LEGISTAR #200316 DISTRICT # 3

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

	Resolution or Ordinance (Blue) <u>X</u> Waiver of First Requested Recommendations of Boards, Commissions & Committees (Green) Other Business (Pink)					
то	:	PRESIDENT AND BOARD OF TRUSTEES				
FROM:		Scott R. Niehaus, Village Manager				
DATE :		January 11, 2022	(BOT) Date: January 20, 2022			
SUBJECT:		PC 20-12; Reapproving a Preliminary Plat of Resubdivision Originally Approved by Ordinance 7907 for the Property at 600-690 E.				

Butterfield Road

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development

BACKGROUND/POLICY IMPLICATIONS:

The Board of Trustees adopted Ordinance 7907 (PC 20-12) on January 21, 2021, which granted approval of Preliminary Plat of Resubdivision for the property at 600-690 E. Butterfield Road (formerly known as the Northern Theological Seminary property and now known as the Hoffmann 600 Lombard LLC (Golf Social) project).

Staff received correspondence from the property owner seeking the Village's consideration of an action to address the pending expiration of the preliminary plat approval. Their request enumerates the mitigating issues and challenges pertaining to property closing, negotiations with abutting properties, project financing completion and pandemic related matters. Staff notes that the owner did close on the property and the former Seminary campus buildings have been razed.

Staff recommends that the Village Board approve an Ordinance readopting the preliminary plat of resubdivision. Staff and the petitioner are requesting a waiver of first reading of the Ordinance.

Fiscal Impact/Funding Source:	
Review (as necessary):	
Finance Director	Date
Village Manager	Date



MEMORANDUM

SUBJECT:	PC 20-12: Reapproving a Preliminary Plat of Resubdivision Originally Approved by Ordinance 7907 for the Property at 600-690 E. Butterfield Road
MEETING DATE:	January 20, 2022
FROM:	William J. Heniff, AICP, Director of Community Development
TO:	Scott R. Niehaus, Village Manager

The Board of Trustees adopted Ordinance 7907 (PC 20-12) on January 21, 2021, which granted approval of Preliminary Plat of Resubdivision for the property at 600-690 E. Butterfield Road (formerly known as the Northern Theological Seminary property and now known as the Hoffmann 600 Lombard LLC (Golf Social) project).

Pursuant to 65 ILCS 5/11-12-8, an application for final plat approval shall be made not later than one year after preliminary approval has been granted, with the final plat being supported by drawings, specifications and bond as may be necessary. Additionally, Section 154.203(A)(4) of the Lombard Village Code (the Subdivision and Development Ordinance), states that preliminary plat approval shall be null and void unless a final plat of subdivision is submitted within one year of the Board of Trustees approval of the preliminary plat.

Staff received the attached correspondence from the property owner seeking the Village's consideration of an action to address the pending expiration of the preliminary plat approval. Their request enumerates the mitigating issues and challenges pertaining to property closing, negotiations with abutting properties, project financing completion and pandemic related matters. Staff notes that the owner did close on the property and the former Seminary campus buildings have been razed.

In discussions with Village Counsel, if warranted, a prudent course to address the timing issue would be to readopt the preliminary plat, which would functionally reset the statutory time approval for the property and plat. A draft Ordinance has been prepared for Village Board consideration and approval. A copy of Ordinance 7907 is attached by reference within the draft Ordinance.

ACTION REQUESTED

Staff recommends that the Village Board approve an Ordinance readopting the preliminary plat of resubdivision. Staff and the petitioner are requesting a waiver of first reading of the Ordinance.

H:\CD\WORDUSER\PCCASES\2017\PC 20-12\PC 20-12 plat memo readopt.docx

HOFFMANN 600 LOMBARD LLC 2330 N. Hammond Road, Suite G Schaumburg, IL 60173

William J. Heniff, AICP Director of Community Development Village of Lombard ("Village") 255 E. Wilson Ave. Lombard, IL 60148

anuary 10, 2022

RE: Hoffmann - Lombard Subdivision/ Property at: 27 +/- Acres at 600-690 E. Butterfield Road, Lombard, Illinois

Dear Mr. Heniff:

First, thank you for the Village's continued assistance as to our company's development of the above-referenced property.

As we've recently communicated with one another, we respectfully request and are in need of either an extension (of the early 2021 Village approvals) or a refreshed approval of the final plat of subdivision for such property together with any other Village approvals which are related. Our company's own circumstances in terms of its continued objectives and intent to develop this subject property, as planned, have not changed, however we have been subjected to several factors contributing to a delay of the process.

Our company has experienced a combination of factors and circumstances which have resulted in delay of final engineering for the subdivision/site improvements, as well as project financing (including provision for the required letter of credit security required to have the final plat executed and then recorded). Such factors and circumstances include unanticipated delays or obstacles as to: (i) completion of closing upon the property acquisition (closed in late April, 2021); (ii) post-closing vacation of possession issues, as to certain portions of the property, by the prior owner or its own vendors; (iii) additional necessary post-closing environment testing (interiors of buildings) and then related modest mitigation measures undertaken and completed based upon such findings; (iv) completion of negotiations and executed documentation as to certain REA(s) with neighbors for ingress/egress, reciprocal parking and signage matters; (v) general supply chain and labor/ materials shortages matters which also have been impactful; (vi) other general process-wide delays and/or slower progress due to the ongoing COVID pandemic; and (vii) some other changes made, as a matter of best business judgment and planning, as to the source(s) of funding and project financing and equity participant plans.

We presume this letter sufficiently sets forth our company's request and we will appreciate the Village facilitating the extension or other relief we request and need. If the Village has any questions or needs anything else from us to process this request, please let us know. Thank you.

Very truly yours,

HOFFMANN 600 LOMBARD LLC, an Illinois limited liability company

Fred R. Hoffmann, its Mangger By: Inch

ORDINANCE NO.

AN ORDINANCE REAPPROVING A PRELIMINARY PLAT OF RESUBDIVISION ORIGINALLY APPROVED BY ORDINANCE 7907 FOR THE PROPERTY AT 600-690 E. BUTTERFIELD ROAD, LOMBARD, ILLINOIS

(PC 20-12: 600-690 E. Butterfield Road, Hoffmann Group)

WHEREAS, on January 21, 2021, the President and Board of Trustees of the Village of Lombard (the "Village Board") adopted Ordinance No. 7907, a true and accurate copy of which is attached hereto as **Exhibit A** and made a part hereof, which granted approval of preliminary plat of resubdivision which was a companion approval to approval of a planned development with companion conditional uses, variations and deviations, with respect to the real property commonly known as 600-690 E. Butterfield Road, Lombard, Illinois and legally described as follows:

PARCEL 1 IN NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT OF LOT 1 IN THE RESUBDIVISION OF NORTHERN BAPTIST THEOLOGICAL SEMINARY SUBDIVISION. BEING Α SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID ASSESSMENT PLAT RECORDED AUGUST 28, 2007 AS DOCUMENT R2007-159301, IN DUPAGE COUNTY. ILLINOIS.

PIN: 06-29-200-056 (the "Subject Property"); and,

WHEREAS, pursuant to 65 ILCS 5/11-12-8, an application for final approval of a plat of subdivision shall be made not later than one year after preliminary approval has been granted, with said final plat being supported by such drawings, specifications and bond as may be necessary to demonstrate compliance with all requirements of State statute and as the Corporate Authorities may provide by Ordinance; and

WHEREAS, pursuant to Section 154.203(A)(4) of the Lombard Village Code (the Subdivision and Development Ordinance), otherwise known as Title 15, Chapter 154 of the Code of Lombard, Illinois, preliminary plat approval shall be null and void unless a final plat of subdivision is submitted within one year of the Board of Trustees approval of the preliminary plat; and,

WHEREAS, while the petitioner has acquired the Subject Property and is in the process of razing structures on the Subject Property in which the preliminary plat of resubdivision was approved, the Village has not received final engineering plans for the resubdivision, the requisite surety, nor the final plat of resubdivision in order for the Village to approve a final plat of resubdivision, and the developer requires additional time to make the necessary submissions for final plat of resubdivision approval due to unexpected delay in the closing, post-closing possession issues, negotiations pertaining to abutting property owners for ingress/egress parking and signage issues, supply chain and pandemic related issues, and project financing matters; and

WHEREAS, a request is being made by the developer of the Subject Property for the Village to reapprove the preliminary plat of resubdivision previously approved by Ordinance 7907, a true and accurate copy of which is attached hereto as **Exhibit B** and made a part hereof (the "Preliminary Plat"), as the Preliminary Plat continues to be, and has been at all relevant times, in compliance with the intent of the 2014 Comprehensive Plan of the Village of Lombard, as amended from time to time (the "Comprehensive Plan"), and all applicable Village policies and ordinances ; and

WHEREAS, the Village Board desire to readopt the findings and recommendations of the Lombard Plan Commission made in this matter, as originally adopted in Ordinance No. 7907, and reapprove the Preliminary Plat, such that the final plat of resubdivision shall be submitted within one year of the effective date of this Ordinance; and

WHEREAS, the Village Board has determined that it is in the best interests of the Village of Lombard to reapprove the Preliminary Plat;

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

<u>SECTION 1</u>: The above "Whereas" clauses are incorporated into the body of this Ordinance by reference as if fully set forth herein.

SECTION 2: The Village Board finds that the Preliminary Plat continues to be, and has been at all relevant times, in compliance with the intent of the Comprehensive Plan, and all applicable Village policies and ordinances. Thus, the Village Board hereby readopts the findings and recommendations of the Lombard Plan Commission made in this matter as to approval of the Preliminary Plat, as originally adopted in Ordinance No. 7907, and reapproves the Preliminary Plat, as set forth in Exhibit

B, such that the final plat of resubdivision shall be submitted within one year of the effective date of this Ordinance; and

SECTION 3: Ordinance No. 7907 shall remain in full force and effect. except that the date for submission of the final plat of resubdivision shall be made one year from the effective date of this Ordinance.

SECTION 4: That this Ordinance is limited and restricted to the Subject Property.

SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2022.

First reading waived by action of the Board of Trustees this _____ day of _____, 2022.

Passed on second reading this _____ day of _____, 2022, pursuant to a roll call vote as follows:

Ayes:_____

Nays:_____

Absent:_____

Approved by me this day of , 2022.

Keith Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

Published in pamphlet form this _____ day of _____, 2022.

Elizabeth Brezinski, Village Clerk

EXHIBIT A

ORDINANCE 7907

AN ORDINANCE APPROVING A PRELIMINARY PLAT OF RESUBDIVISION FOR THE PROPERTY AT 600-690 E. BUTTERFIELD ROAD

(ATTACHED)

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ORDINANCE 7907

PAMPHLET

PC 20-12: 600-690 E. BUTTERFIELD ROAD, HOFFMANN GROUP AN ORDINANCE APPROVING A PRELIMINARY PLAT OF RESUBDIVISION FOR THE PROPERTY AT 600-690 E. BUTTERFIELD ROAD, LOMBARD, ILLINOIS



PUBLISHED IN PAMPHLET FORM THIS 22ND DAY OF JANUARY 2021, BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

won Kuderna

Sharon Kuderna Village Clerk

ORDINANCE NO. 7907

AN ORDINANCE APPROVING A PRELIMINARY PLAT OF RESUBDIVISION FOR THE PROPERTY AT 600-690 E. BUTTERFIELD ROAD, LOMBARD, ILLINOIS

(PC 20-12: 600-690 E. Butterfield Road, Hoffmann Group)

(See also Ordinance No.(s) 7903, 7904, 7905, 7906, 7908, 7909, 7910, 7911, 7912)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on October 19 and November 2, 2020 pursuant to appropriate and legal notice; and

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the Preliminary Plat of Resubdivision.

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

<u>SECTION 1</u>: That the Plan Commission has made its report of findings and recommendations, and such are adopted by reference as findings of this Board of Trustees as fully as if completely set forth at length herein. All exhibits submitted at the aforesaid public hearing are also incorporated herein by reference.

SECTION 2: The Preliminary Plat of Subdivision, attached hereto as Exhibit A, is approved with the following zoning relief

1. Chapter 154 of the Village Code of Ordinances (i.e., the Lombard Subdivision and Development Ordinance):

a. A variance pursuant to Section 154.506(D) for lots without public street frontage for lots 2 through 7;

b. A variance pursuant to Section 154.506(F) and (G) to allow for alternate lot designs that are not radial in nature;

c. Grant a variance to pursuant Section 155.415(E) for minimum lot width of less than 100 feet in width to provide for a private street; and

d. For purposes of the planned development, zoning setbacks and signage regulations, establish the yards abutting the private roadway designated on the subdivision plat as Lot 6 as the requisite front yard.

SECTION 3: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Ordinance No. 7907 Re: PC 20-12 (600-690 E. Butterfield Road) Page 2

Passed on first reading this 7th day of January, 2021.

First reading waived by action of the Board of Trustees this _____ day of _____, 2021.

Passed on second reading this 21st day of January, 2021, pursuant to a roll call vote as follows:

Ayes: Trustee Whittington, Puccio, Foltyniewicz, Honig, Militello and Ware

Nays: None

Absent: None

Approved by me this 21st day of January, 2021.

Keith T. Giagnorio, Village President

ATTEST: derra

Sharon Kuderna, Village Clerk

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

Sharon Kuderna, Village Clerk

Ordinance No. 7907 Re: PC 20-12 (600-690 E. Butterfield Road) Page 3

EXHIBIT A



Vanderstappen	PRELIMINARY PLAT OF SUB	
Hand Surveying, Inc.	FFMANN - LOMBARD	SUBDIVISION
and a stand of the second standards and	sion of Parcel 1 In Northern Baptist Theological Seminary Assessment Plat of Lot 1 in	
	rision, being a Subdivision of part of the Northeast Quarter of Section 29, Township 38	9 North, Range 11 East of the Third Principal Meridian,
	according to said Assessment Plat recorded August 28, 2007, as Document R2007 ZONED - OPD	-159301, in DuPage County, Illinois.
	VILLAGE OF LOMBARD	
CORPORATE OWNERS CERTIFICATE	COUNTY DEVELOPMENT & ENVIRONMENTAL CONCEIDIA CERTIFICATE	SURVEYOR'S CERTIFICATE
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President	ODUNTY OF DUPAGE) B.S.	i further certify that all jot namers and point of alonges in alignment as about have been found or will be placed as required by the Piat Act (Minets Revised Structure 2006, 7650LCS 200/7).
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REVISIONS NO. DATE BY -----HOFFMANN - LOMBARD SUB. 207

EXHIBIT B

PRELIMINARY PLAT OF RESUBDIVISION HOFFMANN-LOMBARD SUBDIVISION

(ATTACHED)



PRELIMINARY PLAT OF SUBDIVISION Vanderstappen Land Surveying, Inc. Vanderstappen Land Surveying, Inc. Www.adentac.com 1974 V. Madiae St. Www.adentac.Linnin 60009 P. s15-337-8310 fav 815-337-8314 HOFFMANN - LOMBARD SUBDIVISION A Resubdivision of Parcel 1 in Northern Baptist Theological Seminary Assessment Plat of Lot 1 in the Resubdivision of Northern Baptist Theological Seminary Subdivision, being a Subdivision of part of the Northeast Quarter of Section 29, Township 39 North, Range 11 East of the Third Principal Meridian, according to said Assessment Plat recorded August 28, 2007, as Document R2007-159301, in DuPage County, Illinois. ZONED - OPD RATE OWNER'S CERTIFICATE STATE OF ILLINOIS) COUNTY OF _____) S.S. STATE OF ILLINOIS) COUNTY OF DUPAGE) In the barefity that the last here of the last here on a subdivided that land described on the plat here on drawn and shown here on a subdivided that they have caused add land to be surveyed, subdivided, stated and platted as shown hereon, for the purpose of having this plat recorded provided by low. This is to cartify that the County Development & Environmental Concerns Department, DuPage County, Illinois, has reviewed and approved this Plat. Dated this _____day of ______ 20____ A.D. To the best of our knowledge we have determined the school districts in which each of lots lis: County Development & Environmental Concerns Chairperson COLLEGE OF DUPAGE #502 GRADE SCHOOL DIST. #45 HIGH SCHOOL DIST. #88 in witness where we have hersunder set my our hands of VILLAGE CLERK CERTIFICATE Seal (e) this _____ day of _____ AD., 20____ President STATE OF ILLINOIS) () S.S. COUNTY OF DUPAGE) Secretary NOTARY CERTIFICATE office on this _____ day of _____, A.D., 20____ STATE OF ILLINOIS) COUNTY OF _____) S.S. Village Clark VILLAGE TREASURER CERTIFICATE STATE OF ILLINOIS) COUNTY OF DUPAGE) I, Vilage Treasurer for the Vilage of Lombard, Illinois, do hereby certify that there are no definquent or unpold current or forfeitad special casesements or any defirmal intradiments thereof that have not been apportioned against the tract included in the plat. Dated this _____ day of _____ 20___ AD.
Village Treasurer ___ day of _____ _____ A.D., 20_____ Notary Public My Commission Expires MORTGAGEE'S CERTIFICATE COUNTY PLAT OFFICER CERTIFICATE STATE OF ILLINOIS) STATE OF ILLINOIS)) S.S. COUNTY OF DUPAGE) COUNTY OF DUPAGE) The undersigned mortgogue hankly releases the land depicted and shown on this plot of Vecation for thoroughtams, such takes index the same that and multiple and public services, and in solition burnels, such other lands that may be suchfault and multiple services and such a solition burnels, such other lands that may be suchfault and the public term any a landtague and encumbrances of record in which the undersign lands any bitrart. Dated this _____ day of _____ 20____ County Plat Officer Mortgagee Title By: ____ HIGHWAY COMMISSIONER CERTIFICATE STATE OF ILLINOIS) COUNTY OF DUPAGE) VILLAGE BOARD OF TRUSTEES CERTIFICATE STATE OF ILLINOIS) STATE OF ILLINOIS) COUNTY OF DUPAGE) My signature, as Highway Commissioner & Superintendent of Highways for the County of DuPage, indicates that, to the best of my knowledge, that this plot meets all requirements of the ordinances of the County of DuPage This is to certify that the Village Board of Trustees of the Village of Lombard, Elinols, have reviewed and approved this Plat. Dated Approved this _____ day of _____ A.D., 20____ this _____ day of _____, A.D., 20____ Highway Commissioner Village Mayor Vilace Clerk Superintendent of Highways COUNTY CLERK'S CERTIFICATE STATE OF ILLINOIS) PUBLIC UTILITY EASEMENT PROVISIONS COUNTY OF DUPAGE) An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to: I. County Clerk of DuPage County, Illinois, do hemby certify that there are no delinquest general taxes, upped current general taxes, delinquest special assessments to rupid current pedial assessments appliet any of the land included in the described property. I further certify that I have reached al statutory teas in connection with the plat. COMMONWEALTH EDISON COMPANY, AMERITECH ILLINGIS AKA ILLINGIS BELL TELEPHONE COMPANY, APPLICABLE CABLE TELEVISION COMPANY, VILLAGE OF LINDEHFURST, GRANTEES VPLICEL CUEL FILLION COMPANY, VILLE COLDE HILLION COMPANY, AND COMPANY, CANADA STRAND, STRAND Hard Report Company, Strand Strand, Strand Strand Hard Report Company, Strand Strand Strand Strand Strand Company, Strand Strand Strand Strand Strand Strand Strand Company, Strand S Dated this _____ day of _____ ____ 20____ A.D. DuPage County Clerk STORMWATER DIVISION CERTIFICATE STATE OF ILLINOIS)) S.S. COUNTY OF DUPAGE) Let Block, do bandy certify that is this best of our hydrogeneric of the State STORMANEN UAAGENT & DECENTION of articles writes with a bit changed by the construction of this addreface of any of therest, or, if such changes cour, adequate provides have been made for the calculation and diversite if such changes count articles of this addreface of a provide the calculation and diversite if such articles and the state of the calculation of the such article articles will not be signated on eighting to down in auch concentration arms (not see dimongs to the adjulting property because of the construction of the suddeface. Owner (s) Registered Professional Engineer of Illinois TAX DISTRICTS: COLLEGE OF DUPAGE (502 COUNTY OF DUPAGE GRADE SCHOOL DIST, 445 HIGH SCHOOL DIST, 445 DUPAGE WATER COMMISSION DUPAGE WATER COMMISSION DUPAGE ARGORT AUTHORITY HELEN M. PLUM MEMORIAL LIB YORK CENTER PARK DISTRCT FLAGG CREEK SANTARY DISTR

Relocation of facilities will be done by Grantese at cost of Grantar/Lot Owner, upon written request. THIS PLAT HAS BEEN RECORDED BY REVISIONS Nome: NO. DATE PREPARED BY: VANDERSTAPPEN LAND SURVEYING, INC. 1316 N MADISON ST. WOODSTOCK, IL, 60098 JULY 7, 2020 Address: City, State: HOFFMANN - LOMBARD SUB. SHEET NO. 2 OF 2

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2, as amended from time to time The term "common more on more" is defined as its, parter of protein of reads of real as operatives the second second second second second second second experiment. To the separately comed bits, process or areas within the second eventsment event brooth such to characteristic aspects, "goes area," common such as "posticity" common selection to part by terms such as "posticity", common selection to part by terms and as "posticity", common selection to part by terms and as "posticity", common selection to part by terms of common Berneting Thouse and property surfaced with intelefor driveness and watersponders but and property physically compiled by a building. Service automarks the or driveness water as a pool, relation board, or machinaled explorement. FLAGG CREEK WATER RECLAMATION DISTRICT EASEMENT There will be vehicular access to the Easement area at all times.

STORMWATER MANAGABARET AND DETENTION EXCENSION 4 Storwards Managament Exament is handly reasoned for any protect to the Mage of Lukenhurd, lithole with the cross designing of the plant as Storwards Managament Exament is the institutional by the context, conveyrous and storage of storwards in areas to be instituted by the context of the context of the store before the store of the store of the store of the store before the store of the

STORMWATER MANAGEMENT AND DETENTION EASEMENT

BY

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

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

This pict has been approved by the illivial Department of transportation with respect to avointy acceleration to part it. 2 of An Act to make the law in ninthin so that " a constant" join that meets the requirements contained in the Department's Policy on Permits for Access Driveways to State Highways' will be required by the Department.

ILLINOIS DEPARTMENT OF TRANSPORTATION

Deted at Woodstock, Wash, Alla 70, day of July 10, 2000 PRELIMINARY WOODSTOPPENDER TO A CONTROL DATE: 7-17-20 Deep Frm No. 10-002720

This instrument filed for record in the Recorder's Office of DuPage County,

___, 20___, A.D.,

i also grant permission to ______ provide the surveyor a record copy of the same. to record this plat and

detailers area, review area, re-li farber activity that the above decorbind property is localized in Zone 7⁻¹ — stress detamined to be autided the Q23 annual chances foodplach, date lass withio Zone 7⁻¹ — Social "A" areas with a base faced airchind, areas and stress food with newspo-dens of Q23 annual chance faced areas of 154 annual chances food with newspo-dens of Q23 annual chances food, areas of 154 annual chances food with newspo-dens of Q24 annual chances food, areas of 154 annual chances food lawaress and the stress from 154 annual chances food, based on Flood Insurances and the stress from 154 annual chances food, based on Flood Insurances and the stress from 154 annual chances food, based on Flood Insurances and the stress from 154 annual chances food, based on Flood Insurances and the stress from 154 annual chances food, based on Flood Insurances and the stress from 154 annual chances food, based on Flood Insurances and the stress from 154 annual chances food, based on Flood Insurances and the stress from 154 annual chances food, based on Flood Insurances and the stress from 154 annual chances food, based on Flood Insurances and the stress from 154 annual chances food insurances annual chances food insurances and the stress food insurances annual chances food insurances and the stress food insurances annual chances food insurances and the stress food insurances annual chances and the stress food insurances and the stress food insurances annual chances and the stress food insurances and the stress food insurances annual chances and the stress food insurances and the stress food insurances annual chances and the stress food insurances and the stress food insurances annual chances and the stress food insurances and the stress food insurances annual chances and the stress insurances and the str

A Reubolvien of Porcel 1, b Morthern Boptist Tasological Seminary Assessment Peter of Lici 1 in the Reubolvien for the Reubolvien Tablets Tasological Seminary Subbilition, being a Subbilition of pert of the Reubolvien Section 1 in the Jonnihy 3 North, Range 11 East of the Third Princel Meeting. According to add Assessment Pict recorded August 28, 2007, as Document R2007-159301, in Dirigo Contry, Emba. I further certify that all lot corners and point of changes in alignment as shown how been found or will be placed as required by the Plat Act (Illinois Revised Statutes 2008, 765ELCS 205/1).

STATE OF ILLINOIS) COUNTY OF MCHENRY) This is to certify that I, William J. Vanderstappen of VANDERSTAPPEN LAND SURVEYNA, INC, have surveyed and resubdivided the property as described and shown by the annexed pict, which is a correct progressritation of add survey and subdivision. All distances are shown in feet and decimats thereof. Dimensions shown doing ourse are are distances unlikes otherwise noted. LEGAL DESCRIPTION:

RECORDER'S CERTIFICATE STATE OF ILLINOIS)

COUNTY OF DUPAGE)

Document Number_

DuPage County Recorder

Illinois, on this _____ day of _____

at _____ o'clock____M. and recorded as

COVENANTS, CONDITIONS AND RESTRICTIONS

SURVEYOR'S CERTS

VILLAGE OF LOMBARD COUNTY DEVELOPMENT & ENVIRONMENTAL CONCERNS CERTIFICATE

I cartify that the immocable letter of credit or other approved instrument of sursty for completion of this subdivision's public improvements has been deposited with my

 CLIENT: HOFFMANN ALPHA OMEGA GROUP LLC

 DRAINT BT: DAM
 CENCERD BT: NM

 SCALE: 1"=50"
 SEC. 23 - 7. 39 R. 11 R.

 BARTS OF BRAINING, SSIMED
 P.1.1. 00-23.000-056

 JOB NO. 200208-B
 ID. FPS

 JERDINGE COMP.
 TO

 JOB NO.; 200209-8
 I.D. FPS

 FIELDWORK COUP; BIL
 BL

 ALL DETWORK COUP; AND DESMA Rep. 10007

 ALL DETWORK COUP; AND DESMA Rep. 10007

 MARE VEREP CONNECTED TO 67 F.

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HOFFMANN ALPHA OMEGA DEVELOPMENT GROUP, LLC. 2330 HAMMOND DR. SCHAUMBURG, IL 60173

My signature, as County Plot Officer for the County of DuPage, indicates that, to the best of my knowledge, that this plat meets all requirements of the ordinances of the County of DuPage

Approved this _____ day of _____ A.D., 20____