

**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
JUL.25.2012 3:36 PM  
OTHER 06-20-106-050  
054 PAGES R2012-096677

**ORDINANCE 6684**

**AUTHORIZING A FIRST AMENDMENT TO ORDINANCE  
6208, ADOPTED JUNE 19, 2008, AUTHORIZING AN  
ANNEXATION AGREEMENT For THE  
PROPERTY LOCATED AT 19W1471 E. ROOSEVELT RD.**

Now KNOWN AS:

**Address: 321-395 E. Roosevelt Road, Lombard IL 60148**

**PINs: 06-20-106-050 and 06-20-106-051**

**RETURN TO:  
Village of Lombard  
255 E. Wilson Avenue  
Lombard IL 60148**



I, **Barbara Johnson**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a  
copy of  
ORDINANCE 6684

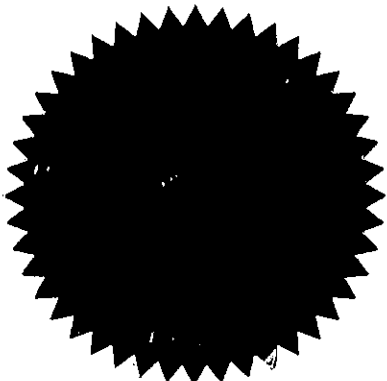
AUTHORIZING A FIRST AMENDMENT TO ORDINANCE  
6208, ADOPTED JUNE 19, 2008, AUTHORIZING AN  
ANNEXATION AGREEMENT

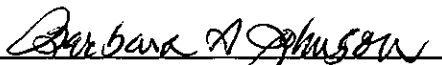
PINS : 06-20-106-050 and 06-20-106-051

ADDRESS: 321-395 E. Roosevelt Road, IL 60148

of the said Village as it appears from the official records of said Village duly approved this 16<sup>th</sup> day of February, 2012.

**In Witness Whereof**, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 16<sup>th</sup> day of July, 2012.



  
Barbara Johnson  
Deputy Village Clerk  
Village of Lombard  
DuPage County, Illinois

**ORDINANCE NO. 6684**

**AN ORDINANCE AUTHORIZING A FIRST AMENDMENT  
TO ORDINANCE 6208, ADOPTED JUNE 19, 2008,  
AUTHORIZING AN ANNEXATION AGREEMENT**

(PC 11-25: 321-395 E. Roosevelt Road)

(See also Ordinance No.(6685))

WHEREAS, Goodwill Industries of Southeastern WI, Inc, (hereinafter referred to as the "Developer"); has petitioned the Village for an amendment to Ordinance Number 6208, adopted June 19, 2008 (hereinafter " the First Amendment") to said Ordinance providing for an annexation agreement relative to the property described in Section 3 below (hereinafter the "Subject Property"); and

WHEREAS, said petition of the Developer requests an amendment to Ordinance Number 6208 so as to provide for for the construction of a 25,500 square foot Goodwill Store, with drive-through and Talent Bridge/Workforce Connection Center and an outlot; and

WHEREAS, a public hearing was held by the Village's Plan Commission on January 23, 2012, pursuant to appropriate and legal notice, for the purpose of considering the petition of the Developer for the amended plan and the Plan Commission has submitted to the Corporate Authorities of the Village its findings and recommendations with respect to said petition; and

WHEREAS, the First Amendment has been drafted and a copy is attached hereto and incorporated herein as Exhibit "A"; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein.

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

SECTION 1: That Ordinance 6208, adopted June 19, 2008, is hereby amended to include the First Amendment attached hereto and marked Exhibit "A", by and between the Developer and the Village of Lombard.

SECTION 2: That the Village President and Village Clerk be and hereby are authorized to sign and attest to said First Amendment.

SECTION 3: This Ordinance is limited and restricted to the property generally located at 321-395 E. Roosevelt Road, Lombard, Illinois; legally described as follows:

Parcel 1

Highland Lanes Subdivision (except the South 150 feet thereof and except the West 134.5 feet) in the Northwest Quarter of Section 20, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded April 25, 1958 as Document 877665, DuPage County Illinois.

Parcel 2

The West 134.5 feet of Highland Lanes Subdivision (except the South 150 feet thereof) in the Northwest Quarter of Section 20, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded April 25, 1958 as Document 877665 in DuPage County, Illinois.

Parcel Number: 06-20-106-050 and 051

SECTION 4: That all other portions of Ordinance Number 6208, adopted June 19, 2008, and not amended by this Ordinance, shall remain in full force and effect.

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

Passed on first reading this 2<sup>nd</sup> day of February, 2012.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2012.

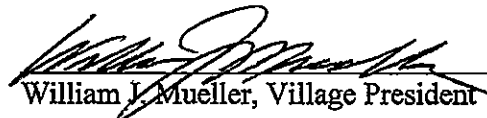
Passed on second reading this 16<sup>th</sup> day of February, 2012, pursuant to a roll call vote as follows:

Ayes: President Mueller, Trustees Gron, Giagnorio, Wilson, Breen & Fitzpatri

Nayes: None

Absent: Trustee Ware

Approved by me this 16<sup>th</sup> day of February, 2012.

  
William J. Mueller, Village President

ATTEST:

Ordinance No. 6684  
Re: PC 11-25 (Agreement Amendment)  
Page 3

  
\_\_\_\_\_  
Brigitte O'Brien, Village Clerk

Published by me in pamphlet from this 17<sup>th</sup> day of February, 2012.

  
\_\_\_\_\_  
Brigitte O'Brien, Village Clerk

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Space above reserved for Recorder's use

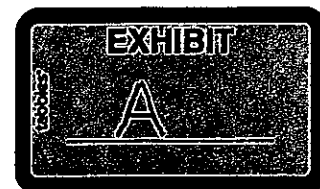
**FIRST AMENDMENT TO ANNEXATION AND PLANNED  
DEVELOPMENT  
AGREEMENT DATED JUNE 19, 2008  
FOR CENTRUM LOMBARD, L.L.C., LOMBARD, IL**

Parcel No.: 06-20-106-050 and 051

Common Address: 321-395 E. Roosevelt Road

**AFTER RECORDING RETURN TO:**

**Village of Lombard  
Department of Community Development  
255 E. Wilson Avenue  
Lombard, IL 60148**



**FIRST AMENDMENT TO ANNEXATION AND PLANNED DEVELOPMENT  
AGREEMENT**

**THIS FIRST AMENDMENT TO ANNEXATION AND PLANNED DEVELOPMENT AGREEMENT** (hereinafter referred to as the "Amendment") is made and entered into this 16 day of February, 2012, by, between, and among the Village of Lombard, a municipal corporation (hereinafter referred to as the "Village"); Goodwill Industries of Southeastern WI, Inc, (hereinafter referred to as the "Developer"); Land Holding, LLC (hereinafter referred to as the "PNC Property Owner"); and the William C. Chrisos Revocable Living Trust (hereinafter referred to as the "Chrisos Property Owner). (The Village, the Developer, the PNC Property Owner, and the Chrisos Property Owner being sometimes referred to herein individually as a "Party" and collectively as the "Parties".) (The PNC Property owner and the Chrisos Property Owner shall be defined collectively as the "Owner", as said term is used in the Agreement, as defined below.)

**WITNESSETH:**

WHEREAS, the William C. Chrisos Revocable Living Trust is the record owner of the property legally described in EXHIBIT A, attached hereto and made a part hereof (hereinafter referred to as the "Chrisos Property"); and

WHEREAS, Land Holding LLC is the record owner of the property legally described in EXHIBIT B, attached hereto and made a part hereof (hereinafter referred to as the "PNC Property" and is the successor in interest to Centrum Lombard, L.L.C., the "Developer" under the Agreement as defined below); and

WHEREAS, Developer is the contract purchaser of the Chrisos Property and PNC Property (hereinafter collectively referred to as the "Subject Property"); and

WHEREAS, the Village entered into an Annexation Agreement, dated June 19, 2008, that governs the annexation, zoning and development of the Subject Property and that was recorded against the Property with the DuPage County Recorder on September 17, 2008 as Document Number R2008-141122 (hereinafter referred to as the "Agreement"); and

WHEREAS, pursuant to the Agreement, the Chrisos Property has been annexed to the Village and has been rezoned to the B-4A Roosevelt Road Corridor Zoning District with certain conditional uses, both applicable to the Chrisos Property and the PNC Property, as more fully set forth in the Agreement; (hereinafter referred to as the "Previously Approved Plans"); and

WHEREAS, the Developer desires to amend the Previously Approved Plans for the Subject Property for purposes not allowed by the Agreement, and also desires to develop the Subject Property in accordance with a revised site plan, landscape plan and engineering plans that are inconsistent with the provisions of the Agreement; and

WHEREAS, the Developer has filed an application with the Village requesting (i) approval of a planned development amendment for the Subject Property, including certain conditional uses, variations and deviations from Village ordinances , and (ii) approval of a final plat of subdivision for the Subject Property; and

WHEREAS, said application was forwarded to the Plan Commission of the Village; and

WHEREAS, a public hearing was held on January 23, 2012, for the purpose of considering whether a planned development amendment with companion conditional uses, variations and deviations should be recommended for the Subject Property, and whether a final plat of subdivision should be recommended for the Subject Property; and

WHEREAS, the Plan Commission has submitted to the Village President and Board of Trustees of the Village (hereinafter referred to as the "Corporate Authorities") their findings of fact and recommendations with respect to said application; and

WHEREAS, a public hearing on this Amendment was held by the Corporate Authorities on February 2, 2012; and

WHEREAS, the Parties wish to amend the Annexation Agreement to accommodate the proposed planned development amendment for the Subject Property and for other related matters pursuant to the provisions of Division 15.1 of Article 11 of Act 5 of Chapter 65 of the Illinois Compiled Statutes, and upon the terms and conditions contained in this Amendment; and

WHEREAS, all public hearings, notices, and other actions required to be held or taken prior to the adoption and execution of this Amendment, in order to make the same effective, have been held or taken, including all hearings, notices, and actions required in connection with the provisions of the Illinois Municipal Code, the Lombard Zoning Ordinance (Chapter 155 of the Lombard Village Code – hereinafter referred to as the "Zoning Ordinance"), and the Lombard Subdivision and Development Ordinance (Chapter 154 of the Lombard Village Code - hereinafter referred to as the "Subdivision Ordinance"), such public hearings and other actions having been held pursuant to public notice as required by law and in accordance with all requirements of law prior to adoption and execution of this Amendment; and

WHEREAS, the Parties deem it to their mutual advantage and in the public interest that the Subject Property developed as a part of, the Village as hereinafter provided; and

WHEREAS, the development and use of the Subject Property as provided herein will promote the sound planning and development of the Village as a balanced community and will be beneficial to the Village; and

WHEREAS, the Corporate Authorities have examined the proposed uses by Developer and have determined that said uses and the development of the Subject Property in accordance with this Amendment comply with the Comprehensive Plan of the Village; and



WHEREAS, the Plan Commission has recommended that certain conditional uses, deviations and variations be granted for the Subject Property from the Subdivision Ordinance and/or the Zoning Ordinance in accordance with the terms of this Amendment; and

WHEREAS, Corporate Authorities and the Developer desire to amend the Agreement as hereinafter set forth;

NOW THEREFORE, in consideration of the premises and the mutual promises herein set forth and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties, the Parties hereto agree as follows:

1. **Incorporation of Recitals:** The Parties agree that the foregoing recitals are incorporated in this Amendment as if fully recited herein.

2. **Development of Subject Property:** The Parties agree that the Subject Property shall be developed and used in accordance with the terms of this Amendment and the exhibits attached hereto. All references in the Agreement to the term “**Subject Property**” shall mean and refer to the Subject Property as defined in this Amendment.

3. **Annexation:** Section 3 of the Agreement shall remain in full force and effect.

4. **Zoning:** Section 4 of the Agreement shall remain in full force and effect.

5. **Planned Development Approval:** Section 5 of the Agreement is hereby amended to read in its entirety as follows:

“5. **Planned Development Approval:**

A. **Preliminary Plans.** the Village shall approve a conditional use for a planned development amendment for the Subject Property, including approval of a conditional use for a secondhand store and rummage shop in excess of 5,000 square feet, conditional use for an ancillary drive-through facility attached to and a part of the secondhand store and rummage shop principal use, associated variations and deviations as provided in EXHIBIT J, attached hereto and made part hereof, of this amendment, in accordance with the provisions of the Zoning Ordinance and in conformance with the following plans, documents, exceptions and conditions, all of which shall collectively be referred to as the “Approved Preliminary Plans” for the Subject Property:

- i. Preliminary site plan and made a part hereof as EXHIBIT C (hereinafter referred to as the “Preliminary Site Plan”);
- ii. Plat of subdivision and made a part hereof as EXHIBIT D (hereinafter referred to as the “Preliminary Plat”);

- iii. Preliminary landscape plan and made a part hereof as EXHIBIT E (hereinafter referred to as the "Preliminary Landscape Plan");
- iv. Preliminary building elevations and made a part hereof as EXHIBIT F (hereinafter collectively referred to as the "Preliminary Building Elevations");
- v. Preliminary engineering plans and made a part hereof as EXHIBIT G (hereinafter referred to as the "Preliminary Engineering Plans"); and
- vi. Preliminary signage plan and made a part hereof as EXHIBIT H (hereinafter referred to as the "Preliminary Signage Plan").

B. Final Plans. In the event one or more final plans for the development of any portion of the Subject Property substantially conform to the Approved Preliminary Plans as approved herein, the Village shall approve such final plan(s). Village approval of such final plans shall be subject to the following conditions:

- i. Final site plans and final plats of subdivision shall be deemed to substantially conform to the Preliminary Site Plan and Preliminary Plat respectively, notwithstanding changes in the area or dimensions of one or more lots or the relocation of the access points to/from Roosevelt Road provided that (a) the area or dimensions of each lot on the final site plan and final plat of subdivision shall not increase or decrease by more than twenty percent (20%); (b) any relocation of an access point is approved by the Illinois Department of Transportation; and (c) any additional variations or deviations from the Zoning Ordinance not otherwise granted pursuant to EXHIBIT J are approved by the Village;
- ii. Final landscape plans shall be deemed to substantially conform to the Preliminary Landscape Plan notwithstanding the relocation of any trees, ornamental trees, shrubs, ground cover and perennials (hereinafter referred to as the "Landscape Features") provided that (a) the overall quantity of Landscape Features shall not decrease by more than ten percent (10%); (b) Landscape Features of a like size and quality are used; and (c) any additional variations or deviations from the Zoning Ordinance not otherwise granted pursuant to EXHIBIT J are approved by the Village;
- iii. Final building elevations shall be deemed to substantially conform to the Preliminary Building Elevations notwithstanding changes in building design, height and materials provided that (a) the building design is consistent with the architectural style of the buildings shown on the

Preliminary Building Elevations, (b) the height of any building shall not increase or decrease by more than twenty percent (20%), (c) building materials of a like amount, kind and quality are used; and (c) any additional variations or deviations from the Zoning Ordinance not otherwise granted pursuant to EXHIBIT J are approved by the Village; and

- iv. Final signage plans shall be deemed to substantially conform to the Preliminary Signage Plan notwithstanding changes in the height, width, or length of, or the sign surface area on each side of, any monument or pylon sign provided that (a) the height, width or length of, or the sign surface area on each side of, any monument or pylon sign shall not increase or decrease by more than ten percent (10%) and (b) any additional variations or deviations from the Zoning Ordinance not otherwise granted pursuant to Exhibit J of this Amendment are approved by the Village.

