

Space above reserved for Recorder's use

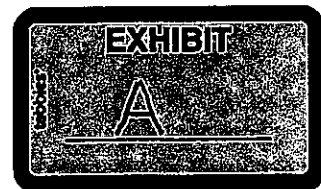
**FIRST AMENDMENT TO ANNEXATION AND PLANNED
DEVELOPMENT
AGREEMENT DATED JUNE 19, 2008
FOR CENTRUM LOMBARD, L.L.C., LOMBARD, IL**

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 118th 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, 18th 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

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.

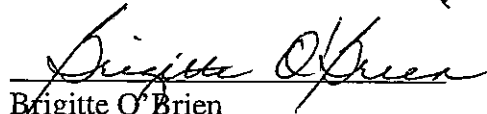
25. That all provisions of the Agreement, not amended by this Amendment, shall remain in full force and effect as if set forth herein.

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.

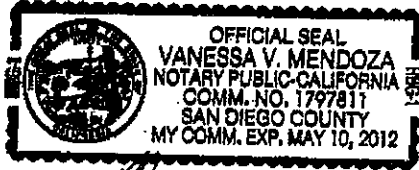
By: Charles J. Stadler

Name: Charles J. Stadler

Title: Sr. VP - Finance + CFO

CHRISOS PROPERTY OWNER:

William C. Chrisos Revocable Living Trust




Vanessa V. Mendoza
5/21/2012

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

PNC PROPERTY OWNER:

Land Holding, LLC

By: 
Name: Sam Koehler
Title: vice president


ACKNOWLEDGMENTS

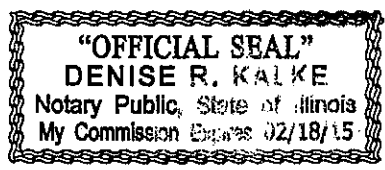
STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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 16th day of February, 2012.

Commission expires 2/18 2015


Notary Public



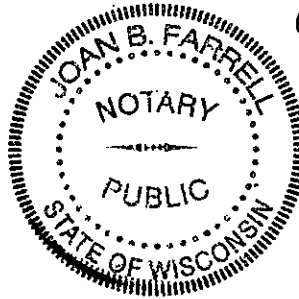
WISCONSIN
STATE OF ILLINOIS)
Milwaukee) SS
COUNTY OF COOK)

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.


Notary Public



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

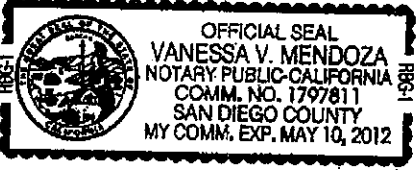
On February 11, 2012 before me, Vanessa V. Mendoza, Notary Public
Here Insert Name and Title of Notary Officer

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.



Place Notary Seal Above

Signature [Handwritten Signature]
Signature of Notary Public

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: _____

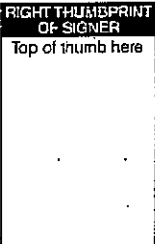
Document Date: _____ Number of Pages: "Page 15"

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

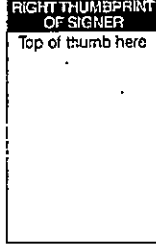
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



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 RUZHENKO 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

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Brittany R. Kowalski, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires July 12, 2014
Pennsylvania Association of Notaries

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

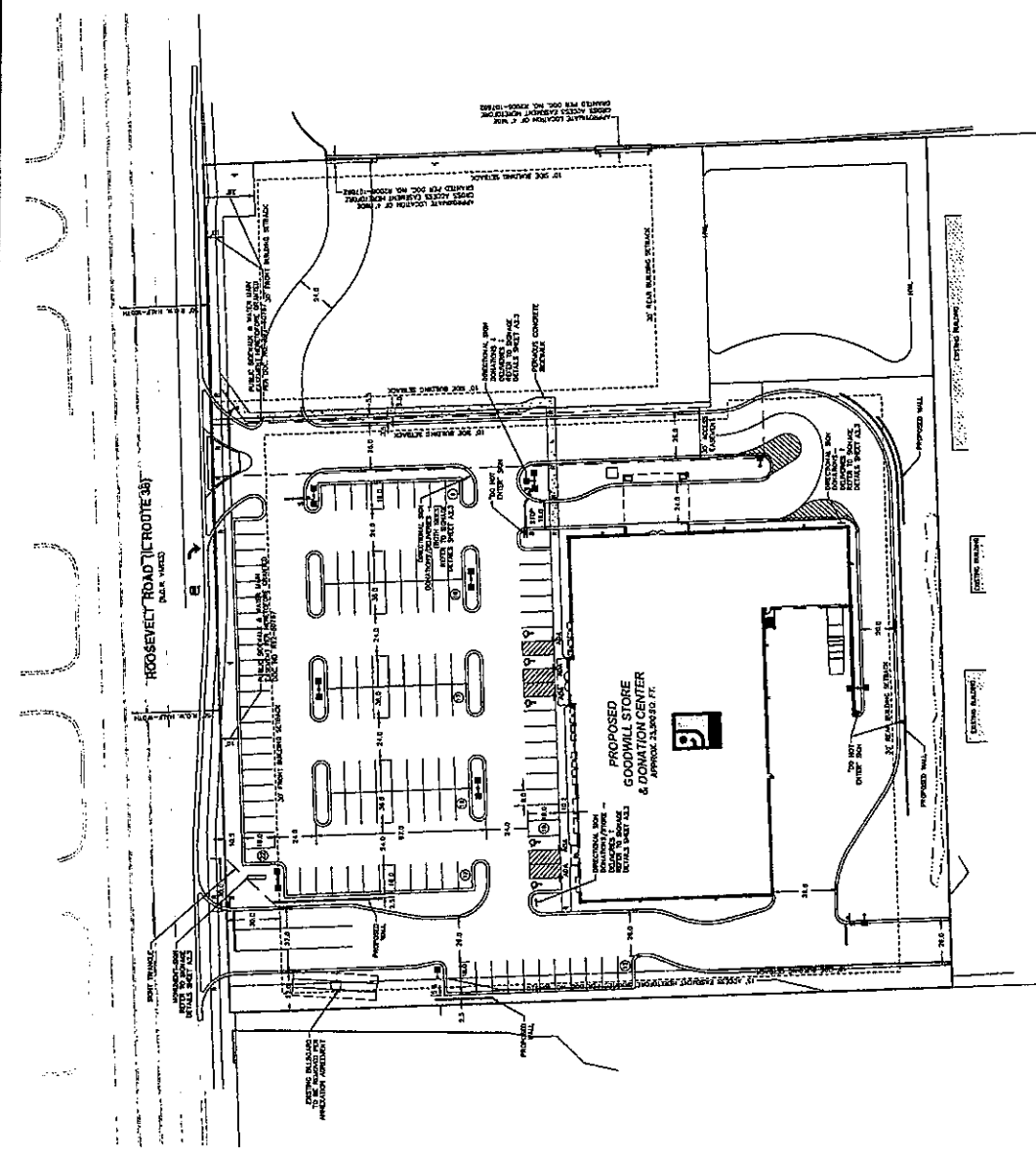
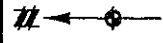
EXHIBIT A: LEGAL DESCRIPTION OF CHRISOS PROPERTY

THE WEST 134.5 FEET OF HIGHLAND LANES SUBDIVISION (EXCEPT THE SOUTH 150 FEET THEREOF) IN THE NORTHWEST ¼ 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	EXIST. CURB AND GUTTER
PROV. CURB AND GUTTER	PROV. LIGHT POLE
PROV. STOP SIGN	PROV. ACCESSIBLE PARKING STALL SIGN
PARKING SPACE COURT	JOIN TRAMP WITH ELECTRICAL WARNING
PERMANENT CONCRETE SURFACE	

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

SITE DATA BLOCK

PROJECT NO.	21-01-0000
DATE OF PLAN	11/14/2020
SCALE	AS SHOWN
DATE OF SURVEY	11/14/2020
DATE OF DESIGN	11/14/2020
DATE OF PERMITS	11/14/2020
DATE OF CONSTRUCTION	11/14/2020
DATE OF COMPLETION	11/14/2020

NOTICE: THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

NOTICE: THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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

