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

Recon	ution or Ordinance (Blue) nmendations of Boards, Commis Business (Pink)	_Waiver of Firs ssions & Comn	t Requested nittees (Green)	
то :	PRESIDENT AND BOARD OF	TRUSTEES		
FROM:	Scott R. Niehaus, Village Mana	ager		
DATE:	January 24, 2023	(BOT) Date:	February 2, 202	
SUBJECT:	PC 22-01: Norbury Crossing	s Subdivision	– Final Plat	
SUBMITTED	BY: William J. Heniff, AICP, I	Director of Con	nmunity Development (
	JND/POLICY IMPLICATIONS: a Final Plat of Subdivision for No h Street.	orbury Crossing	gs located at 14,101,104 and	
of Section 15	er requests the Village approve to 54.203(D) and 154.703 of Villag f the preliminary plat and as su d directly.	e Code, the Fi	inal Plat is consistent with the	
the February	nends approval of the final plat 2, 2023, Board of Trustees co age President and Village Clerk	nsent agenda i	for authorization of signatures	
Fiscal Impac	t/Funding Source:			
Review (as necessary): Finance Director Date				
	ger		Date Date	
NOTE:	All materials must be submitted Manager's Office by 12:00 nool agenda distribution.			



MEMORANDUM

TO:

Scott R. Niehaus, Village Manager

FROM:

William J. Heniff, AICP, Director of Community Development

MEETING DATE: February 2, 2023

SUBJECT:

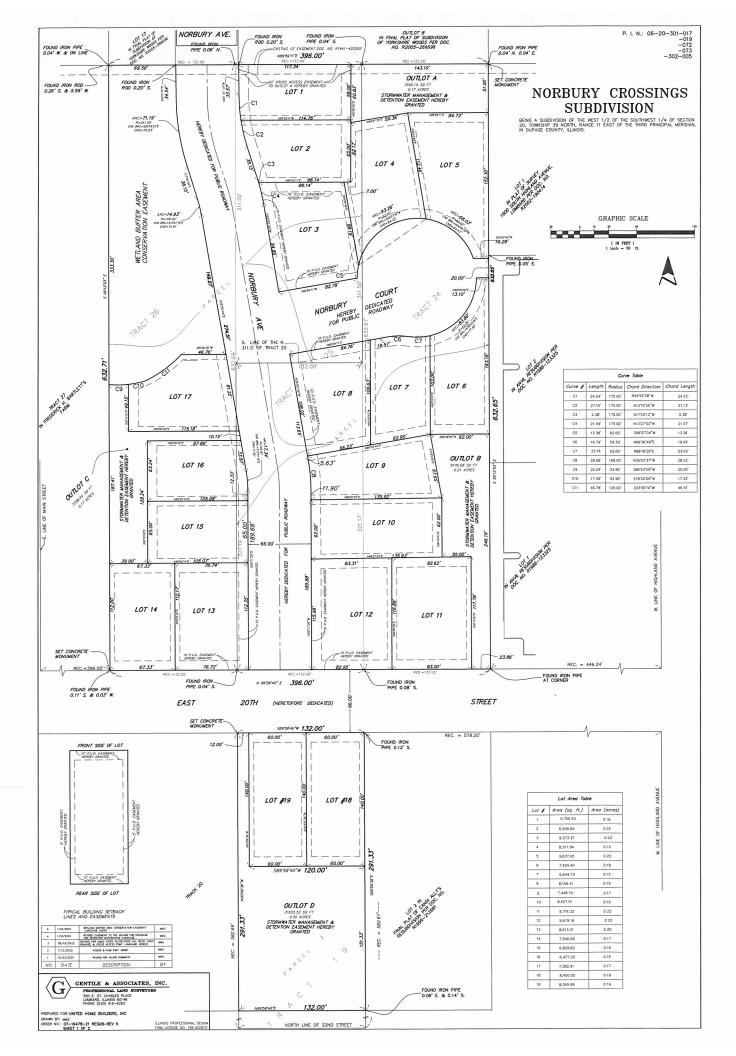
PC 22-01: Norbury Crossings Subdivision - Final Plat

Please find the following items for Village Board consideration as part of the February 2, 2023, Board meeting:

1. Norbury Crossings Subdivision final plat

The Village Board approved a preliminary plat of subdivision for Norbury Crossings by a vote of 6-0 at the Board meeting on April 7, 2022. The petitioner has submitted final engineering plans to the Village and has received preliminary approvals from DuPage County relative to special management areas on the subject property.

