90 FEET, MORE OR LESS, TO A POINT ON THE CENTERLINE OF AN EXISTING 24 INCH DIAMETER STORM SEWER, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 70° 49' 59" WEST, MORE OR LESS, ALONG SAID CENTERLINE OF THE EXISTING 24" DIAMETER STORM SEWER, FOR A DISTANCE OF 40.70 FEET, MORE OR LESS, TO A POINT ON THE JUNCTION OF AN EXISTING 15" DIAMETER STORM SEWER, SAID POINT BEING HEREINAFTER REFERRED TO AS "POINT A"; THENCE CONTINUING SOUTH 70° 49' 59" WEST, MORE OR LESS, ALONG SAID CENTERLINE OF AN EXISTING 24" DIAMETER STORM SEWER, FOR A DISTANCE OF 378.04 FEET, MORE OR LESS, TO THE WESTERLY LIMITS OF THE REAL ESTATE; THENCE NORTH 70° 49' 59" EAST, MORE OR LESS, ALONG THE LAST DESCRIBED COURSE TO "POINT A" HEREINABOVE DESCRIBED; THENCE NORTH 33° 12' 09" WEST, MORE OR LESS, ALONG THE CENTERLINE OF SAID EXISTING 15" DIAMETER STORM SEWER, FOR A DISTANCE OF 353.82 FEET, MORE OR LESS, TO THE NORTHERLY LIMITS OF THE REAL ESTATE; SAID 10.00 FOOT WIDE STRIP OF LAND BEING BOUNDED AT SAID POINT OF BEGINNING BY A LINE WHICH PASSES THROUGH SAID POINT OF BEGINNING AT RIGHT ANGLES TO SAID CENTERLINE OF THE EXISTING 24" DIAMETER STORM SEWER; AND BEING BOUNDED WESTERLY AND NORTHERLY BY SAID WESTERLY AND NORTHERLY LIMITS OF THE REAL ESTATE., ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1983 AS DOCUMENT NUMBER R1983-033478, IN DUPAGE COUNTY ILLINOIS.

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- F. The Village of Lombard, as owner of the Property and the sole grantee (easement holder) of the Storm and Electric Easement, desires to abrogate such Easement, as shall be evidenced by its execution of the Plat of Easement Abrogation attached hereto as Exhibit A and incorporated herein by reference.
- G. The Corporate Authorities of the Village find that the Sanitary Sewer Easement is no longer necessary or useful for present or future municipal purposes, and that its abrogation is in the best interests of the Village and will facilitate construction of an elevated water tower on the Property.
- H. **Abrogation of Detention Easement.** The Property is burdened by a drainage and detention easement in favor of the Village of Lombard (the "Detention Easement"), established pursuant to that certain Plat of Easement recorded on April 20, 1999 in the DuPage County Recorder's Office as Document No. 99-090132, which easement encumbers the Property and is legally described as follows:

A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF, AND ADJOINING, THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT OF