NOTICE: THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

NOTICE: THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

<p>ATWELL ARCHITECTS & ENGINEERS 1405 EAST WISCONSIN AVENUE SUITE 100 MOUNTAIN VIEW, ILLINOIS 60054 TEL: 630.434.1100 WWW.ATWELL.COM</p>	<p>SECTION 02 TOWN OF NORTH WYOMING 11 EAST VILLAGE OF LOUARD DUPAGE COUNTY, ILLINOIS</p>	<p>PERSPECTIVE DESIGN, INC. GOODWILL STORE AND DONATION CENTER ROOSEVELT ROAD, LOUARD, IL SITE LAYOUT AND DIMENSION PLAN</p>	<p>DATE: 11/14/2020 SCALE: AS SHOWN PROJECT NO.: 21-01-0000 SHEET NO.: 02 OF 02</p>
	<p>Lead Development & Real Estate Project & Design Architecture & Engineering Interior Design & Construction Landscape Architecture & Site Planning Water & Sewer Engineering</p>	<p>DATE: 11/14/2020 SCALE: AS SHOWN PROJECT NO.: 21-01-0000 SHEET NO.: 02 OF 02</p>	<p>DATE: 11/14/2020 SCALE: AS SHOWN PROJECT NO.: 21-01-0000 SHEET NO.: 02 OF 02</p>

EXHIBIT D: PRELIMINARY PLAT

HIGHLAND LANES 1ST RESUBDIVISION

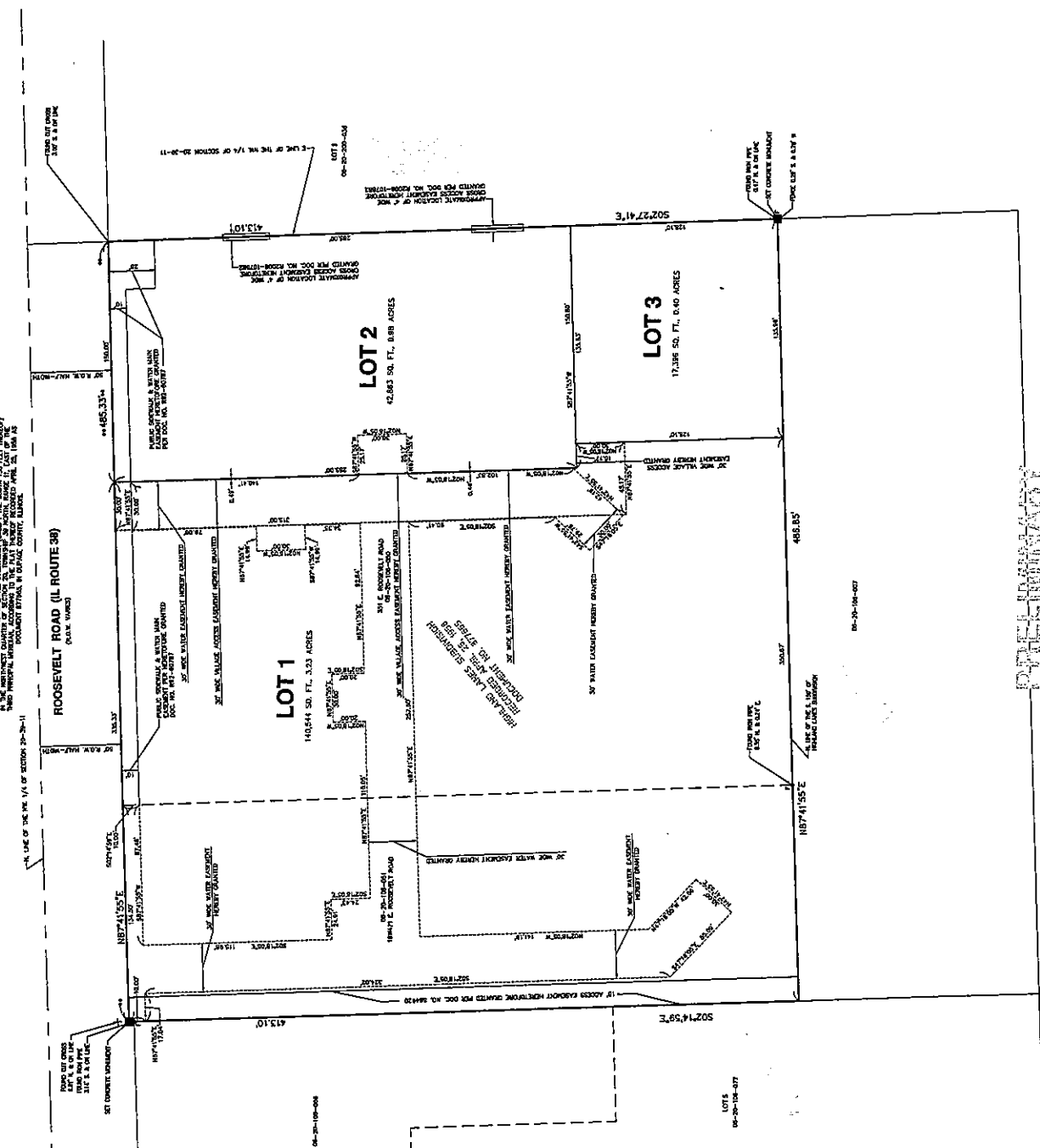
ATWELL
 ARCHITECTS & ENGINEERS
 1242 EAST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: 303-733-1100
 FAX: 303-733-1101
 WWW.ATWELLARCHITECTS.COM

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

PERCEPTIVE DESIGN, INC.
 PLAT OF RESUBDIVISION

ATWELL
 1" = 30' HORIZONTAL
 1" = 30' VERTICAL
 DATE: 01/24/2017
 SHEET: 1 OF 2

PROPERTY INDEX IN AREA
 8-30-00-000
 8-30-00-000



LEGEND

- SET CONCRETE MONUMENT
- FOUND CUT CORNER
- FOUND IRON PIPE
- SET IRON ROD
- EXISTING BOUNDARY LINE
- EXISTING EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE

AREA TABLE

LOT	SQ. FT.	ACRES
LOT 1	140,544	3.23
LOT 2	42,883	0.98
LOT 3	17,396	0.40
TOTAL	200,823	4.61

NO ASSURANCE IS MADE WITHOUT THE
 PROPER WRITTEN CONSENT OF ATWELL.

PRELIMINARY

EXHIBIT E: PRELIMINARY LANDSCAPE PLAN

ATWELL Landscape Architecture & Planning
 1751 EAST ROCK ROAD, SUITE 100
 CHICAGO, IL 60614
 PHONE: (773) 554-1100
 FAX: (773) 554-1101
 WWW: ATWELL.COM

PERSEPTIVE DESIGN, INC.
 1200 N. LA SALLE AVE.
 CHICAGO, IL 60610
 PHONE: (773) 327-1000
 FAX: (773) 327-1001
 WWW: PERSEPTIVE.COM