C. Nonconforming Modifications. In the event final plan(s) for the development of any portion of the Subject Property incorporate modifications to the Approved Preliminary Plans which do not substantially conform to the Approved Preliminary Plans as provided in Section 5.B. above (hereto referred to as “Nonconforming Modifications”), such Nonconforming Modifications shall be reviewed by the Village Plan Commission and, if approved by the Plan Commission, such approval shall be final and no further review by the Corporate Authorities shall be required, except as set forth in subsection D below.

In the event the Plan Commission disapproves of all or any of such requested Nonconforming Modifications, the Developer may elect to submit such Nonconforming Modifications to the Corporate Authorities for further review and vote, in which event the Plan Commission decision shall constitute its recommendation to the Corporate Authorities and the Corporate Authorities shall have final authority in approving or denying such requested Nonconforming Modifications subject to Subsection D below.

D. Public Hearings. In the event approval of a final plan in Section 5.B, or approval of a Nonconforming Modification in Section 5.C, requires a deviation or variation from an ordinance of the Village that has not otherwise been previously subject to a public hearing and granted, such deviation or variation shall require a public hearing before the Plan Commission and shall be subject to the review by and sole and exclusive discretionary approval of the Corporate Authorities. The Parties acknowledge and agree that such sole and exclusive discretionary approval shall not require further amendment to the Agreement, as a condition of Village approval.

E. Development of the Subject Property. The Village represents that it shall take all action(s) as may be required and necessary to enact such amendments to, and grant such modifications and departures from, its Zoning Ordinance, the Village’s Sign Ordinance (Chapter 153 of the Village Code – hereinafter referred to as the “Sign Ordinance”) and Subdivision

Ordinance and all other ordinances, codes and regulations, as may be necessary to zone, classify and allow for the development of the Subject Property in the manner described herein; and to enable the Village to fully carry out and perform the terms, covenants, agreements and duties and obligations on its part to be kept and performed as created and imposed by the terms and provisions hereof. The conditional use for a planned development approved by the Corporate Authorities may only lapse or expire pursuant to the following:

- i. In any case where construction of the Goodwill building on Lot 1 is not (a) substantially underway within one (1) year following the date of approval of the first final plan for the Subject Property or (b) completed within forty-eight (48) months following the date of approval of the last final plan for the Subject Property;
- ii. If the approved conditional use for a planned development for any portion of the Subject Property for which a final plan has been approved is not constructed in substantial conformance with such final plan and any conditions established therefore; or
- iii. If construction on a portion of the Subject Property for which a final engineering plan has been approved falls two (2) years behind the schedule approved with such final engineering plan.

In the event that one of the deficiencies identified in i, ii or iii occurs, the Village's Director of Community Development shall notify the Developer in writing by registered or certified mail of the reason for such deficiency and the Developer shall have thirty (30) days following receipt of such notice to correct such deficiency, or such additional time if the Developer is diligently pursuing the correction of such deficiency and such deficiency cannot be corrected within said thirty (30) day period. If the Developer fails to correct such deficiency, the Corporate Authorities shall then authorize the Plan Commission to schedule a public hearing to consider revoking the conditional use permit. After conducting the public hearing, the Plan Commission shall then prepare a written report and recommendation to submit to the Corporate Authorities. Upon receipt of the Plan Commission's report, the Corporate Authorities shall then render a final judgment regarding revoking the conditional use permit and accompanying ordinance. Extensions in the construction schedule may be granted by the Corporate Authorities.

F. Additional Development Requirements. Additionally, notwithstanding any provision hereof to the contrary, the following shall be requirements of the development of the Subject Property:

- i. The Developer shall be responsible for all costs associated with any improvements required by the Illinois Department of Transportation in conjunction with the development of the Subject Property.

- ii. Any trash enclosure screening required by Section 155.710 of the Zoning Ordinance shall be constructed of a material that is consistent with the material that is used for the principal building served by said enclosure;
- iii. Only channel lettering shall be used for wall signs on Lot 1, except any signage associated with business logos or donation center as shown on EXHIBIT H;
- iv. Signage for Lot 2 shall consist of channel lettering, unless otherwise approved by the Plan Commission as part of a future Site Plan Approval
- v. Awnings, if any, shall not contain any text; ”

6. **Signage:** Section 6 of the Agreement shall remain in full force and effect

7. **Water Utilities:** Section 7 of the Agreement shall remain in full force and effect.

8. **Sanitary Sewer Facilities:** Section 8 of the Agreement shall remain in full force and effect.

9. **Storm Drainage Facilities:** Section 9 of the Agreement shall remain in full force and effect.

10. **Easements:** Section 10 of the Agreement shall remain in full force and effect.

11. **Billboard Removal:** Section 11 of the Agreement shall remain in full force and effect.

12. **Contributions:** Section 12 of the Agreement shall remain in full force and effect.

13. **Fees:** Section 13 of the Agreement shall remain in full force and effect.

14. **Variations and Deviations from Local Codes:** Section 14 of the Agreement is hereby amended to read in its entirety as follows:

“14. **Variations and Deviations from Local Codes:** The specific variations and deviations from the Village’s ordinances, rules, and codes as set forth in this Section have been requested, approved and shall be permitted with respect to the development, construction, and use of the Subject Property (hereinafter referred to as the “Permitted Variations and Deviations”) upon approval by the Village. In the event there are any variations or deviations that are presently indicated on the Approved Preliminary Plans, but not explicitly stated in this Section, that shall in no way invalidate or nullify the conditional use for a planned development or the Approved Preliminary Plans. Rather, those variations or deviations that are not so indicated shall nevertheless be considered lawful and approved variations or deviations, as if fully set forth in this Section, without need for further action on the part of the Village unless such variations or deviations were not previously noticed for a public hearing in which case the Village shall be

required to hold such hearing prior to granting approval of such variations or deviations. The Permitted Variations and Deviations are as fully set forth on EXHIBIT J, attached hereto and made part hereof.”

**15. Dedication of Public Improvements:** Section 15 of the Agreement shall remain in full force and effect.

**16. Fire District:** Section 16 of the Agreement shall remain in full force and effect.

**17. Final Engineering Approval:** Section 17 of the Agreement shall remain in full force and effect.

**18. Special Assessment or Special Service Areas:** Section 18 of the Agreement is hereby amended to read in its entirety as follows:

**“18. Special Assessment:**

A. With regard to the Subject Property, the Owner and the Developer agree that they shall retain the right to object, as permitted by law, to the imposition of a special assessment incorporating the Subject Property with respect to the construction of any public improvements affecting the Subject Property, other than decorative lighting fixtures for which Owner and Developer agree not to object, and which may become necessary at a future date. The assessment formula for any such future special assessment(s) shall be determined as required by law, taking into account the relative benefit to the Subject Property as a result of the public improvements constructed.”

**19.** Section 19 of the Agreement is hereby amended to read in its entirety as follows:

**“19. Additional Development Provisions for Lot 2:** Notwithstanding any provision of this Agreement to the contrary, the Village and Developer agree as follows:

A. Use: Lot 2, as depicted on the Preliminary Plat, shall be developed with a fast food restaurant, sit down restaurant or retail use permitted under Section 155.417 (G) (1) (a) of the B-4A Roosevelt Road Corridor District. The Village agrees that the footprint of the building on Lot 2, as shown on the Preliminary Site Plan, may be modified to conform to the design of the particular use developed on Lot 2, provided that said footprint shall otherwise conform to the provisions of this Agreement.

B. Site Plan Approval: The Village agrees to permit development on Lot 2, as depicted on the Preliminary Site Plan, pursuant to the site plan approval process described in Section 155. 511 of the Zoning Ordinance, provided that the proposed development conforms to all applicable code and ordinances of the Village, except as amended and identified as Permitted Variations and Deviations.

Any drive-through associated with the development and use on Lot 2 shall require a public hearing and conditional use approval by the Village, as established by Section 155.417 (G) (2) of the Zoning Ordinance. The Parties acknowledge and agree that the conditional use approval for a drive-through shall not require an amendment to this Agreement and to the extent such requests are subject to the Village's discretionary approval, such approval shall be within the Village's sole and absolute discretion to grant or deny. In the event that site plan approval for Lot 2 is not granted by the time construction of the remaining portion of the Subject Property is substantially underway, said Lot 2 shall be graded to a level surface, seeded or paved and maintained in a clean and attractive condition until such time as Lot 2 is further developed.

C. Property Taxes: At no time during the term of this agreement shall the Owner or Developer apply for a real estate tax exemption relative to the property identified as Lot 2 on the Preliminary Site Plan and Preliminary Plat.”

20. Section 20 of the Agreement is hereby deleted in its entirety.

21. Section 21 of the Agreement is hereby amended to read in its entirety as follows:

“21. Additional Development Provisions for Lot 1: Notwithstanding any provision of this Amendment to the contrary, the Village and Developer agree as follows:

A. Site Plan Approval: The Village agrees to permit development on Lot 1, as depicted on the Preliminary Plat, with a 25,500 square foot Goodwill Store and Talent Bridge with a companion drive-through facility as depicted on the Preliminary Site Plan. The Village and the Developer agree that the Village shall not be required to issue a building permit (other than sitework, utility and foundation permits which shall be issued upon Developer's application for such permits and satisfaction of Village requirements for the issuance of such permits) for the construction of the principal building on Lot 1 until the Developer has:

i. Commenced construction of all required Drainage Facilities and Detention Areas for the Subject Property.

B. Certificate of Occupancy/Zoning Certificate: The Village and the Developer agree that the Village shall not be obligated to issue a conditional or final Certificate of Occupancy/Zoning Certificate for the occupancy of the principal building on Lot 1, unless:

i. All drive aisles, parking areas and parking lot lighting improvements as depicted on EXHIBIT L, attached hereto and made part hereof; to be constructed on Lot 1 and Lot 2, have been completed per the approved final development plans. This provision may be amended by the Village, in its sole discretion, if it is found that completion of a portion or portions of the parking lot, drive aisles or parking lot lighting will not affect the

safe access/egress to and from Lot 1 and Lot 2 to either driveway entrance to Roosevelt Road.”

22. **Annexation to Lombard Park District:** Section 22 of the Agreement shall remain in full force and effect.

23. **General Provisions:** Sections 23 A (2), (3) and (4) of the Agreement are hereby amended to read in its entirety as follows:

“(2) If to Developer:

Goodwill Industries of Southeastern WI, Inc  
Attention: Doug Nass  
5300 N 118<sup>th</sup> Court  
Milwaukee, WI 53225

With a copy to:

(3) If to Chrisos Property Owner:

William C. Chrisos Revocable Living Trust  
3524 Venard  
Downers Grove, IL 60515

With a copy to:

(4) If to PNC Property Owner:

Land Holding, LLC  
c/o PNC Bank  
Two PNC Plaza, 18<sup>th</sup> Floor  
620 Liberty Avenue  
Pittsburgh, PA 15222

With a copy to:”

Shannon S. Vukmir, Esquire  
SITKO BRUNO  
2740 Smallman Street



Suite 300  
Pittsburgh, PA 15222  
Direct Dial: 412.431.0331  
Fax: 412.431.8825  
[svukmir@sitkobruno.com](mailto:svukmir@sitkobruno.com)

24. That EXHIBITS A through J, and EXHIBIT L, attached hereto, and made part hereof, are hereby substituted for EXHIBITS A through J, and EXHIBIT L, as attached to the Agreement.

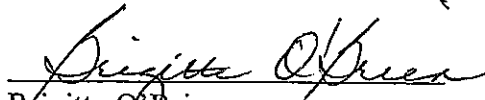
25. That all provisions of the Agreement, not amended by this Amendment, shall remain in full force and effect as if set forth herein.

**IN WITNESS WHEREOF**, the Parties hereto have set their hands and seals to this Amendment as of the day and year first above written.

VILLAGE OF LOMBARD, an Illinois  
Municipal corporation




William J. Mueller  
Village President



Brigitte O'Brien  
Village Clerk

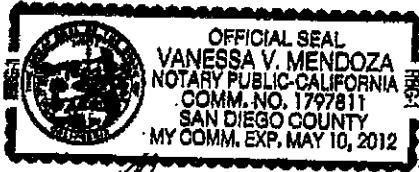
DATED: February 16, 2012

DEVELOPER:  
Goodwill Industries of Southeastern  
Wisconsin, Inc.

By:   
Name: Charles J. Stadler  
Title: Sr. VP-Finance + CFO

CHRISOS PROPERTY OWNER:

William C. Chrisos Revocable Living Trust




*Vanessa V. Mendoza*  
2/11/2012

By: *William C. Chrisos*  
Name: *William C. Chrisos*  
Title: *Trustee*

PNC PROPERTY OWNER:

Land Holding, LLC

By:   
Name: Sam Kypchello  
Title: vice president

ACKNOWLEDGMENTS

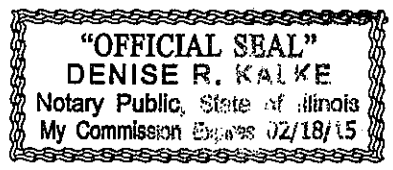
STATE OF ILLINOIS    )  
                                  ) SS  
COUNTY OF DUPAGE    )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that William J. Mueller, personally known to me to be the President of the Village of Lombard, and Brigitte O'Brien, personally known to me to be the Village Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 16<sup>th</sup> day of February, 2012.

Commission expires 2/18 2015

  
Notary Public



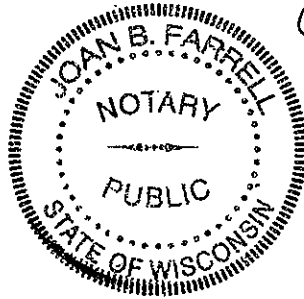
WISCONSIN  
STATE OF ILLINOIS )  
Milwaukee) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named Charles J. Stadler is personally known to me to be one of the managers of Goodwill Industries of Southeastern WI and also personally known to me to be the same persons whose name is subscribed to the foregoing instrument as such manager and that he/she appeared before me this day in person and severally acknowledged that as such manager he/she signed and delivered the said instrument, consenting to its recordation, pursuant to authority given by said trust as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal this 27 day of January,  
2012

Commission expires 15 permanent.