COMMENCEMENT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF BUTTERFIELD ROAD (F.A. ROUTE 131) AS DEDICATED PER DOCUMENT NUMBER 387284 IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS; THENCE (RECORD SOUTH 62° 55' 32" WEST) ALONG THE SOUTHERLY LINE OF SAID LOT 1, BEING ALSO SAID NORTHERLY RIGHT-OF-WAY LINE OF BUTTERFIELD ROAD, FOR A DISTANCE OF 324.80 FEET; THENCE NORTH 27° 04' 28" WEST ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 27.90 FEET, MORE OR LESS, TO A POINT ON THE CENTERLINE OF AN EXISTING 24 INCH DIAMETER STORM SEWER, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 70° 49' 59" WEST, MORE OR LESS, ALONG SAID CENTERLINE OF THE EXISTING 24" DIAMETER STORM SEWER, FOR A DISTANCE OF 40.70 FEET, MORE OR LESS, TO A POINT ON THE JUNCTION OF AN EXISTING 15" DIAMETER STORM SEWER, SAID POINT BEING HEREINAFTER REFERRED TO AS "POINT A"; THENCE CONTINUING SOUTH 70° 49' 59" WEST, MORE OR LESS, ALONG SAID CENTERLINE OF AN EXISTING 24" DIAMETER STORM SEWER, FOR A DISTANCE OF 378.04 FEET, MORE OR LESS, TO THE WESTERLY LIMITS OF THE REAL ESTATE; THENCE NORTH 70° 49' 59" EAST, MORE OR LESS, ALONG THE LAST DESCRIBED COURSE TO "POINT A" HEREINABOVE DESCRIBED; THENCE NORTH 33° 12' 09" WEST, MORE OR LESS, ALONG THE CENTERLINE OF SAID EXISTING 15" DIAMETER STORM SEWER, FOR A DISTANCE OF 353.82 FEET, MORE OR LESS, TO THE NORTHERLY LIMITS OF THE REAL ESTATE; SAID 10.00 FOOT WIDE STRIP OF LAND BEING BOUNDED AT SAID POINT OF BEGINNING BY A LINE WHICH PASSES THROUGH SAID POINT OF BEGINNING AT RIGHT ANGLES TO SAID CENTERLINE OF THE EXISTING 24" DIAMETER STORM SEWER; AND BEING BOUNDED WESTERLY AND NORTHERLY BY SAID WESTERLY AND NORTHERLY LIMITS OF THE REAL ESTATE., ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1983 AS DOCUMENT NUMBER R1983-033478, IN DUPAGE COUNTY ILLINOIS.

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- I. The Village of Lombard, as owner of the Property and a grantee (easement holder) under the Detention Easement, desires to abrogate the Detention Easement, as shall be evidenced by its execution of the Plat of Easement Abrogation attached hereto as Exhibit B and incorporated herein by reference.
- J. The Corporate Authorities of the Village find that the Detention Easement is no longer necessary or useful for present or future municipal purposes, and that its abrogation is in the best interests of the Village and will facilitate construction of the elevated water tower on the Property.
- K. **Abrogation of Ingress/Egress Easement.** The Property is burdened by a municipal-utility and ingress-and-egress easement in favor of the Village of Lombard (the "Ingress/Egress Easement"), established pursuant to that certain Plat of Easement recorded on December 6, 2024 in the DuPage County Recorder's Office as Document No. R2024-072815, which easement encumbers the Property and is legally described as follows:

THAT PART OF THE NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT SITUATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. R66-5885, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE SOUTH 89 DEGREES 57 MINUTES 16 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 70.0 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 0 DEGREES, 09 MINUTES, 06 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT BEING DESCRIBED AS PARALLEL WITH AND 70.00 FEET WEST OF THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 736.60 FEET TO AN ANGLE POINT; THENCE SOUTH 11 DEGREES, 41 MINUTES, 16 SECONDS WEST, ALONG SAID EAST LINE OF THE NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT, A DISTANCE OF 69.66 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES, 16 SECONDS WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 965.70 FEET TO A POINT ON A CURVE; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 767.39 FEET, AND A CHORD BEARING NORTH, 6 DEGREES 42 MINUTES 19 SECONDS EAST, A DISTANCE OF 103.24 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT, HAVING RADIUS OF 1661.63 FEET, A DISTANCE OF 70.47 FEET; THENCE NORTH 84 DEGREES 10 MINUTES 59 SECONDS WEST, A DISTANCE OF 283.33 FEET TO A POINT ON THE WEST LINE OF SAID NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT; THENCE NORTH 5 DEGREES 49 MINUTES 01 SECONDS EAST, ALONG SAID WEST LINE OF THE NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT, A DISTANCE OF 606.30 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE NORTH 89 DEGREES 57 MINUTES, 16 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1181.25 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1983 AS DOCUMENT NUMBER R1976-29389, IN DUPAGE COUNTY ILLINOIS.

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- L. The Village of Lombard, as owner of the Property and a grantee (easement holder) under the Ingress/Egress Easement, desires to abrogate the Ingress/Egress Easement, and such abrogation shall be evidenced by the Village's execution of the Plat of Easement Abrogation attached hereto as Exhibit A and incorporated herein by reference.
- M. The Corporate Authorities of the Village find that the Ingress/Egress Easement is no longer necessary or useful for present or future municipal purposes, and that its abrogation is in the best interests of the Village and will facilitate construction of an elevated water tower on the Property.

SECTION 2: That the President and Board of Trustees of the Village of Lombard (hereinafter the "Village") find as follows in regard to the blanket easement ***granted*** by this instrument:

- A. **Grantor Property.** The Village of Lombard holds fee simple title to that certain parcel commonly known as 660 E. Butterfield Road, Lombard, Illinois, being Lot 2 in the Final Plat of Lombard-Hoffman Subdivision, recorded in the DuPage County Recorder's Office as Document No. R2024-072815 (hereinafter, the "Property");
- B. **Grant of Blanket Easement.** The Village, as owner of the Property, hereby grants and conveys a perpetual, non-exclusive blanket easement over, under, across, and upon the Property (the "Blanket Easement") in favor of (i) the Village of Lombard and (ii) other public utilities now or hereafter having valid franchises with the Village (collectively, the "Franchised Utilities"), for public-utility purposes and all incidental rights of reasonable ingress and egress, installation, operation, maintenance, repair, replacement, relocation, and removal of facilities and appurtenances, pursuant to the Plat of Blanket Easement attached hereto and incorporated herein as **Exhibit C**, and legally described as follows:

A RESUBDIVISION OF PARCEL 1 IN NORTHERN BAPTIST 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 THEREOF RECORDED AUGUST 28, 2007, AS DOCUMENT, NUMBER R2007-159301, IN DUPAGE COUNTY, ILLINOIS

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- C. The Corporate Authorities find that the Blanket Easement is necessary and appropriate to facilitate construction of an elevated water tower on the Property, and to ensure ongoing utility service, access, operation, and maintenance, and that its grant is in the best interests of the Village.

SECTION 3: Abrogation of Easements. The Corporate Authorities of the Village incorporate herein the foregoing findings of Section 1. Based on those Findings, the public interest will be served by abrogation of the Sanitary Easement, the Detention Easement, and the Ingress/Egress Easement (collectively, the "Easements"). Accordingly, the Easements are hereby abrogated, effective upon and as of the date the applicable Plats of Easement Abrogation are recorded in the DuPage County Recorder's Office, substantially in the forms attached hereto and incorporated herein as **Exhibits A and B**. Upon such recording, all rights, titles, interests, and obligations created by the Easements as to the Property shall be terminated and released.

SECTION 4: Grant of Blanket Easement. The Corporate Authorities of the Village incorporate herein the foregoing Findings of Section 2. Based on those Findings, the public interest will be served by granting a blanket utility easement over the Property. Accordingly, the Village, as owner of the Property, hereby grants and conveys a perpetual, non-exclusive blanket easement over, under, across, and upon the Property (the "Blanket Easement") in favor of (i) the Village of Lombard and (ii) other public utilities now or hereafter having valid franchises with the Village, for public-utility purposes and all incidental rights of reasonable ingress and egress, installation, operation, inspection, maintenance, repair, replacement, relocation, and removal of facilities and appurtenances. The grant of the Blanket Easement shall be evidenced by the execution and recording of the Plat of Easement attached hereto and incorporated herein as Exhibit C, and shall be effective upon such recording. The Blanket Easement shall run with the land and bind and benefit the respective successors and assigns of the parties.

SECTION 5: Repealer; Conflict. All ordinances, resolutions, motions, or orders, or parts thereof, in conflict with this Ordinance are hereby repealed **to the extent of such conflict**.

SECTION 6: Severability. If any provision of this Ordinance is held invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions, which shall remain in full force and effect and be construed to give effect to the intent of the Corporate Authorities.

SECTION 7: Savings; No Other Easements Affected. Except as expressly provided herein with respect to the Easements (as defined) being abrogated, nothing in this Ordinance abrogates, vacates, impairs, or otherwise affects any other easement, right-of-way, license, covenant, or interest of record affecting the Property, all of which shall remain in full force and effect. The abrogation of the Easements shall be effective only upon recording of the applicable **Abrogation Plats** as provided herein.

SECTION 8: Authorization to Execute; Recording. The Village President, Village Clerk, and such other officers as may be required are hereby authorized and directed to execute the

Abrogation Plats and the Plat of Easement evidencing the Blanket Easement, together with such other instruments as are necessary to effectuate this Ordinance, and to cause the same to be recorded in the DuPage County Recorder's Office.

SECTION 9: That this Ordinance shall be in full force and effect from and after its passage by a three-fourths (3/4ths) vote of the Corporate Authorities holding office, and approval, as required by law.

Passed on first reading this ____ day of _____, 2025. First
reading waived by action of the Board of Trustees this _____ day of
_____ 2025.

Passed on second reading this _____ day of _____ 2025, pursuant to a roll
call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____ 2025.

Anthony Puccio
Village President

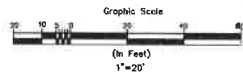
ATTEST:

Ranya Elkhatib
Village Clerk

Exhibit A

Plat of Utility Easement Abrogation

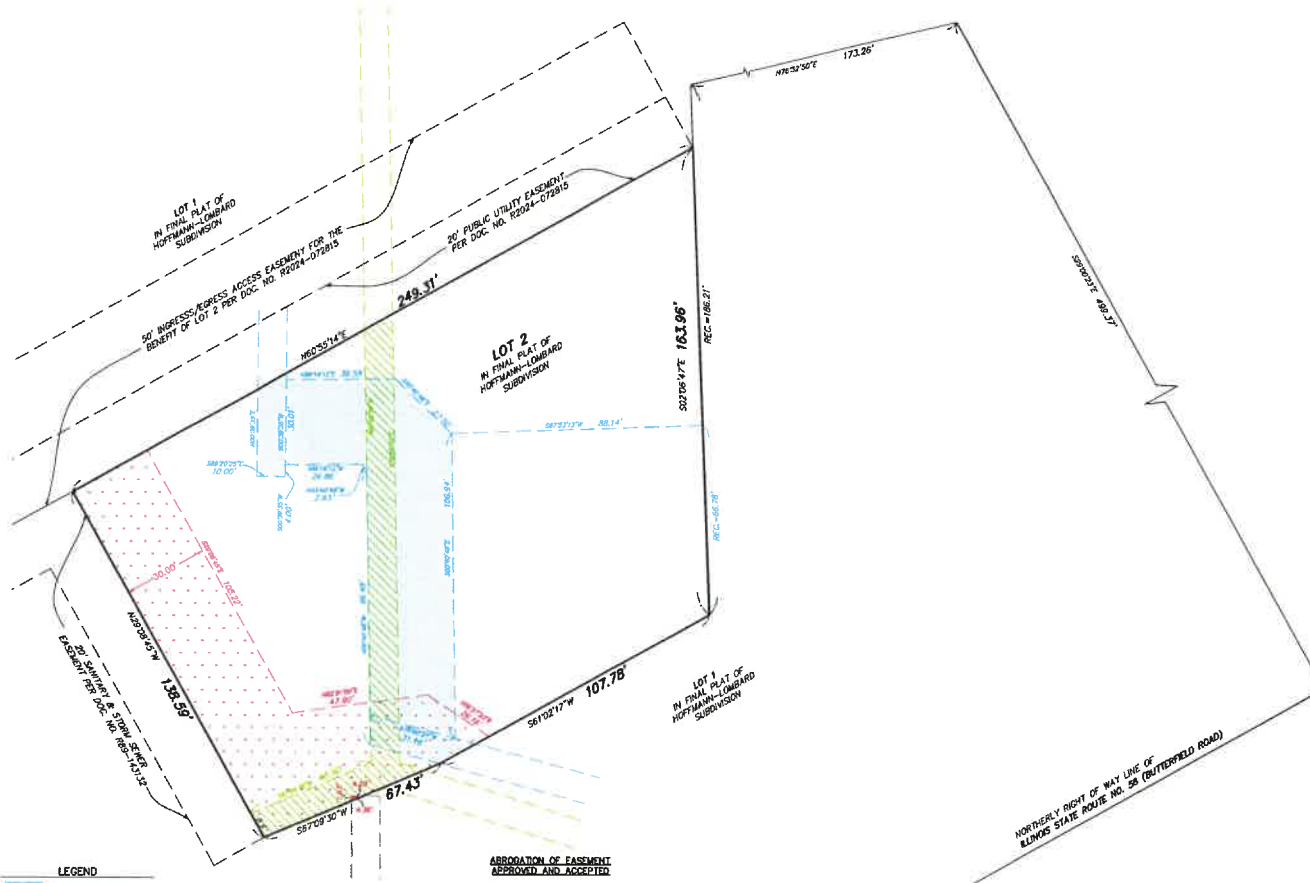
(attached)