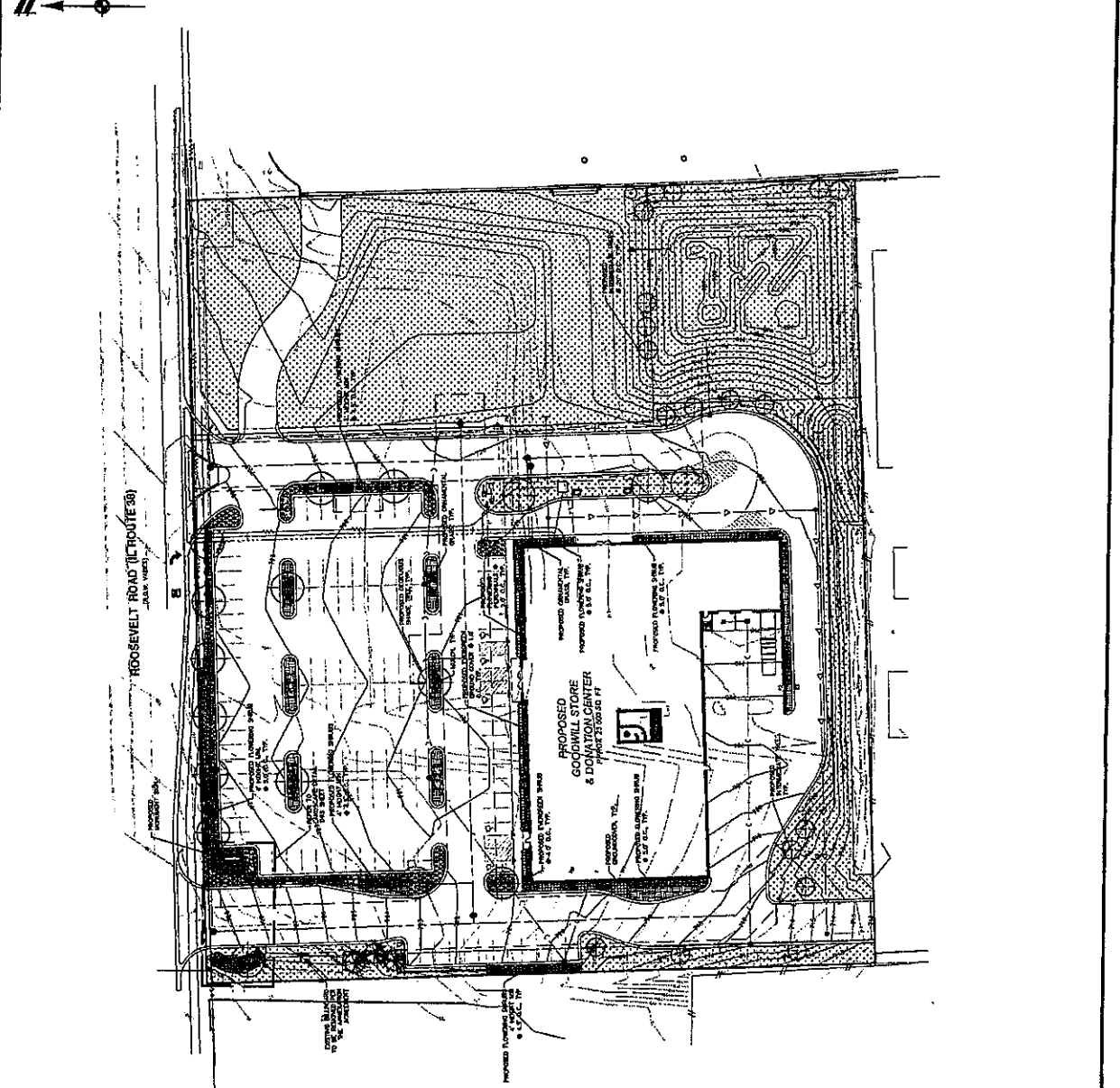
LANDSCAPE PLAN
 PRELIMINARY ENGINEERING
 GOODWILL STORE AND DONATION CENTER
 ROOSEVELT ROAD, LOMBARD, IL
 TOWN 29 NORTH, RANGE 11 EAST
 VILLAGE OF LOMBARD
 DUPAGE COUNTY, ILLINOIS

SHEET NO. 1
 OF 1

SCALE: 1" = 30' HORIZ.
 1" = 10' VERT.

DATE: 11/10/09

DRAWN BY: [Name]
 CHECKED BY: [Name]



LEGEND

PROPOSED WHITE TREE (14 FT. CALYPSO)
 PROPOSED REDWOOD TREE (12" - 6" DB)
 PROPOSED HYDRANGEA TREE (12" DB, 10' MIN. STEM)
 PROPOSED CYPRESS PALM (12" DB)
 PROPOSED EVONING SPARK (40' MAX. HGT.)
 PROPOSED ORNAMENTAL GRASS (2' DIA.)
 PROPOSED PLUMBING RETINAL (1' DIA.)
 PROPOSED EVONING BRONZECOVER (12")
 PROPOSED MISC.
 PROPOSED REED
 PROPOSED MAJOR

LANDSCAPE DETAILS
 SEE PLAN

LANDSCAPE SUMMARY
 1.65 ACRES (APPROX. WITH SETBACKS)
 1.57 ACRES
 38,328
 PERCENT LANDSCAPING

NOTICE:
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818
 Know where below,
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EXHIBIT F: PRELIMINARY BUILDING ELEVATIONS

NOT FOR CONSTRUCTION

FOR ESTIMATING AND REVIEW ONLY

- PRELIMINARY -

DRAWING TITLE: **GOODWILL STORE & DONATION CENTER**
 DRAWING NO.: **A2.1**
 DATE: **10/27/11**
 DESIGNED BY: **MM**
 CHECKED BY: **MM**
 PROJECT NO.: **11-000**
 SHEET NO.: **1**

PERSPECTIVE DESIGN, INC.
 1152 N. ROUTE 100
 FARMINGTON, CT 06030
 TEL: (860) 252-1700 FAX: (860) 252-1711

NEW BUILDING FOR
Goodwill Store & Donation Center
 Roosevelt Road (Rt. Route 88) Lombard, IL

Reviewer: _____
 Date: _____

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

SECTION	SCALE	STATUS
1	1/8" = 1'-0"	NOT USED
2	1/8" = 1'-0"	NOT USED
3	1/8" = 1'-0"	NOT USED
4	1/8" = 1'-0"	NOT USED
5	1/8" = 1'-0"	NOT USED
6	1/8" = 1'-0"	NOT USED
7	1/8" = 1'-0"	NOT USED

EXTERIOR MATERIALS SCHEDULE

NO.	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE		
2	BRICK		
3	GLASS		
4	WOOD		
5	ROOFING		
6	PAINT		
7	INSULATION		
8	MECHANICAL		
9	ELECTRICAL		
10	PLUMBING		
11	MECHANICAL		
12	ELECTRICAL		
13	PLUMBING		
14	MECHANICAL		
15	ELECTRICAL		
16	PLUMBING		
17	MECHANICAL		
18	ELECTRICAL		
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39	ELECTRICAL		
40	PLUMBING		
41	MECHANICAL		
42	ELECTRICAL		
43	PLUMBING		
44	MECHANICAL		
45	ELECTRICAL		
46	PLUMBING		
47	MECHANICAL		
48	ELECTRICAL		
49	PLUMBING		
50	MECHANICAL		

WEST ELEVATION

NORTH ELEVATION

A2.2

Sheet

11-000

Drawn: NRM

Scale: 1/4" = 1'-0"

Date: 12/21/11

Drawn: NRM



PERSPECTIVE
DESIGN, INC.
11225 W. North Avenue
Tampa, FL 33613
TEL: 813-281-1100 FAX: 813-281-1181

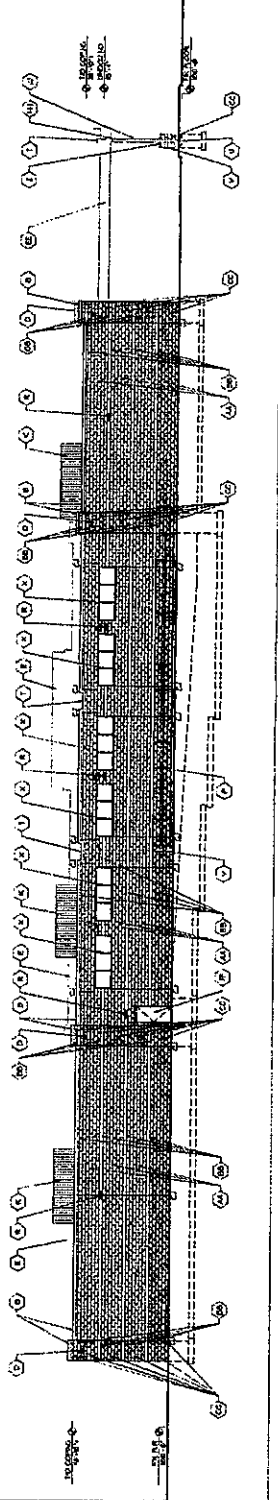
New Building For
Goodwill Store & Donation Center
Roosevelt Road (R. Route 38) Lombard, IL

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

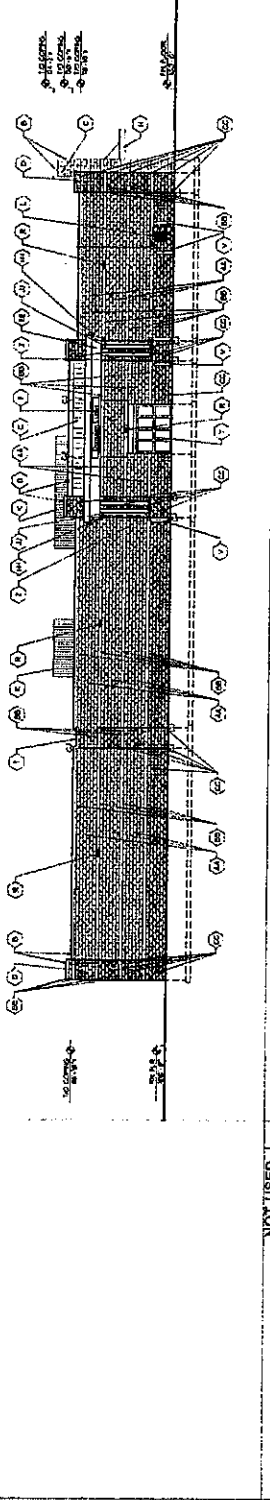
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SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