Joan B. Farrell  
Notary Public



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of San Diego

On February 11, 2012 before me, Vanessa V. Mendoza, Notary Public  
Here Insert Name and Title of the Officer

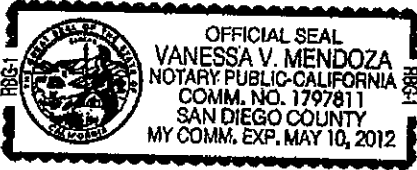
personally appeared WILLIAM C. CHRISOS  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public



Place Notary Seal Above

**OPTIONAL**

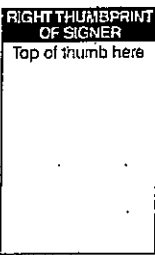
*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

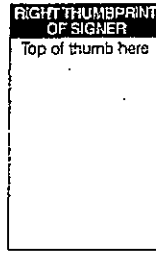
Title or Type of Document: \_\_\_\_\_  
 Document Date: \_\_\_\_\_ Number of Pages: "Page 15"  
 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Individual  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Attorney in Fact  
 Trustee  
 Guardian or Conservator  
 Other: \_\_\_\_\_  
 Signer Is Representing: \_\_\_\_\_



Signer's Name: \_\_\_\_\_  
 Individual  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Attorney in Fact  
 Trustee  
 Guardian or Conservator  
 Other: \_\_\_\_\_  
 Signer Is Representing: \_\_\_\_\_





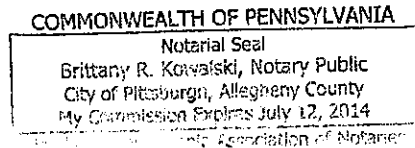
Pennsylvania  
STATE OF ~~ILLINOIS~~ )  
 ) SS  
COUNTY OF Allegheny

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named Sam Kupchella is personally known to me to be the VP of Land Holding, LLC and also personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such \_\_\_\_\_ and that they appeared before me this day in person and severally acknowledged that as such \_\_\_\_\_ signed and delivered the said instrument, consenting to its recordation, pursuant to authority given by said trust as their free and voluntary act, and as the free and voluntary act and deed of said trust, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal this 10 day of February, 2012.

Commission expires July 12, 2014

Brittany R Kowalski  
Notary Public



## SCHEDULE OF EXHIBITS

EXHIBIT A:	Legal Description of Chrisos Property
EXHIBIT B:	Legal Description of PNC Property
EXHIBIT C:	Preliminary Site Plan
EXHIBIT D:	Preliminary Plat
EXHIBIT E:	Preliminary Landscape Plan
EXHIBIT F:	Preliminary Building Elevations
EXHIBIT G:	Preliminary Engineering Plans
EXHIBIT H:	Preliminary Signage Plans
EXHIBIT I:	Previously Approved Plans
EXHIBIT J:	Approved Deviations and Variations
EXHIBIT K:	Intentionally Left Blank
EXHIBIT L:	Parking Lot Improvements on Lots 1 and 2

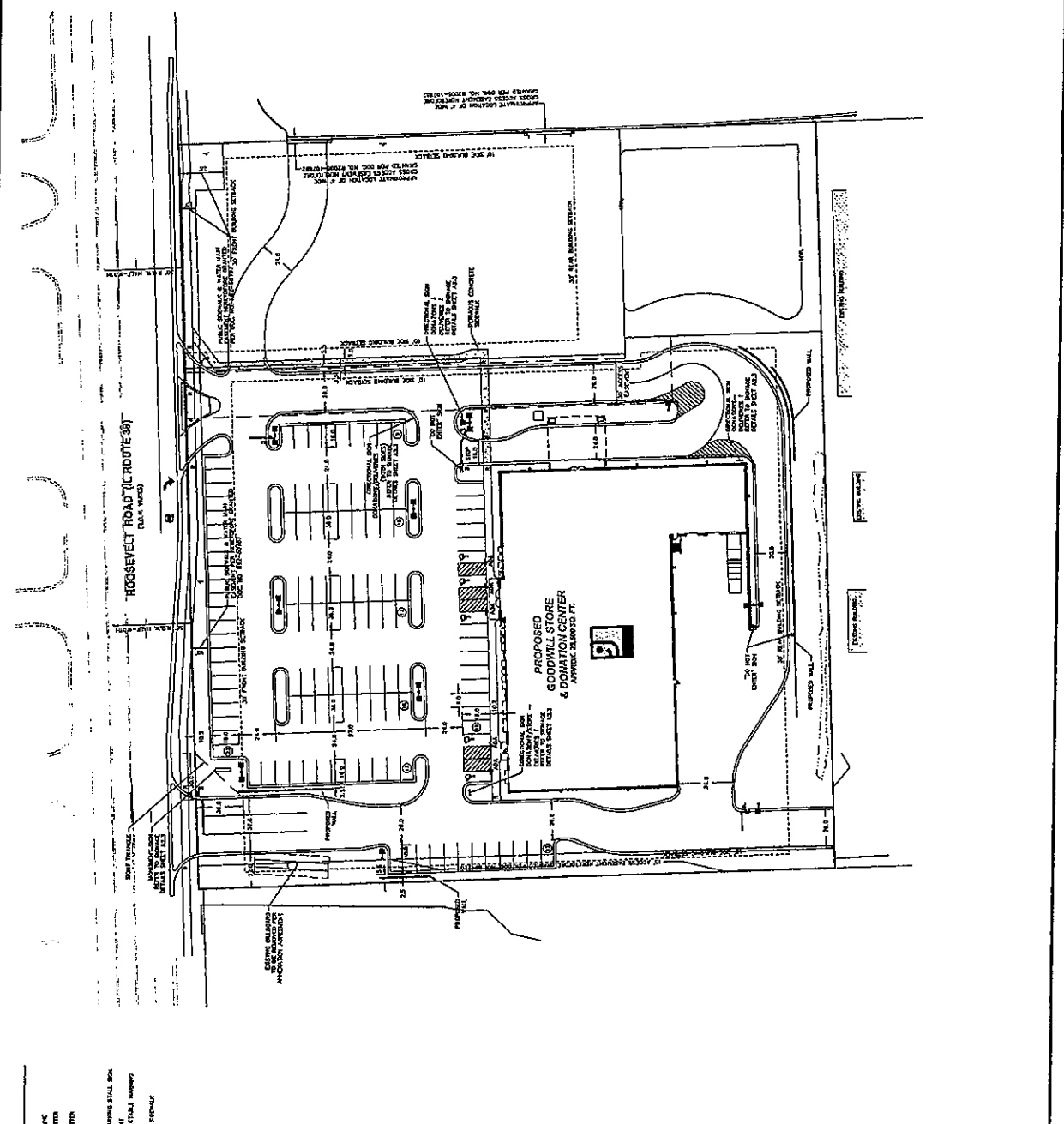
EXHIBIT A: LEGAL DESCRIPTION OF CHRISOS PROPERTY

THE WEST 134.5 FEET OF HIGHLAND LANES SUBDIVISION (EXCEPT THE SOUTH 150 FEET THEREOF) IN THE NORTHWEST  $\frac{1}{4}$  OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 1958 AS DOCUMENT 877665, IN DUPAGE COUNTY, ILLINOIS.

EXHIBIT B: LEGAL DESCRIPTION OF PNC PROPERTY

HIGHLAND LANES SUBDIVISION (EXCEPT THE SOUTH 150 FEET THEREOF AND EXCEPT THE WEST 134.5 FEET) IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 1958 AS DOCUMENT 877665, DUPAGE COUNTY, ILLINOIS.

EXHIBIT C: PRELIMINARY SITE PLAN



**LEGEND:**

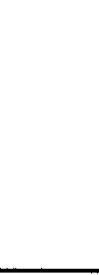
	PROPERTY LINE
	GATE, CURB AND GUTTER
	BRICK CURB AND GUTTER
	MANHOLE
	FIRE HYDRANT
	FIRE HYDRANT FLOW DIRECTION
	PARKING SPACE
	PREVIOUS CONCRETE SLAB

**NOTE:**  
 ALL DIMENSIONS ARE TO FACE OF CURB  
 UNLESS OTHERWISE NOTED.

**SITE DATA BLOCK**

OWNER	5100 CORP.
PROJECT NAME	GOODWILL STORE & DONATION CENTER
PROJECT ADDRESS	ROOSEVELT ROAD, LOUMBARD, IL
PROJECT PHONE	(773) 344-1100
PROJECT FAX	(773) 344-1101
PROJECT WEBSITE	WWW.ATWELL.COM
PROJECT EMAIL	INFO@ATWELL.COM
PROJECT URL	WWW.ATWELL.COM
PROJECT TYPE	COMMERCIAL
PROJECT STATUS	PRELIMINARY DESIGN
PROJECT DATE	2011.08.01
PROJECT DRAWN BY	ATWELL
PROJECT CHECKED BY	ATWELL
PROJECT APPROVED BY	ATWELL
PROJECT DATE	2011.08.01

**NOTICE:**  
 THE INFORMATION CONTAINED HEREIN IS THE SOLE RESPONSIBILITY OF THE ENGINEER AND ARCHITECT. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ENGINEER AND ARCHITECT. THE ENGINEER AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION PROVIDED TO THE ENGINEER AND ARCHITECT. THE ENGINEER AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION PROVIDED TO THE ENGINEER AND ARCHITECT. THE ENGINEER AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION PROVIDED TO THE ENGINEER AND ARCHITECT.



**811**  
 Know what's below.  
 Call before you dig.

**NOTICE:**  
 THE INFORMATION CONTAINED HEREIN IS THE SOLE RESPONSIBILITY OF THE ENGINEER AND ARCHITECT. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ENGINEER AND ARCHITECT. THE ENGINEER AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION PROVIDED TO THE ENGINEER AND ARCHITECT. THE ENGINEER AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION PROVIDED TO THE ENGINEER AND ARCHITECT. THE ENGINEER AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION PROVIDED TO THE ENGINEER AND ARCHITECT.

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EXHIBIT D: PRELIMINARY PLAT

# HIGHLAND LANES 1ST RESUBDIVISION

NOTE: A RECONSTRUCTION OF HIGHLAND LANES SUBDIVISION (SECTION 20, SOUTH 1/4 OF SECTION 20-29-11) WAS FILED IN PUBLIC RECORDS OF DECATUR COUNTY, GEORGIA, ON 08/14/2012. THIS INSTRUMENT, HOWEVER, ACCORDING TO THE PUBLIC RECORDS, IS A RECONSTRUCTION OF THE 1/4 OF SECTION 20-29-11.

**ATWELL**  
 REGISTRATION | VERIFICATION  
 OFFICE IN NORTH AMERICA AND ASIA  
 1340 EAST PARKWAY, SUITE 1010  
 ATLANTA, GEORGIA 30309  
 PHONE: 404-525-8800  
 FAX: 404-525-8808  
 www.atwell.com

SECTION 20  
 TOWN 28 NORTH RANGE 11 EAST  
 VILLAGE OF LOWMYER  
 DEKALB COUNTY, GEORGIA

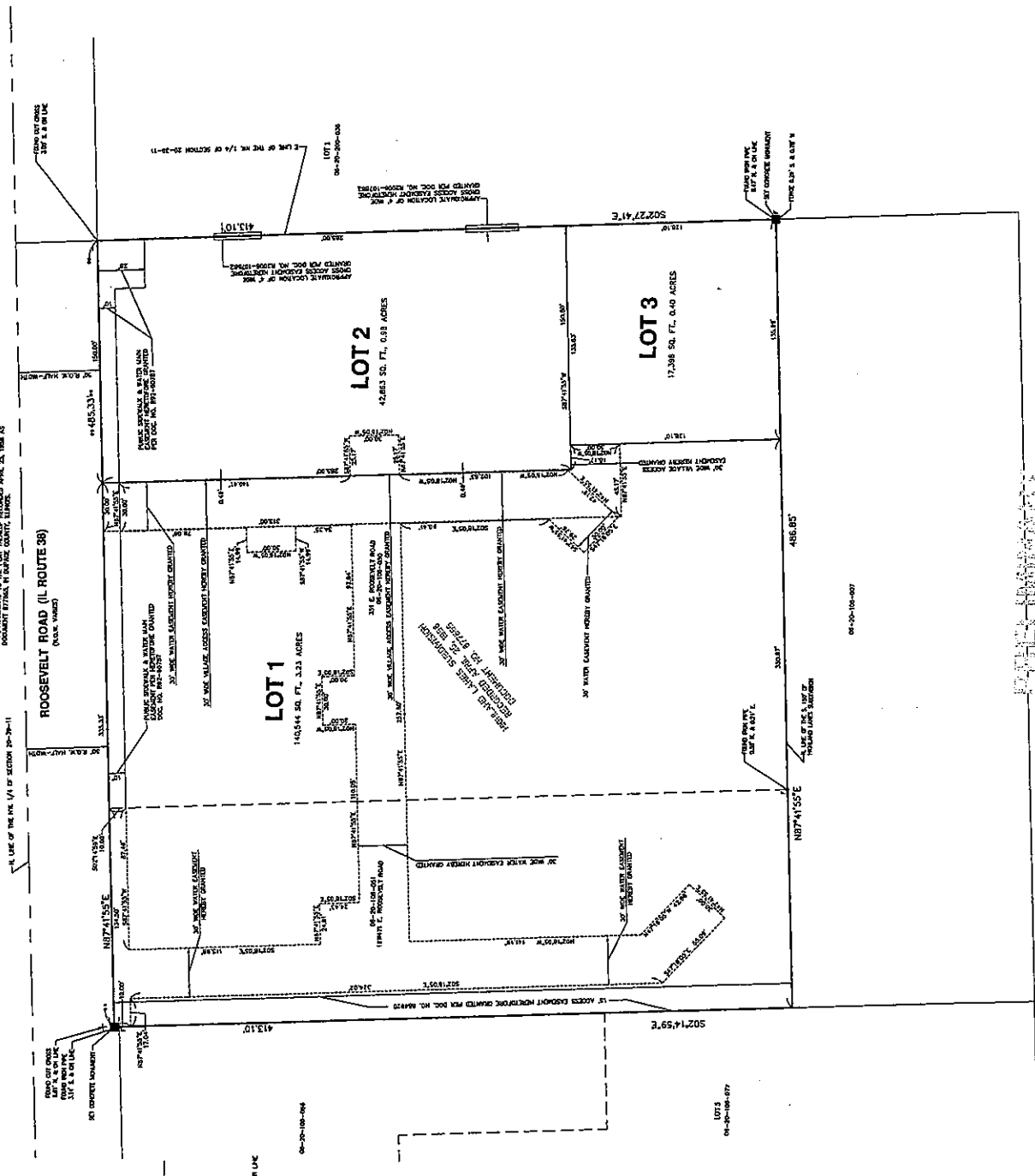
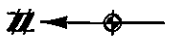
PLAT OF RESUBDIVISION  
 PERSPECTIVE DESIGN, INC.  
 DATE: 07/04/2012

NO.	DESCRIPTION
1	RESUBDIVISION



SCALE: 1" = 30' HORIZ.  
 1" = 30' VERT.  
 DATE: 07/04/2012  
 DRAWN BY: J. BROWN  
 CHECKED BY: J. BROWN  
 PROJECT NO.: 110018891-001  
 SHEET NO.: 1 OF 2

PROPERTY INDEX NUMBER  
 0-20-29-20-000  
 0-20-29-20-000



**LEGEND**

—	SET CONCRETE MONUMENT
+	FRANK SIGN PILE
—	SET IRON PIN
---	EXISTING BOUNDARY INTERIOR LINE
---	EXISTING BOUNDARY EXTERIOR LINE
---	PROPOSED BOUNDARY LINE

**AREA TABLE**

LOT	SQ. FT.	ACRES
LOT 1	140,514	3.23
LOT 2	42,853	0.98
LOT 3	17,338	0.40
TOTAL	200,695	4.61

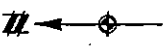
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# HIGHLAND LANES 1ST RESUBDIVISION

THIS IS A PRELIMINARY PLAN FOR THE RESUBDIVISION OF LAND IN THE VILLAGE OF LOMBARD, ILLINOIS, AS SHOWN ON THE ATTACHED PLAT. THIS PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF DUPAGE COUNTY, ILLINOIS, AND THE RECORDS OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS.