PLAT OF ABROGATION

ABROGATING MUNICIPAL UTILITY & INGRESS/EGRESS, WATERMAIN, SANITARY SEWER AND ELECTRIC EASEMENTS AS SHOWN OVER ALL THAT PART OF LOT 2 IN FINAL PLAT OF HOFFMANN-LOMBARD SUBDIVISION, BEING A SUBDIVISION IN SECTION 29, TOWNSHIP 33 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 2024 AS DOCUMENT NUMBER #2024-072815, IN DUPAGE COUNTY, ILLINOIS.

PLAN: 06-29-200-058



LEGEND

- 20' PUBLIC UTILITY EASEMENT PER DOC. NO. 20-060-37 & 21-060-000 (HEAVY HATCHED)
- 50' INGRESS/EGRESS ACCESS EASEMENT PER DOC. NO. 20-060-37 & 21-060-000 (HEAVY HATCHED)
- 20' SANITARY & SEWER EASEMENT PER DOC. NO. 20-060-37 & 21-060-000 (HEAVY HATCHED)
- 20' SANITARY & SEWER EASEMENT PER DOC. NO. 20-060-37 & 21-060-000 (HEAVY HATCHED)

ABROGATION OF EASEMENT APPROVED AND ACCEPTED

COMMONWEALTH EDISON COMPANY

BY: _____ DATE: _____

TITLE: _____

AMERITECH ILLINOIS AKA ILLINOIS BELL TELEPHONE COMPANY

BY: _____ DATE: _____

TITLE: _____

NICOR

BY: _____ DATE: _____

TITLE: _____

CABLE TV

BY: _____ DATE: _____

TITLE: _____

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

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

DUPAGE COUNTY RECORDER OF DEEDS

OWNER

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE AUTHORIZED REPRESENTATIVES OF HOFFMANN 800 LOMBARD LLC, WHICH IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN INDICATED, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREIN INDICATED.

DATED AT _____ ILLINOIS, THIS _____ DAY OF _____ A.D. 20____

BY: _____ (NAME) ATTEST: _____ (NAME)

(TITLE) (TITLE)

NOTARY

STATE OF ILLINOIS)
COUNTY OF _____)

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY

THAT _____ (NAME) AS _____ (TITLE) AND

(NAME) AS _____ (TITLE)

OF HOFFMANN 800 LOMBARD, LLC, WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AT HIS/HER/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D. 20____

NOTARY PUBLIC

COMMISSION EXPIRES _____

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

APPROVED BY THE VILLAGE OF LOMBARD DIRECTOR OF COMMUNITY DEVELOPMENT, THIS

_____ DAY OF _____ A.D. 20____

DIRECTOR OF COMMUNITY DEVELOPMENT

VILLAGE CLERK

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, ILLINOIS,

THIS _____ DAY OF _____ A.D. 20____

PRESIDENT

VILLAGE CLERK

FLAGG CREEK SANITARY DISTRICT

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, _____ COLLECTOR OF THE FLAGG CREEK SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT LOMBARD, ILLINOIS, THIS _____ DAY OF _____ A.D. 20____

COLLECTOR

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, _____ AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT HEREON DRAWN HAS BEEN PREPARED BY AND UNDER MY DIRECTION FOR THE PURPOSE OF ABROGATING AN EASEMENT AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE AREA DESCRIBED HEREON.

GIVEN UNDER MY HAND AND SEAL AT LOMBARD, ILLINOIS THIS _____ DAY OF _____ A.D. 20____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2825
MY LICENSE EXPIRES NOVEMBER 30, 2026



GENTILE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS
500 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (630) 910-8282

PREPARED FOR: VILLAGE OF LOMBARD PUBLIC WORKS DEPT.

DRAWN BY: MIMG

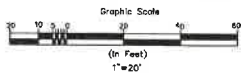
ORDER NO. 25-22808 A

ILLINOIS PROFESSIONAL DESIGN
FIRM LICENSE NO. 184.002870

Exhibit B

Plat of Detention Easement Abrogation

(attached)



ABROGATING DRAINAGE & DETENTION EASEMENT AS SHOWN OVER ALL THAT PART OF LOT 2 IN FINAL PLAT OF HOFFMAN-LEONARD SUBDIVISION, BEING A SUBDIVISION IN SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 2024 AS DOCUMENT NUMBER R2024-072815, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 06-29-200-058



STATE OF ILLINOIS))SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE AUTHORIZED REPRESENTATIVES OF HOFFMANN 800 LOMBARD LLC, WHICH IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN INDICATED, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREIN INDICATED.

DATED AT _____ ILLINOIS, THIS _____ DAY OF _____, A.D. 20____

BY: _____ (NAME) ATTEST: _____ (NAME)

_____ (TITLE) _____ (TITLE)

STATE OF ILLINOIS)
COUNTY OF _____) s.s.

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY
THAT _____ (NAME) AS _____ (TITLE) AND
_____ (NAME) AS _____ (TITLE)

OF HOFFMANN 600 LOMBARD, LLC, WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATES AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AT HIS/HER/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC

COMMISSION EXPIRES

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

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

PRESIDENT _____ VILLAGE CLERK _____

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

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

DIRECTOR OF COMMUNITY DEVELOPMENT

STATE OF ILLINOIS)
COUNTY OF DU PAGE)SS

I, _____ AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE
PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION FOR THE PURPOSE OF ABROGATING AN EASEMENT
AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE AREA DESCRIBED HEREON.

GIVEN UNDER MY HAND AND SEAL AT LOMBARD, ILLINOIS THIS _____ DAY OF _____ A.D. 20____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2026

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

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

DUPAGE COUNTY RECORDER OF DEEDS



GENTILE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS
350 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (630) 916-8282

PREPARED FOR: VILLAGE OF LOMBARD PUBLIC WORKS DEPT.

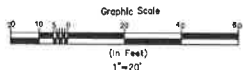
DRAWN BY: MNG
ORDER NO.: 25-22908 C

ILLINOIS PROFESSIONAL DESIGN
FIRM LICENSE NO. 184.002870

Exhibit C

Blanket Plat of Easement

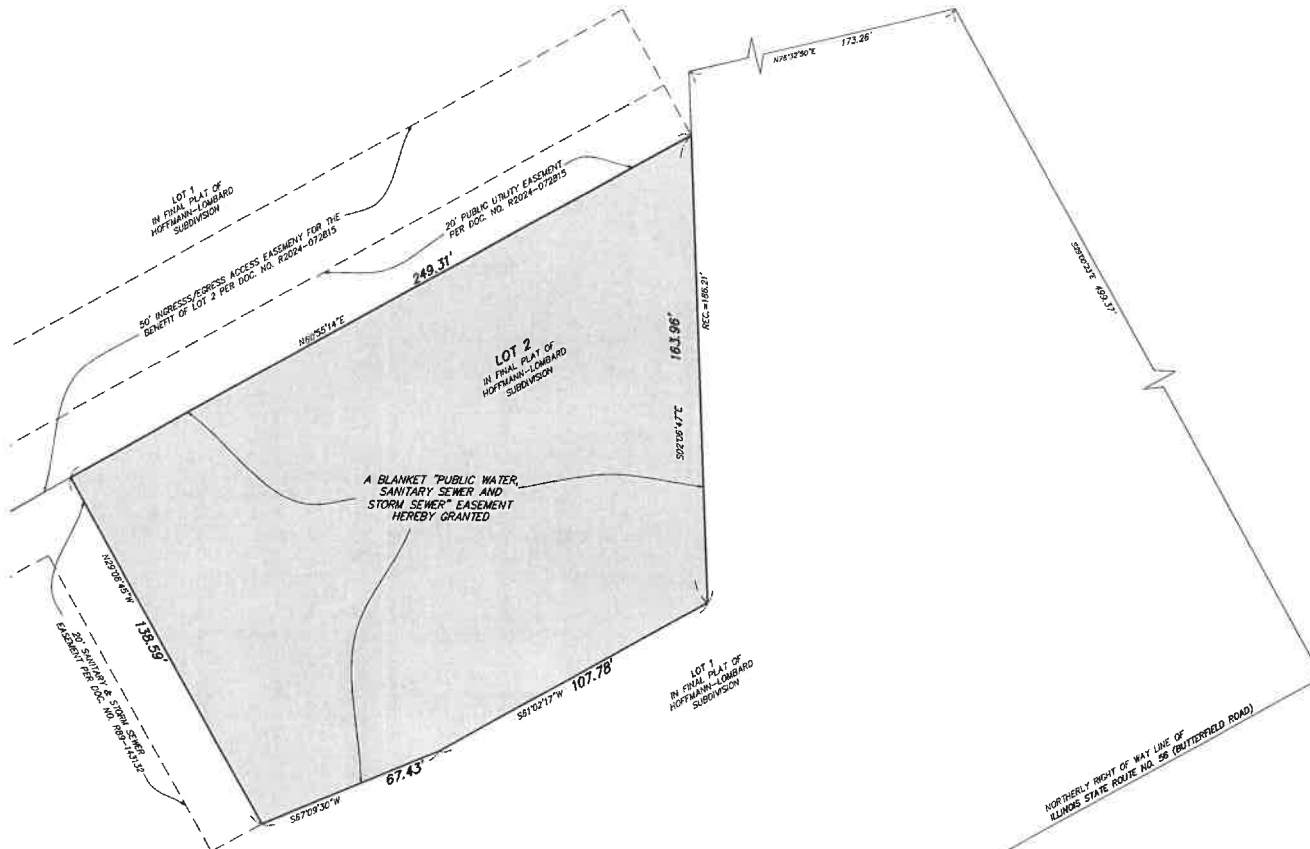
(attached)



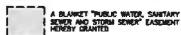
PLAT OF EASEMENT

GRANTING A BLANKET "PUBLIC WATER, SANITARY SEWER AND STORM SEWER" EASEMENT OVER ALL PART OF
LOT 2 IN FINAL PLAT OF HOFFMANN-LOMBARD SUBDIVISION, BEING A SUBDIVISION IN SECTION 29, TOWNSHIP 33
NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED
DECEMBER 6, 2024 AS DOCUMENT NUMBER 15024-072015, IN DUPAGE COUNTY, ILLINOIS.

PLK: 06-29-200-056



LEGEND



BLANKET EASEMENT PROVISION

A blanket village easement is hereby reserved for and granted to the Village of Lombard (Village) and its successors, permittees or licensees for all uses herein stated and designated "Blanket Village Easement", to construct, install, reconstruct, repair, replace, maintain, improve and operate, fully or partially, and to use, for the purpose of providing water, sewer, storm, street and other public utilities and services, including but not limited to the following without limitation: water mains, stormwater runoff, storm sewers, sanitary sewers, the encroachment of any kind shall be allowed within said easement unless the Village determines that said encroachment shall not interfere with the proper functioning of all such permitted uses, such as encroachment by overhanging porches, sheds and other building materials, the Village and its successors, permittees or licensees with notice to the Village may enter upon said easement in the case herein set forth and have the right to cut, trim or remove any trees, shrubs or other plants within the area designated "Blanket Village Easement" which encroach or interfere with the operation, installation, reconstruction, repair, removal, replacement, maintenance and operation of the underground transmission and distribution systems and such facilities appurtenant thereto.

Following any work to be performed by Village franchisees, permittees or licensees with permits from the Village, in the exercise of the easement rights granted herein, said franchisees shall make surface restoration, including but not limited to the following: backfill any trench, restore curbs and road surfaces, topsoil and seed, remove excess debris, maintain care in a sanitary and workmanlike condition. All said restoration shall be completed in accordance with Village standards and subject to Village approval.

Following any work to be performed by the Village in the exercise of its easement rights granted herein, the Village shall have no obligation or right to make surface restoration, including but not limited to, the lawn or shrubbery.

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE
____ DAY OF _____ A.D. 20____ AT ____ O'CLOCK ____ M. AS DOCUMENT NUMBER _____
DUPAGE COUNTY RECORDER OF DEEDS _____

OWNER
STATE OF ILLINOIS)
COUNTY OF DUPAGE)
THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE AUTHORIZED REPRESENTATIVES OF HOFFMANN 800 LOMBARD LLC, WHICH IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN INDICATED, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREIN INDICATED.
DATED AT _____ ILLINOIS, THIS ____ DAY OF _____ A.D. 20____
BY: _____ (NAME) ATTEST: _____ (NAME)
____ (TITLE) _____ (TITLE)

NOTARY

STATE OF ILLINOIS)
COUNTY OF _____)
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY
THAT _____ (NAME) AS _____ (TITLE) AND
____ (NAME) AS _____ (TITLE)
OF HOFFMANN 800 LOMBARD, LLC, WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/IT/HEY SIGNED AND DELIVERED THE SAID INSTRUMENT AT HIS/HER/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____ A.D. 20____
NOTARY PUBLIC _____
COMMISSION EXPIRES _____

VILLAGE BOARD OF TRUSTEES CERTIFICATE

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

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
APPROVED BY THE VILLAGE OF LOMBARD DIRECTOR OF COMMUNITY DEVELOPMENT, THIS
____ DAY OF _____ A.D. 20____

DIRECTOR OF COMMUNITY DEVELOPMENT _____ VILLAGE CLERK _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
I, _____, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT HEREON DRAWN HAS BEEN PREPARED AT AND UNDER MY DIRECTION FOR THE PURPOSE OF GRANTING AN EASEMENT AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE AREA DESCRIBED HEREON.
GIVEN UNDER MY HAND AND SEAL AT LOMBARD, ILLINOIS THIS ____ DAY OF _____ A.D. 20____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2026

G GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (630) 918-6262

PREPARED FOR: VILLAGE OF LOMBARD PUBLIC WORKS DEPT.
DRAWN BY: MIM
ORDER NO.: 25-22008 B ILLINOIS PROFESSIONAL DESIGN
FORM LICENSE NO. 184-002970