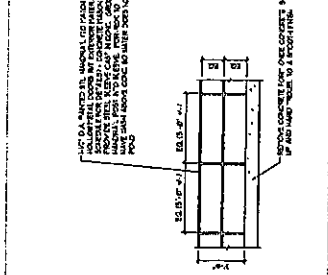
EAST ELEVATION
SCALE: 1/4" = 1'-0"



EXTERIOR MATERIALS SCHEDULE
SCALE: N/A

NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
1	CONCRETE	CU YD	100	100.00	10000.00
2	BRICK	SQ YD	500	50.00	25000.00
3	GLASS	SQ FT	2000	20.00	40000.00
4	STEEL	TON	50	100.00	5000.00
5	WOOD	SQ FT	1000	10.00	10000.00
6	PAINT	GAL	100	10.00	1000.00
7	ROOFING	SQ FT	10000	1.00	10000.00
8	MECHANICAL	HR	100	100.00	10000.00
9	ELECTRICAL	HR	100	100.00	10000.00
10	PLUMBING	HR	100	100.00	10000.00
11	FOUNDATION	SQ YD	100	100.00	10000.00
12	CONCRETE FORMWORK	SQ YD	100	100.00	10000.00
13	BRICKWORK	SQ YD	500	50.00	25000.00
14	GLASS CURTAIN WALL	SQ FT	2000	20.00	40000.00
15	STEEL FRAMING	TON	50	100.00	5000.00
16	WOOD SILLING	SQ FT	1000	10.00	10000.00
17	PAINT	GAL	100	10.00	1000.00
18	ROOFING	SQ FT	10000	1.00	10000.00
19	MECHANICAL	HR	100	100.00	10000.00
20	ELECTRICAL	HR	100	100.00	10000.00
21	PLUMBING	HR	100	100.00	10000.00
22	FOUNDATION	SQ YD	100	100.00	10000.00
23	CONCRETE FORMWORK	SQ YD	100	100.00	10000.00
24	BRICKWORK	SQ YD	500	50.00	25000.00
25	GLASS CURTAIN WALL	SQ FT	2000	20.00	40000.00
26	STEEL FRAMING	TON	50	100.00	5000.00
27	WOOD SILLING	SQ FT	1000	10.00	10000.00
28	PAINT	GAL	100	10.00	1000.00
29	ROOFING	SQ FT	10000	1.00	10000.00
30	MECHANICAL	HR	100	100.00	10000.00
31	ELECTRICAL	HR	100	100.00	10000.00
32	PLUMBING	HR	100	100.00	10000.00

LOADING DOCK GURABRILL DETAIL
SCALE: 1/4" = 1'-0"



NOT USED
SCALE: N/A

NOT USED
SCALE: N/A

NOT USED
SCALE: N/A

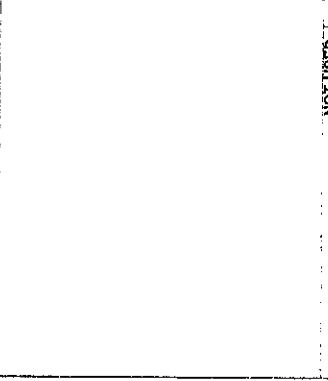


EXHIBIT G: PRELIMINARY ENGINEERING PLANS



GOODWILL STORE - LOMBARD

ROOSEVELT ROAD

LOMARD, IL 62401

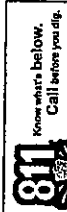
DUPAGE COUNTY

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) 267-9880
 FAX: (414) 755-7373

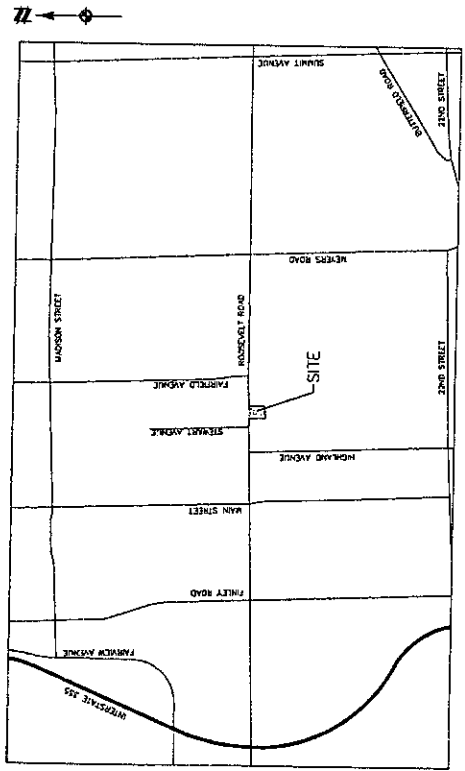
ARCHITECT
PERSPECTIVE DESIGN, INC.
 11525 W. NORTH AVENUE
 WAUWATOSA, WI 53226
 PHONE: (414) 302-1780
 FAX: (414) 302-1781



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 IS NOT GUARANTEED BY 811. CALLING 811
 DOES NOT GUARANTEE THE LOCATION OF
 UTILITIES. CALLING 811 DOES NOT GUARANTEE
 THE DEPTH OF UTILITIES. CALLING 811 DOES
 NOT GUARANTEE THE TYPE OF UTILITIES.
 CALLING 811 DOES NOT GUARANTEE THE
 LOCATION OF UTILITIES. CALLING 811 DOES
 NOT GUARANTEE THE DEPTH OF UTILITIES.
 CALLING 811 DOES NOT GUARANTEE THE
 TYPE OF UTILITIES. CALLING 811 DOES
 NOT GUARANTEE THE LOCATION OF UTILITIES.

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 OR TRANSMITTED IN ANY FORM OR BY ANY
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 OR BY ANY INFORMATION STORAGE AND
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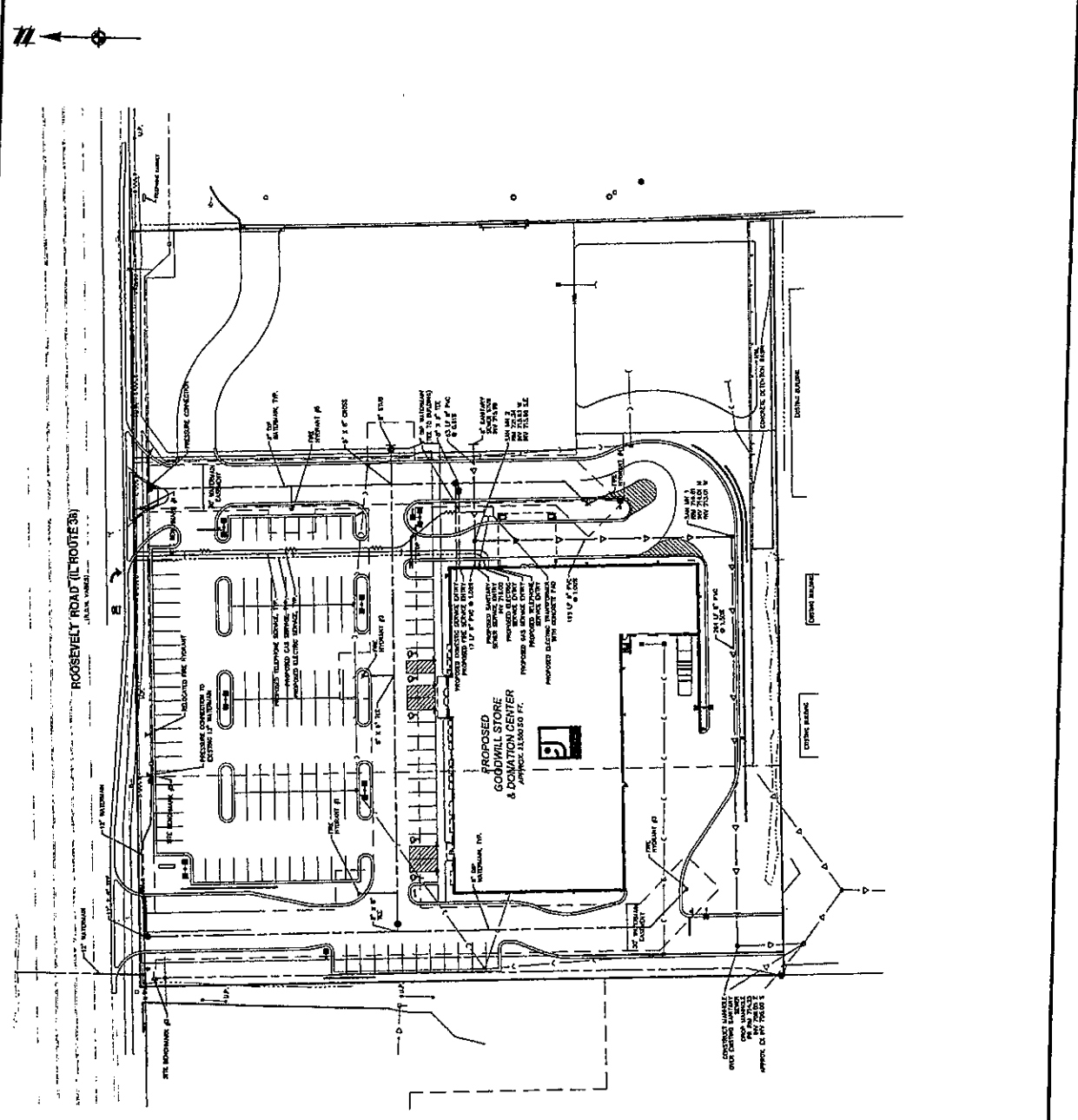
SITE LOCATION MAP
 NOT TO SCALE

SHEET INDEX

C-01	COVER SHEET
C-02	SITE LAYOUT/DIMENSION PLAN
C-03	GRADING PLAN
C-04	STORM SEWER PLAN
C-05	LANDSCAPE PLAN

<p>ATWELL 1245 EAST DIEHL ROAD, SUITE 100 NAPERVILLE, IL 60563 PHONE: (630) 577-0800 FAX: (630) 577-0900</p>	<p>SECTION 20 TOWN 28 NORTH, RANGE 11 EAST VILLAGE OF LOMBARD DUPAGE COUNTY, ILLINOIS</p>	<p>PROJECT PERSPECTIVE DESIGN, INC. 1000 MIL. STORE AND DONATION CENTER ROOSEVELT ROAD, LOMBARD, IL</p>	<p>DATE 10/14/2001</p>	<p>SCALE AS SHOWN</p>	<p>PROJECT NO. 01-000000-01-C1</p>	<p>DATE 10/14/2001</p>	<p>PROJECT NO. 01-000000-01-C1</p>	<p>DATE 10/14/2001</p>	<p>PROJECT NO. 01-000000-01-C1</p>	<p>DATE 10/14/2001</p>	<p>PROJECT NO. 01-000000-01-C1</p>
	<p>LEAD DEVELOPER & 2ND OWNER BERENGARIA DEVELOPMENT 100 E. WISCONSIN AVENUE, SUITE 1030 MILWAUKEE, WI 53202 PHONE: (414) 267-9880 FAX: (414) 755-7373</p>	<p>ARCHITECT PERSPECTIVE DESIGN, INC. 11525 W. NORTH AVENUE WAUWATOSA, WI 53226 PHONE: (414) 302-1780 FAX: (414) 302-1781</p>	<p>ENGINEER ATWELL, LLC. 1245 EAST DIEHL ROAD, SUITE 100 NAPERVILLE, IL 60563 PHONE: (630) 577-0800 FAX: (630) 577-0900</p>	<p>DATE 10/14/2001</p>	<p>SCALE AS SHOWN</p>	<p>PROJECT NO. 01-000000-01-C1</p>	<p>DATE 10/14/2001</p>	<p>PROJECT NO. 01-000000-01-C1</p>	<p>DATE 10/14/2001</p>	<p>PROJECT NO. 01-000000-01-C1</p>	<p>DATE 10/14/2001</p>

 ATWELL CONSULTING ENGINEERS & ARCHITECTS 1000 N. W. 10th St., Suite 100 Ft. Lauderdale, FL 33304 Phone: (954) 571-1000 Fax: (954) 571-1001 www.atwell.com	SECTION 201 TOWN 29 NORTH RANGE 11 EAST VILLAGE OF LOYALD DIACON COUNTY, FLORIDA	PRELIMINARY ENGINEERING UTILITY PLAN GOODWILL STORE AND DONATION CENTER ROOSEVELT ROAD, LOMBARD, IL PERSPECTIVE DESIGN, INC.	SHEET NO. 0-90
	DATE: 06/14/2011 DRAWN BY: J. WILSON CHECKED BY: J. WILSON SCALE: AS SHOWN PROJECT NO.: 11-000000-01	PROJECT NO.: 11-000000-01 SHEET NO.: 0-90 DATE: 06/14/2011 DRAWN BY: J. WILSON CHECKED BY: J. WILSON SCALE: AS SHOWN PROJECT NO.: 11-000000-01	PROJECT NO.: 11-000000-01 SHEET NO.: 0-90 DATE: 06/14/2011 DRAWN BY: J. WILSON CHECKED BY: J. WILSON SCALE: AS SHOWN PROJECT NO.: 11-000000-01



LEGEND

PROPOSED WATER MAIN	EXIST. WATER MAIN
PROPOSED SEWER MAIN	EXIST. SEWER MAIN
PROPOSED GAS MAIN	EXIST. GAS MAIN
PROPOSED ELECTRIC MAIN	EXIST. ELECTRIC MAIN
PROPOSED 12\"/>	

NOTICE:

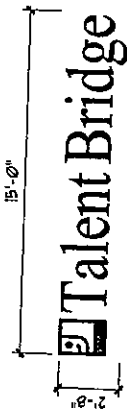
CONTINUING SITE SAFETY IS THE SAFE PRACTICE OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

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

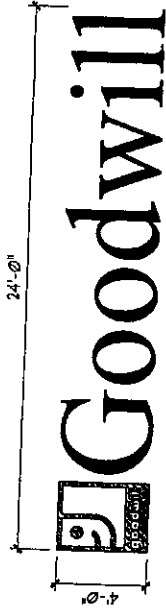
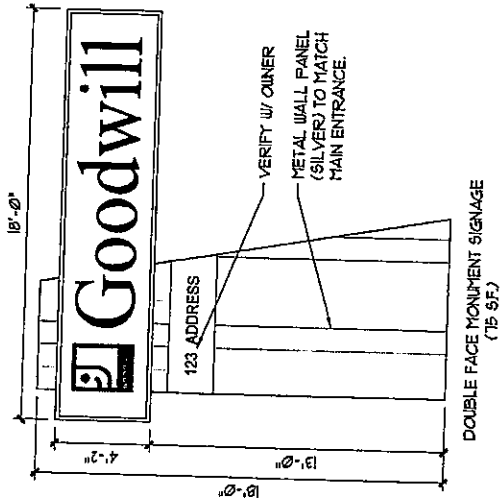
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EXHIBIT H: PRELIMINARY SIGNAGE PLANS

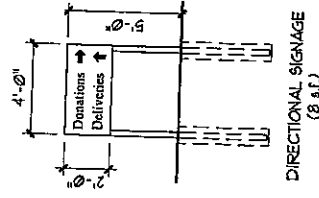
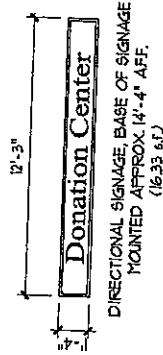
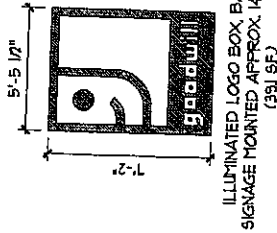
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INDIVIDUALLY BACK-LIT RAISED ALUMINUM CHARACTERS W/ PLASTIC LENS.
 BASE OF SIGNAGE MOUNTED APPROX. 16'-4" AFF.
 (40 s.f. PROVIDED)



INDIVIDUALLY BACK-LIT RAISED ALUMINUM CHARACTERS W/ PLASTIC LENS. BASE OF SIGNAGE MOUNTED APPROX. 11'-9" AFF.
 (96 s.f. PROVIDED)



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

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Storage For:
 Goodwill Store & Donation Center
 Roosevelt Road (IL Route 38) Lombard, IL

PERSPECTIVE
 DESIGN, INC.
 1925 W. North Avenue
 Milwaukee, WI 53226
 Tel: (414) 302-1780 Fax: (414) 302-1781



Drawing Title:
 SIGNAGE

THIS BOX IS	1/2" x 1/2"
DWG	12/21/13
Scale	3/16"=1'-0"
Drawn	NRM
Job	11-090
Sheet	

A2.3

FULL SIZE PRINT = 11" x 17" SHEET

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
1	07/27/11	Issue for RFP
2	08/11/11	Revised for RFP
3	08/11/11	Revised for RFP
4	08/11/11	Revised for RFP
5	08/11/11	Revised for RFP
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46	08/11/11	Revised for RFP
47	08/11/11	Revised for RFP
48	08/11/11	Revised for RFP
49	08/11/11	Revised for RFP
50	08/11/11	Revised for RFP

PROJECT
New Building For
Goodwill Store & Donation Center
Roosevelt Road (L. Route 38) Lombard, IL

DATE 07/27/11
SCALE 1/8" = 1'-0"
DRAWN NRM
DATE 08/11/11
SCALE 1/8" = 1'-0"

PROJECT NO. 11-1000
DATE 07/27/11
SCALE 1/8" = 1'-0"
DRAWN NRM
DATE 08/11/11
SCALE 1/8" = 1'-0"

PROJECT NO. 11-1000
DATE 07/27/11
SCALE 1/8" = 1'-0"
DRAWN NRM
DATE 08/11/11
SCALE 1/8" = 1'-0"

CONTRACT DOCUMENTS FOR THE PROJECT SHALL BE THE BASIS FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

EXTERIOR MATERIALS SCHEDULE

NO.	DESCRIPTION	QUANTITY	UNIT
1	BRICK		
2	CONCRETE		
3	GLASS		
4	ROOFING		
5	PAINT		
6	INSULATION		
7	CEILING		
8	FLOORING		
9	WALLS		
10	DOORS		
11	WINDOWS		
12	ROOF		
13	FOUNDATION		
14	MECHANICAL		
15	ELECTRICAL		
16	PLUMBING		
17	MECHANICAL		
18	ELECTRICAL		
19	PLUMBING		
20	MECHANICAL		
21	ELECTRICAL		
22	PLUMBING		
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44	MECHANICAL		
45	ELECTRICAL		
46	PLUMBING		
47	MECHANICAL		
48	ELECTRICAL		
49	PLUMBING		
50	MECHANICAL		

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

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

CONTRACT DOCUMENTS FOR THE PROJECT SHALL BE THE BASIS FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Drawing Title: PROPOSED ELEVATIONS
 Date: 07/27/78
 Scale: 1/8" = 1'-0"
 Project: 11-000
 Sheet: A2.2
 Design: PERSPECTIVE DESIGN, INC.
 11525 W. North Avenue
 Milwaukee, WI 53226
 Tel: 414-332-1750 Fax: 414-332-1751
 New Building For: Goodwill Store & Donation Center
 Roosevelt Road (IL Route 38) Lombard, IL
 NOT FOR CONSTRUCTION

CONTRACTOR: PERSPECTIVE DESIGN, INC. FOR ALL WORKS REFERRED. THIS DRAWING IS NOT TO BE REPRODUCED, COPIED, LOANED, OR CHECKED ON WITHOUT WRITTEN PERMISSION OF PERSPECTIVE DESIGN, INC. NO PART OF THIS DRAWING IS TO BE REPRODUCED, COPIED, LOANED, OR CHECKED ON WITHOUT WRITTEN PERMISSION OF PERSPECTIVE DESIGN, INC. NO PART OF THIS DRAWING IS TO BE REPRODUCED, COPIED, LOANED, OR CHECKED ON WITHOUT WRITTEN PERMISSION OF PERSPECTIVE DESIGN, INC.

3 EXTERIOR MATERIALS SCHEDULE

NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	CONCRETE	100	CU YD	FOR FOUNDATION
2	BRICK	100	1000	FOR EXTERIOR WALLS
3	ROOFING	100	SQ YD	FOR ROOF
4	GLASS	100	SQ FT	FOR WINDOWS
5	PAINT	100	GALES	FOR EXTERIOR
6	INSULATION	100	SQ YD	FOR ROOF
7	CEILING	100	SQ YD	FOR INTERIOR
8	FLOORING	100	SQ YD	FOR INTERIOR
9	MECHANICAL	100	LF	FOR VENTILATION
10	ELECTRICAL	100	LF	FOR LIGHTING
11	PLUMBING	100	LF	FOR WATER SUPPLY
12	MECHANICAL	100	LF	FOR HEATING
13	ELECTRICAL	100	LF	FOR POWER
14	PLUMBING	100	LF	FOR SANITATION
15	MECHANICAL	100	LF	FOR EXHAUST
16	ELECTRICAL	100	LF	FOR COMMUNICATIONS
17	PLUMBING	100	LF	FOR GAS
18	MECHANICAL	100	LF	FOR EXHAUST
19	ELECTRICAL	100	LF	FOR DATA
20	PLUMBING	100	LF	FOR RADIANT HEATING
21	MECHANICAL	100	LF	FOR EXHAUST
22	ELECTRICAL	100	LF	FOR SECURITY
23	PLUMBING	100	LF	FOR FIRE PROTECTION
24	MECHANICAL	100	LF	FOR EXHAUST
25	ELECTRICAL	100	LF	FOR ACCESS CONTROL
26	PLUMBING	100	LF	FOR RADIANT HEATING
27	MECHANICAL	100	LF	FOR EXHAUST
28	ELECTRICAL	100	LF	FOR SECURITY
29	PLUMBING	100	LF	FOR FIRE PROTECTION
30	MECHANICAL	100	LF	FOR EXHAUST

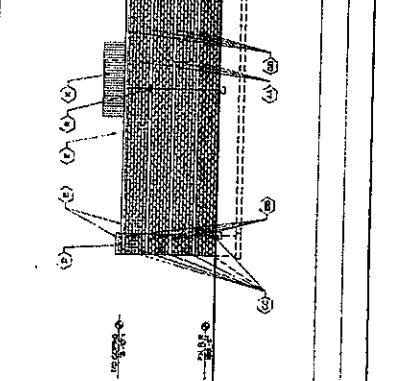
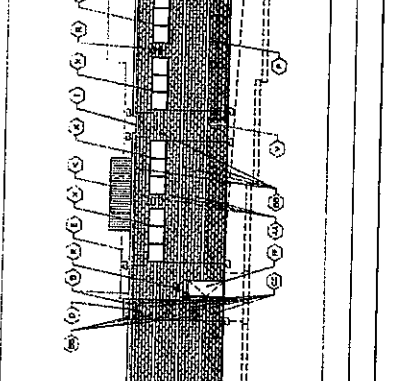
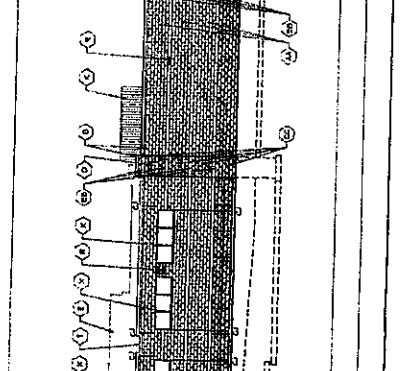
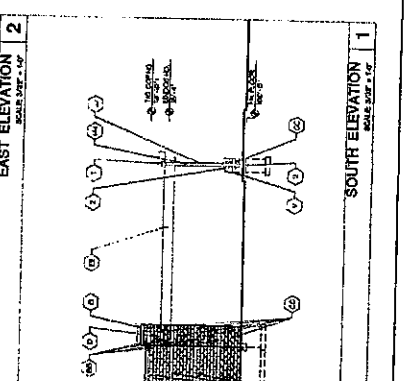
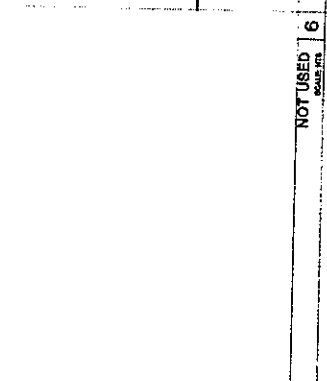
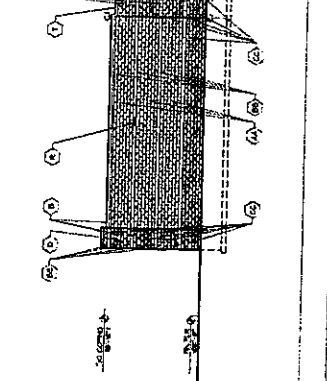
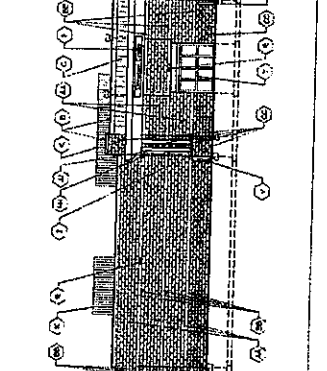
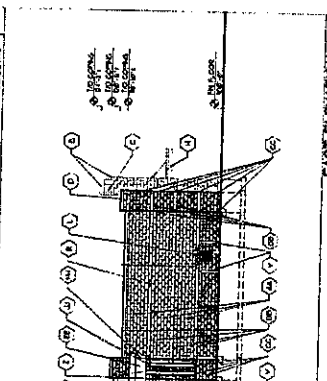
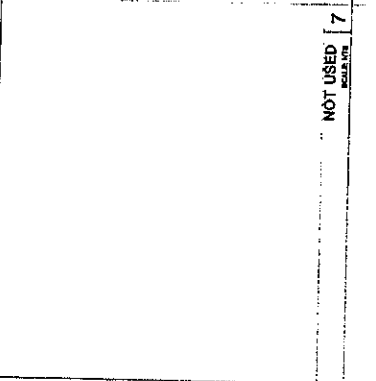
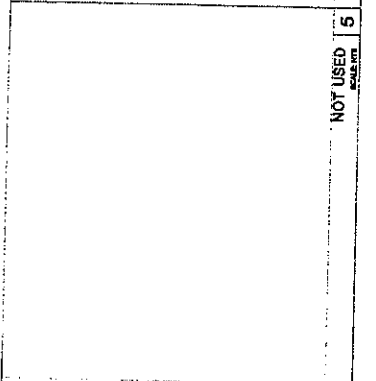
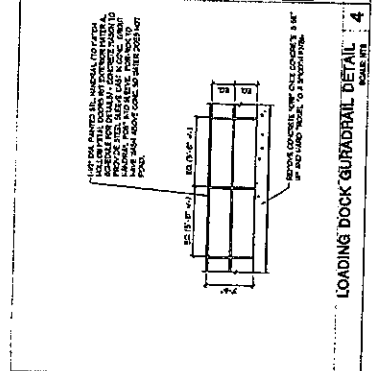
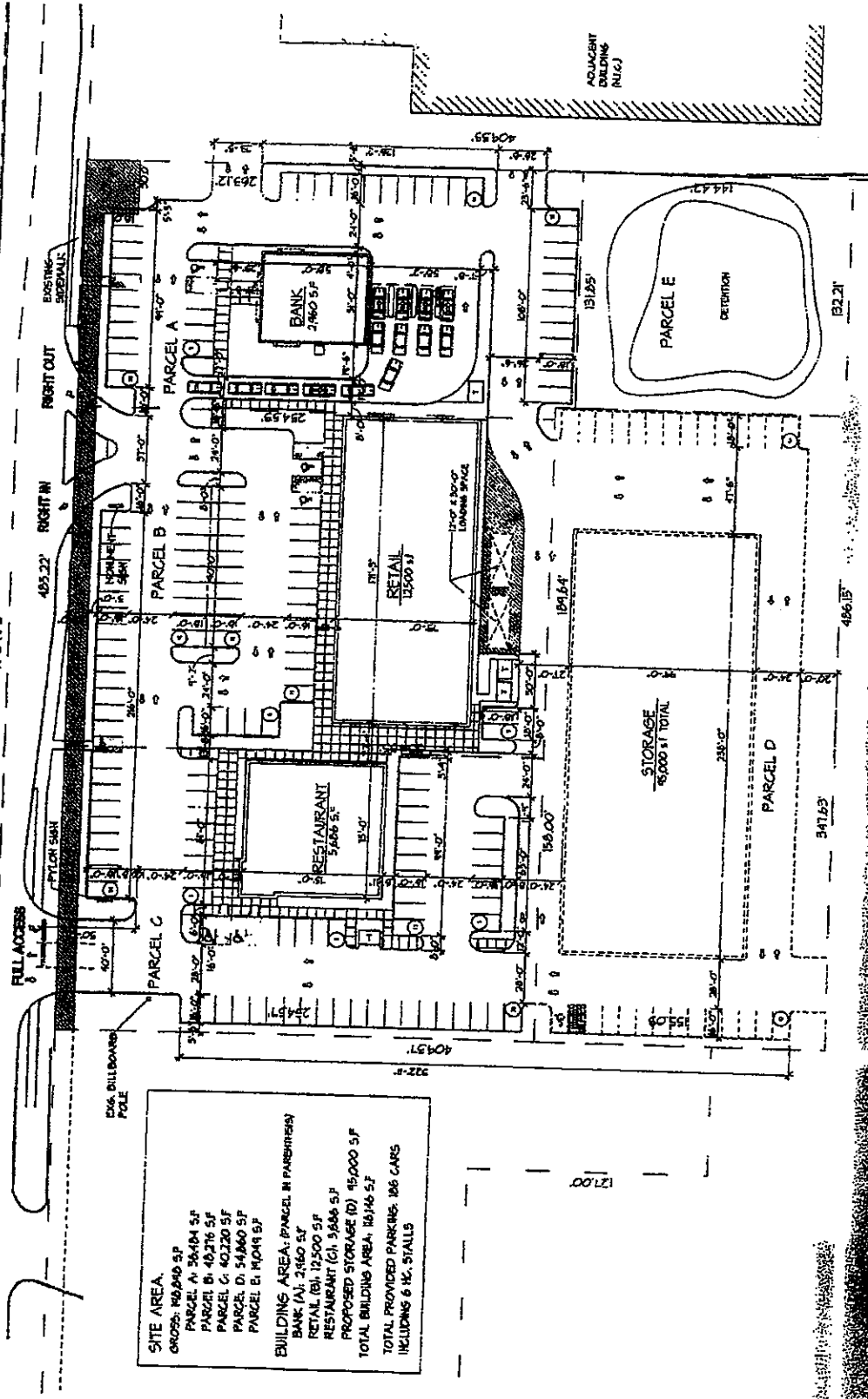


EXHIBIT I: PREVIOUSLY APPROVED PLANS

ROOSEVELT ROAD



SITE AREA.
 GROSS: 162,940 SF
 PARCEL A: 36,484 SF
 PARCEL B: 40,276 SF
 PARCEL C: 40,220 SF
 PARCEL D: 54,860 SF
 PARCEL E: 10,499 SF

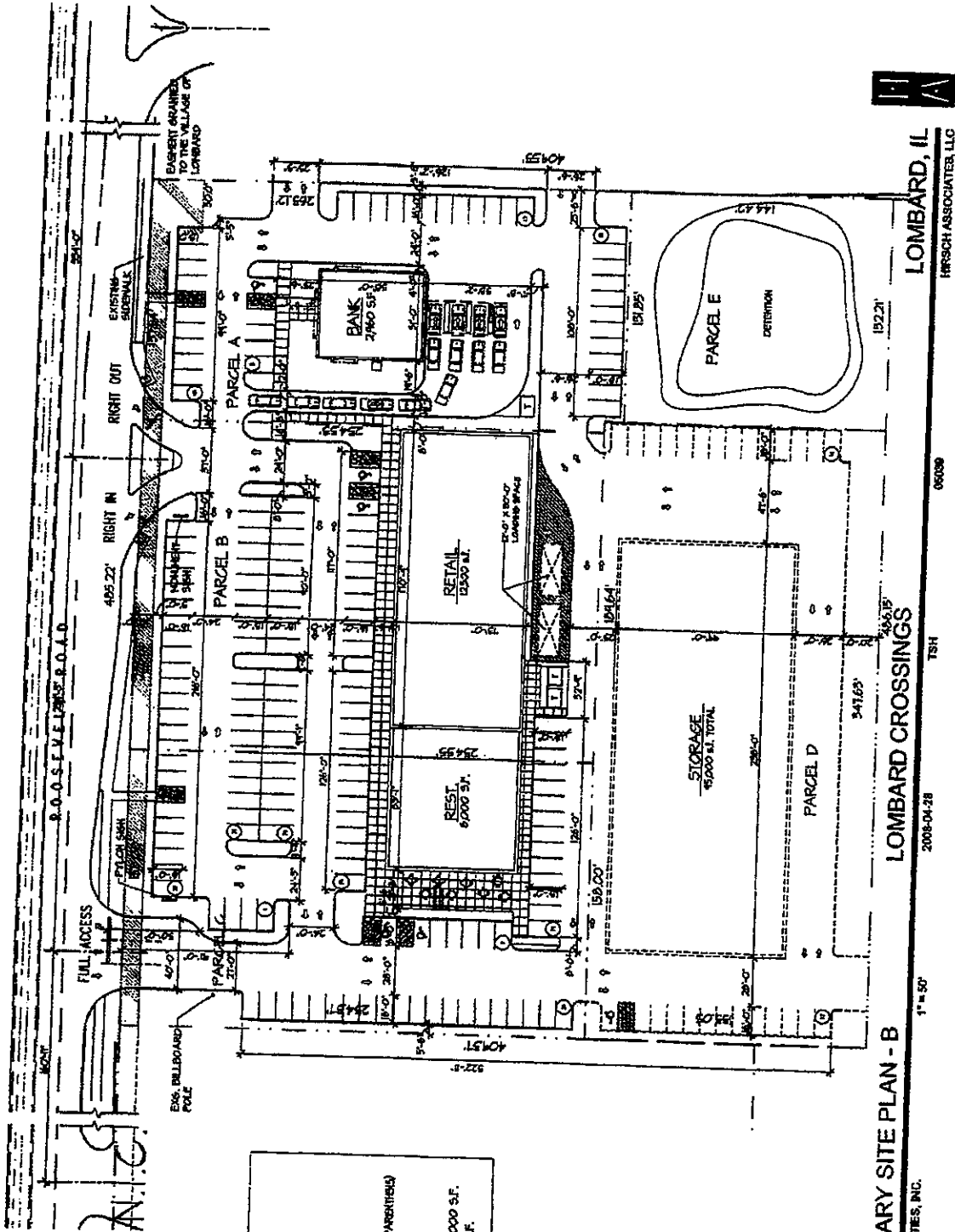
BUILDING AREA: (PARCEL IN PARENTHESES)
 BANK (A): 2,600 SF
 RETAIL (B): 1,500 SF
 RESTAURANT (C): 2,600 SF
 PROPOSED STORAGE (D): 6,000 SF
 TOTAL BUILDING AREA: 12,700 SF

TOTAL PROVIDED PARKING: 186 CARS INCLUDING 6 1/2 STALLS

Architecture + Planning

Tomgard-Crossing Site Plan

Centrum Properties, Inc.



SITE AREA:
 BROOKS, 289,984 SF.
 PARCEL A, 140,220 SF.
 PARCEL B, 149,276 SF.
 PARCEL C, 456,084 SF.
 PARCEL D, 854,861 SF.
 PARCEL E, 81,061 SF.

BUILDING AREA: (PARCEL IN PARENTHESES)
 BANK (A), 2,900 SF
 RETAIL (B), 12,500 SF.
 REST. (C), 6,000 SF.
 PROPOSED STORAGE (D), 145,000 SF.
 TOTAL BUILDING AREA, 166,400 SF.



LOMBARD, IL
 HFRSCH ASSOCIATES, LLC

LOMBARD CROSSINGS
 TSH
 2008-04-28

PRELIMINARY SITE PLAN - B
 CENTRUM PROPERTIES, INC.
 1" = 50'

06008

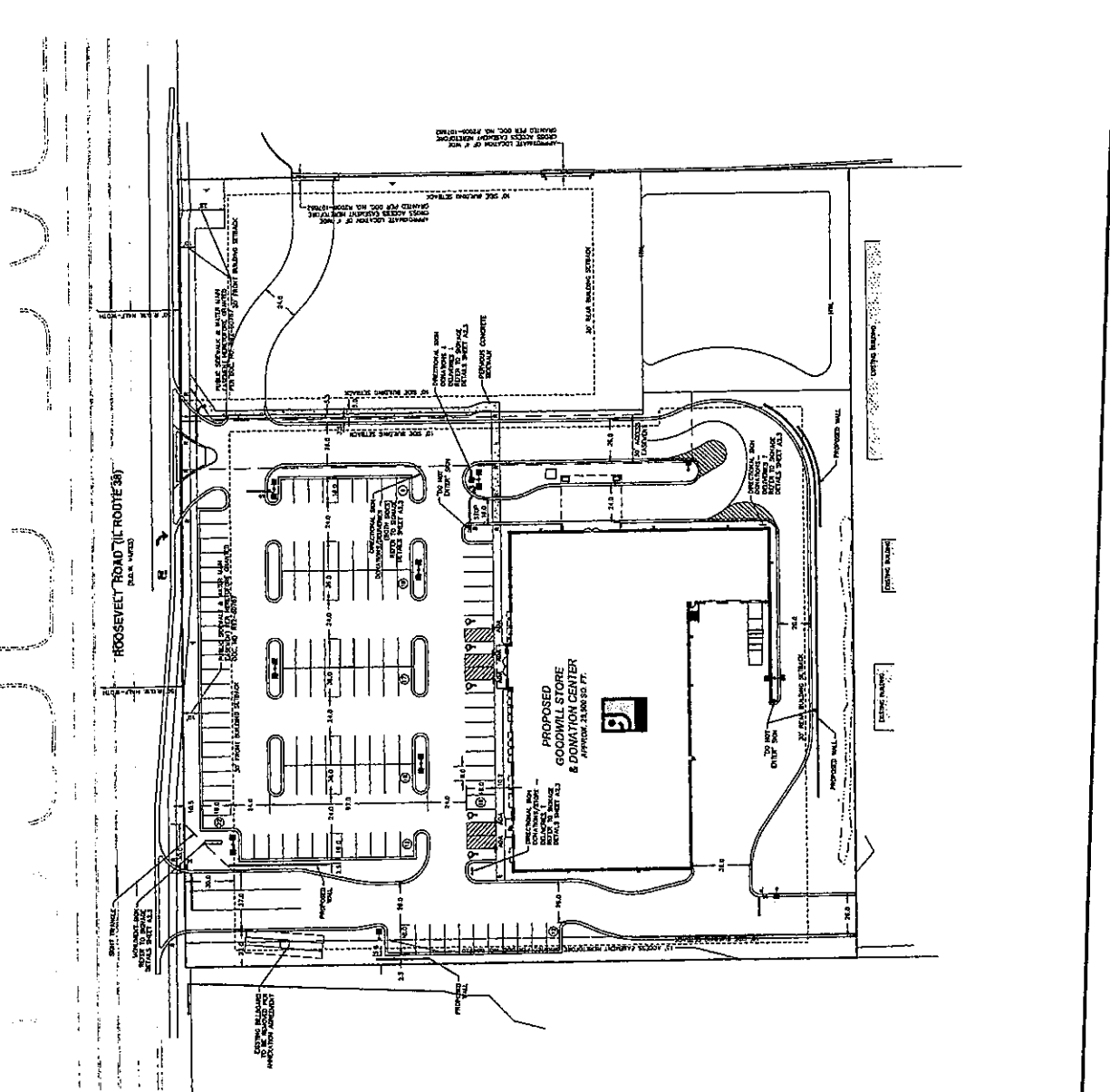
EXHIBIT J: APPROVED DEVIATIONS AND VARIATIONS

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: PARKING LOT IMPROVEMENTS ON LOTS 1 AND 2



LEGEND

PROPERTY LINE
 EXISTING DRIVEWAY
 EXISTING UTILITY LINE
 EXISTING SIDEWALK
 EXISTING DRIVEWAY
 EXISTING SIDEWALK
 EXISTING DRIVEWAY
 EXISTING SIDEWALK
 EXISTING DRIVEWAY
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 EXISTING DRIVEWAY
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NOTE: SURVEYS ARE TO FACE OF CURB
 1. UNLESS OTHERWISE NOTED.

811

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PROPOSED STORE & DONATION CENTER
 APPROX. 25,000 SQ. FT.

PARKING LOTS
 APPROX. 14 SPACES

ATWELL

ARCHITECTS | ENGINEERS

1345 EAST 100TH STREET, SUITE 100
 WILSONVILLE, IN 46094
 PHONE: (317) 566-1111
 FAX: (317) 566-1112
 WWW.ATWELL-INC.COM

PRELIMINARY ENGINEERING

GOODWILL STORE AND DONATION CENTER
 ROOSEVELT ROAD, LOMBARD, IL
 SECTION 23
 TOWN 28 NORTH, RANGE 13 EAST

SITE LAYOUT AND DIMENSION PLAN

DUPAGE COUNTY, ILLINOIS

ATWELL

SCALE: 1" = 30' HORIZONTAL
 1" = 12' VERTICAL

DATE: 10/14/2011

BY: J. M. [unreadable]
 CHECKED: [unreadable]

NOTICE:

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