PROPERTY INDEX NUMBER  
9-20-000-000  
9-20-000-000



**SCHOOL DISTRICT/STANDARD**  
PURSUANT TO SECTION 10-0.1 OF THE PLAT ACT, THIS PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE BOARD OF SUPERVISORS OF DUPAGE COUNTY, ILLINOIS, AND THE RECORDS OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS.

LOMBARD ELEMENTARY SCHOOL DISTRICT #44  
COMMUNITY COLLEGE DISTRICT #304

OWNER:  
BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS  
\_\_\_\_\_ A NOTARY PUBLIC IN AND FOR SAID COUNTY DO

ROBERT CERVY THAT \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ AND \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_

KNOW ALL MEN TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS INSTRUMENT AS SUCH AUTHORIZED PARTIES, THAT THEY HEREBY AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS INSTRUMENT, AND AS SUCH AUTHORIZED PARTIES AND AS THE FREE AND VOLUNTARY ACT OF THE COMPANY FOR THE USES AND PURPOSES DESCRIBED IN THIS INSTRUMENT.

DONE UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2012  
NOTARY PUBLIC \_\_\_\_\_ BY CHRISTOPHER GRIFFIN

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS  
\_\_\_\_\_ OWNER

THIS IS TO CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED PLAT AND ALL PARTS THEREOF ARE THE PROPERTY OF THE COMPANY AND ARE SUBJECT TO THE TERMS AND CONDITIONS OF THIS INSTRUMENT AS SHOWN BY THE PLAT. THE COMPANY HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT AND HAS CAUSED THE SAME TO BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS.

DATED AT \_\_\_\_\_ ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2012  
BY \_\_\_\_\_ ATTEST BY \_\_\_\_\_

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS  
\_\_\_\_\_ A NOTARY PUBLIC IN AND FOR SAID COUNTY DO

AND \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ AND \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_

KNOW ALL MEN TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS INSTRUMENT AS SUCH AUTHORIZED PARTIES, THAT THEY HEREBY AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS INSTRUMENT, AND AS SUCH AUTHORIZED PARTIES AND AS THE FREE AND VOLUNTARY ACT OF THE COMPANY FOR THE USES AND PURPOSES DESCRIBED IN THIS INSTRUMENT.

DONE UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2012  
NOTARY PUBLIC \_\_\_\_\_ BY CHRISTOPHER GRIFFIN

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS  
\_\_\_\_\_ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS

THIS INSTRUMENT HAS BEEN FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 2012. THE INSTRUMENT NUMBER IS \_\_\_\_\_.

DONE UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2012.  
COUNTY CLERK

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS  
\_\_\_\_\_ VILLAGE CLERK OF LOMBARD

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2012.  
PRESIDENT

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS  
\_\_\_\_\_ VILLAGE CLERK OF LOMBARD

THIS INSTRUMENT HAS BEEN FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 2012. THE INSTRUMENT NUMBER IS \_\_\_\_\_.

DONE UNDER MY HAND AND SEAL OF THE VILLAGE CLERK OF LOMBARD, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2012.  
VILLAGE CLERK

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS  
\_\_\_\_\_ COMMUNITY DEVELOPMENT COORDINATOR

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE VILLAGE OF LOMBARD, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2012.  
DIRECTOR OF COMMUNITY DEVELOPMENT

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS  
\_\_\_\_\_ COUNTY PRESIDENT, LOMBARD

THIS INSTRUMENT NUMBER \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDS OF THE OFFICE OF DUPAGE COUNTY, ILLINOIS, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ P.M. ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 2012.

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS  
\_\_\_\_\_ COUNTY PRESIDENT, LOMBARD

THIS INSTRUMENT NUMBER \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDS OF THE OFFICE OF DUPAGE COUNTY, ILLINOIS, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ P.M. ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 2012.

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS  
\_\_\_\_\_ COUNTY PRESIDENT, LOMBARD

THIS INSTRUMENT NUMBER \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDS OF THE OFFICE OF DUPAGE COUNTY, ILLINOIS, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ P.M. ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 2012.

NOTARY PUBLIC \_\_\_\_\_ BY CHRISTOPHER GRIFFIN

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS  
\_\_\_\_\_ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS

THIS INSTRUMENT HAS BEEN FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 2012. THE INSTRUMENT NUMBER IS \_\_\_\_\_.

DONE UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2012.  
COUNTY CLERK

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS  
\_\_\_\_\_ VILLAGE CLERK OF LOMBARD

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2012.  
PRESIDENT

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS  
\_\_\_\_\_ VILLAGE CLERK OF LOMBARD

THIS INSTRUMENT HAS BEEN FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 2012. THE INSTRUMENT NUMBER IS \_\_\_\_\_.

DONE UNDER MY HAND AND SEAL OF THE VILLAGE CLERK OF LOMBARD, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2012.  
VILLAGE CLERK

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS  
\_\_\_\_\_ COMMUNITY DEVELOPMENT COORDINATOR

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE VILLAGE OF LOMBARD, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2012.  
DIRECTOR OF COMMUNITY DEVELOPMENT

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS  
\_\_\_\_\_ COUNTY PRESIDENT, LOMBARD

THIS INSTRUMENT NUMBER \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDS OF THE OFFICE OF DUPAGE COUNTY, ILLINOIS, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ P.M. ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 2012.

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS  
\_\_\_\_\_ COUNTY PRESIDENT, LOMBARD

THIS INSTRUMENT NUMBER \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDS OF THE OFFICE OF DUPAGE COUNTY, ILLINOIS, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ P.M. ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 2012.

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS  
\_\_\_\_\_ COUNTY PRESIDENT, LOMBARD

THIS INSTRUMENT NUMBER \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDS OF THE OFFICE OF DUPAGE COUNTY, ILLINOIS, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ P.M. ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 2012.

NOTARY PUBLIC \_\_\_\_\_ BY CHRISTOPHER GRIFFIN

**ATWELL**  
PERSPECTIVE DESIGN, INC.  
1740 EAST WASHINGTON ST. SUITE 100  
WHEATON, ILLINOIS 60187  
TEL: 630-330-0000  
WWW.ATWELLPERSPECTIVE.COM

SECTION 20  
TOWN 20 NORTH, RANGE 11 EAST  
VILLAGE OF LOMBARD  
DUPAGE COUNTY, ILLINOIS

PLAT OF RESUBDIVISION  
DATE: 01/04/2012

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

**ATWELL**  
PERSPECTIVE DESIGN, INC.  
1740 EAST WASHINGTON ST. SUITE 100  
WHEATON, ILLINOIS 60187  
TEL: 630-330-0000  
WWW.ATWELLPERSPECTIVE.COM

2 OF 2

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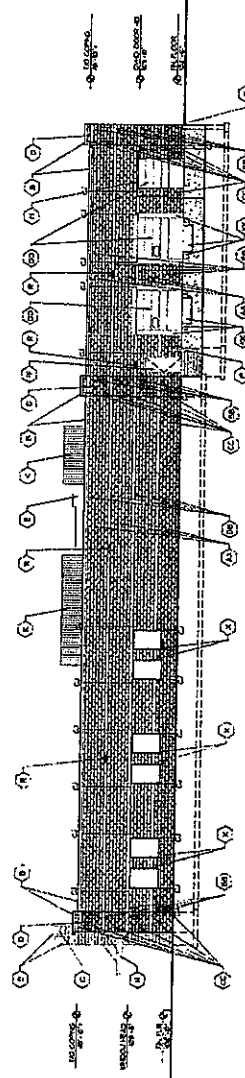
EXHIBIT E: PRELIMINARY LANDSCAPE PLAN



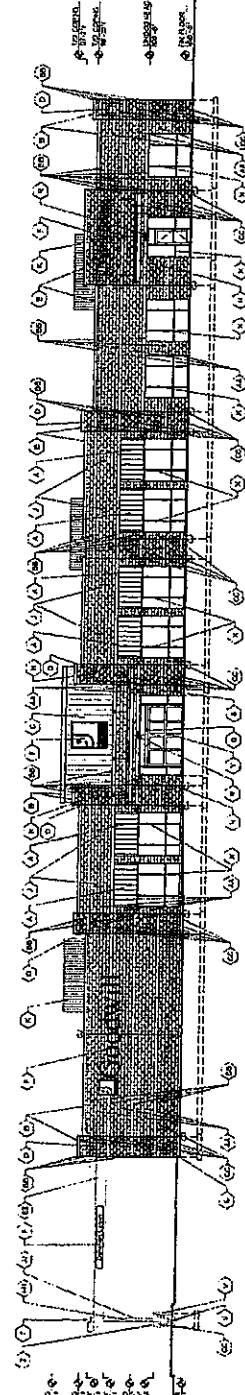
EXHIBIT F: PRELIMINARY BUILDING ELEVATIONS

CONTRACT DOCUMENTS SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE CLIENT AGREES TO HOLD THE ARCHITECT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THE ARCHITECT BY ANY OTHER PARTY IN CONNECTION WITH THE PROJECT. THE ARCHITECT'S LIABILITY SHALL BE LIMITED TO THE ARCHITECT'S OBLIGATIONS UNDER THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE ARCHITECT'S LIABILITY SHALL NOT BE EXTENDED TO ANY OTHER PARTY. THE ARCHITECT'S LIABILITY SHALL BE LIMITED TO THE ARCHITECT'S OBLIGATIONS UNDER THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE ARCHITECT'S LIABILITY SHALL NOT BE EXTENDED TO ANY OTHER PARTY.

<p> <b>EXTERIOR MATERIALS SCHEDULE</b>            SCALE: 1/8" = 1'-0"            3         </p>	<p> <b>NOT USED</b>            SCALE: 1/8" = 1'-0"            4         </p>	<p> <b>NOT USED</b>            SCALE: 1/8" = 1'-0"            5         </p>	<p> <b>NOT USED</b>            SCALE: 1/8" = 1'-0"            7         </p>
---	--	--	--



WEST ELEVATION  
SCALE: 1/8" = 1'-0"  
2



NORTH ELEVATION  
SCALE: 1/8" = 1'-0"  
1

NOT FOR CONSTRUCTION  
 - PRELIMINARY -  
 FOR ESTIMATING AND REVIEW ONLY

NOT FOR CONSTRUCTION

FOR ESTIMATING AND REVIEW ONLY

- PRELIMINARY -

**A2.2**  
 Sheet  
 DATE 02/21/11  
 DRAWN RDM  
 CHECKED HODGO  
 PROJECT PROPOSED ELEVATIONS  
 DRAWING TITLE

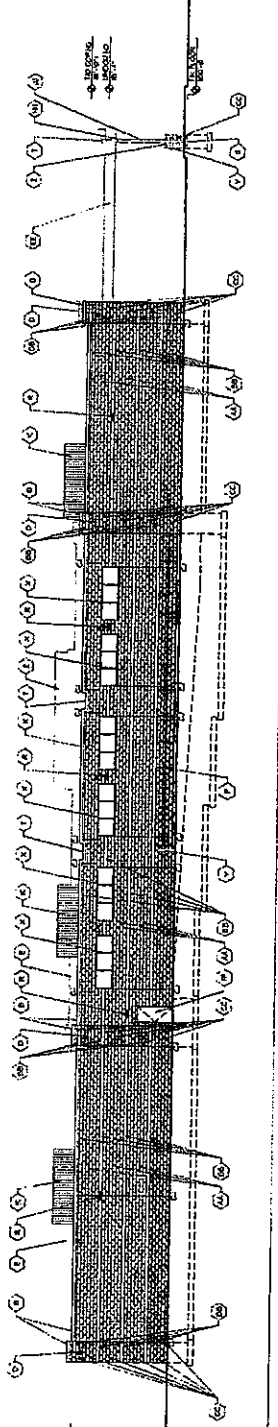
1155 W. North Avenue  
 Suite 200  
 Milwaukee, WI 53233  
 TEL (414) 202-1780 FAX (414) 202-1781

**PERSPECTIVE DESIGN, INC.**  
 NEW BUILDING FOR  
**Goodwill Store & Donation Center**  
 Roosevelt Road (L. Route 89) Lombard, IL

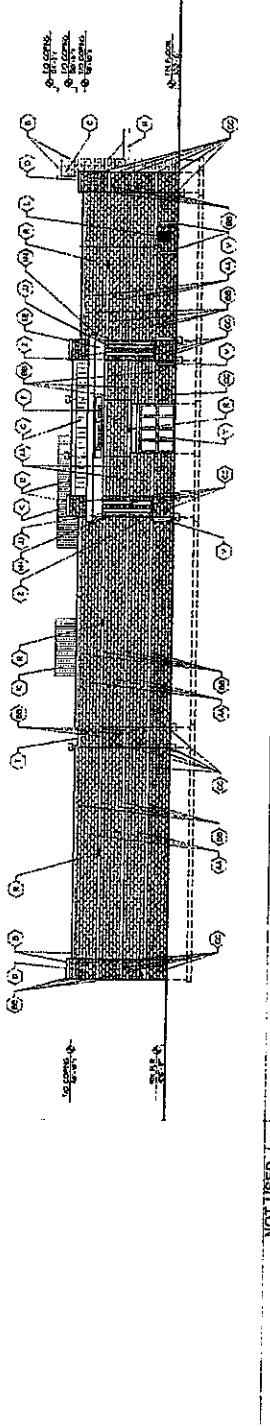
Reviewer:

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1 SOUTH ELEVATION  
SCALE: 3/8" = 1'-0"



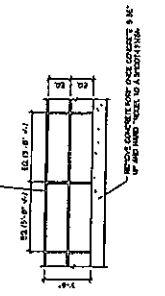
2 EAST ELEVATION  
SCALE: 3/8" = 1'-0"



3 EXTERIOR MATERIALS SCHEDULE  
SCALE: N/A

NO.	DESCRIPTION	UNIT	AMOUNT
1	BRICK	SQ YD	12000
2	CONCRETE	SQ YD	8000
3	GLASS	SQ FT	15000
4	WOOD	SQ FT	10000
5	METAL	SQ FT	5000
6	PAINT	GAL	1000
7	ROOFING	SQ YD	10000
8	INSULATION	SQ YD	10000
9	FOUNDATION	SQ YD	10000
10	FINISH	SQ YD	10000
11	MECHANICAL	SQ FT	10000
12	ELECTRICAL	SQ FT	10000
13	PLUMBING	SQ FT	10000
14	SMALLWARE	SQ FT	10000
15	LANDSCAPING	SQ YD	10000
16	TRUCK	SQ YD	10000
17	STAIRS	SQ YD	10000
18	ELEVATOR	SQ YD	10000
19	HVAC	SQ YD	10000
20	MECHANICAL	SQ YD	10000
21	ELECTRICAL	SQ YD	10000
22	PLUMBING	SQ YD	10000
23	SMALLWARE	SQ YD	10000
24	LANDSCAPING	SQ YD	10000
25	TRUCK	SQ YD	10000
26	STAIRS	SQ YD	10000
27	ELEVATOR	SQ YD	10000
28	HVAC	SQ YD	10000
29	MECHANICAL	SQ YD	10000
30	ELECTRICAL	SQ YD	10000
31	PLUMBING	SQ YD	10000
32	SMALLWARE	SQ YD	10000
33	LANDSCAPING	SQ YD	10000
34	TRUCK	SQ YD	10000
35	STAIRS	SQ YD	10000
36	ELEVATOR	SQ YD	10000
37	HVAC	SQ YD	10000
38	MECHANICAL	SQ YD	10000
39	ELECTRICAL	SQ YD	10000
40	PLUMBING	SQ YD	10000
41	SMALLWARE	SQ YD	10000
42	LANDSCAPING	SQ YD	10000
43	TRUCK	SQ YD	10000
44	STAIRS	SQ YD	10000
45	ELEVATOR	SQ YD	10000
46	HVAC	SQ YD	10000
47	MECHANICAL	SQ YD	10000
48	ELECTRICAL	SQ YD	10000
49	PLUMBING	SQ YD	10000
50	SMALLWARE	SQ YD	10000

4 LOADING DOCK GUARDRAIL DETAIL  
SCALE: N/A



5 NOT USED  
SCALE: N/A

6 NOT USED  
SCALE: N/A

7 NOT USED  
SCALE: N/A

EXHIBIT G: PRELIMINARY ENGINEERING PLANS



# GOODWILL STORE - LOMBARD

ROOSEVELT ROAD

LOMARD, IL 62401

DUPAGE COUNTY

## PRELIMINARY ENGINEERING PLANS

**ENGINEER**  
ATWELL, LLC.

1245 EAST DIEHL ROAD, SUITE 100  
NAPERVILLE, IL 60563  
PHONE: (630) 577-0800  
FAX: (630) 577-0900

**DEVELOPER**

BERENGARIA DEVELOPMENT  
100 E. WISCONSIN AVENUE, SUITE 1030  
MILWAUKEE, WI 53202  
PHONE: (414) 287-9880  
FAX: (414) 755-7373

**ARCHITECT**

PERSPECTIVE DESIGN, INC.  
11525 W. NORTH AVENUE  
WAUWATOSA, WI 53226  
PHONE: (414) 302-1780  
FAX: (414) 302-1781

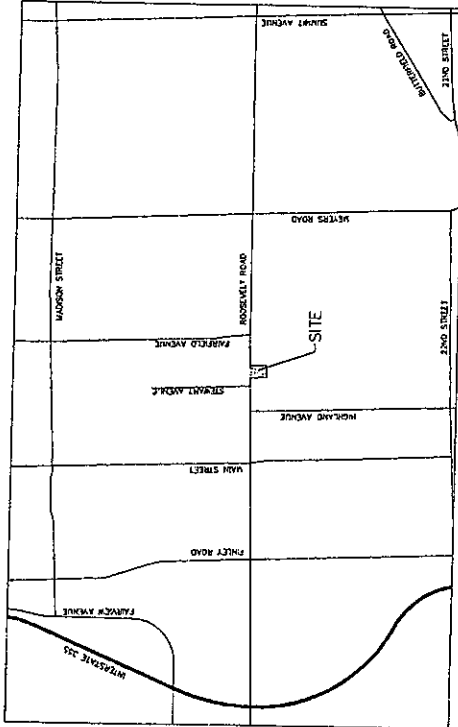


Know what's below.  
Call before you dig.

CALL BEFORE YOU DIG. 811 IS THE NATIONAL NUMBER FOR REPORTING A POTENTIAL PROBLEM WITH AN UNDERGROUND UTILITY. CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG. THE 811 SERVICE IS FREE OF CHARGE TO THE CALLER. THE 811 SERVICE IS PROVIDED BY THE COMMUNITY AND IS NOT A SERVICE PROVIDED BY ATWELL, INC. OR ANY OTHER PARTY.

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SITE LOCATION MAP  
NOT TO SCALE

**SHEET INDEX**

- C-01 COVER SHEET
- C-02 SITE LAYOUT/DIMENSION PLAN
- C-03 PAVING PLAN
- C-04 ELECTRICAL LAYOUT PLAN
- C-05 UTILITY PLAN
- C-06 LANDSCAPE PLAN

ATWELL  
1245 EAST DIEHL ROAD, SUITE 100  
NAPERVILLE, IL 60563  
PHONE: (630) 577-0800  
FAX: (630) 577-0900



SECTION 20  
VILLAGE OF LOMBARD  
707N 28 NORTH, MAPNOE 11 EAST  
DUPAGE COUNTY, ILLINOIS

PERSPECTIVE DESIGN, INC.  
ROOSEVELT ROAD AND COMMER CENTER  
ROOSEVELT ROAD, LOMBARD, IL  
PRELIMINARY ENGINEERING  
COVER SHEET  
DATE: 10/14/2011

NO. 107	107
NO. 108	108
NO. 109	109
NO. 110	110
NO. 111	111
NO. 112	112
NO. 113	113
NO. 114	114
NO. 115	115
NO. 116	116
NO. 117	117
NO. 118	118
NO. 119	119
NO. 120	120
NO. 121	121
NO. 122	122
NO. 123	123
NO. 124	124
NO. 125	125
NO. 126	126
NO. 127	127
NO. 128	128
NO. 129	129
NO. 130	130
NO. 131	131
NO. 132	132
NO. 133	133
NO. 134	134
NO. 135	135
NO. 136	136
NO. 137	137
NO. 138	138
NO. 139	139
NO. 140	140
NO. 141	141
NO. 142	142
NO. 143	143
NO. 144	144
NO. 145	145
NO. 146	146
NO. 147	147
NO. 148	148
NO. 149	149
NO. 150	150



DATE: 10/14/2011  
DRAWN BY: J. MURPHY  
CHECKED BY: J. MURPHY  
SCALE: AS SHOWN  
PROJECT NO.: 107085  
SHEET NO.: 107

C-01



**ATWELL**  
 PROFESSIONAL ENGINEERING  
 1145 EAST ROCK ROAD SUITE 100  
 SPRINGFIELD, ILLINOIS 62767  
 (618) 234-3300  
 FAX (618) 234-3309  
 www.atwell.com

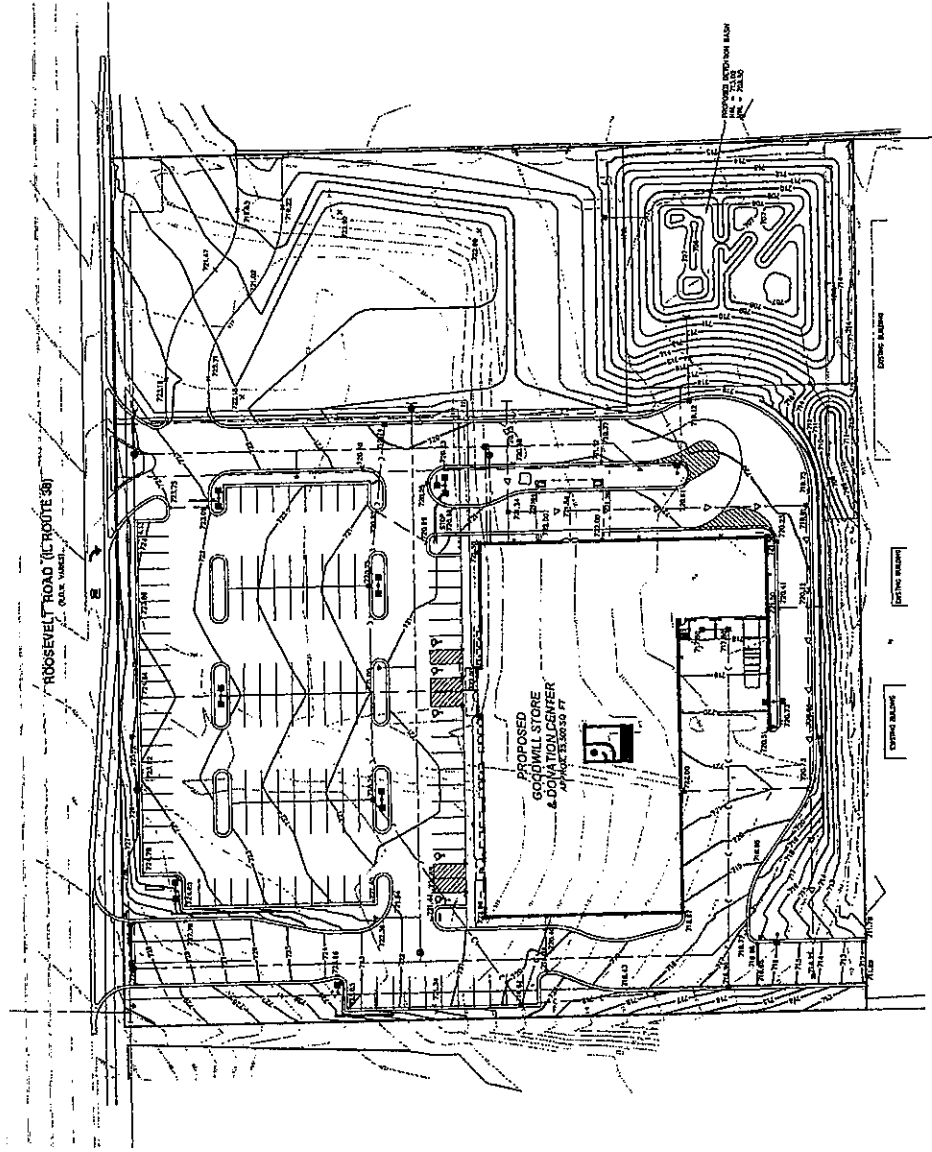
PROJECT: GOODWILL STORE AND DONATION CENTER  
 LOCATION: ROOSEVELT ROAD, LOWLAND, IL  
 COUNTY: DUPAGE COUNTY, ILLINOIS

DATE: 08/19/2014  
 DRAWING NO: 14-2101-001  
 SHEET NO: C-03


PROJECT: GOODWILL STORE AND DONATION CENTER  
 LOCATION: ROOSEVELT ROAD, LOWLAND, IL  
 COUNTY: DUPAGE COUNTY, ILLINOIS  
 TOWN 29 NORTH RANGE 11 EAST  
 VILLAGE OF LOWLAND  
 PRELIMINARY ENGINEERING  
 GRADING PLAN

**ATWELL**  
 PROFESSIONAL ENGINEERING  
 1145 EAST ROCK ROAD SUITE 100  
 SPRINGFIELD, ILLINOIS 62767  
 (618) 234-3300  
 FAX (618) 234-3309  
 www.atwell.com

PROJECT: GOODWILL STORE AND DONATION CENTER  
 LOCATION: ROOSEVELT ROAD, LOWLAND, IL  
 COUNTY: DUPAGE COUNTY, ILLINOIS



- LEGEND**
- PROPERTY LINE
  - EXIST. CONTOUR
  - PROV. PROPOSED GRADE
  - PROV. PROPOSED FINISH GRADE
  - PROV. 10% GRADE
  - EXIST. MANHOLE
  - PROV. 4" DRAINAGE
  - PROV. 4" WATER VAULT
  - PROV. 4" DIA. 4' DIA. CULVERT
  - PROV. 4" DIA. 6' DIA. CULVERT
  - PROV. 4" DIA. 8' DIA. CULVERT
  - MATCH EXISTING ELEVATION
  - PROV. TOP OF EXISTING ELEVATION



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 1145 EAST ROCK ROAD SUITE 100  
 SPRINGFIELD, ILLINOIS 62767  
 (618) 234-3300  
 FAX (618) 234-3309  
 www.atwell.com



Lead Designer & Civil Engr  
 Professional Engineer  
 Mechanical & Electrical  
 1713 EAST 120th STREET, SUITE 100  
 WILMINGTON, MISSOURI 64491  
 PH: 417-685-9900 FAX: 417-685-9911  
 WWW.ATWELL-INC.COM

