

April 17, 2023

**Title**

PC 23-08

**Petitioner & Property Owner**

D. R. Horton, Inc. – Midwest  
1750 E. Golf Road, Suite 925  
Schaumburg, IL 60173

**Property Location**

Northwest corner of Grace Street  
and Yorktown Mall Ring Road

**Zoning**

B3PD Community Shopping  
District Planned Development

**Existing Land Use**

90 townhome units (under  
construction)

**Comprehensive Plan**

Regional Commercial

**Approval Sought**

Major change to the Yorktown  
Commons Planned Development  
to allow for a project identification  
sign with a height of five feet two  
inches (5'2") where a maximum of  
four feet (4') is permitted.

**Prepared By**

Anna Papke, AICP  
Senior Planner



LOCATION MAP

**DESCRIPTION**

The petitioner, D. R. Horton, Inc., proposes to construct two project identification signs at the entrances to the previously approved 90-unit townhome development known as the Summit at Yorktown. There will be one sign at each entrance to the development. The subject property was formerly the site of a portion of the Yorktown Convenience Center.

The property is subject to the Yorktown Commons Planned Development Design Guidelines. The Design Guidelines allow for project identification signs on the subject property, subject to the provisions for such signs in the Lombard Sign Ordinance. Section 153.244 of the Lombard Sign Ordinance allows project identification signs to be a maximum of four feet tall. The proposed signs are 5'2" tall, requiring approval of a deviation for sign height. Per Section IV(E) of the Design Guidelines, signage deviations are considered a major change to the planned development. A public hearing with the Plan Commission and approval by the Village Board are required.

### **Project Details**

Parcel Size:	6.06 acres
Open space:	1.68 acres
Dwelling units:	90
Parking spaces:	376
Building height:	Three stories

### **Applicable Regulations**

1. Yorktown Commons PD Design Guidelines (form-based code)
2. Lombard Zoning Ordinance

### **Submittals**

1. Petition for public hearing, dated March 20, 2023;
2. Response to standards, prepared by the petitioner;
3. ALTA/NSPS land title survey, prepared by Manhard Consulting, dated June 3, 2022; and
4. Sign plans, prepared by Gary E. Weber Associates, Inc., dated February 2, 2023.

### **Project History**

The Yorktown Commons Planned Development and related Design Guidelines were approved by the Village Board in 2016. This planned development encompasses the four properties at the intersection of Grace Street and the Yorktown Ring Road. The Elan and Overture apartment buildings at the northeast and southeast corners of the intersection were constructed in 2017-2018 (PC 16-17 and 16-18). The 90-unit townhome development on the subject property (the northwest corner of the intersection) was approved by the Village Board in 2022 (PC 22-20). Construction of the townhome development began in winter 2023 and is expected to take approximately two years.

### **EXISTING CONDITIONS**

The subject property was formerly developed with a commercial strip center (Yorktown Convenience Center). Demolition of this building is underway.

### **APPROVAL(S) REQUIRED**

The petitioner, D. R. Horton, Inc. – Midwest, requests that the Village take the following action on the subject property located within the B3PD Community Shopping District Planned Development (Yorktown Commons Planned Development):

Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Yorktown Commons Planned Development Form Based Code, as stated in Section IV(E) and established by Ordinance No. 7177 to approve a deviation from Section 153.244(B) of the Lombard Sign Ordinance to allow project identification signs with a height of five feet two inches (5'2"), where a maximum height of four feet is permitted.

### **INTER-DEPARTMENTAL REVIEW**

#### **Building Division:**

The Building Division has the following comment on the petition. Additional comments may be forthcoming during permit review.

1. Signs shall not be placed directly over utilities.

#### **Fire Department:**

The Fire Department has no comments on the petition. Additional comments may be forthcoming during permit review.

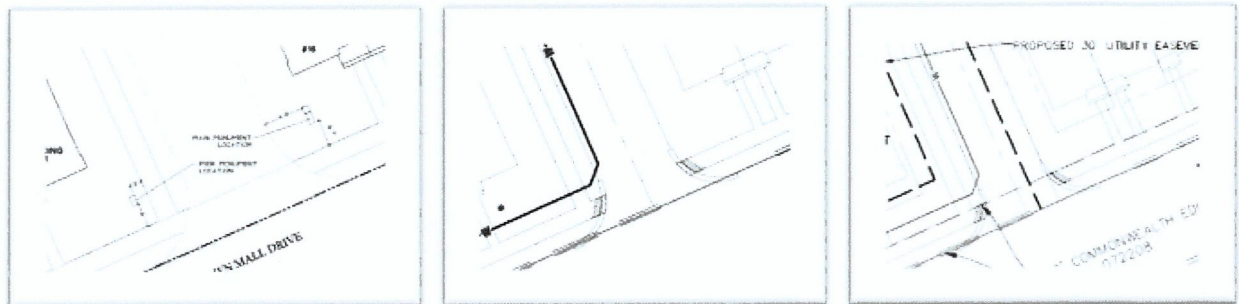
#### **Private Engineering Services (PES):**

Private Engineering Services has no comments on the petition. Additional comments may be forthcoming during permit review.

**Public Works:**

The Department of Public Works has the following comment on the proposed project. Additional comments may be forthcoming during permit review.

1. The proposed sign on the northwest corner is shown either over or very near to a proposed water main, and within the proposed 30'-Utility Easement. As such, a condition of any approval should require that the sign foundation shall be at least five (5) feet horizontally from the water main. The Village shall not be responsible for damage to the sign due to maintenance/repair work on the water main if the sign is not located accordingly.



**Planning Services Division:**

The Planning Services Division notes the following:

*1. Surrounding Zoning & Land Use Compatibility*

	Zoning	Land Use
North	R5PD	Liberty Square Condos, Yorktown Apartments
South	B3PD	Yorktown Commons PD Parcel 3 (vacant)
East	B3PD	Yorktown Commons PD Parcel 1 (Elan multi-family development)
West	B3PD	Yorktown Center Planned Development (former Carson's Furniture)

Development in the vicinity of the subject property consists of large-scale commercial development (Yorktown Center mall) and multi-family residential development. The proposed signage is of a design and scale consistent with other development in the vicinity of the subject property.

*2. Comprehensive Plan Compatibility*

The subject property is designated Regional Commercial in the Village's Comprehensive Plan. The subject property is located on the periphery of the Yorktown Center regional mall, functioning as a transitional area between the mall and the residential development located along 22<sup>nd</sup> Street and Highland Avenue. The proposed signage is consistent with the type of signage present in high-intensity commercial and residential areas of the Village.

3. *Compatibility with Yorktown Commons Planned Development Design Guidelines and Village Sign Ordinance*

The Yorktown Commons Planned Development Design Guidelines allow for project identification signs within the planned development. Per Section 153.244 of the Sign Ordinance, project identification signs may be a maximum of 32 square feet in sign surface area, with a maximum height of four feet. One sign is permitted at each major entrance to a development.

The petitioner proposes to install two project identification signs, one at each entrance to the townhome development. The signs feature a sign panel installed on a pier monument. The sign surface area of each sign panel is 9.3 square feet. The sign panel will be installed at a height of 5'2" above grade. The petitioner has requested a major change to the planned development to allow a deviation for the sign height, discussed below.

The Sign Ordinance requires signage to be located outside the clear line of sight triangle around driveway connections to public rights-of-way and private drives. As defined in the Village Code, the clear line of sight triangle is measured at the point where the driveway intersects with the property line. Based on this definition, both proposed monument signs are located outside the clear line of sight.

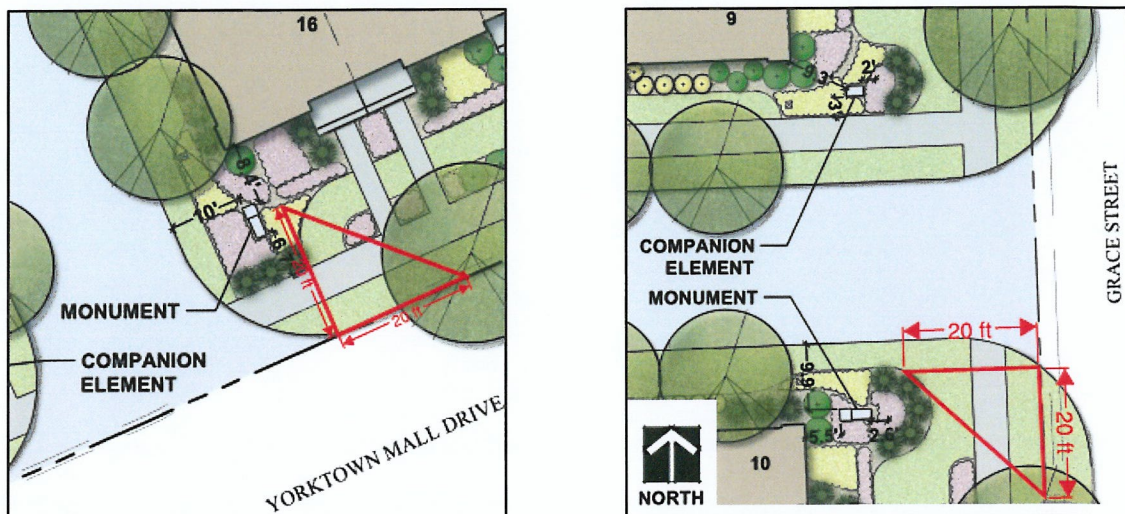


Figure 1. Clear line of sight triangles and proposed signs.

4. *Signage history at Yorktown Convenience Center (subject property)*

Prior to the approval of the Yorktown Commons Planned Development in 2016, the subject property was part of the Yorktown Shopping Center Planned Development. The Yorktown Convenience Center was developed on the site in 1968 and functioned as an outpost of the main Yorktown Center mall for five decades. During that time, several iterations of signage were constructed on the subject property near the intersection of Grace Street and the Yorktown Ring Road. The most recent sign displayed at the corner was a 5'2"-tall monument sign approved through the Plan Commission Site Plan Approval process in 2013. Prior to that, a taller monument sign was located on the property. Staff notes that the signs proposed for the subject property are in keeping with the scale of the 2013 sign, and significantly smaller than the previous sign.

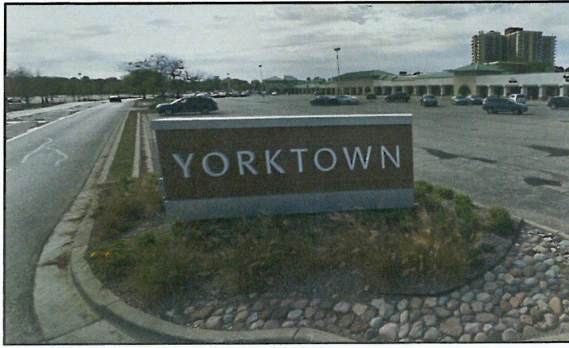


Figure 2. 2013 sign and previous sign.

5. Request for major change to a planned development – deviation for sign height

The maximum allowable height for project identification signs is four feet, measured from grade. The proposed sign will be installed at 5'2" above grade. The petitioner is requesting a deviation to allow for the sign at the proposed height. In their response to standards, the petitioner states that the design and height of the sign are intended to be consistent with the style of the large monument signage located at the entrances to the Yorktown Shopping Center. The petitioner states the signage also has been designed to complement the architecture of the buildings under construction in the Summit townhome development.

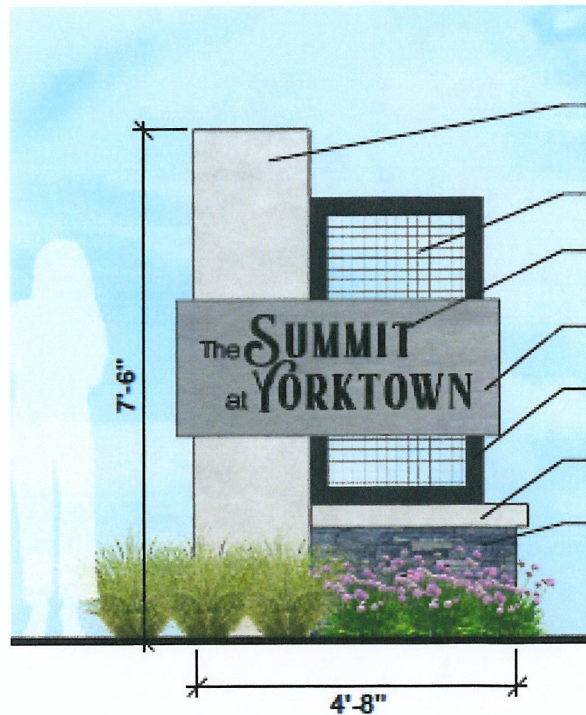
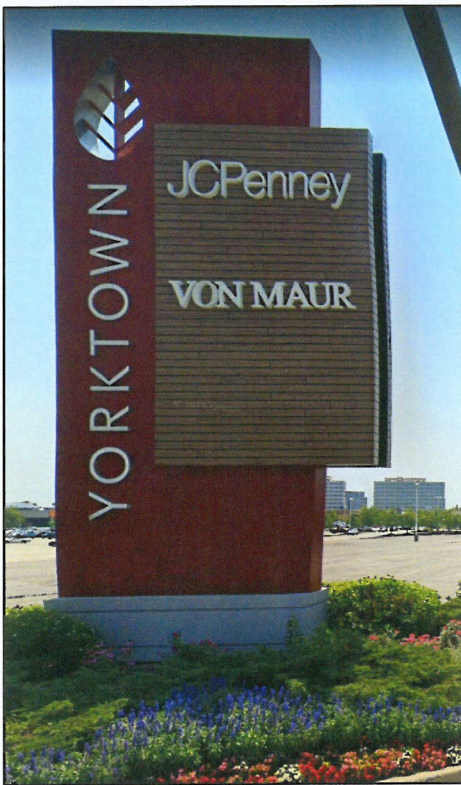


Figure 3. Yorktown Center sign and proposed Summit at Yorktown sign

Staff supports the petitioner's desire to install signage that complements the townhome buildings and contributes to a sense of cohesiveness in the Yorktown area. The stated intent of the Yorktown Commons Design Guidelines is to "establish a pedestrian-friendly mixed-use neighborhood that acts as a gateway to the Shopping Center from the north." Staff finds the proposed signage is consistent with this intent, and supports the requested major change and deviation.

## **SITE HISTORY**

### **1966: Yorktown Shopping Center Planned Development**

Establishment of the Yorktown Shopping Center Planned Development via Ordinance No. 1172. Note that within the originally approved site plan, Parcel 1 was identified for multi-family residential development and Parcel 4 was designated for use as an office complex.

### **PC 94-14: Yorktown Peripheral Planned Development**

Amendment to the geographic boundaries of the Yorktown Shopping Center Planned Development to remove approximately 15.6 acres to establish the Yorktown Peripheral Planned Development. Staff notes that within the originally approved site plan, Parcel 1 was identified for use as a 100,000 square foot retail structure.

### **SPA 13-01ph: Yorktown Center Signage**

Approval of signage deviations for master sign package for Yorktown Shopping Center Planned Development.

### **PC 15-27A: Amendment to the Yorktown Shopping Center Planned Development**

Amendment to the geographic boundaries of the Yorktown Shopping Center Planned Development to remove approximately 8.3 acres from this planned development in order to establish the Yorktown Commons Planned Development (PC 15-27C). Also amended the number of parking spaces required in the Yorktown Shopping Center PD.

### **PC 15-27B: Amendment to the Yorktown Peripheral Planned Development**

Amendment to the geographic boundaries of the Yorktown Peripheral Planned Development to remove approximately 5.9 acres from this planned development in order to establish the Yorktown Commons Planned Development (PC 15-27C).

### **PC 15-27C: Yorktown Commons Planned Development**

Established the Yorktown Commons Planned Development via Ordinance 7177. Also adopted the Yorktown Commons Planned Development Design Guidelines as the form-based code regulating development within the Yorktown Commons Planned Development.

### **SPA 19-02: Parcel 4 Site Plan Approval**

Site plan approval for a 300+ unit apartment building on the subject property. Proposed development approved by the Plan Commission in August 2019.

### **PC 22-20: Summit at Yorktown Townhome Development**

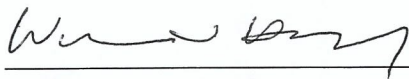
Approval of zoning entitlements and a preliminary plat of subdivision for a 90-unit townhome development. This approval nullified the approval of SPA 19-02.

## **FINDINGS & RECOMMENDATIONS**

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards for major changes to a planned development and standards for signage deviations, as established by the Lombard Zoning Ordinance and the Yorktown Commons Planned Development Design Guidelines. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and testimony presented, the proposed sign plan with companion major changes to a planned development **complies** with the standards required by the Village of Lombard Zoning Ordinance and Yorktown Commons Planned Development Design Guidelines; and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 23-08, subject to the following conditions:

1. That the major change to a planned development and signage deviation are valid only for Parcel 4 in the Yorktown Commons Planned Development;
2. That the petitioner shall develop the signs in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code, or as provided as part of the original planned development approval set forth in Ordinance 7177;
3. That the sign foundation shall be at least five (5) feet horizontally from the water main; the Village shall not be responsible for damage to the sign due to maintenance/repair work on the water main if the sign is not located accordingly;
4. That the petitioner shall apply for and receive building permits for the proposed signs;
5. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
6. That this approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

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**Responses to Standards of Review for Major Change to Planned Development to Allow Project Identification Signage and a Variation for Increased Height Thereof**

(4 – 44 Yorktown Center | The Summit at Yorktown)

As owner of the property commonly known as 4 – 44 Yorktown Center and legally described on Exhibit A hereto, which property is identified as Parcel 4 of the Yorktown Commons Planned Development (“Subject Property”) pursuant to the *Yorktown Commons Planned Development Design Guidelines*, dated December 23, 2015 (“Guidelines”), D.R. Horton, Inc. – Midwest, a California corporation (“DRH”), respectfully requests (i) a major change from the Guidelines under Section IV(E) thereof to allow freestanding, monument, project identification signage to be constructed along each the southern and eastern boundaries of the Subject Property (“Monument Signage”) as shown in both the *Monument Plan and Details* and the *Monument Concept* plan, each dated February 2, 2023 (“Monument Plans”) and (ii) a variation from Section 153.244(B) of the *Village of Lombard Sign Ordinance* (“Sign Ordinance”) to allow an increase in the maximum permitted height of such project identification signage from 4’ to 5’-2” as measured from grade to the top of the sign panel of the Monument Signage as shown in the Monument Plans. In support of its request, DRH provides the following responses to the standards of review for (i) a major change in accordance with Section IV(E) of the Guidelines and (ii) a variation in accordance with Section 153.103(G) of the *Village of Lombard Sign Ordinance* and Section 155.103(C)(7) of the *Lombard Zoning Ordinance* (“Zoning Ordinance”). DRH proposes to construct the Monument Signage in conjunction with its redevelopment of the Subject Property with a 90-unit, attached single-family residential development to be known as *The Summit at Yorktown* pursuant to the approvals therefor granted under Ordinance No. 8092.

**Standards of Review for a Major Change (Guidelines)**

1. *That the establishment, maintenance, or operation of the major change will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.*

The proposed major change to allow the Monument Signage will not be detrimental to or create an endangerment in any respect. Rather, the proposed Monument Signage will allow construction of signage that is in keeping with both the scale of the townhome buildings to be constructed at *The Summit at Yorktown* and with the style of the primary Yorktown Shopping Center signage located adjacent to Highland Avenue and Butterfield Road. Moreover, the Monument Signage will be significantly shorter in height than such primary mall signage.

2. *That the Major Change will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.*

The proposed major change to allow the Monument Signage will not be injurious to the uses and enjoyment of other property or diminish or impair property values in any respect. To the contrary, the proposed major change will allow construction of signage that is in keeping with both the scale of the townhome buildings to be constructed at *The Summit at Yorktown* and with the style of the primary Yorktown Shopping Center signage located adjacent to Highland Avenue and Butterfield Road. Moreover, the Monument Signage will be significantly shorter in height than such primary mall signage.



3. *That the establishment of the Major Change will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the Yorktown Commons Planned Development.*

The proposed major change to allow the Monument Signage will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the Yorktown Commons Planned Development. The Monument Signage will merely serve as a supplement of and a tasteful means of identifying and branding the redevelopment of the Subject Property with *The Summit at Yorktown* in accordance with the vision of the Guidelines to establish a pedestrian-friendly, mixed-use neighborhood that acts as a gateway to the Yorktown Shopping Center from the north thereof.

4. *That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided.*

The proposed major change to allow the Monument Signage does not require any utilities other than electricity to enable internal illumination thereof. In conjunction with its redevelopment of the Subject Property, DRH will provide electrification of the Monument Signage in compliance with all applicable codes and ordinances.

5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*

The proposed major change to allow the Monument Signage will not have any impact on traffic congestion in the public streets. Such major change is of no consequence to traffic congestion.

6. *That the proposed Major Change is not contrary to the objectives of the Yorktown Commons Planned Development.*

The proposed major change to allow the Monument Signage is not contrary to the objectives of the Yorktown Commons Planned Development. To the contrary, the proposed major change will (i) be consistent with the vision of the Guidelines to establish a pedestrian-friendly, mixed-use neighborhood that acts as a gateway to the Yorktown Shopping Center from the north thereof and (ii) enable appropriate identification and branding of *The Summit at Yorktown* as a residential use with high-quality architecture that contributes to a desirable neighborhood.

7. *That the Major Change shall, in all other respects, conform to the applicable regulations of the District in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.*

The proposed major change to allow the Monument Signage will conform with the applicable regulations of the Yorktown Commons Planned Development and the Zoning Ordinance except in conjunction with the minor variation for increased height of a project identification sign as sought in conjunction with said major change and described herein.

Standards of Review for Variations (§155.103.C)

1. *Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.*

The primary signage of the Yorktown Shopping Center is the existing monument signage located adjacent to Highland Avenue and Butterfield Road, which is significantly taller than the proposed Monument Signage. DRH seeks to provide signage at the Subject Property in a manner that is in keeping with the style and character of that existing signage and with the scale of the townhome buildings to be constructed at *The Summit at Yorktown*.

2. *The conditions upon which an application for a variation is based are unique to the property for which the variation is sought and are not generally applicable to other property within the same zoning classification.*

The conditions upon which the requested variation is sought are unique in that the Subject Property in that the Subject Property is the only one of the four properties composing the Yorktown Commons Planned Development that will be redeveloped with multiple buildings. The proposed variation is sought to provide signage at the Subject Property in a manner that is in keeping with the style and character of that existing primary signage of the Yorktown Shopping Center signage and with the scale of the townhome buildings to be constructed at *The Summit at Yorktown*.

3. *The purpose of the variation is not based primarily upon a desire to increase financial gain.*

The purpose of the requested variation does not in any way pertain to financial gain. The requested variation is instead borne out of a desire to provide signage that is in keeping with both the style and character of the existing Yorktown Shopping Center monument signage located adjacent to Highland Avenue and Butterfield Road while being significantly shorter than such existing signage so as be secondary to such existing signage and yet appropriate for the scale of the townhome buildings to be constructed at *The Summit at Yorktown*.

4. *The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.*

The difficulty upon which the requested variation is sought is based in part on a desire to provide signage that is in keeping with both the style and character of the existing Yorktown Shopping Center monument signage and in part on desire to provide signage that is appropriate for the scale of the townhome buildings to be constructed at *The Summit at Yorktown*.

5. *The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.*

The granting of the requested variation will not in any way be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the Subject Property is

located. The Monument Signage will simply identify and brand *The Summit at Yorktown* as a gateway to the Yorktown Shopping Center in accordance with the vision identified in the Guidelines.

6. *The granting of the variation will not alter the essential character of the neighborhood.*

The granting of the variation will not alter the essential character of the Yorktown Shopping Center. Instead, such variation will allow the Monument Signage to be constructed in a manner that is in keeping with both the style and character of the existing Yorktown Shopping Center monument signage located adjacent to Highland Avenue and Butterfield Road while being significantly shorter than such existing signage so as to be secondary to such existing signage and yet appropriate for the scale of the townhome buildings to be constructed at *The Summit at Yorktown*.

7. *The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.*

The proposed variation will not in any way impair the supply of light or air, increase congestion in the public streets, increase the danger of fire, impact any drainage, endanger the public safety or detrimentally impact property values. The proposed variation does not have the ability to create any impact on any of the foregoing.

**EXHIBIT A**

**Legal Description of Subject Property**

LOT 4 IN YORKTOWN COMMONS PHASE 1, BEING A RESUBDIVISION OF PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 2016 AS DOCUMENT R2016-093310, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 06-29-101-047

Common Address: 4 - 44 Yorktown Center, Lombard, Illinois 60148

**ALTA/NSPS LAND TITLE SURVEY**

**TITLE NOTES**

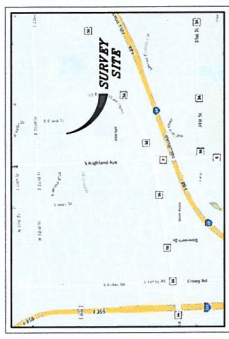
NOTE: THE INFORMATION CONTAINED HEREIN IS UNLAWFUL IF ANY PORTION IS REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. THE DATE OF RECORDATION OF THIS SURVEY HAS BEEN RETAINED IN CONFORMANCE WITH THE PROVISIONS OF SECTION 20-250a, ILLCS. ANY OTHER INFORMATION CONTAINED IN THIS SURVEY IS SUBJECT TO THE TERMS, CONDITIONS, AND COVENANTS OF THE INSTRUMENTS TO WHICH THEY ARE REFERRED. THE PROPERTY LINES SHOWN ON THIS SURVEY HAVE BEEN DETERMINED BY THE SURVEYOR USING THE FOLLOWING DATA: 1. FIELD MEASUREMENTS OF THE BOUNDARIES OF THE PROPERTY UNLESS THERE ARE COORDINATE DATA FROM THE FIELD DATA OR THEY ARE OBTAINED FROM A PREVIOUS SURVEY; 2. PUBLIC RECORDS; 3. ADEQUATE EVIDENCE OF THE TITLE MATTERS, JAMES LIVES, UNRECORDED LEASES, AND REQUIRED EASEMENTS AND RIGHTS OF WAY AND ARE NOT MATTERS OF SURVEY AND HAVE NOT BEEN REVIEWED BY THE SURVEYOR.

SCHEDULE EXCEPTION TABLE		
EXCEPTION NUMBER	DOCUMENT NUMBER DESCRIPTION	NOTATION
14 F	R204-402999 UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS WITHIN MEMORANDUM OF LEASE	NOT SURVEY RELATED
15 G	R204-402998 UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS WITHIN MEMORANDUM OF LEASE	NOT SURVEY RELATED
16 H	R204-402997 SUBORDINATION, NON-DISTURBANCE AND ATTORNEY'S AGREEMENT (DOCUMENT NOT REVIEWED BY SURVEYOR)	NOT SURVEY RELATED
17 I	R204-402996 SUBORDINATION, NON-DISTURBANCE AND ATTORNEY'S AGREEMENT (DOCUMENT NOT REVIEWED BY SURVEYOR)	NOT SURVEY RELATED
18 J	R204-402995 SUBORDINATION, NON-DISTURBANCE AND ATTORNEY'S AGREEMENT (DOCUMENT NOT REVIEWED BY SURVEYOR)	NOT SURVEY RELATED
19 K	R204-402994 SUBORDINATION, NON-DISTURBANCE AND ATTORNEY'S AGREEMENT (DOCUMENT NOT REVIEWED BY SURVEYOR)	NOT SURVEY RELATED
20 L	R204-402993 SUBORDINATION, NON-DISTURBANCE AND ATTORNEY'S AGREEMENT (DOCUMENT NOT REVIEWED BY SURVEYOR)	NOT SURVEY RELATED
21 M & 22 N	R204-402992 SUBJECT TO EGRESS, EASEMENTS AND NON-EXCLUSIVE RIGHTS, EASEMENTS AND PRIVILEGES OF USE, EGRESS, EGRESS, PARKING AND FOR UTILITY AND OTHER PURPOSES	SHOWN ON SURVEY AND BLANKET IN NATURE
23 O	R204-402991 SUBJECT TO TERMS AND PROVISIONS CONTAINED IN AGREEMENT	BLANKET IN NATURE
24 Q	R204-402990 SUBJECT TO EASEMENTS SHOWN ON PLAT OF YORKTOWN EAST	SHOWN ON SURVEY
25 R	R204-402989 SUBJECT TO GRANT OF EASEMENT TO COMMONWEALTH EDISON COMPANY	SHOWN ON SURVEY
26 S	R204-402988 SUBJECT TO GRANT OF EASEMENT	BENEFITS PARCELS AND PARTIALLY LOCATED SOUTHWEST OF SUBJECT PARCEL
27 T	R204-402987 SUBJECT TO NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS	SHOWN ON SURVEY
28 U	R204-402986 SUBJECT TO GRANT OF EASEMENT OF A NON-EXCLUSIVE EASEMENT OF INGRESS AND EGRESS	SHOWN ON SURVEY
29 V	R204-402985 SUBJECT TO EASEMENT ON EASEMENT ON THE LAND	SHOWN ON SURVEY
30 W	R204-402984 SUBJECT TO EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY	SHOWN ON SURVEY
31 X	R204-402983 SUBJECT TO TERMS, CONDITIONS AND PROVISIONS CONTAINED IN A FURTHER RESOLUTION LETTER	NOT IN NATURE
32 Y	R204-402982 SUBJECT TO PLAT OF EASEMENT FOR WATER MAINS	SHOWN ON SURVEY
33 Z	R204-402981 SUBJECT TO PLAT OF EASEMENT FOR WATER MAINS AND RELOCATION OF EASEMENTS, COVENANTS, RESTRICTIONS AND REGULATIONS	PUTTABLE/BLANKET IN NATURE
34 AA	R204-402980 SUBJECT TO TERMS, CONDITIONS AND PROVISIONS CONTAINED IN DECLARATION OF EASEMENTS, RESTRICTIONS AND REGULATIONS	PUTTABLE/BLANKET IN NATURE
35 AB	R204-402979 SUBJECT TO TERMS, CONDITIONS AND PROVISIONS CONTAINED IN DECLARATION OF EASEMENTS, RESTRICTIONS AND REGULATIONS	PUTTABLE/BLANKET IN NATURE
36 AC	R204-402978 SUBJECT TO TERMS, CONDITIONS AND PROVISIONS CONTAINED IN DECLARATION OF EASEMENTS, RESTRICTIONS AND REGULATIONS	PUTTABLE/BLANKET IN NATURE
37 AD	R204-402977 SUBJECT TO TERMS, CONDITIONS AND PROVISIONS CONTAINED IN DECLARATION OF EASEMENTS, RESTRICTIONS AND REGULATIONS	PUTTABLE/BLANKET IN NATURE
38 AE	R204-402976 SUBJECT TO TERMS AND PROVISIONS CONTAINED IN ORDINANCE 7175	PUTTABLE/BLANKET IN NATURE
39 AF	R204-402975 SUBJECT TO TERMS AND PROVISIONS CONTAINED IN ORDINANCE 7177 AND 7215	PUTTABLE/BLANKET IN NATURE
40 AH	R204-402974 SUBJECT TO TERMS, CONDITIONS AND PROVISIONS CONTAINED IN 274-A AMENDED BY ORDINANCE NUMBERS 396A, 602A, 618A, 629A, 702P AND 717S	PUTTABLE/BLANKET IN NATURE
41 AI	R204-402973 SUBJECT TO TERMS, CONDITIONS AND PROVISIONS CONTAINED IN TOWNSHIP COMMONS UTILITY SERVICE AND ECONOMIC DEVELOPMENT AGREEMENT	PUTTABLE/BLANKET IN NATURE
42 AJ	R204-402972 SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS	PUTTABLE/BLANKET IN NATURE
43 AU	R204-402971 SUBJECT TO TERMS AND PROVISIONS CONTAINED IN DEVELOPMENT AND COVENANTS AGREEMENT	PUTTABLE/BLANKET IN NATURE
44 AV	R204-402970 SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS	PUTTABLE/BLANKET IN NATURE
45 AW	R204-402969 TERMS AND PROVISIONS CONTAINED IN RESOLUTION NO. 69-18	PUTTABLE/BLANKET IN NATURE

**LEGAL DESCRIPTION**

LOT 4 IN YORKTOWN COMMONS PHASE II, BEING A RESUBDIVISION OF PART OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 16 EAST, T8N-R16E-25E1/4 IN DEKALB COUNTY, ILLINOIS,

DOCUMENT # 2024-093334 IN DEKALB COUNTY, ILLINOIS



**LOCATION MAP**  
NOT TO SCALE

**SURVEYOR'S NOTES**

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTSNESS SHALL BE MEASURED FROM THE POINTS OF BEGINNING TO THE POINTS OF BEGINNING.
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- THE LOCATION OF THIS PROPERTY WITHIN THE TOWNSHIP, RANGE AND SECTION IS SHOWN ON THE PLAT OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 16 EAST, T8N-R16E-25E1/4 IN DEKALB COUNTY, ILLINOIS, DOCUMENT # 2024-093334, AS SHOWN ON THE LOCATION MAP ATTACHED HERETO. THE LOCATION OF THIS PROPERTY HAS BEEN COMPARED TO THE COORDINATE DATA FROM THE FIELD DATA AND FOUND TO BE WITHIN THE TOLERANCES SPECIFIED IN THE STATE SURVEYING ACT AND REGS.
- ALL UTILITIES SHOWN ON THIS SURVEY WERE LOCATED BY VISUAL INSPECTION AND FIELD SURVEY ONLY. THE USE OF A GROUND PENETRATING RADAOR (GPR) AND/OR OTHER NON-INTRUSIVE METHODS OF DETECTING UTILITIES WAS NOT REQUIRED BY THE DEPARTMENT OF STATE SURVEYING.
- MANHOLE, INLETS AND OTHER UTILITY RISERS OR STATES SHOWN HEREON ARE FROM FIELD SURVEY ONLY. THE LOCATION OF THESE UTILITIES WAS DETERMINED BY VISUAL INSPECTION AND FIELD SURVEY ONLY. THE LOCATION OF THESE UTILITIES WAS DETERMINED BY VISUAL INSPECTION AND FIELD SURVEY ONLY. THE LOCATION OF THESE UTILITIES WAS DETERMINED BY VISUAL INSPECTION AND FIELD SURVEY ONLY.
- ALL UTILITIES SHOWN ON THIS SURVEY WERE LOCATED BY VISUAL INSPECTION AND FIELD SURVEY ONLY. THE USE OF A GROUND PENETRATING RADAOR (GPR) AND/OR OTHER NON-INTRUSIVE METHODS OF DETECTING UTILITIES WAS NOT REQUIRED BY THE DEPARTMENT OF STATE SURVEYING.
- THIS SURVEY WAS NOT AFFECTED BY ALL UTILITIES OR MONUMENTS. A FIELD STUDY WAS CONDUCTED TO DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES AND MONUMENTS. THE LOCATION OF THESE UTILITIES WAS DETERMINED BY VISUAL INSPECTION AND FIELD SURVEY ONLY. THE LOCATION OF THESE UTILITIES WAS DETERMINED BY VISUAL INSPECTION AND FIELD SURVEY ONLY.
- RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND ZONING CODES HAVE NOT BEEN REVIEWED BY THE SURVEYOR. THE LOCATION OF THESE RESTRICTIONS WAS DETERMINED BY VISUAL INSPECTION AND FIELD SURVEY ONLY. THE LOCATION OF THESE RESTRICTIONS WAS DETERMINED BY VISUAL INSPECTION AND FIELD SURVEY ONLY.
- THERE ARE 24 REGULAR AND 13 HANDICAPPED PARKING SPACES FOR A TOTAL OF 376 PARKING SPACES TABLE A, ITEM 9.
- UNDERGROUND UTILITIES LOCATED IN THE FIELD BY THIRD PARTY PARTICIPATING SERVICES (UNDERGROUND UTILITIES AND THEIR DEPTH) ON JUNE 23, 2024, TABLE A, ITEM 11.)

**SUBSCRIBER CERTIFICATE**

STATE OF ILLINOIS ) SS  
COUNTY OF DEKALB )  
I, THE UNDERSIGNED, JAMES W. HORTON, SURVEYOR, LICENSE NO. 035-005896, AND DICKSON TITLE INSURANCE COMPANY, LIC AND DICKSON TITLE INSURANCE COMPANY, LIC, HEREBY CERTIFY THAT THE SURVEY AND MAPS SHOWN HEREON WERE MADE IN ACCORDANCE WITH THE 2024 ANNUAL STANDARD DETAIL REQUIREMENTS FOR ALTA AND NSPS LAND SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND APPROVED BY THE DEPARTMENT OF STATE SURVEYING ON MAY 20, 2024. NO FIELD WORK WAS COMPLETED ON MAY 20, 2024. ON 4/26/24 I HAVE A NUMBER ONE LICENSE EXPIRES APRIL 30, 2023.



DATED THIS 24 DAY OF JUNE, A.D. 2024.  
James W. Horton  
Professional Surveyor  
License No. 035-005896  
Design Firm Professional License No. 144003350  
LICENSE EXPIRES APRIL 30, 2023.

**FLOOD HAZARD NOTE**

THE FEDERAL FLOOD INSURANCE PROGRAM (FFIP) ZONING MAPS, WHICH ARE TRACKED WITH AN EFFECTIVE DATE OF AUGUST 1, 2024 INDICATE THAT THE AREA SHOWN ON THIS SURVEY IS ZONED AS UNDESIRABLE (UD). FLOODING IN THIS AREA IS CAUSED BY THE CHANGING ELEVATION OF THE FLOOD PLAIN OR ALL ANTIMERIC FEATURES OUTSIDE OF THE FLOOD PLAIN. FLOODING IN THIS AREA IS CAUSED BY THE CHANGING ELEVATION OF THE FLOOD PLAIN OR ALL ANTIMERIC FEATURES OUTSIDE OF THE FLOOD PLAIN. FLOODING IN THIS AREA IS CAUSED BY THE CHANGING ELEVATION OF THE FLOOD PLAIN OR ALL ANTIMERIC FEATURES OUTSIDE OF THE FLOOD PLAIN. FLOODING IN THIS AREA IS CAUSED BY THE CHANGING ELEVATION OF THE FLOOD PLAIN OR ALL ANTIMERIC FEATURES OUTSIDE OF THE FLOOD PLAIN.

**PROPERTY ADDRESS**

4 THRU 44 YORKTOWN CENTER  
LOMBARD, IL 60148

**PROPERTY AREA**

264,030 SQUARE FEET (6.061 ACRES)

**SURVEY PREPARED FOR**

D.R. HORTON, INC.  
1750 GOLF ROAD, SUITE 925  
SCHAUMBURG, IL 60196

**BASIS OF BEARINGS**

ALL DISTANCES AND BEARINGS ARE REFERRED TO THE 1983 NAD 83 COORDINATE SYSTEM, EAST ZONE AND HAVE BEEN ADJUSTED TO GROUND VALUE AS NECESSARY. ALL BEARINGS ARE MEASURED TO THE POINT OF BEGINNING OF THE SURVEY. ALL BEARINGS ARE MEASURED TO THE POINT OF BEGINNING OF THE SURVEY.