The petitioner now requests the Village approve the final plat of subdivision. The petitioner has added a conservation easement pertaining to the wetland area in the northwest portion of the subject property. Please place this petition on the February 2, 2023, Board of Trustees consent agenda for authorization of signatures from the Village President and Village Clerk on the final plat of subdivision.



NORBURY CROSSINGS SUBDIVISION

BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSH NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

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control of section of the control of

mechanical equipment.

Relocation of facilities will be done by Crantees at cost of the

Crantor/Lot Owner, upon written request.

Northern Illinois Gas Company, dba NiCor Gas Company

Northern Illinois Gas Company, dos NiCor Gas Company, dos NiCor Gas Company As exament is newly reserved for only openate to NoRTHERN LINDIG GAS COMPANY, do filinois Corporation doing business on NICOR GAS COMPANY, list successor and assigns (Nicor) to static, greater, moletin, excess, replicate of merces, facilities under, coress, doing and upon the surface of the property sheem on this plat mounter grows, doing and upon the surface of the property sheem on this plat mounter grows, collection of the surface of the property sheem on this plat mounter grows and the surface of the property sheem on this plat mounter grows and the property of the pr

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NUMBER SET FORTH ABOR IS INTINED TO SUPERIZE MY REQUIREMENTS CONTAINED IN ANY FRANCHEZ AGREDIENT BETWEEN HET GRANTES AND THE VILLAGE OF LOADING, DU PLACE COUNTY, LLUNGS, WHERE A CONTLICT DESTS RETERED HE GRANT OF LOADING HAN ANY SUPERINSES AGRESSIENT, OR MARTE THE PROMOSE OF ANY SUPERINSES AGRESSIENT AND MARKET AGRESSIENT AND MARKET AGRESSIENT AND MARKET AGRESSIENT AND MARKET AGRESSIENT OF LANGUAGE OF SAID FRANCHEZ AGRESSIENT SHALL PROCEEDING FOR THE GRANTES AGRESSIENT SHALL PROCEEDING FOR THE GRANTES.

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THE COST OF THE WORK INCURRED BY THE VILLACE SHALL INCLUDE ALL EXPENSES AND COSTS ASSOCIATED WITH THE PERFORMANCE OF SUCH WORK INCLUDING, BUT NOT LIMITED TO, REASONABLE ENGINEERING, CONSILTING AND ATTORNEYS FEES RELATED TO THE PEARWING AND ACTUAL PERFORMANCE OF THE WORK. FIT IS DETENMEND OF THE ASSOCIATION THAT ALTERATORS TO THE STORM WATER FACILITIES ON CURLOIS A. B. C. AND D. MEN DESCRIPTION FOR THE MATTER THE METERS THE VILLED THAT IS THE STORM WATER FACILITIES THE VILLED THAT IS NOTHING THE RESONANCE OF THE VILLED THAT IS NOTHING THAT IN THE THAT IN TH

VILLAGE COLLECTOR

STATE OF ILLINOIS) COUNTY OF DUPAGE)

, COLLECTOR FOR THE VILLAGE OF LOMBARD, DO HEREBY CERTIFITY THERE ARE NO DELINOUENT OR LIMPAID CURRENT OF PORTRIED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND, INCLUDED IN THIS PLAT.

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

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)) S.S.

I, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS,

THIS _____ DAY OF ______ A.D. 20__

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DUPAGE) S.S.

RECORDER OF DEEDS

5	1/24/2023	LANGUAGE ACCESS A PLAN ESMT. ACCES A PLAN ESMT. ACCESS A PLAN ESMT	
	1/14/2023		
3	08/19/2022		
2	7/12/2022		
1	12/23/2021		
NO.	DATE	DESCRIPTION	BY



ARED FOR: UNITED HOME BUILDERS, INC DRAWN BY: MMG
ORDER NO.: 07-19478-21 RESUB REV 5
SHEET 2 OF 2

PLAT RETURN ADDRESS SUBMITTED BY/MAIL TO: VILLAGE OF LOMBARD 255 E. WILSON ROAD LOMBARD, ILLINOIS 60148

WETLAND BUFFER AREA CONSERVATION EASEMENT

THE AREA SHOWN HEREON AS WETLAND BUFFER AREA'IS HEREBY GRANTED, RESERVED AND SUBJECT TO THE FOLLOWING EASEMENTS AND RESTRICTIONS:

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IN THE ENST HE LULGO IT LEGISLED, LUINDS, OR ANY OTHER UNIT OF LOCAL CONTROL HAVE A SIRBOCION ONE POWERCE, SULL ER ROUGED ON ONE POWERCE, SULL ER ROUGED ON ONE POWERCE, SULL ER ROUGED ON HOW THE WARREN ENDERHANDER, HE CENTROL AREA CONTROL SULL CONTROL HE WAS TO ANY ADDITIONAL SUM OF THE PERSONAL (OF AN ANDEC OF LEW HEROMAN HOLT (OF GO SHOT COMPLETION HE AND SHOT COMPLETION HOLD SHOT (OF GO SHOT COMPLETION HE AND SHOT COMPLETION HE SHOT COMPLETION HE AND SHOT COMPLETION HE SHOT COMPLETION HE AND SHOT COMPLETION HE CAN SHOT COMPLETION HE AND SHOT COMPLETION HE COMPLETION HE AND SHOT COMPLETION HE A

CROSS ACCESS EASEMENT

DECLARANT HEREBY RESERVES AND GRANTS TO THE VILLAGE OF LOUBERD AND THE HOMEOWNERS ASSOCIATION FOR THIRD RICKSSAMP PROSPICALE, ACKNESS AND CONTRACTIONS OF GRANTS TO RESISTANT PROSPICAL RECEIVED AND CONTRACTIONS OF GRANTS TO RETURN FACULTY ON COLDIOT A. NO FERCES OR PERMANENT STRUCTURES MAY BE PLACED WITHIN THE EASTENNY. THE RICHING THE PROSPICAL PROSPICATION OF REPORT AND THE PROSPICATION OF REPORT AND THE PLACE STRUCTURES AND THE PLACES TO THE PROSPICATION OF REPORT AND THE PLACES OF THE P

SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS) COUNTY OF DUPAGE)

SCHOOL DISTRICT STATEMENT

PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT SHATEMENT TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE ATTACHED PART LESS IN THE FOLLOWING SCHOOL DISTRICTS.

GRADE SCHOOL DISTRICT #44 ADDRESS: 150 W. MADISON STREET, LONBARD, ILLINGS 60148
MICH SCHOOL DISTRICT #87 ADDRESS: 586 CRESCENT BLVD, GLEN ELLYN, ILLINGS 60137
JR. COLLEGE DISTRICT #502 ADDRESS: 425 FAMEL BOULEVARD, GLEN ELLYN, ILLINGS 60137

JR. COLLEGE DISTRICT #502

OWNER

OWNER CERTIFICATE

STATE OF ILLINOIS) S.S.

(OWNER)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURFETED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED HEREN, AND DOES HEREBY ACKNOMEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

_____, ILLINOIS, THIS ______ DAY OF ______, A.D. 20____

... A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY

CERTIFY THAT

KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIEDE TO THE FORECOME

SONOOL DISTRICT STATEMENT AND DWNESS. CERTIFICATE AS SUCH DWNESS. CERTIFICATE AS SUCH DWNESS. CERTIFICATE AS SUCH DWNESS.

DAY IN SEED THE STATEMENT AND DWNESS. CERTIFICATE AS SUCH DWNESS. CERTIFICATE AS SUCH DWNESS. CERTIFICATE AS SUCH DWNESS. CERTIFICATE AS A HIS/HEF/THEIR DWN. FREE AND COLUMNARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF ____

NOTARY PUBLIC COMMISSION EXPIRES

VILLAGE PRESIDENT AND CLERK

STATE OF ILLINOIS) COUNTY OF DUPAGE)

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, ILLINOIS, THIS ______ DAY OF _______ A.O. 20______

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DUPAGE)

MITAGE CLERK

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

DIRECTOR OF COMMUNITY DEVELOPMENT

LAND SURVEYOR'S AUTHORIZATION

STATE OF ILLINOIS) COUNTY OF DU PAGE)

I, JOSEPH F. GENTILE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE

NUMBER 2925, DO HEREBY AUTHORIZE THE ,, ITS STAFF OR AUTHORIZED AGENT TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDER'S OFFICE IN MY NAME AND IN COMPLIANCE MITH ILLINOS STRUITES CHAPTER TIOS PRAFRAPHY 2, AS AMENDED.

GIVEN UNDER MY HAND AND SEAL AT LOMBARD, ILLINOIS, THIS 13TH DAY OF JULY, 2022.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925

SURVEYOR CERTIFICATE

COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, JOSEPH F. GENTILE, ILLINOIS PROFESSIONAL LAND SURVEYOR, NUMBER 2925, HAVE SURVEYED AND RESUBDIMDED THE FOLLOWING DESCRIBED PROPERTY:

DARTEL INDITACT 28 EXCEPT THE MORTH 311.50 FEET (AS MEASURED ALONG THE EAST AND MEST LIMES THEREOF) OF TRACT 26 AND TRACT 26 IN FREDX H. BARTELT'S HILLSOME FAMES, BEING A SUBDIVISION OF THE MEST 1/2 OF THE SUDDINEST 1/4 or SCEDIN 26 AND THE LEST SOFTET OF THE SELT 1/2 OF THE SUDDINEST 1/4 OF SECTION 1/2 MORSHED AND NORTH, PANCE I EAST OF THE THEOD PRINCIPAL MERGIAM, ACCORDING TO THE PLAT THEREOF RECORDED APPRL 22, 1941 AS DOCUMENT 422392, IN DUPLACE COUNTY, ILMIONS.

<u>PARECE. 2.</u>

THE MORTH JISSO FEET (AS MEADURED ALONG THE EAST AND MEST LINES THEREOF) OF TRACT 25 IN FREDX H. BAPTLETT'S THE MORTH JISSO FEET (AS SUBMISSION OF THE MEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20 AND THE EAST 50 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20 AND THE EAST 50 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE THE PRINCIP LETTING ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1941 AS DOCUMENT 422592, IN DUPLACE COUNTY, ILLINOIS.

DAISCE. L. MASS THE NORTH 1/2 OF TRACT 19 IN FREDERICK M. BARDETTS FARMS, A SUBDIMSON OF THE WEST HALF OF THE SOUTHWEST OWNERS OF SECTION 10, AND THE LAST HALF OF THE SOUTHEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPLA MERIONAL ACCORDING TO THE PRINCIPLANCE MINIORAL MERIONAL ACCORDING TO THE PRINCIPLANCE MINIORAL MERIONAL ACCORDING TO THE PRINCIPLANCE MEDICAL PRINCIPLANCE OWNERS ASSOCIATED ASSOCIATED

TOTAL AREA: 288,995.53 SQ. FT. (6.63 ACRES)

I ALSO CERTIFY THAT THE LAND IS MITHIN THE YILLAGE OF LONDARD WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNIOPAL CODE AS MEDICED.

I FURTHER CERTIFY THAT THE PARCEL INCLUDED IN THIS RECORD OF DEED IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSDE 0.2% ANNUAL CHANCE FLOCOPLAIN), IDENTIFED FOR THE WILLARS OF LOMBARD, DUPAGE COUNTY, ILLINOS, BY THE FEDERAL EMERCENCY MANAGEMENT AGENCY FLOCO INSURANCE RATE MAP NUMBER TYPHSCHISTY DATED AUDUST 1, 2019, COMMUNIT NO. TOPLE.

GIVEN UNDER MY HAND AND SEAL THIS 13TH DAY OF JULY, A.D. 2022.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925 MY LICENSE EXPIRES NOVEMBER 30, 2024