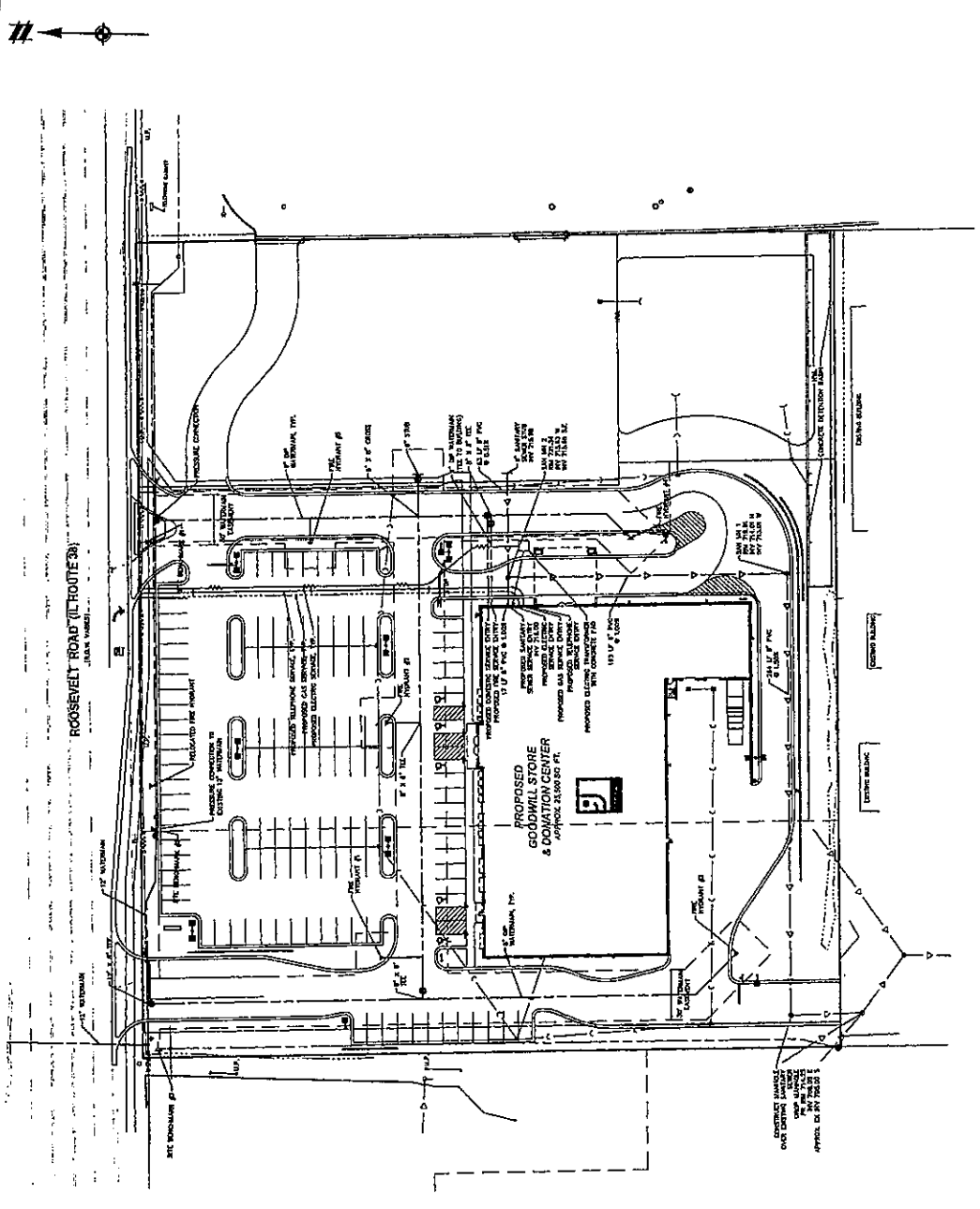


**ATWELL**  
 1713 EAST 120th STREET, SUITE 100  
 WILMINGTON, MISSOURI 64491  
 PH: 417-685-9900 FAX: 417-685-9911  
 WWW.ATWELL-INC.COM

SECTION 2B  
 TOWN OF MORLEY, RANGE 11 EAST  
 VILLAGE OF LOWARD  
 DUPAGE COUNTY, ILLINOIS

PERPECTIVE DESIGN, INC.  
 GROOMILL STORE AND DONATION CENTER  
 ROOSEVELT ROAD, LOWARD, IL  
 PRELIMINARY ENGINEERING  
 UTILITY PLAN

**ATWELL**  
 SCALE: 1" = 30 FEET  
 SHEET NO. C-06  
 PROJECT NO. 2009040000  
 DATE: 05/21/09

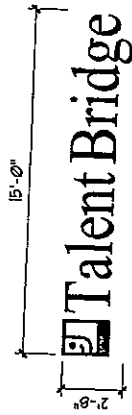


- LEGEND**
- PROPOSED WATER
  - EXIST. WATER
  - PROPOSED GAS
  - EXIST. GAS
  - PROPOSED SEWER
  - EXIST. SEWER
  - PROPOSED STORM
  - EXIST. STORM
  - PROPOSED TELEPHONE
  - EXIST. TELEPHONE
  - PROPOSED MISC. UTILITY
  - EXIST. MISC. UTILITY
  - PROPOSED VALVE
  - EXIST. VALVE
  - PROPOSED MANHOLE
  - EXIST. MANHOLE
  - PROPOSED WATER TOWER
  - EXIST. WATER TOWER
  - PROPOSED PRESS. TRANSFORMER
  - EXIST. PRESS. TRANSFORMER
  - PROPOSED ELECTRICAL
  - EXIST. ELECTRICAL
  - PROPOSED LIGHTING
  - EXIST. LIGHTING
  - PROPOSED SIGN
  - EXIST. SIGN
  - PROPOSED FENCE
  - EXIST. FENCE
  - PROPOSED DRIVE
  - EXIST. DRIVE
  - PROPOSED PAVEMENT
  - EXIST. PAVEMENT
  - PROPOSED CURB
  - EXIST. CURB
  - PROPOSED SIDEWALK
  - EXIST. SIDEWALK
  - PROPOSED BIKEWAY
  - EXIST. BIKEWAY
  - PROPOSED TREE
  - EXIST. TREE
  - PROPOSED LANDSCAPE
  - EXIST. LANDSCAPE
  - PROPOSED SITE LIGHT
  - EXIST. SITE LIGHT
  - PROPOSED SIGN
  - EXIST. SIGN
  - PROPOSED FENCE
  - EXIST. FENCE
  - PROPOSED DRIVE
  - EXIST. DRIVE
  - PROPOSED PAVEMENT
  - EXIST. PAVEMENT
  - PROPOSED CURB
  - EXIST. CURB
  - PROPOSED SIDEWALK
  - EXIST. SIDEWALK
  - PROPOSED BIKEWAY
  - EXIST. BIKEWAY
  - PROPOSED TREE
  - EXIST. TREE
  - PROPOSED LANDSCAPE
  - EXIST. LANDSCAPE
  - PROPOSED SITE LIGHT
  - EXIST. SITE LIGHT

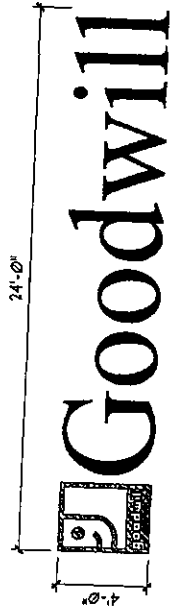
**811**  
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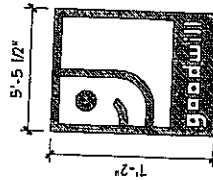
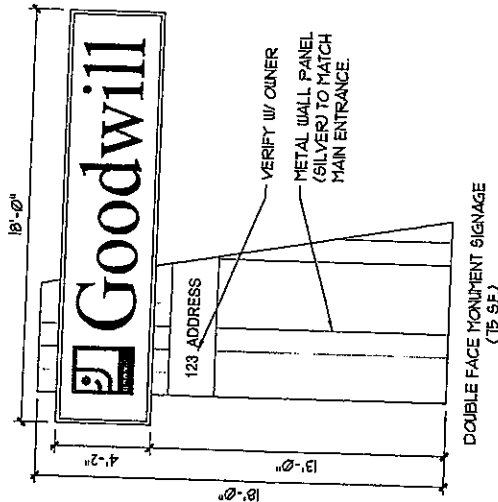
EXHIBIT H: PRELIMINARY SIGNAGE PLANS



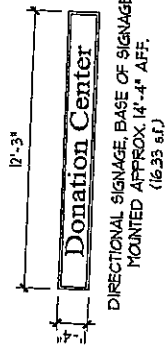
INDIVIDUALLY BACK-LIT RAISED ALUMINUM CHARACTERS W/ PLASTIC LENS.  
 BASE OF SIGNAGE MOUNTED APPROX. 16'-4" AFF.  
 (140 s.f. PROVIDED)



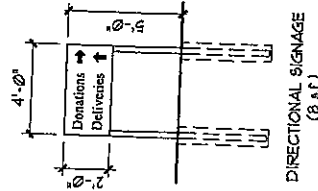
INDIVIDUALLY BACK-LIT RAISED ALUMINUM CHARACTERS W/ PLASTIC LENS. BASE OF SIGNAGE MOUNTED APPROX. 11'-8" AFF.  
 (36 s.f. PROVIDED)



ILLUMINATED LOGO BOX, BASE OF SIGNAGE MOUNTED APPROX. 14'-10" AFF.  
 (391 s.f.)



DIRECTIONAL SIGNAGE, BASE OF SIGNAGE MOUNTED APPROX. 14'-4" AFF.  
 (1623 s.f.)



DIRECTIONAL SIGNAGE  
 (78 s.f.)

NOTE: GOODWILL TO SUBMIT ALL GROUND MOUNTED DIRECTIONAL SIGNAGE FOR APPROVAL PRIOR TO INSTALLATION.

FULL SIZE PRINT # 11 x 17 SHEET

<b>A2.3</b>	Sheet	11-090	Job	NRM	Scale	12/20/11	Date
	THIS BOX IS	3/4" x 1/2"					
	Drawing Title	SIGNAGE					

PERSPECTIVE DESIGN, INC.  
 11525 W. North Avenue  
 Wauwatosa, WI 53226  
 Tel (414) 302-1780 Fax (414) 302-1781

Storage For  
**Goodwill Store & Donation Center**  
 Roosevelt Road (L Route 58) Lombard, IL

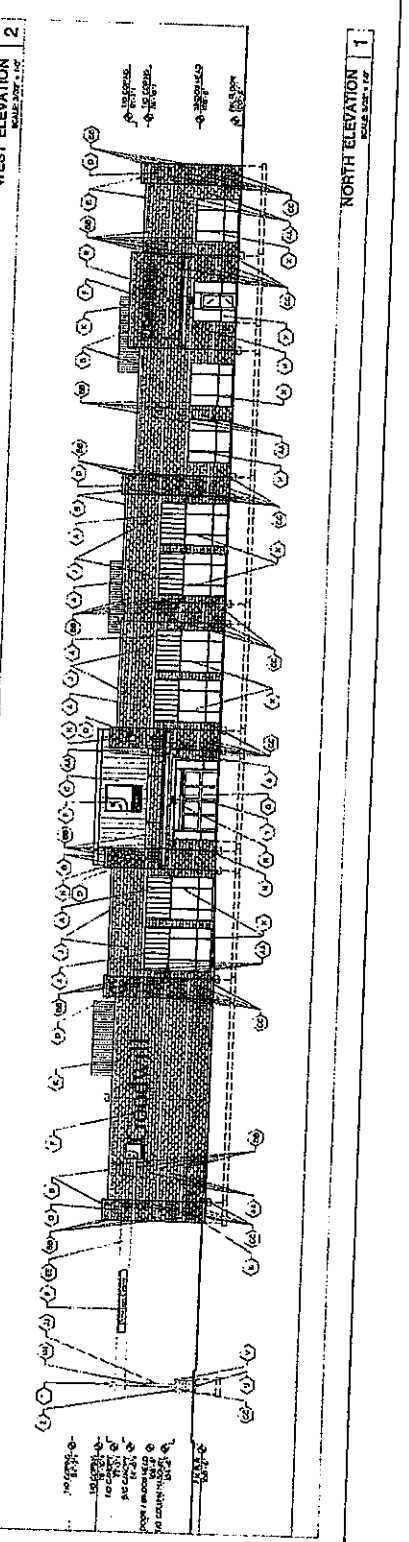
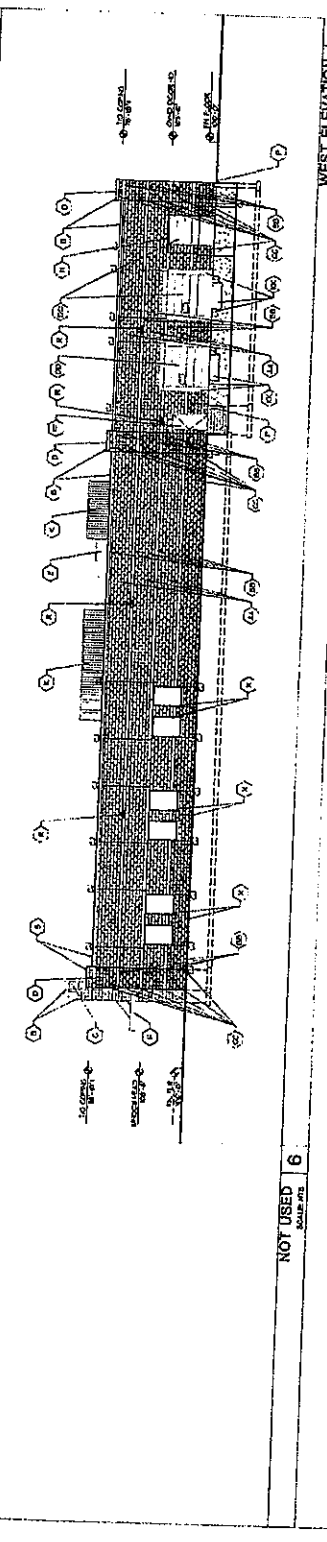
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Revision:	New Building For <b>Goodwill Store &amp; Donation Center</b> Roosevelt Road (IL Route 38) Lombard, IL	<b>PERSPECTIVE DESIGN, INC.</b> 1155 W. North Avenue Itasca, IL 60143-1753 Tel: (630) 402-1753 Fax: (630) 402-1754	Drawing Title: <b>PROCESSED ELEVATIONS</b> Scale: 1/8" = 1'-0" Date: 02/27/07 Job: 0704 Sheet: 1 of 00 <b>A2.1</b>
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ALL SIZE POINT - 3/4" x 9/16" POINT  
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ITEM NO.	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE		
2	STEEL		
3	GLASS		
4	PAINT		
5	ROOFING		
6	MECHANICAL		
7	ELECTRICAL		
8	PLUMBING		
9	FINISHES		
10	LANDSCAPE		
11	EXTERIOR LIGHTING		
12	EXTERIOR FURNITURE		
13	EXTERIOR SIGNAGE		
14	EXTERIOR SCREENS		
15	EXTERIOR DOORS		
16	EXTERIOR WINDOWS		
17	EXTERIOR STAIRS		
18	EXTERIOR RAMP		
19	EXTERIOR BALCONY		
20	EXTERIOR TERRACE		
21	EXTERIOR PATIO		
22	EXTERIOR DRIVEWAY		
23	EXTERIOR PAVEMENT		
24	EXTERIOR CURB		
25	EXTERIOR GUTTER		
26	EXTERIOR DOWNSPOUT		
27	EXTERIOR VENT		
28	EXTERIOR EXHAUST		
29	EXTERIOR DUCT		
30	EXTERIOR CHIMNEY		
31	EXTERIOR FLUE		
32	EXTERIOR ROOF		
33	EXTERIOR WALL		
34	EXTERIOR FLOOR		
35	EXTERIOR CEILING		
36	EXTERIOR TRUSS		
37	EXTERIOR BEAM		
38	EXTERIOR COLUMN		
39	EXTERIOR POST		
40	EXTERIOR BRACE		
41	EXTERIOR JOIST		
42	EXTERIOR RAFTER		
43	EXTERIOR SHEATHING		
44	EXTERIOR INSULATION		
45	EXTERIOR VAPOR BARRIER		
46	EXTERIOR FINISH		
47	EXTERIOR TRIM		
48	EXTERIOR MOLDING		
49	EXTERIOR CASING		
50	EXTERIOR CORNER		
51	EXTERIOR FINISH		
52	EXTERIOR TRIM		
53	EXTERIOR MOLDING		
54	EXTERIOR CASING		
55	EXTERIOR CORNER		
56	EXTERIOR FINISH		
57	EXTERIOR TRIM		
58	EXTERIOR MOLDING		
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76	EXTERIOR FINISH		
77	EXTERIOR TRIM		
78	EXTERIOR MOLDING		
79	EXTERIOR CASING		
80	EXTERIOR CORNER		
81	EXTERIOR FINISH		
82	EXTERIOR TRIM		
83	EXTERIOR MOLDING		
84	EXTERIOR CASING		
85	EXTERIOR CORNER		
86	EXTERIOR FINISH		
87	EXTERIOR TRIM		
88	EXTERIOR MOLDING		
89	EXTERIOR CASING		
90	EXTERIOR CORNER		
91	EXTERIOR FINISH		
92	EXTERIOR TRIM		
93	EXTERIOR MOLDING		
94	EXTERIOR CASING		
95	EXTERIOR CORNER		
96	EXTERIOR FINISH		
97	EXTERIOR TRIM		
98	EXTERIOR MOLDING		
99	EXTERIOR CASING		
100	EXTERIOR CORNER		