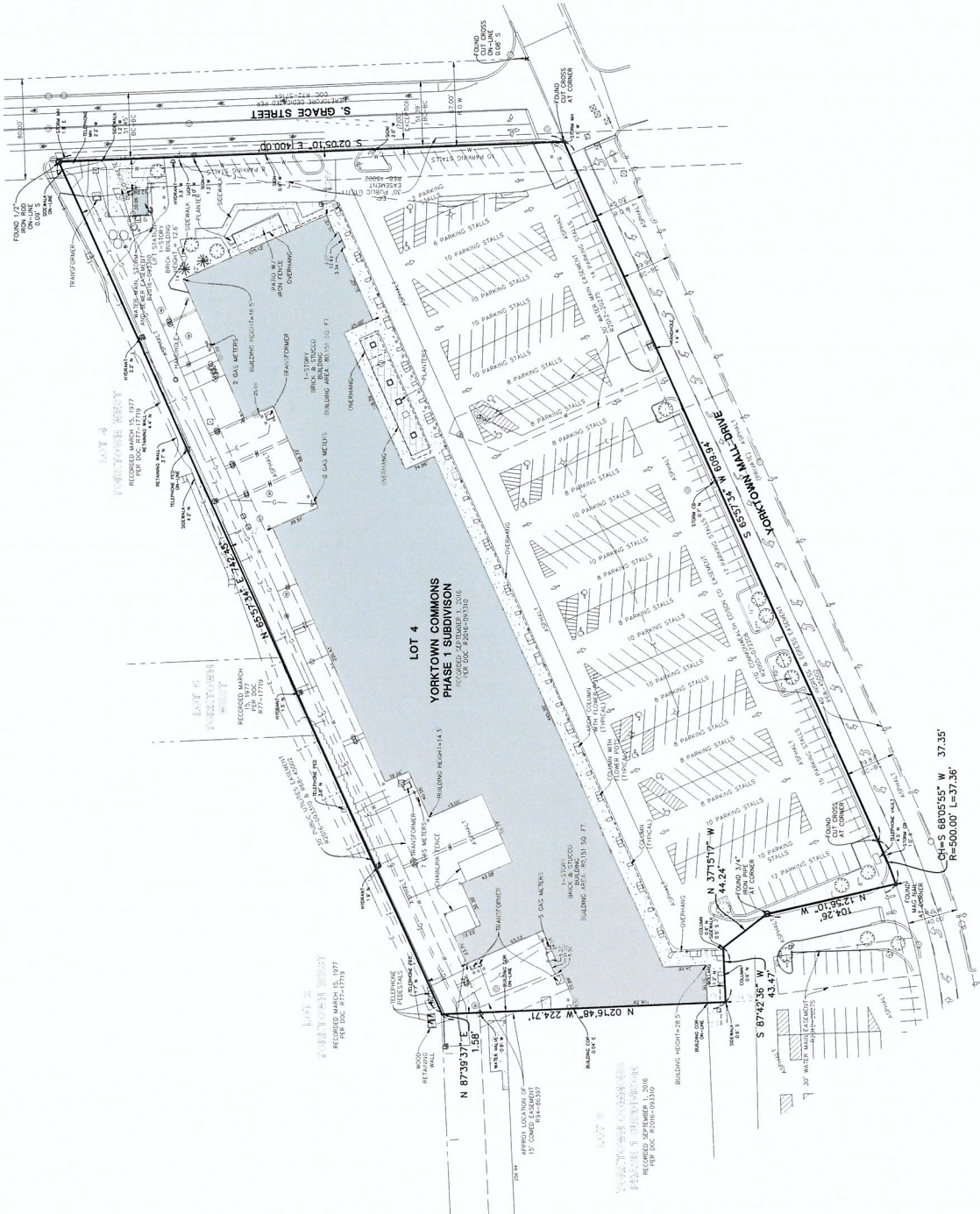
4 THRU 44 YORKTOWN CENTER  
LOMBARD, ILLINOIS  
ALTA / NSPS LAND TITLE SURVEY

DATE  
JOB NO.  
JOB DATE  
JOB TIME  
JOB VALUE  
JOB COST  
JOB PROFIT  
JOB TOTAL  
JOB BALANCE  
JOB DEFERRED  
JOB OTHER

SHEET  
1 OF 3  
DHW:LOI

**Manhard CONSULTING**  
700 BRIDGEWAY DRIVE, SUITE 200, YORKTOWN CENTER, ILLINOIS 60148  
708-941-1100  
1111 N. LAUREL STREET, SUITE 100, YORKTOWN CENTER, ILLINOIS 60148  
708-941-1100  
1111 N. LAUREL STREET, SUITE 100, YORKTOWN CENTER, ILLINOIS 60148  
708-941-1100

# ALTA/NSPS LAND TITLE SURVEY



**PARKING SUMMARY**

REGULAR SPACES	= 264
HANDICAPPED SPACES	= 212
TOTAL SPACES	= 476

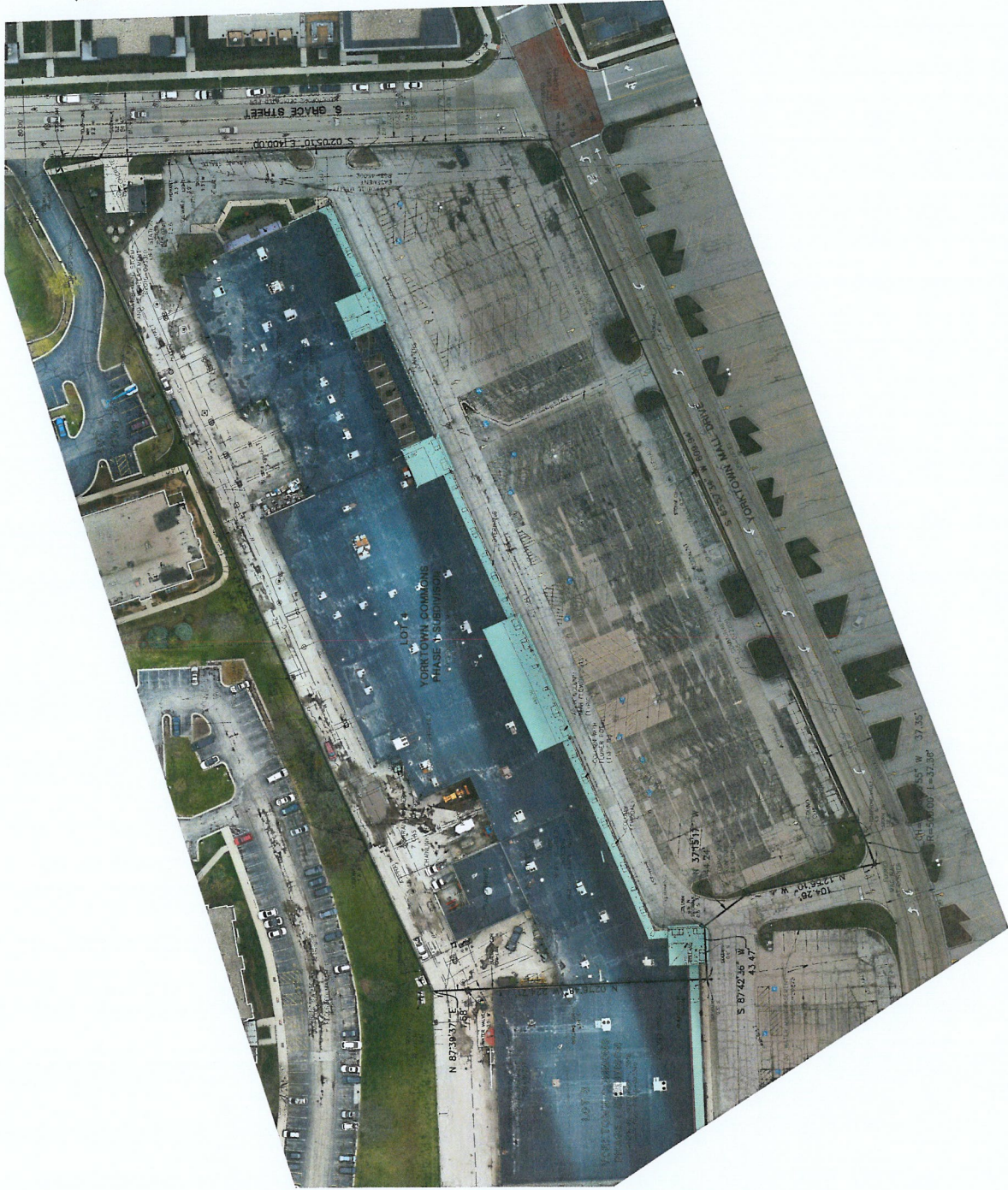
- LEGEND**
- - - - - CONCRETE
  - - - - - BRICK
  - - - - - BELTING
  - - - - - HANDICAP
  - - - - - SPEED LIMIT
  - - - - - NO PARKING
  - - - - - FOUND MISC MAIL
  - - - - - FOUND OUT CROSS
- ☉ EX: CEMENT
  - ☉ EX: BRICK
  - ☉ EX: BELTING
  - ☉ EX: HANDICAP
  - ☉ EX: SPEED LIMIT
  - ☉ EX: NO PARKING
  - ☉ EX: FOUND MISC MAIL
  - ☉ EX: FOUND OUT CROSS

