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 22^{ND} DAY OF JANUARY 2021, BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

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.

<u>SECTION 3:</u> 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:

Sharon Kuderna, Village Clerk

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

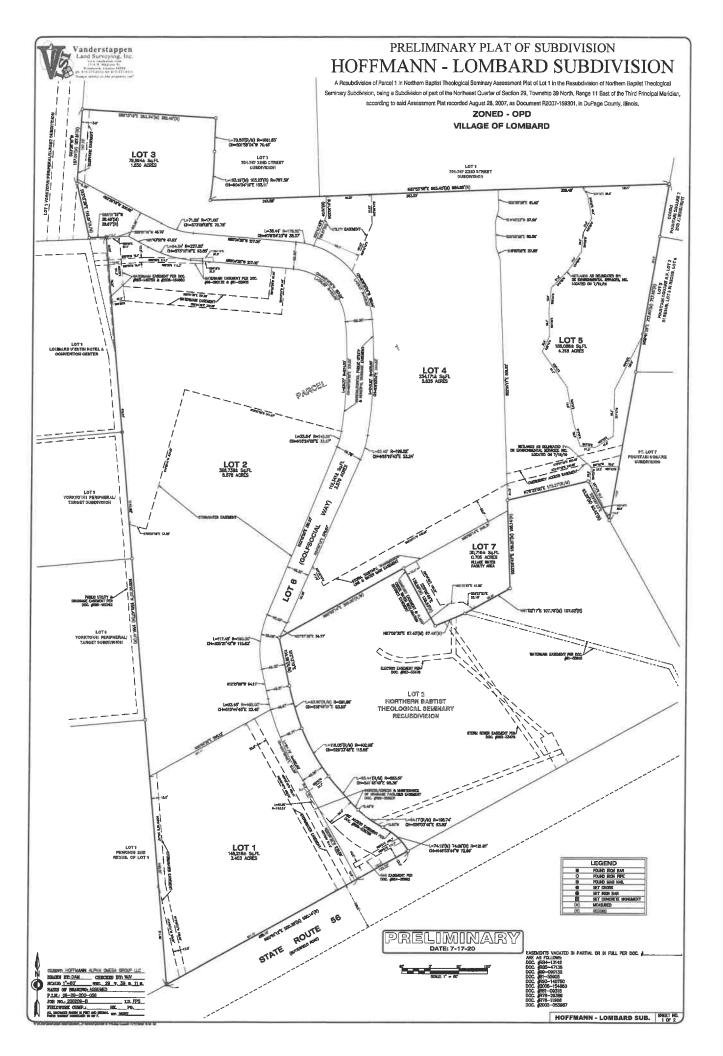
Sharon Kuderna, Village Clerk

Ordinance No. 7907

Re: PC 20-12 (600-690 E. Butterfield Road)

Page 3

EXHIBIT A





PRELIMINARY PLAT OF SUBDIVISION

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 VILLAGE OF LOMBARD

CCRPORATE OWNER'S CERTIFICATE	COLINTY DEVELOPMENT & ENVIRONMENTAL CONCERNS CERTIFICATE	SURVEYORS CERTIFICATE
STATE OF ILLINOIS) S.S.	STATE OF ILLINOIS)	STATE OF BLINOIS)
COUNTY OF \ S.S.	COUNTY OF DUPAGE)	COUNTY OF MAHENRY)
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To the best of our knowledge we have determined the school districts in which social of later list.	day of 20 A.D.	clong curves are or distances unless otherwise noted. LEGAL DESCREPTION:
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NOTARY CERTIFICATE	office on this day of	I dather certify that the above described preparty is located in 2000 ft. — research and remarked to a studies the OLS standar channel schopfish, does lose within 7 care Africares with a bose stood elevation determined, date lies within 2 care 7—Studies cross of OLZ standard channes food eith rewards of Care Standard channes food eith rewards depth of lies than 1 food or with distinguishment of them 5 food either standard channel food either except depth of lies than 1 food or with distinguishment from 1 food or with a food or standard channel from 1 food or with a food of the company of the vision of Lambord, Standard Care Standard food of the vision of Lambord, Standard Care Standard food of the vision of Lambord, Standard food of the vision of the vision of Lambord, Standard food of the vision of the v
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this day of, A.D., 20	Dotted this day of 20 A.D.	
	Village Treasurer	RECORDER'S CERTIFICATE
Notary Public My Commission Expires		STATE OF ALIMOIS) 8.S.
,		COUNTY OF DUPAGE)
MORTGAGEPS CERTIFICATE	COUNTY PLAT OFFICER CERTIFICATE	This instrument filed for record in the Recorder's Office of DuPage County,
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COUNTY OF DUPAGE)) S.S.	at o'dockM, and recorded as
	COUNTY OF DUPAGE)	Document Number
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By	HIGHWAY COMMISSIONER CERTIFICATE	
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Byc Attest: VILLAGIS BOARD OF TRUSTEES CENTIFICATE STATE OF BLINGS:) 3.5. COUNTY OF DUPAGE) No. 20	STATE OF LIMOS) COUNTY OF CUP-MSS) 15.5 COUNTY OF CUP-MSS) 15.5 COUNTY OF CUP-MSS) 15.5 16 shoping in distriction on the based of my internations, that this plot meats of my internations, that this plot meats of my internations in the based of my internations, that this plot meats of my internations of the ordinance of the County of Diracy of	This pick has been approved by the Block Department of Transportation with regret to reckey occus present to Transportation with repet to reckey occus present to Perceptable 2 of "As Act to revise the low in neutral to pick," an extended. A plan that meats the recyclements contained in the Department's Tricky or Bermin for Access Driveroys. To State Rightweys" will be replaced by the Department. Anthony J. Oudging, P.E. Riggien One Englaver COVERNATIS, CONDITIONS AND RESTRICTIONS Coveners and Restrictions covering this Pict of Subdivision have been recorded as Document Me. STORIEWANTER MANAGEMENT AND DETERMINE RESISEMENT A Stremetic Management Engeneral to Subdivision have been recorded as "Statements Interpret Linearing Linearing Conference" on the pict as "Statements Interpret Linearing Linearing Conference" on the pict as "Statements Interpret Linearing Histories of the Color of the Conference of the Color

FLAGG CREEK WATER RECLAMATION DISTRICT EASEMENT

WIND FOLL EXCEPTION OF THE TOTAL TOT

Relocation of facilities will be done by Grantess at cost of Grantor/Lot Owner, upon written request.

City, State:

REVISIONS BY HOFFMANN - LOMBARD SUB. 9911 NO. 2 OF 2