A2.2  
Sheet

DATE: 02/21/11  
SCALE: 1/8" = 1'-0"  
DRAWN BY: NBM  
CHECKED BY: TH-000

**PROPOSED ELEVATIONS**

**PERPECTIVE DESIGN, INC.**  
1125 N. North Avenue  
Milwaukee, WI 53220  
TEL: 414-222-1700 FAX: 414-222-1701

New Building For  
**Goodwill Store & Donation Center**  
Roosevelt Road (L. Route 28) Lombard, IL

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**EXTERIOR MATERIALS SCHEDULE**

SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE		
2	BRICK		
3	GLAZED ALUMINUM		
4	GLAZED GLASS		
5	GLAZED POLYCARBONATE		
6	GLAZED POLYETHYLENE TEREPHTHALE		
7	GLAZED POLYPROPYLENE		
8	GLAZED POLYSTYRENE		
9	GLAZED POLYURETHANE		
10	GLAZED POLYVINYL CHLORIDE		
11	GLAZED POLYETHYLENE TEREPHTHALE		
12	GLAZED POLYPROPYLENE		
13	GLAZED POLYSTYRENE		
14	GLAZED POLYURETHANE		
15	GLAZED POLYVINYL CHLORIDE		
16	GLAZED POLYETHYLENE TEREPHTHALE		
17	GLAZED POLYPROPYLENE		
18	GLAZED POLYSTYRENE		
19	GLAZED POLYURETHANE		
20	GLAZED POLYVINYL CHLORIDE		
21	GLAZED POLYETHYLENE TEREPHTHALE		
22	GLAZED POLYPROPYLENE		
23	GLAZED POLYSTYRENE		
24	GLAZED POLYURETHANE		
25	GLAZED POLYVINYL CHLORIDE		
26	GLAZED POLYETHYLENE TEREPHTHALE		
27	GLAZED POLYPROPYLENE		
28	GLAZED POLYSTYRENE		
29	GLAZED POLYURETHANE		
30	GLAZED POLYVINYL CHLORIDE		
31	GLAZED POLYETHYLENE TEREPHTHALE		
32	GLAZED POLYPROPYLENE		
33	GLAZED POLYSTYRENE		
34	GLAZED POLYURETHANE		
35	GLAZED POLYVINYL CHLORIDE		
36	GLAZED POLYETHYLENE TEREPHTHALE		
37	GLAZED POLYPROPYLENE		
38	GLAZED POLYSTYRENE		
39	GLAZED POLYURETHANE		
40	GLAZED POLYVINYL CHLORIDE		
41	GLAZED POLYETHYLENE TEREPHTHALE		
42	GLAZED POLYPROPYLENE		
43	GLAZED POLYSTYRENE		
44	GLAZED POLYURETHANE		
45	GLAZED POLYVINYL CHLORIDE		
46	GLAZED POLYETHYLENE TEREPHTHALE		
47	GLAZED POLYPROPYLENE		
48	GLAZED POLYSTYRENE		
49	GLAZED POLYURETHANE		
50	GLAZED POLYVINYL CHLORIDE		
51	GLAZED POLYETHYLENE TEREPHTHALE		
52	GLAZED POLYPROPYLENE		
53	GLAZED POLYSTYRENE		
54	GLAZED POLYURETHANE		
55	GLAZED POLYVINYL CHLORIDE		
56	GLAZED POLYETHYLENE TEREPHTHALE		
57	GLAZED POLYPROPYLENE		
58	GLAZED POLYSTYRENE		
59	GLAZED POLYURETHANE		
60	GLAZED POLYVINYL CHLORIDE		
61	GLAZED POLYETHYLENE TEREPHTHALE		
62	GLAZED POLYPROPYLENE		
63	GLAZED POLYSTYRENE		
64	GLAZED POLYURETHANE		
65	GLAZED POLYVINYL CHLORIDE		
66	GLAZED POLYETHYLENE TEREPHTHALE		
67	GLAZED POLYPROPYLENE		
68	GLAZED POLYSTYRENE		
69	GLAZED POLYURETHANE		
70	GLAZED POLYVINYL CHLORIDE		
71	GLAZED POLYETHYLENE TEREPHTHALE		
72	GLAZED POLYPROPYLENE		
73	GLAZED POLYSTYRENE		
74	GLAZED POLYURETHANE		
75	GLAZED POLYVINYL CHLORIDE		
76	GLAZED POLYETHYLENE TEREPHTHALE		
77	GLAZED POLYPROPYLENE		
78	GLAZED POLYSTYRENE		
79	GLAZED POLYURETHANE		
80	GLAZED POLYVINYL CHLORIDE		
81	GLAZED POLYETHYLENE TEREPHTHALE		
82	GLAZED POLYPROPYLENE		
83	GLAZED POLYSTYRENE		
84	GLAZED POLYURETHANE		
85	GLAZED POLYVINYL CHLORIDE		
86	GLAZED POLYETHYLENE TEREPHTHALE		
87	GLAZED POLYPROPYLENE		
88	GLAZED POLYSTYRENE		
89	GLAZED POLYURETHANE		
90	GLAZED POLYVINYL CHLORIDE		
91	GLAZED POLYETHYLENE TEREPHTHALE		
92	GLAZED POLYPROPYLENE		
93	GLAZED POLYSTYRENE		
94	GLAZED POLYURETHANE		
95	GLAZED POLYVINYL CHLORIDE		
96	GLAZED POLYETHYLENE TEREPHTHALE		
97	GLAZED POLYPROPYLENE		
98	GLAZED POLYSTYRENE		
99	GLAZED POLYURETHANE		
100	GLAZED POLYVINYL CHLORIDE		

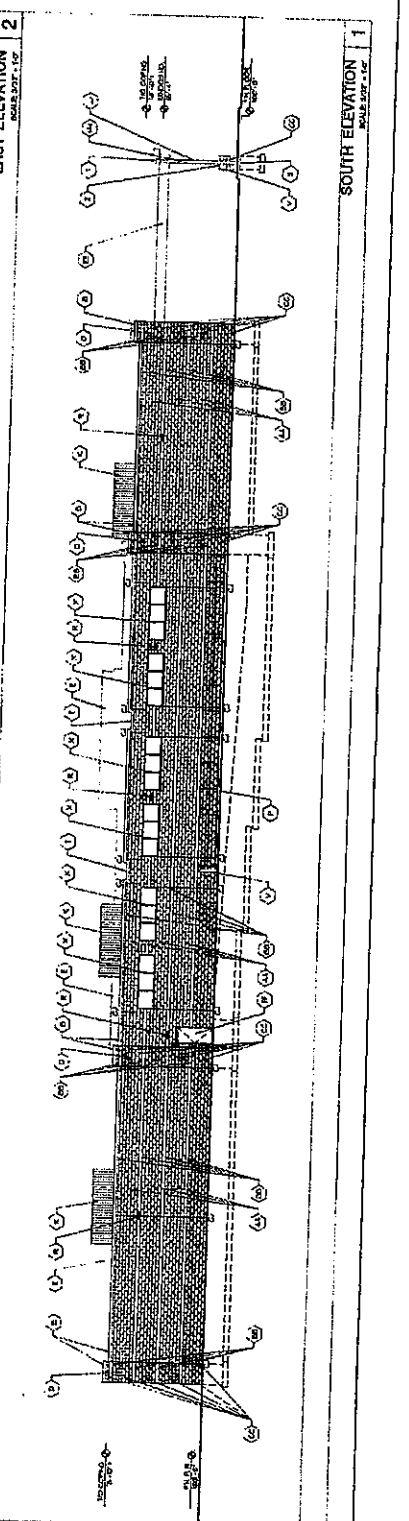
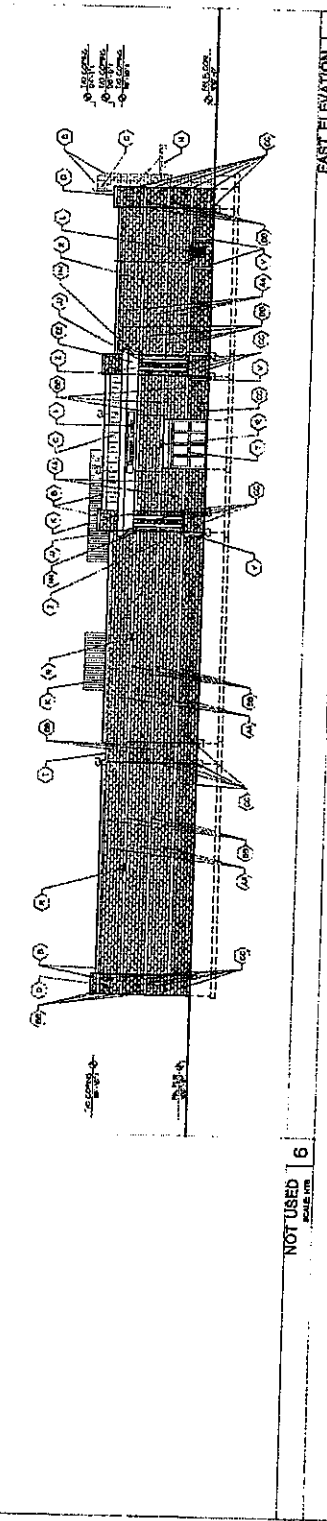
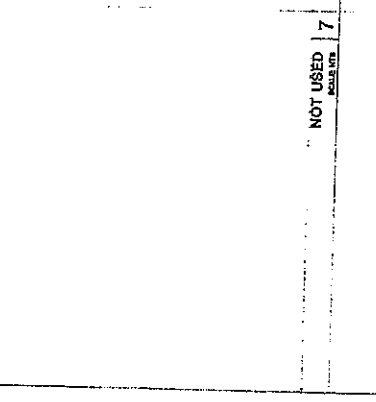
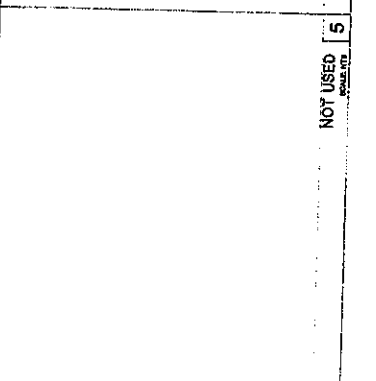
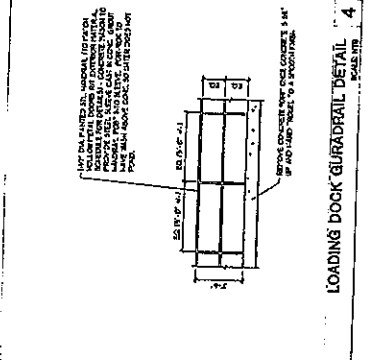
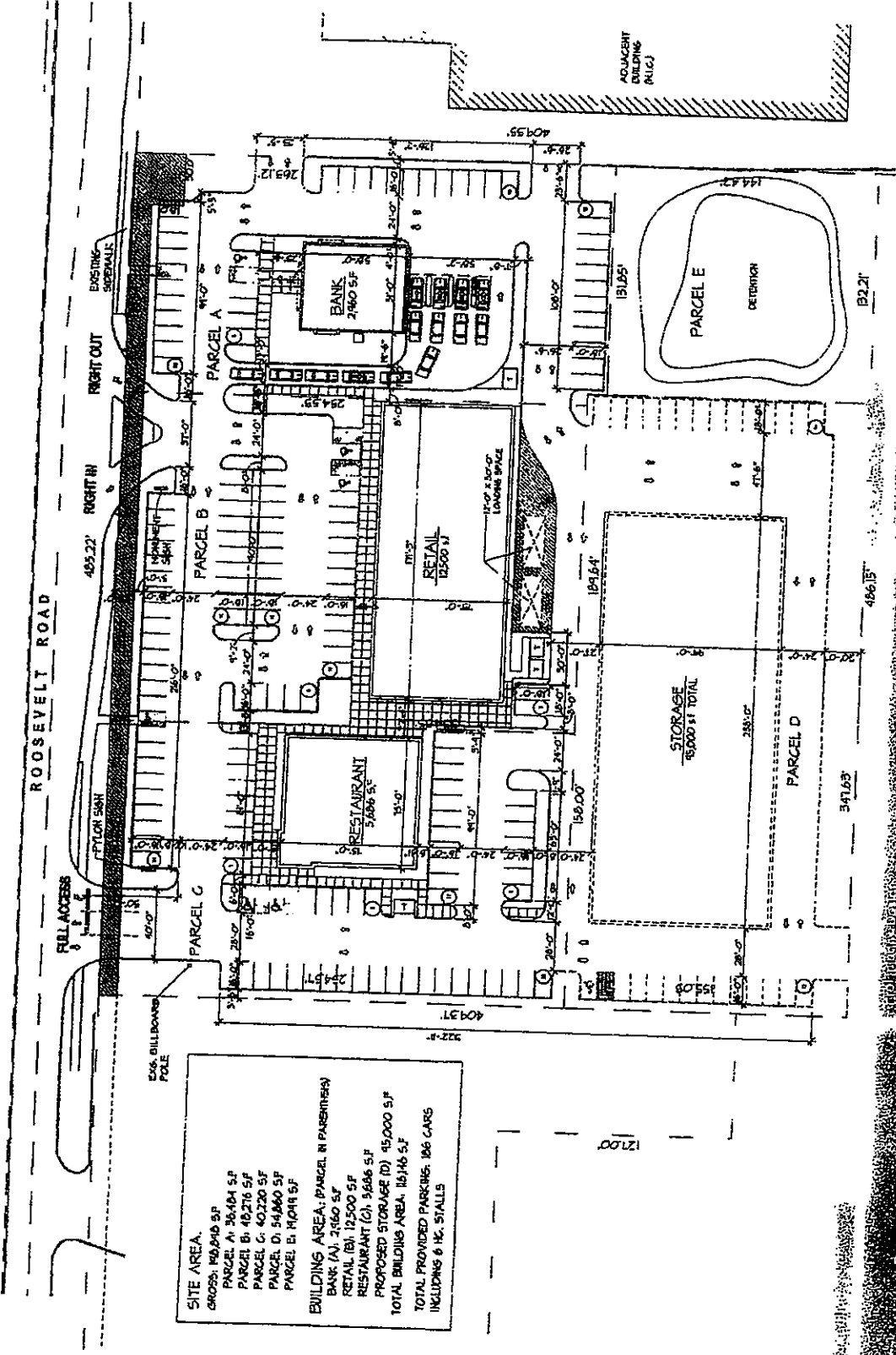