GRAPHIC SCALE  
 1 inch = 40 ft.  
 (IN FEET)

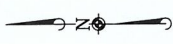
Manhard CONSULTING  
 700 Spring Drive Lombard, IL 60148 PH: 630.951.8500 FX: 630.951.8585 FAX: 630.951.8585  
 CONSULTING SERVICES: ENVIRONMENTAL SCIENCE | LANDSCAPE ARCHITECTURE | PLANNING  
 SURVEYING | CIVIL ENGINEERING | ELECTRICAL ENGINEERING | MECHANICAL ENGINEERING

$QH-S \ 68^{\circ}05'55'' \ W \ 37.35'$   
 $R=500.00' \ L=37.36'$

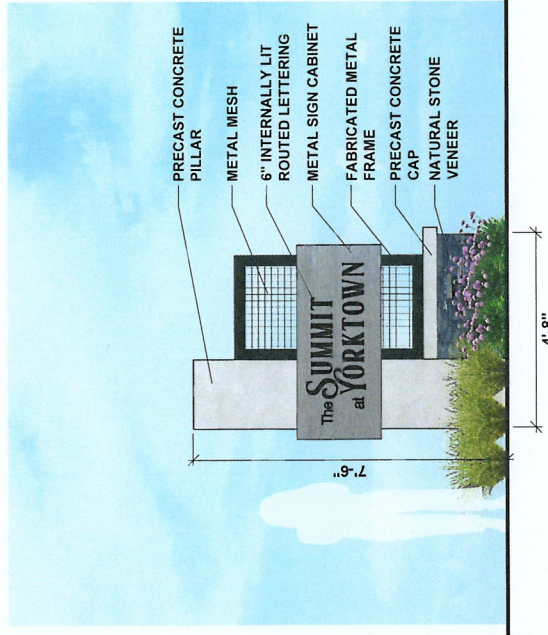
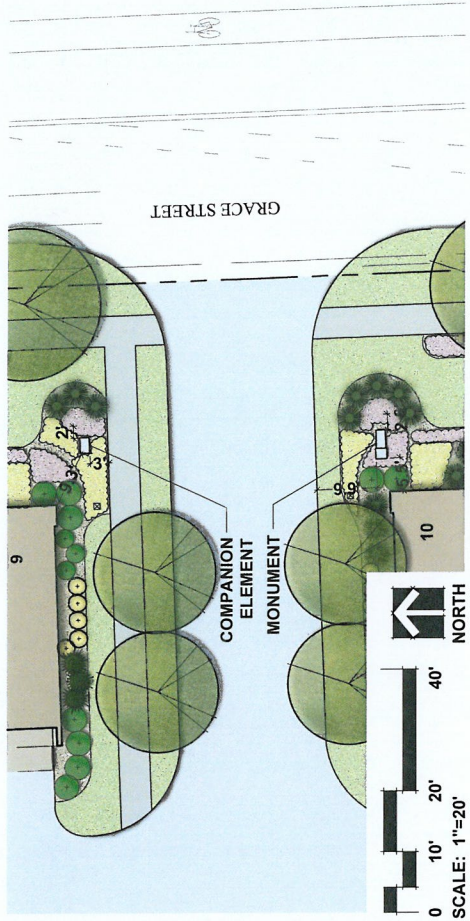
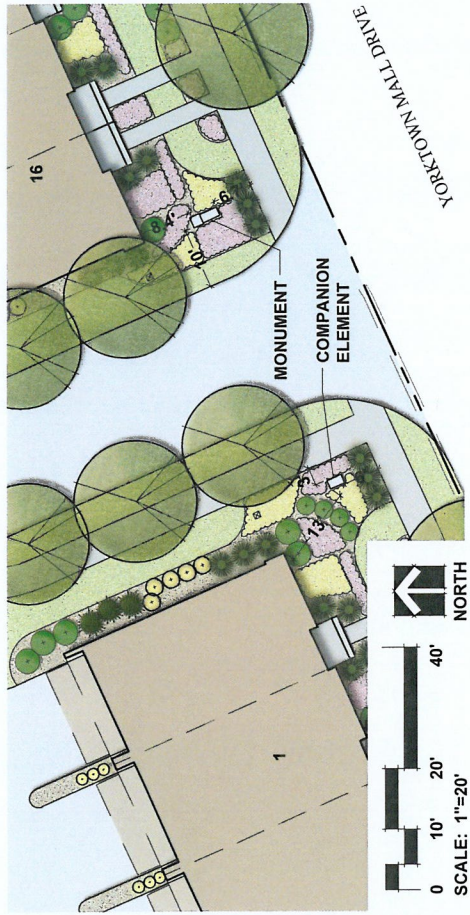
# ALTA/NSPS LAND TITLE SURVEY



**PARKING SUMMARY**  
 REGULAR SPACES = 264  
 HANDICAP SPACES = 276  
 TOTAL SPACES = 540



- LEGEND**
- EX PROPERTY LINE
  - EX EASEMENT LINE
  - EX SIDEWALK CURB & GUTTER
  - EX CHAIN-LINK FENCE
  - EX WROUGHT IRON FENCE
  - EX WASTEWATER LINE
  - EX UNDERGROUND TELEPHONE
  - EX UNDERGROUND FIBER OPTIC
  - EX TREE BRUSH LINE
  - EX MISCELLANEOUS MANHOLE (MH)
  - EX STORM MANHOLE (SM)
  - EX STORM ALLET (SA)
  - EX DOWN SPOUT
  - EX GREASE TRAP MANHOLE (GTM)
  - EX FIRE HYDRANT/WALK VALVE
  - EX VALVE BOX
  - EX WATER METER
  - EX BUFFALO BOX
  - EX GAS VALVE
  - EX GAS MANHOLE
  - EX ELECTRICAL MANHOLE
  - EX TRAFFIC SIGNAL MANHOLE
  - EX HANDHOLE
  - EX TELEPHONE MANHOLE
  - EX STREET LIGHT
  - EX SIGN
  - EX BOLLARD
  - EX FIRE JAMMER/ALARM BOX
  - EX HANDICAPPED PARKING
  - EX CONCRETE
  - EX BRICK
  - EX BUILDING
  - EX STOP
  - EX HANDCAP
  - EX SPEED LIMIT
  - EX SIGN
  - EX FOUND IRON PIPE OR ROD
  - EX FOUND IRON NAIL
  - EX FOUND COT CROSS



MONUMENT ELEVATION



COMPANION ELEMENT ELEVATION

**MONUMENT CONCEPT**  
**LOMBARD, ILLINOIS**

2/2/2023



GARY R. WEBER  
 ASSOCIATES, INC.  
 1000 W. WASHINGTON ST.  
 FORT COCKERILL CONSULTING  
 LANDSCAPE ARCHITECTURE  
 WWW.GRWAVCA.COM





GARY R. WEBER ASSOCIATES, INC.  
ARCHITECTS AND PLANNERS  
LANDSCAPE ARCHITECTURE  
402 WEST LIBERTY DRIVE  
WILSONVILLE, OR 97157  
PHONE: (503)687-1977

CLIENT  
**D. R. HORTON**  
*America's Builder*  
170 E. GOLF ROAD, SUITE 605  
SCHAMBERG, IL 60113  
MANHART CONSULTING, LTD.  
703 SPRINGER DRIVE  
LOMBARD, IL 60148

# THE SUMMIT AT YORKTOWN

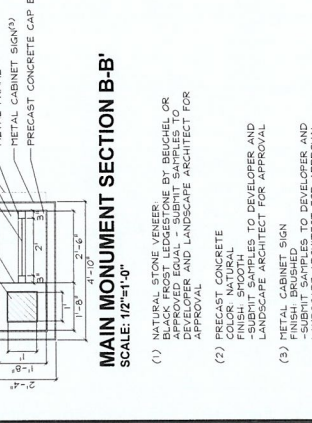
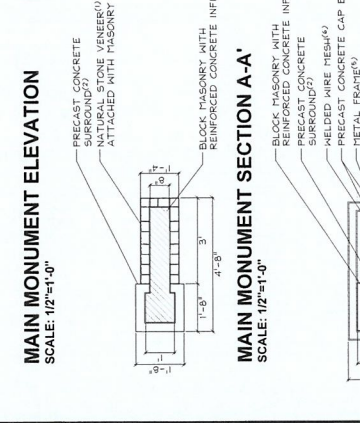
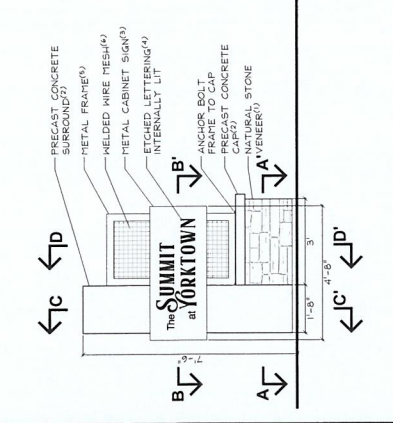
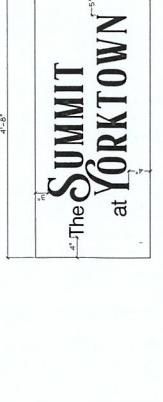
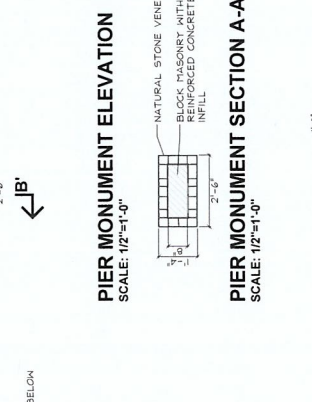
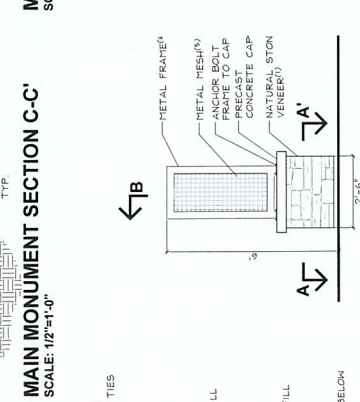
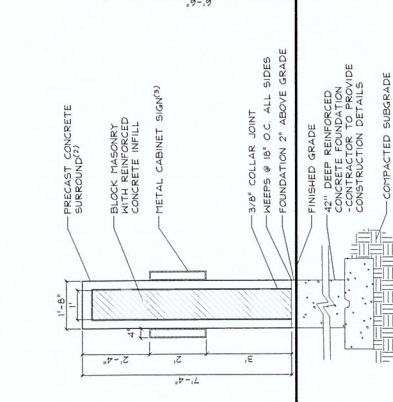
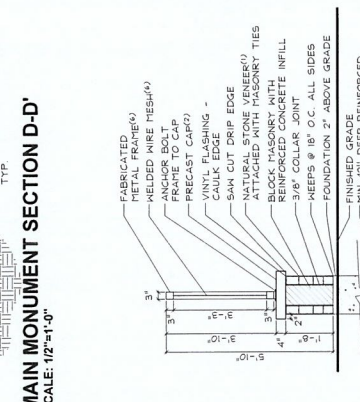
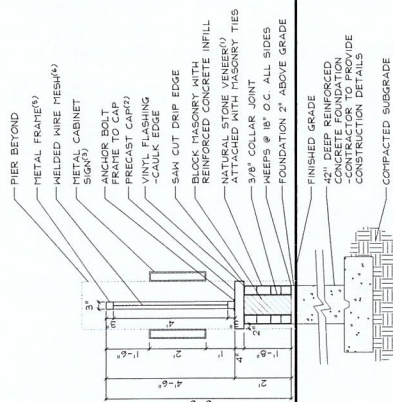
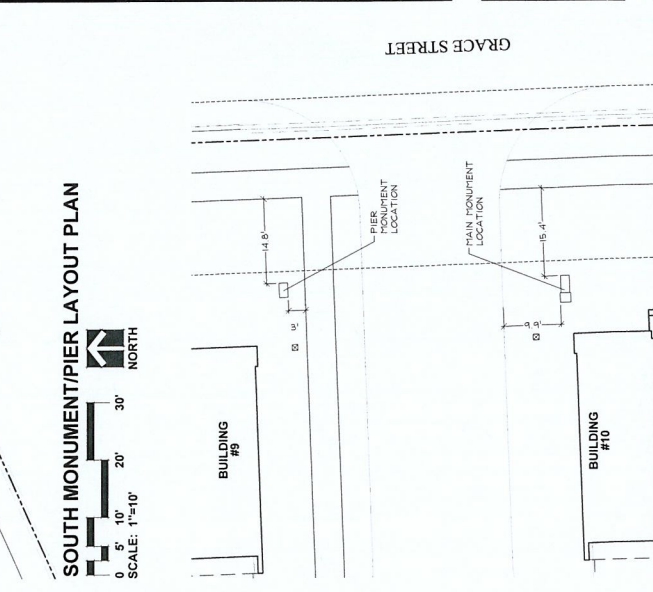
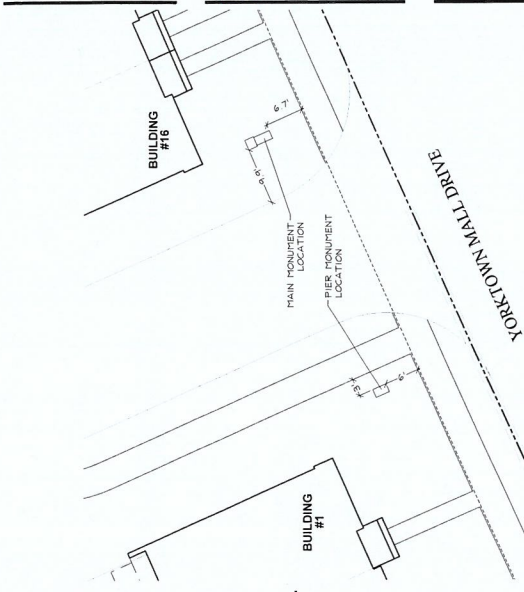
LOMBARD, ILLINOIS

## MONUMENT PLAN AND DETAILS

REVISIONS

DATE: 07.02.2023  
PROJECT NO.: DRH2101  
CHECKED: GLE  
SHEET NO.: 05

1 OF 1



- (1) NATURAL STONE VENEER;  
BLACK FROST LEDGESTONE BY BELCHEL OR  
BLACK FROST LEDGESTONE BY BELCHEL OR  
BLACK FROST LEDGESTONE BY BELCHEL OR  
DEVELOPER AND LANDSCAPE ARCHITECT FOR  
APPROVAL
- (2) PRECAST CONCRETE  
COLOR: NATURAL  
FINISH: BRUSHED  
-SUBMIT SAMPLES TO DEVELOPER AND  
LANDSCAPE ARCHITECT FOR APPROVAL
- (3) METAL CABINET SIGN  
FINISH: BRUSHED  
COLOR: BLACK  
-SUBMIT SAMPLES TO DEVELOPER AND  
LANDSCAPE ARCHITECT FOR APPROVAL
- (4) ETCHED LETTERING  
PERFORATE FOR INTERNAL ILLUMINATION  
FINISH: PAINTED  
-SUBMIT SAMPLES TO DEVELOPER AND  
LANDSCAPE ARCHITECT FOR APPROVAL
- (5) METAL FRAME  
FINISH: BRUSHED  
COLOR: BLACK  
-SUBMIT SAMPLES TO DEVELOPER AND  
LANDSCAPE ARCHITECT FOR APPROVAL
- (6) WELDED WIRE MESH  
FINISH: BLACK COAT  
-SUBMIT SAMPLES TO DEVELOPER AND  
LANDSCAPE ARCHITECT FOR APPROVAL