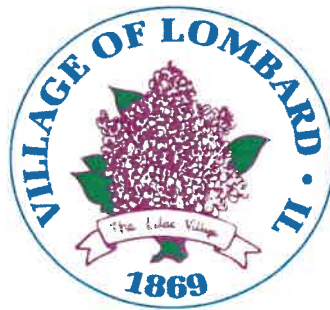



**ORDINANCE 8383  
PAMPHLET**

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



PUBLISHED IN PAMPHLET FORM THIS 22ND DAY OF AUGUST 2025, BY ORDER OF  
THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.

  
Ranya Elkhatib  
Village Clerk

ORDINANCE NO. 8383

**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 ASSE QUARTER OF SECTION 29, TOWN TOWNSHIP 39 NORTH, RANGE 1L 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 460 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 400 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.

P.I.N: 06-29-200-056  
Common Address: 660 E. BUTTERFIELD ROAD

- 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.

P.I.N: 06-29-200-056  
Common Address: 660 E. BUTTERFIELD ROAD

- 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.

P.I.N: 06-29-200-056  
Common Address: 660 E. BUTTERFIELD ROAD

- 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 AN ARC 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.

P.I.N: 06-29-200-056  
Common Address: 660 E. BUTTERFIELD ROAD

- 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

P.I.N: 06-29-200-056  
Common Address: 660 E. BUTTERFIELD ROAD

- 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 21st day of  
August 2025.

Passed on second reading this 21st day of August\_2025, pursuant to a roll call vote as follows:

AYES: Trustee LaVaque, Hammersmith, Dudek, Egan, and Bachner

NAYS: None

ABSENT: Trustee Militello

**APPROVED** by me this 21st day of August 2025.

  
\_\_\_\_\_  
Anthony Puccio  
Village President

**ATTEST:**

  
\_\_\_\_\_  
Ranya Elkhatab  
Village Clerk

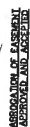
**Exhibit A**

**Plat of Utility Easement Abrogation**

(attached)

ABROGATING MUNICIPAL UTILITY & INGRESS/EGRESS, WATERMAIN, SANITARY SEWER AND ELECTRIC EASEMENTS AS SHOWN OVER ALL THAT PART OF LOT 3 IN TRAIL PLAT OF HOFFMAN-LONGBAY SUBDIVISION, BEING A SUBDIVISION IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 11 EAST, THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 2024 AS DOCUMENT NUMBER 00224-072813, IN DUPAGE COUNTY, ILLINOIS.

A horizontal graphic scale bar with markings at 0, 10, 20, 30, 40, and 50 feet. The text "Graphic Scale" is written vertically to the left of the bar, and "(in Feet)" is written vertically to the right of the bar.



NAME: \_\_\_\_\_

**DUPAGE COUNTY RECORDER OF DEEDS**

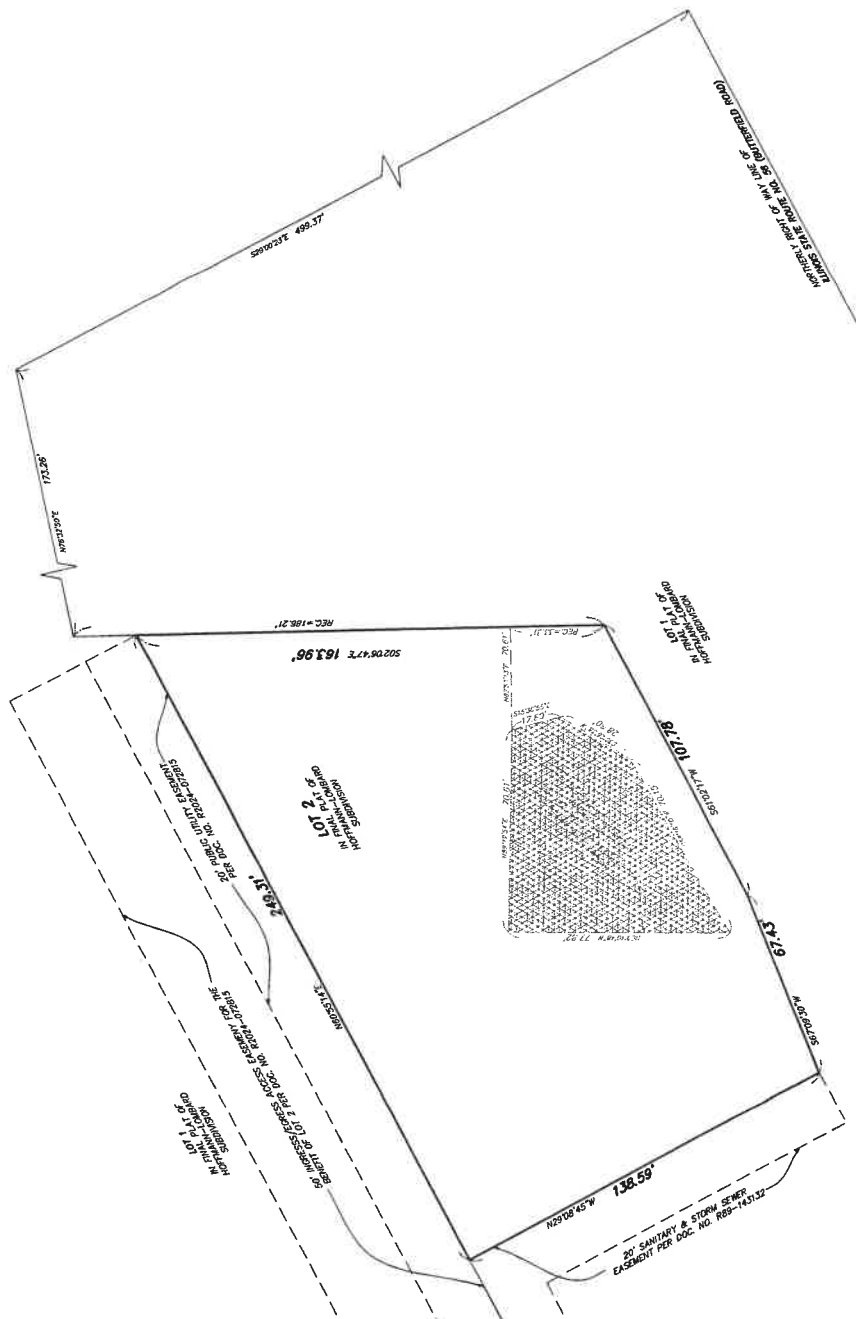
**Exhibit B**

**Plat of Detention Easement Abrogation**

(attached)

## PLAT OF ABROGATION

ABROGATING DRAINAGE & DETENTION EASEMENT AS SHOWN OVER ALL THAT PART OF LOT 2 IN FINAL PLAT OF HOFFMANN-LOWMEYER SUBDIVISION, BEING A SUBDIVISION IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN DECEMBER 6, 2024 AS DOCUMENT NUMBER R2024-072815, IN DUPAGE COUNTY, ILLINOIS.



**LEGEND**

**GENTILE & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
550 E. ST. CHARLES PLACE  
CHICAGO, ILL. 60605  
PHONE (312) 918-6282

REPAIRED FOR: VILLAGE OF LOMBARD PUBLIC WORKS DEPT.  
DRAWN BY: MHC  
SHEET NO: 25-2700R C  
ILLINOIS PROFESSIONAL DESIGN

PREPARED FOR: VILLAGE OF LOMBARD PUBLIC WORKS DEPT.

DRAWN BY: MMC  
 NO: 25-2200A C  
 ILLINOIS PROFESSIONAL DESIGN

**COUNTY RECORDER'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DUPAGE)

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 FOLLOWS: WHEREAS

DuPAGE COUNTY RECORDER OF DEEDS

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
JES

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

\_\_\_\_\_  
 WHEN 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

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.

**PRESIDENT**

**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

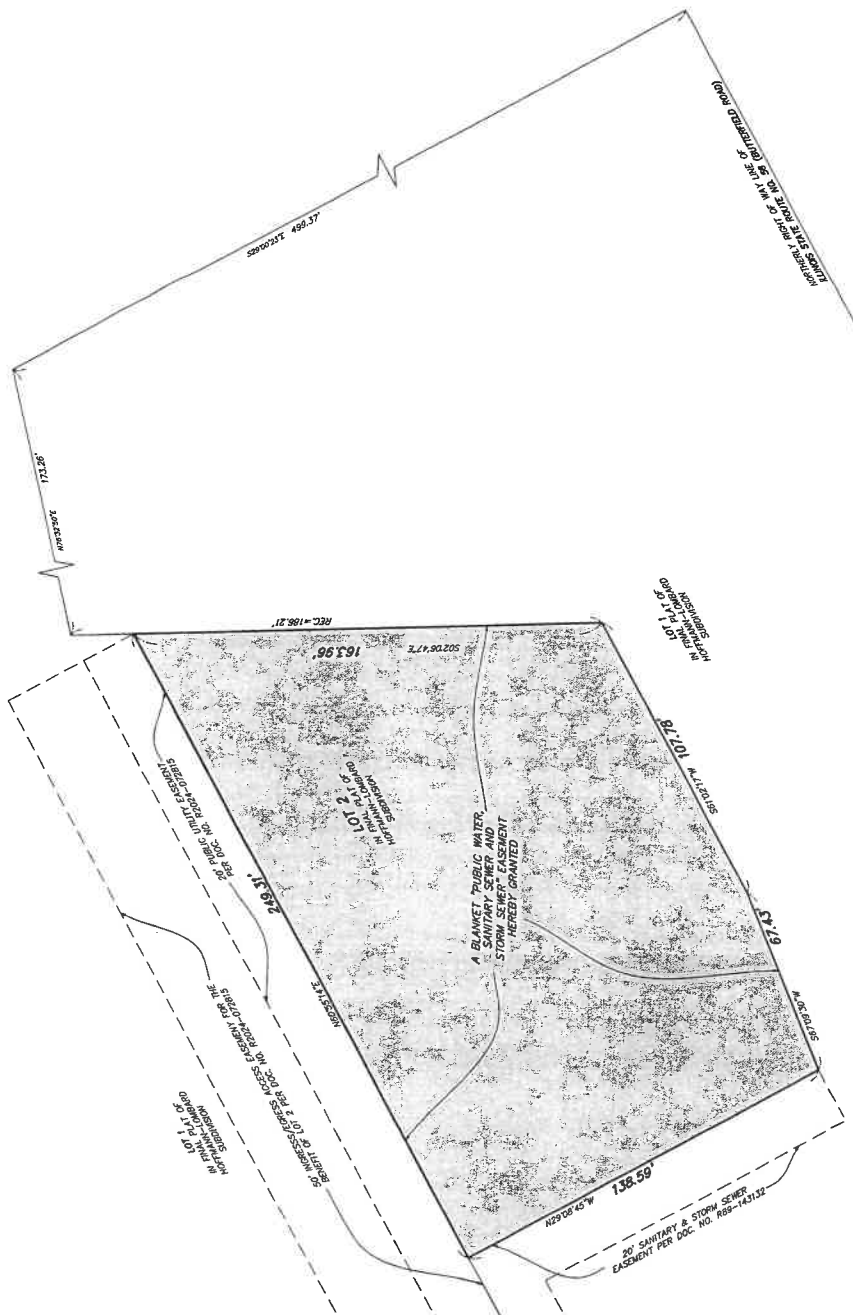
**Exhibit C**

**Blanket Plat of Easement**

(attached)

# PLAT OF EASEMENT

GRANTING A BLANKET "PUBLIC WATER, SANITARY SEWER AND STORM SEWER" EASEMENT OVER ALL PART OF LOT 3 IN FINAL PLAT OF HOFFMANN-LOMBARD SUBDIVISION, BEING A SUBDIVISION IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 2024 AS DOCUMENT NUMBER R0204-072815, IN DUPAGE COUNTY, ILLINOIS.



### BLANKET EASEMENT APPROVED

A blanket easement is nearly always not so spelled in the law. It is a term used by the courts to describe a type of easement for the use of a particular piece of property. The easement is a right to use the property for a particular purpose, and it is a right that is not subject to the usual rules of property law. The easement is a right that is not subject to the usual rules of property law. The easement is a right that is not subject to the usual rules of property law.

**LEGEND**

A BLANKET "PUBLIC WATER, SANITARY SEWER AND STORM SEWER" FACILITY

**G**  
**GENTILE & ASSOCIATES, INC.**  
**PROFESSIONAL LAND SURVEYORS**

PREPARED FOR: VILLAGE OF LOMBARD PUBLIC WORKS DEPT.

ORDER NO.: 25-22908 B  
DRAWN BY: MMG

**COUNTY RECORDER'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DUPAGE)

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

PAGE COUNTY RECORDER OF DEEDS

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )

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.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925  
MY LICENSE EXPIRES NOVEMBER 20, 2006

**DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS  
APPROVED BY THE VILLAGE DIRECTOR OF COMMUNITY DEVELOPMENT, THIS  
DAY OF \_\_\_\_\_ A.D. 20\_\_.

**DIRECTOR OF COMMUNITY DEVELOPMENT**

**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**

NOTARY

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) ss.

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 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.

NOTARY PUBLIC

COMMISSION EXPIRES