EXHIBIT I: PREVIOUSLY APPROVED PLANS





**SITE AREA.**  
 GROSS: 162,940 SF  
 PARCEL A: 36,164 SF  
 PARCEL B: 48,276 SF  
 PARCEL C: 40,220 SF  
 PARCEL D: 34,260 SF  
 PARCEL E: 14,020 SF

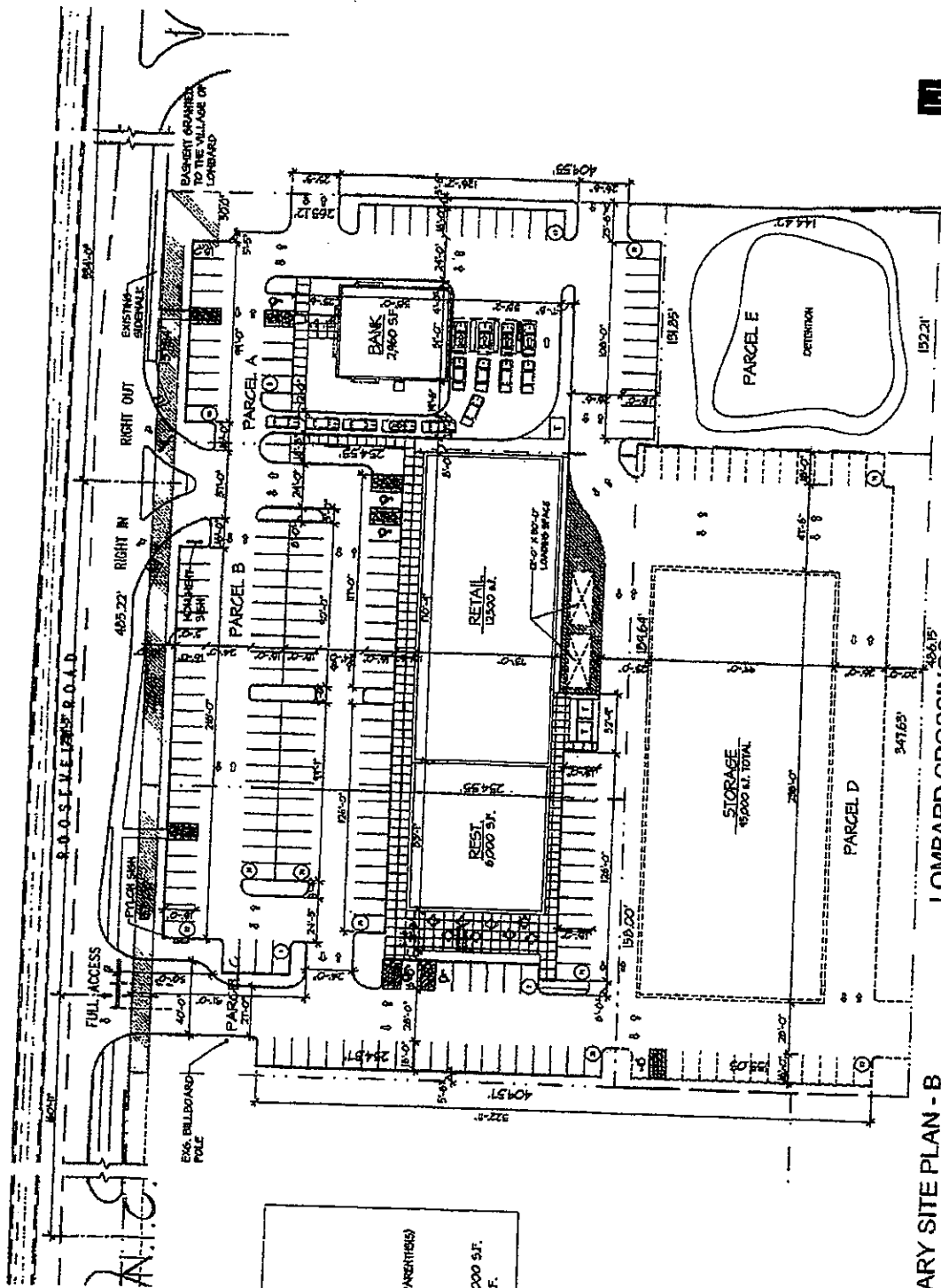
**BUILDING AREA: (PARCEL IN PARENTHESES)**  
 BANK (A): 2,600 SF  
 RETAIL (B): 12,500 SF  
 RESTAURANT (C): 3,686 SF  
 PROPOSED STORAGE (D): 45,000 SF  
 TOTAL BUILDING AREA: 163,466 SF

**TOTAL PROVIDED PARKING: 186 CARS**  
 INCLUDING 8 TR. STALLS

Architecture + Planning

Tombaro Crossing Site Plan

Centrum Properties, Inc.



**SITE AREA:**  
 66,020. 388,914 SF.  
 PARCEL A: 40,220 SF.  
 PARCEL B: 449,278 SF.  
 PARCEL C: 455,494 SF.  
 PARCEL D: 254,867 SF.  
 PARCEL E: 48,097 SF.

**BUILDING AREA (PARCEL IN PARENTHESES):**  
 BANK (A): 2,740 SF.  
 RETAIL (B): 13,500 SF.  
 REST. (C): 6,000 SF.  
 PROPOSED STORAGE (D): 6,000 SF.  
 TOTAL BUILDING AREA: 486,460 SF.

**PRELIMINARY SITE PLAN - B**  
 CENTRUM PROPERTIES, INC.

**LOMBARD CROSSINGS**  
 2008-04-28

TSH

**LOMBARD, IL**  
 HFRSCH ASSOCIATES, LLC



## EXHIBIT J: APPROVED DEVIATIONS AND VARIATIONS

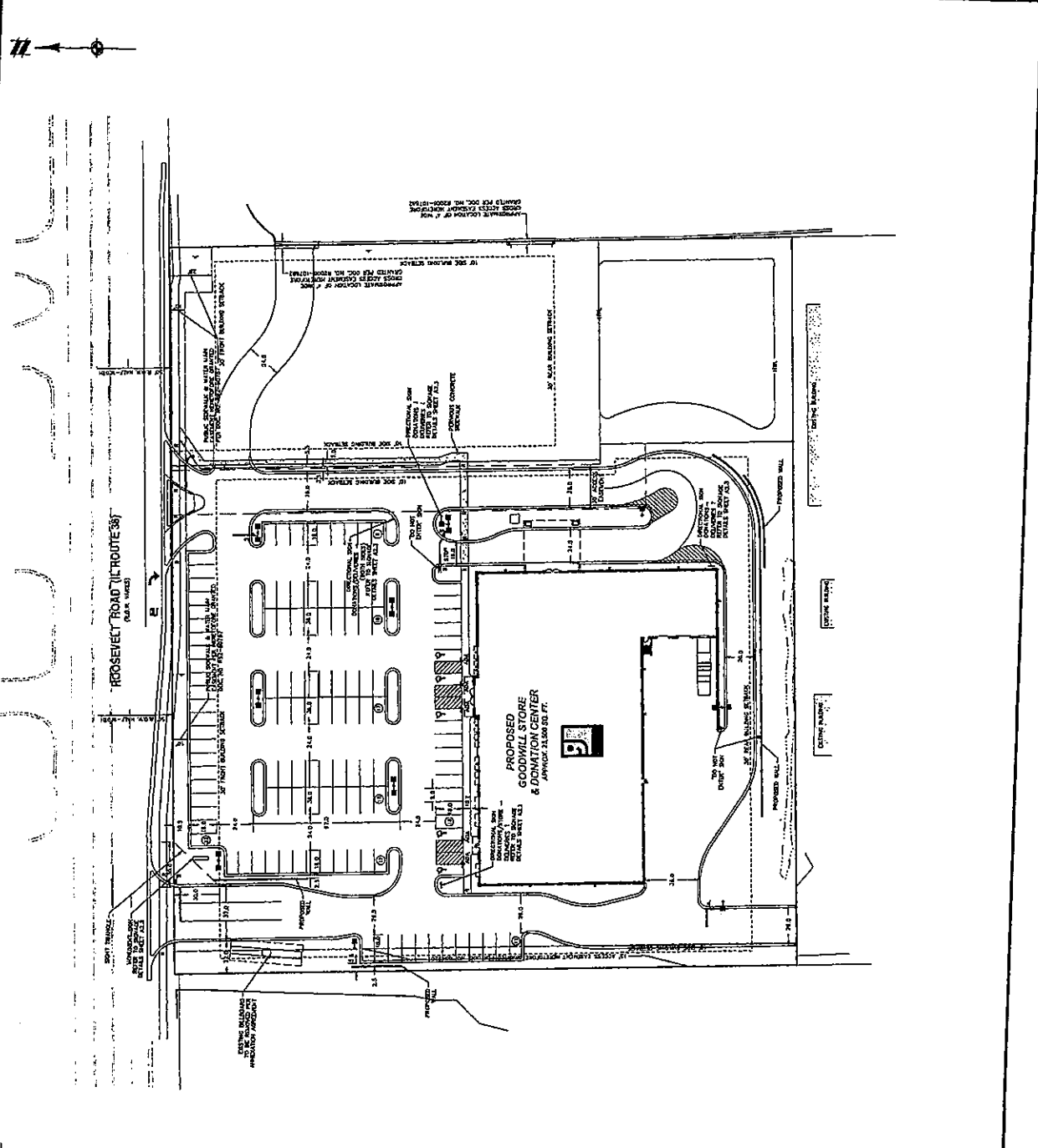
NOTE: ALL PARCEL DESIGNATIONS ON THIS EXHIBIT J ARE TO THE PARCELS AS SHOWN ON THE PRELIMINARY SITE PLAT ATTACHED AS EXHIBIT D TO THIS AGREEMENT TO WHICH THIS EXHIBIT IS ALSO ATTACHED.

1. Approve an amendment to an annexation agreement.
2. Approve a planned development amendment (Major Change) to Ordinance 6211, as amended by Ordinances 6344, 6495 and 6623 for property located in the B4APD Roosevelt Road Corridor District, Planned Development, with the following companion conditional uses, deviations and variations, as follows;
  - a) A conditional use, per Section 155.417 (G) (2) of the Lombard Zoning Ordinance to allow for a secondhand stores and rummage shops in excess of 5,000 square feet for proposed Lot 1; and
  - b) A conditional use, per Section 155.417 (G) (2) of the Lombard Zoning Ordinance to allow for a drive through for proposed Lot 1; and
  - c) For each lot, grant a variation from Sections 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking; and
  - d) A deviation to Section 155.417 (G)(3) of the Zoning Ordinance to reduce the minimum lot area for a detention outlot (proposed Lot 3); and
  - e) A deviation from Section 155.417 (G)(4) of the Zoning Ordinance to reduce the minimum lot width for a detention outlot (proposed Lot 3); and
  - f) A deviation from Section 154.507 of the Lombard Subdivision and Development Ordinance to allow an outlot (proposed Lot 3) to not have at least thirty feet (30') of frontage along a public street; and
  - g) Grant a variation from Sections 155.417 (G)(7) and (9) of the Zoning Ordinance to reduce the ten percent (10%) open space requirement for proposed Lot 2; and
  - h) A conditional use, per Section 155.417 (G) (2), for off-site parking.
3. Site plan approval with the following deviations from the Lombard Sign Ordinance:
  - a. A deviation from the Lombard Sign Ordinance to allow for a freestanding sign on both proposed Lots 1 and 2 to be located closer than seventy-five feet (75') from the center line of the adjacent right-of-way; and
  - b. A deviation from the Lombard Sign Ordinance to allow for 4 walls signs where 2 wall signs are permitted for proposed Lot 1.

EXHIBIT K:  
[LEFT INTENTIONALLY BLANK]

EXHIBIT L

EXHIBIT L: PARKING LOT IMPROVEMENTS ON LOTS 1 AND 2



**LEGEND**

PROPOSED SIDE  
 EXISTING CURB/LINE  
 EXIST. CURB AND GUTTER  
 PROP. CURB AND GUTTER  
 PROP. LIGHT POLE  
 PROP. STOP SIGN  
 PROP. ACCESSIBLE PAVING STALL SIGN  
 PROPOSED SPACE CORNER  
 EX. TYP. 100' VERTICAL CURB  
 PREVIOUS CONCRETE DRIVEWAY

**NOTE:**  
 1. ALL DIMENSIONS ARE TO FACE OF CURB  
 UNLESS OTHERWISE NOTED.

**SITE DATA BLOCK**

PARCEL INFO	44.11 ACRES
OWNER	GOODWILL STORE
ADDRESS	ROOSEVELT ROAD, LOMBARD, IL
PROJECT NO.	1101000001-01
DATE	11/11/2011
SCALE	AS SHOWN

**800**

Know what's below.  
 Call before you dig.

NOTICE:  
 THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION.