

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


 Resolution or Ordinance (Blue) Waiver of First Requested
 X Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : March 20, 2025 (BOT) Date: April 3, 2025

SUBJECT: PC 25-06: 837 S. Westmore Meyers Road – Eastgate Shopping Center
Subdivision

SUBMITTED BY: Anna Papke, Planning and Zoning Manager 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests the Village approve a final plat of subdivision for a three-lot subdivision of the subject property, with companion variations for Lot 1. The subject property is the Eastgate Shopping Center, located within the B3PD Community Shopping Planned Development District (Eastgate Planned Development).

The Plan Commission recommended approval of this petition by a vote of 5-1. Please place this petition on April 3, 2025, Village Board of Trustees agenda for a first reading.

Fiscal Impact/Funding Source:
Review (as necessary)

Finance Director _____ Date _____
Village Manager _____ Date _____



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: Anna Papke, AICP, Planning and Zoning Manager *AP*

MEETING DATE: April 3, 2025

SUBJECT: **PC 25-06: 837 S. Westmore-Meyers Road – Eastgate Subdivision**

Please find the following items for Village Board consideration as part of the April 3, 2025, Village Board meeting:

1. Plan Commission referral letter
2. IDRC report for PC 25-06
3. An ordinance granting approval of a final plat of subdivision with variations, pursuant to Chapters 154 and 155 of the Village Code, on the subject property located within the B3PD Community Shopping District Planned Development

The Plan Commission recommended approval of this petition by a vote of 5-1. Please place this petition on the April 3, 2025, Village Board of Trustees agenda for a first reading.



VILLAGE OF LOMBARD

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April 3, 2025

Village President
Keith T. Giagnorio

Village Clerk
Liz Brezinski

Trustees

Brian LaVaque, Dist. 1
Anthony Puccio, Dist. 2
Bernie Dudek, Dist. 3
Vacant, Dist. 4
Dan Militello, Dist. 5
Bob Bachner, Dist. 6

Village Manager
Scott R. Niehaus

*"Our shared **Vision** for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The **Mission** of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 25-06: 837 S. Westmore-Meyers Road (Eastgate Subdivision)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition.

The petitioner requests the Village take the following actions on the subject property located within the B3PD Community Shopping Planned Development District (Eastgate Planned Development):

1. Pursuant to Chapter 154 of the Village Code (the Subdivisions and Development Ordinance), approve a final plat of subdivision with the following companion variations for Lot 1:
 - a. A variation from Section 155.415(D) to allow a lot with a lot area of 16,179 square feet, where a minimum lot area of 20,000 square feet is required;
 - b. A variation from Section 155.415(F)(3) to allow an interior side yard of zero feet (0') where a minimum interior side yard of ten feet (10') is required; and
 - c. A variation from Section 155.415(F)(4) to allow a rear yard of twenty-five feet (25') where a minimum rear yard of thirty feet (30') is required.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on March 17, 2025. Sworn in to present the petition was Anna Papke, Planning and Zoning Manager, and Leo Solarte, representing the petitioner.

Chairperson Giuliano read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, she proceeded with the petition.

Mr. Solarte said he represented the owner of the Eastgate Shopping Center. He said the property owner plans to subdivide the shopping center.

Chair Giuliano asked if Mr. Solarte had a presentation or additional information to go along with his statement. Mr. Solarte said all the information was contained in the staff report.

Chairperson Giuliano asked if any person would like to cross examine or speak in favor or against this petition, or for public comment.

Kristin Bernstein addressed the Plan Commission. She said she lives in the Cambria development to the rear of the shopping center. She asked that the 25-foot rear yard setback variance for the subdivision not be approved without a specific plan for the use of the property. She noted concerns about privacy.

Chairperson Giuliano asked if any person would like to cross examine or speak in favor or against this petition, or for public comment. Hearing none, she asked for the staff report.

Ms. Papke presented the interdepartmental review committee report, which was entered into the public record in its entirety. The petitioner proposes to subdivide the Eastgate Shopping Center into three parcels. Lot 1 will be an outlot encompassing the former convenience store on the northwest corner of the shopping center. Lot 2 will include the north buildings of the shopping center. Lot 3 will include the vacant building on the south side of the shopping center. Lot 1 requires variances for substandard lot area. Lot 1 also requires variances for setbacks of the existing convenience store building with respect to the proposed new lot lines. Ms. Papke noted that the rear yard setback variance would apply to Lot 1 only, and would not apply to the other lots, or to the rear of the shopping center where adjacent to the Cambria development.

During interdepartmental review, the Public Works Department noted the final plat will require dedication of an easement over the existing sewer main on the property. The petitioner is aware of this requirement and will make this edit prior to submitting the plat to the Village Board for approval.

The Planning Division reviewed the plat for compliance with minimum lot area and width requirements. In review of the request for variances for Lot 1, staff notes the petitioner has drawn the Lot 1 boundaries in a logical location with respect to existing curb cuts, buildings and easements. For that reason, staff supports the requested variances.

Ms. Papke noted that the existing building on Lot 3 would not meet a side yard setback requirement. However, the petitioner intends to demolish the vacant building on Lot 3 in the near future and thus is not requesting a variance for this setback. Staff recommends a condition of approval requiring demolition of the south building to be underway prior to the Village recording the final plat of subdivision with DuPage County.

Finally, the plat of subdivision will create divisions within the shared parking lot serving the shopping center. The petitioner has stated an intention to record a blanket cross access and maintenance agreement that will preserve existing circulation patterns within the parking lot.

Staff recommended approval of the plat subject to the conditions in the staff report.

Chairperson Giuliano asked if there were any questions or comments on the staff report.

Commissioner Flanigan asked for clarification on the setback of the convenience store building pre- and post-subdivision. Ms. Papke said the rear yard setback of the convenience store building was several hundred feet from the current rear lot line behind the shopping center. If the property were subdivided, the convenience store would be approximately 25 feet from the rear lot line of Lot 1.

Chairperson Giuliano asked if there were any questions or comments on the staff report. Hearing none, she opened the meeting to comments from the Commissioners.

Commissioner Spreenberg said the subdivision would create three lots. He noted that there was likely a perception that Lot 3 would be made available for redevelopment. He asked why Lot 1 and Lot 2 needed to be separate lots, rather than keeping the north shopping center buildings and convenience store together.

Mr. Solarte said the property owner was seeking flexibility in making the convenience store ready for a new tenant or owner.

Commissioner Johnston asked if subdivision and possible future redevelopment of Lot 3 would negatively impact parking availability for the shopping center. Ms. Papke said the petitioner's proposed cross-access easement would allow the shopping center tenants to access all the parking currently existing in the center, even after subdivision. The petitioner was not proposing to reduce the number of spaces at the center at this time.

Commissioner Johnston asked the petitioner if there is market demand for a building and property the size of the convenience store building and the Lot 1 property. Mr. Solarte said there is demand for buildings and properties of that size.

Commissioner Spreenberg asked staff if there was adequate parking on Lot 2 to serve the uses on Lot 2, if Lot 3 were redeveloped. Ms. Papke said staff had not conducted an analysis of the number of spaces on Lot 2 only, because the cross-access easement would ensure access to all the shopping center parking. Ms. Papke said that if a future petition for redevelopment were to come forward, staff would analyze whether the property would continue to provide adequate parking after redevelopment.

Commissioner Sweetser asked if there was any information about how Lot 3 would be redeveloped, and how that might impact various concerns, such as access, for the shopping center. Ms. Papke said the petitioner had not proposed a specific plan for redevelopment at this stage. Any

future plans for redevelopment of the property would come before the Plan Commission for a public hearing.

Commissioner Johnston asked the petitioner if they had identified anyone interested in the shopping center for redevelopment. Mr. Solarte confirmed the petitioner had not identified any interested parties.

Commissioner Johnston asked what the property would look like in the near future if the building on Lot 3 was demolished. Mr. Solarte said they would likely tear down the building and put grass in that area until a redevelopment plan was identified. He did not have a timeline on the redevelopment.

Commissioner Spreenberg asked staff if the petitioner needed to be able to create Lot 1. He said it did not seem to him that the petitioner needed to create Lot 1. He asked why the petitioner needed to create Lot 1 now without having identified a buyer or future user for Lot 1.

Ms. Papke said she could not speak to the petitioner's perception of need to create Lot 1. Staff had analyzed the petition in the context of the petitioner's stated intent to create an outlot around the convenience store building. Staff found the Lot 1 boundaries and related variances were reasonable given the constraints on the property in the form of existing drive aisles, easements, and other development.

Commissioner Sweetser asked about access to the shopping center from Westmore-Meyers Road, and whether there were circulation issues that were part of the current discussion. Ms. Papke said the proposed subdivision would not change the circulation within the site or on neighboring streets because the petitioner was not proposing any new development or change to curb cuts at this time. If a future redevelopment proposal were to be advanced, then traffic circulation and access would be reviewed at that time.

Commissioner Spreenberg asked if the building on Lot 1 was vacant. Mr. Solarte confirmed it was vacant.

Commissioner Johnston asked if Ms. Bernstein's concern about the rear yard setback had been addressed. Ms. Bernstein said the staff presentation clarified that the rear yard setback variance would only apply to Lot 1.

Commissioner Spreenberg asked if the variances were granted for Lot 1, would they stay in place for future tenants who might occupy the building or build a new building. Ms. Papke said they would remain.

On a motion by Commissioner Verson, and a second by Commissioner Johnston, the Plan Commission voted 5-1 to recommend that the Village Board approve the petition associated with PC 25-06 subject to the three (3) conditions in the staff report:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;

2. That prior to submitting the plat of subdivision for signature by the Village Board, the petitioner shall revise the final plat to grant an easement for the entire extent of the existing sanitary sewer main that is owned and maintained by the Village. This easement shall be 30' wide, per Section 154.512(A)(1)(b) of Village Code; and
3. That the petitioner shall obtain a demolition permit and commence demolition activities on the vacant shopping center building on the south side of the parking lot before the Village will record the final plat with the DuPage County Recorder's office.

Respectfully,

VILLAGE OF LOMBARD

Leigh Giuliano, Chairperson
Lombard Plan Commission

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

SUBDIVISION – 837 S. WESTMORE-MEYERS ROAD

March 17, 2025

Title

PC 25-06

Petitioner

Illinois Holdings (USA), Inc. &
Rezin Family Investments, LLC
Leo Solarte/Paul Downing
180 N. Wacker Dr., Suite 301
Chicago, IL 60606

Property Owner

Illinois Holdings (USA), Inc. &
Rezin Family Investments, LLC
180 N. Wacker Dr., Suite 301
Chicago, IL 60606

Property Location

837 S. Westmore-Meyers Road
PIN: 06-16-117-007

Zoning

B3PD Community Shopping District
Planned Development

Existing Land Use

Shopping center

Comprehensive Plan

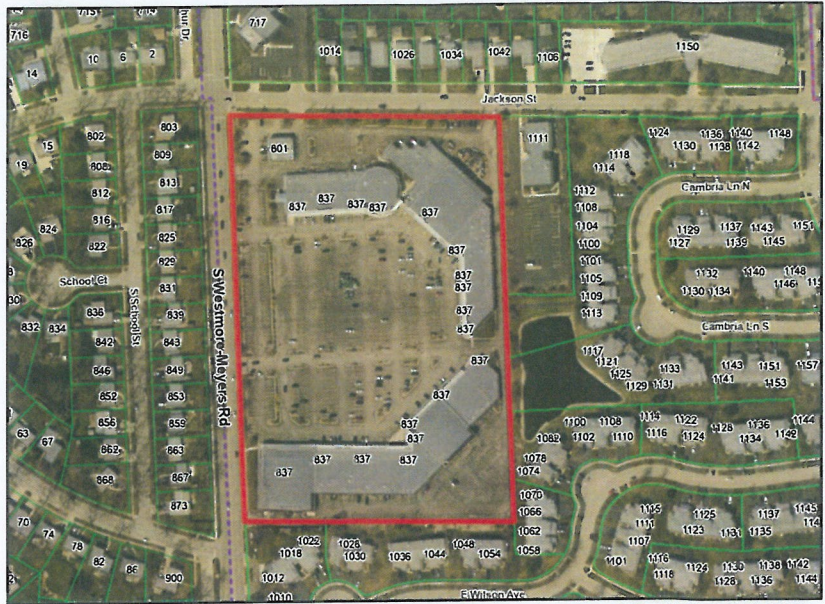
Mixed Use Commercial and Office

Approval Sought

Approve a final plat of subdivision
with companion variations for Lot 1.

Prepared By

Anna Papke, AICP
Planning and Zoning Manager



LOCATION MAP

PROJECT DESCRIPTION

The petitioner requests approval of a major plat of subdivision with companion variations. The subject property is the Eastgate Shopping Center. The subdivision is being executed in anticipation of future redevelopment of portions of the property, though no development is proposed at this time.

The petitioner proposes to create three lots:

- Lot 1: 16,179 SF (0.37 acres), encompassing the former 7-Eleven convenience store at the northwest corner of the property.
- Lot 2: 313,412 SF (7.195 acres), encompassing the north shopping center buildings (Secretary of State, Prairie Food, Ace Hardware).
- Lot 3: 218,618 SF (5.018 acres), encompassing the south shopping center building (currently vacant).

The plat of subdivision requires three variations for Lot 1. The plat of subdivision will also formalize the dedication of the east portion of the Westmore-Meyers Road right-of-way. The east portion of the right-of-way was identified in an assessment plat in the early 20th century, but never formally dedicated to the Village. Subdivisions of more than one acre and subdivisions that consist of the dedication of public streets are major subdivisions per Chapter 154 of Village Code. Major subdivisions with companion variations require a public hearing with the Plan Commission and final approval by the Village Board.

PROJECT STATS

Lot Area

Lot 1:	16,179 SF (0.37 acres)
Lot 2:	313,412 SF (7.195 acres)
Lot 3:	218,618 SF (5.018 acres)

Submittals

1. Petition for a public hearing, dated 2/13/25;
2. Project narrative and response to Standards, prepared by the petitioner;
3. Final Plat of Eastgate Subdivision, prepared by Webster, McGrath & Ahlberg Ltd., dated 2/10/25; and
4. Fomal Plat of Eastgate Subdivision with parking lot improvement shown, prepared by Webster, McGrath & Ahlberg Ltd., dated 2/19/25 [submitted for illustrative purposes].

APPROVAL(S) REQUIRED

The petitioner requests the Village take the following actions on the subject property located within the B3PD Community Shopping Planned Development District (Eastgate Planned Development):

1. Pursuant to Chapter 154 of the Village Code (the Subdivisions and Development Ordinance), approve a final plat of subdivision with the following companion variations for Lot 1:
 - a. A variation from Section 155.415(D) to allow a lot with a lot area of 16,179 square feet, where a minimum lot area of 20,000 square feet is required;
 - b. A variation from Section 155.415(F)(3) to allow an interior side yard of zero feet (0') where a minimum interior side yard of ten feet (10') is required; and
 - c. A variation from Section 155.415(F)(4) to allow a rear yard of twenty-five feet (25') where a minimum rear yard of thirty feet (30') is required.

EXISTING CONDITIONS

The subject property is a shopping center consisting of three retail strip buildings, and standalone building at the northwest corner, and an associated surface parking lot.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has the no comment on the petition. Additional comments may be forthcoming during permit review.

Fire Department:

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

Private Engineering Services:

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

Public Works:

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

1. The final plat requires a revision to grant an easement for the entire extent of the existing sanitary sewer main that is owned and maintained by the Village.

Planning Services Division:

The subject property is developed with the Eastgate Shopping Center. The shopping center was constructed in 1959 and consists of four buildings with a shared parking lot. Over the last five years, the property owner has undertaken a series of improvements and tenant relocations on the property, including:

- Relocation of the Secretary of State driver services office from the south building to the north building of the shopping center.
- Renovating and leasing a portion of the north building to Prairie Food Co-op, which is expected to open in mid-2025.
- Build-out of Ace outdoor garden center.
- Relocation of various tenants within the shopping center.

As a result of these activities, the south building of the shopping center is currently vacant. The petitioner intends to demolish this building and make the south portion of the subject property available for redevelopment. The petitioner is undertaking the subdivision in anticipation of future redevelopment, though no specific plan for redevelopment is under consideration at this time. Should a redevelopment plan be advanced in the future, it will be reviewed by staff and brought through the Plan Commission public hearing process if warranted.

1. Zoning Compatibility and Request for Variations for Lot 1

The Subdivisions and Development Ordinance (Village Code Chapter 154) requires all subdivided lots to meet minimum lot width and lot area requirements for the underlying zoning district. Minimum lot width and minimum lot area in the B3 District are 100 feet and 20,000 square feet, respectively. Subdivisions are also reviewed to ensure existing development meets the required building setbacks from new proposed property lines.

The Planning Division notes the following with respect to the three proposed lots:

- **Lot 1:** Lot 1 encompasses the former convenience store located on the northwest corner of the shopping center. As proposed, the lot area of Lot 1 is 16,179 square feet; the petitioner is requesting a variance to allow a lot with less than the minimum required 20,000 square feet. The petitioner also requests variances for the interior side and rear yard setbacks for the existing building with respect to the proposed new lot lines. The petitioner intends to offer Lot 1 for sale as an outlot parcel.

The Lot 1 boundaries have been drawn in accordance with existing curb cuts, buildings, and easements. Increasing the size of Lot 1 to meet minimum lot area and setback requirements would result in awkward divisions of easements and drive aisles, which would potentially pose challenges for future development and maintenance of the shopping center parking lot. Staff finds that the configuration of Lot 1 is the result of existing development on the subject property and supports the requested variations.

- **Lot 2:** Lot 2 encompasses the north shopping center buildings. The lot meets minimum lot area and lot width requirements. No setback variations are required for Lot 2.
- **Lot 3:** Lot 3 encompasses the vacant shopping center building on the south side of the parking lot. The lot meets minimum lot area and lot width requirements. The building will not meet the interior side yard setback requirement of 10 feet from the north lot line of Lot 3. However, the petitioner intends to demolish this building in the near future. Therefore, no variation for this setback is

requested. Staff recommends a condition of approval requiring that demolition activities commence prior to the Village recording the final plat of subdivision.

2. Access and Circulation

The subdivision will create divisions within the shared parking lot. The petitioner has stated that the property owner will execute and record a reciprocal access and easement agreement to address ongoing cross access and maintenance of the parking lot. This agreement will preserve existing traffic circulation patterns in the parking lot.

SITE HISTORY

ZBA 75-2

Appeal regarding administrative decision for a freestanding sign.

PC 87-18

Conditional use for exercise and tanning salon.

PC 90-24

Conditional use for gym and exercise facility and variations for landscaping.

PC 96-2

Request for text amendment and approval of conditional use for school to work program.

PC 92-22

Conditional use for billiards room.

PC 99-11

Approval of planned development with companion conditional uses and exceptions.

PC 00-44

Approval of conditional use for outdoor display and sales of products.

PC 13-02

Amending provisions for wall signs established in PC 99-11 (Ord 4636).

PC 16-16

Approval of conditional use for catering services.

PC 18-07

Approval of conditional use for massage establishment.

PC 23-05

Approval of conditional use for outdoor display and sales.

FINDINGS & RECOMMENDATIONS

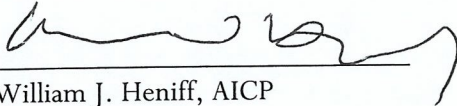
Staff finds that the proposed plat of subdivision with variations for Lot 1 is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and the Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested plat of subdivision with variations and finds that the petition **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 25-06:

Based on the submitted petition and the testimony presented, the proposed Plat of Subdivision with variations meets the requirements of the Lombard Subdivisions and Development Ordinance and Zoning Ordinance 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 recommend to the Village Board **approval** of PC 25-06, subject to the following conditions:

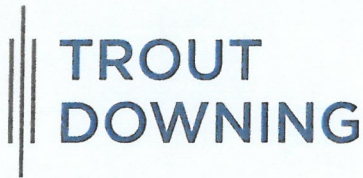
1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. That prior to submitting the plat of subdivision for signature by the Village Board, the petitioner shall revise the final plat to grant an easement for the entire extent of the existing sanitary sewer main that is owned and maintained by the Village. This easement shall be 30' wide, per Section 154.512(A)(1)(b) of Village Code; and
3. That the petitioner shall obtain a demolition permit and commence demolition activities on the vacant shopping center building on the south side of the parking lot before the Village will record the final plat with the DuPage County Recorder's office.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development
c. Petitioner

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134 N. LaSalle St., Ste. 1840
Chicago, IL 60602

2494 Santa Barbara Lane
Franklin, TN 37069

February 18, 2025

Village of Lombard
Plan Commission
255 E. Wilson Avenue
Lombard, Illinois 60148
Attn: Anna Papke
Planning and Zoning Manager
Email: PapkeA@villageoflombard.org

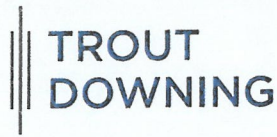
RE: Standards to Variations – Eastgate Shopping Center Proposed Subdivision; Lot 1

Dear Anna:

Please accept this letter as a request for two (2) variations for the proposed Lot 1, as shown on the draft Plat of Subdivision (the “Plat”) provided with this correspondence. Ownership has embarked on a years-long process to improve and partially redevelop the Eastgate Shopping Center located at 837 S. Westmore Meyers Road (the “Shopping Center”). In 2022, the owners performed significant improvements to extend the existing Ace Hardware lease at the Shopping Center for ten years, and invested in excess of \$300,000 to bring Prairie Food Co-Op to the Shopping Center and the Village. Most recently, significant expense was incurred to relocate the Illinois Department of Motor Vehicles in its new premises within the Shopping Center, thereby keeping this essential location open and available to the residents of Lombard. The final steps of the improvement plan include subdividing the Shopping Center into three (3) parcels, demolishing the outdated building located on Lot 3 and redeveloping Lot 3. The subdivision will allow the flexibility in either financing the redevelopment of Lot 3, or the sale of Lot 1 for the same purpose.

In order to accomplish the redevelopment and re-tenanting of Lot 3, two (2) variations will be required for Lot 1. First, the size of Lot 1 will be less than the required 20,000 square feet. Secondly, the setback requirements of the existing structure on Lot 1 will also require a variation. For the reasons set forth in this letter, ownership hopes that the Plan Commission will find that the standards for variation have been met, and that the continued improvement of the Shopping Center will have no adverse impact on the surrounding neighborhood, traffic patterns, or users of the Shopping Center.

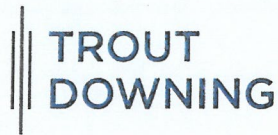
The Commission should be aware that upon approval of the Plat, ownership will execute and record a Reciprocal Access and Easement Agreement (the “REA”) affecting the Shopping Center. The REA will provide for mutual access and easements across all three lots for ingress/egress, parking, pedestrian travel, repairs and maintenance, and the maintenance of existing easements. Further, the REA will provide for an equitable sharing of costs for landscaping, drives and asphalt



maintenance, striping and repairs and replacement among all lots based on their proportionate size. The REA, therefore, will maintain the harmony and access to all parts of the Shopping Center whether the existing owners continue to own the entirety of the Shopping Center or if one or more lots are conveyed to third parties in the future.

The following responses are submitted with respect to the proposed Lot 1 containing less than 20,000 square feet. A variation to the required lot size is requested based upon the following:

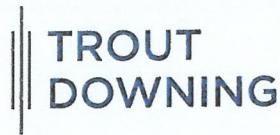
1. Because of the particular existing structures (both on Lot 1 and Lot 2), curb cuts, landscaping and easements affecting the Property, it would be impossible to increase the size of Lot 1 without adversely affecting the existing natural flow and ingress and egress of the Shopping Center and/or creating other issues between the proposed lots.
2. The owner of the Shopping Center is not seeking to create new structures on Lot 1 or Lot 2 and is merely seeking the variation as a result of existing conditions that are particular to the Shopping Center as they exist as of the date of this application.
3. The owner of the Shopping Center has spent the last two years on a plan to improve the Shopping Center by: entering into a long-term lease to retain and improve the Ace Hardware location at the Shopping Center, relocating and significantly improving the DMV location to prevent the Secretary of State from leaving the Shopping Center, incentivizing Prairie Food Co-Op to open a location at the Shopping Center, and vacating tenants from the building located on Lot 3 to prepare for its demolition and future improvement. The final stage of this plan is the proposed subdivision which will allow for the continued improvement of the Shopping Center, thereby continuing to serve the residents of Lombard and continuing to grow the jobs and tax revenue generated by the Shopping Center.
4. The difficulty in laying out a Lot 1 with not less than 20,000 square feet was created by the minimum lot size required by the variance. No current owner or any party having a financial interest in the Shopping Center created the existing structures, layout or easements.
5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood of the Shopping Center. In fact, the granting of the variation will allow for the continued betterment of the Shopping Center and its benefit to the neighborhood.
6. The granting of the variation will not alter the essential character of the neighborhood. No outward changes will be visible as the existing structures on Lot 1 and Lot 2 will remain and will continue to be improved.



7. The proposed variation to Lot 1 will not impair an adequate supply of light or air to adjacent properties or increase congestion on public streets, increase danger of fire, impair natural drainage or create drainage problems, nor will it endanger public safety or diminish or impair values within the neighborhood. Existing structures, curb cuts, ingress/egress and easements will remain as-is. The Shopping Center does not currently cause any of the listed problems and the proposed variation will not alter the existing nature of the Shopping Center.

The following responses are submitted with respect to the setback requirements of Lot 1. A variation to the required setback is requested based upon the following:

1. Because of the particular existing structure on Lot 1, curb cuts, landscaping and easements affecting the Property, it would be impossible to increase the existing setback without demolishing the structure (currently leased by 7-Eleven), adversely affecting the existing natural flow and ingress and egress of the Shopping Center and/or creating other issues between the proposed lots.
2. The owner of the Shopping Center is not seeking to create new structures on Lot 1 and is merely seeking the setback variation as a result of existing conditions that are particular to the Shopping Center as they exist as of the date of this application.
3. The owner of the Shopping Center has spent the last two years on a plan to improve the Shopping Center by: entering into a long-term lease to retain and improve the Ace Hardware location at the Shopping Center, relocating and significantly improving the DMV location to prevent the Secretary of State from leaving the Shopping Center, incentivizing Prairie Food Co-Op to open a location at the Shopping Center, and vacating tenants from the building located on Lot 3 to prepare for its demolition and future improvement. The final stage of this plan is the proposed subdivision which will allow for the continued improvement of the Shopping Center, thereby continuing to serve the residents of Lombard and continuing to grow the jobs and tax revenue generated by the Shopping Center.
4. The difficulty in laying out a Lot 1 with the required setback was created by the minimum setback required by the variance and the existing location of easements, ingress/egress location and Jackson Street. No current owner or any party having a financial interest in the Shopping Center created the existing structures, layout or easements.
5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood of the Shopping Center. In fact, the granting of the variation will allow for the continued betterment of the Shopping Center and its benefit to the neighborhood.



6. The granting of the variation will not alter the essential character of the neighborhood. No outward changes will be visible as the existing structure on Lot 1 will remain in its current location.

7. The proposed variation to Lot 1 will not impair an adequate supply of light or air to adjacent properties or increase congestion on public streets, increase danger of fire, impair natural drainage or create drainage problems, nor will it endanger public safety or diminish or impair values within the neighborhood. Existing structures, curb cuts, ingress/egress and easements will remain as-is. The Shopping Center does not currently cause any of the listed problems and the proposed variation will not alter the existing nature of the Shopping Center.

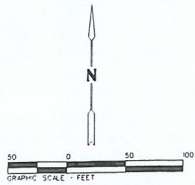
Representatives for ownership of the Shopping Center look forward to discussing these responses further and answering any questions the Plan Commission may have.

Regards,

/s/ Paul C. Downing
Paul Downing

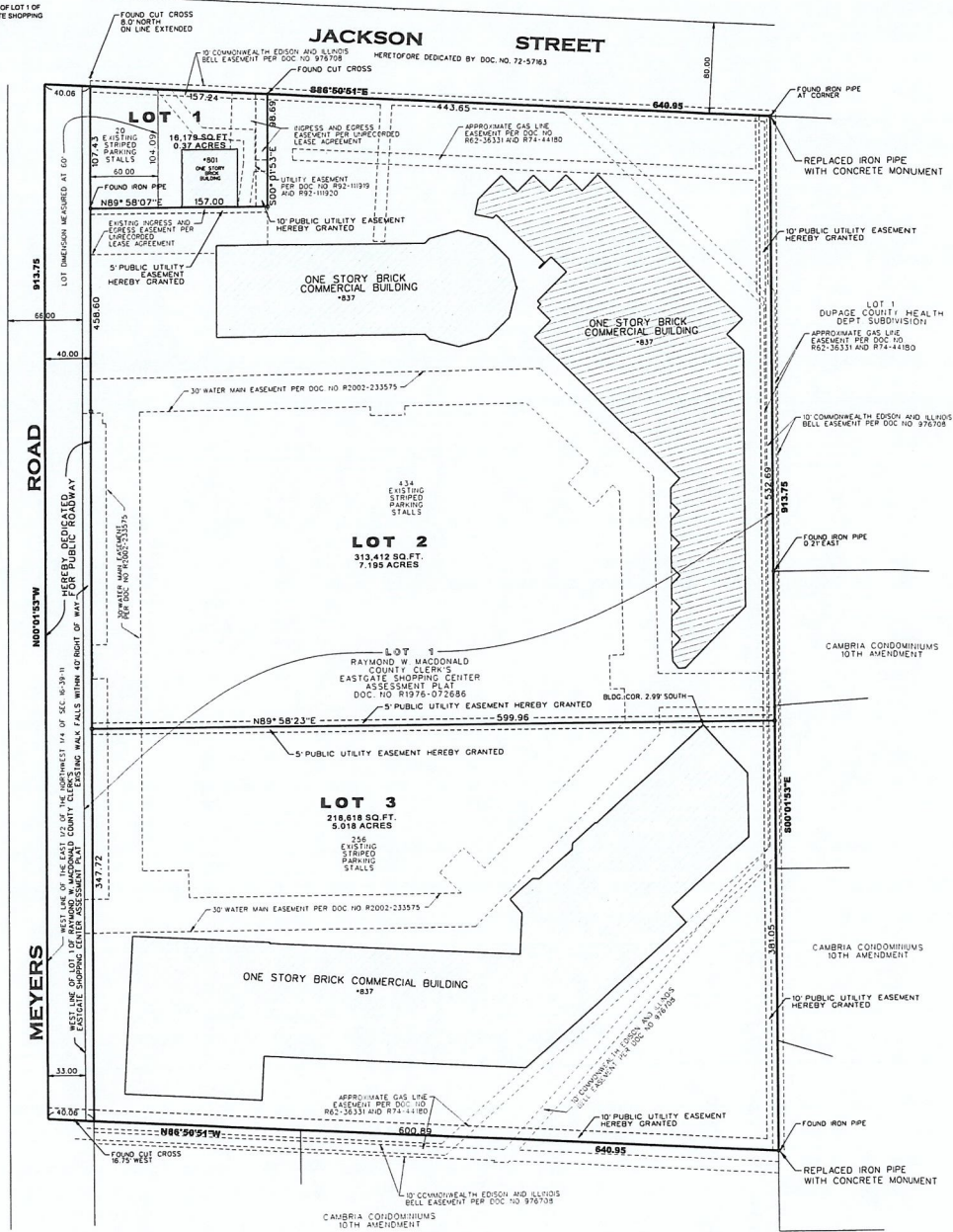
FINAL PLAT OF EASTGATE SUBDIVISION

IN PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE, ILLINOIS.



BASIS OF BEARINGS

ASSUMED BEARING OF N00°01'33"W ON THE WEST LINE OF LOT 1 OF RAYMOND W. MACDONALD'S COUNTY CLERK'S EASTGATE SHOPPING CENTER ASSESSMENT PLAT.



MEYERS ROAD

JACKSON STREET

PLAT SUBMITTED BY AND RETURN TO:

AFTER RECORDING SUBMIT TAX BILL TO:

LINE LEGEND

- BOUNDARY LINE
- LOT LINE
- SETBACK LINE
- EASEMENT LINE
- - - SECTION LINE

No.	Date	Description	By
1	2-4-2023	REVISED PER VILLAGE REVIEW	JCV
2	3-10-2026	REVISED PER VILLAGE REVIEW	JCV

PLAT OF SUBDIVISION	
EASTGATE SHOPPING CENTER LOWBAR, ILLINOIS	
PREPARED FOR: TROUSERS & COMPANY, LLC 2400 SANTA BARBARA LANE FRANKLIN, TENNESSEE 37068 PHONE: 931-974-1972	
WEBSTER, McGRATH & AHLBERG LTD.	DATE: 3-28-2023
SCALE: 1" = 50'	DRAWN: JCV
DESIGN: JCV	CHECKED: XXX
FILE # D-9659 SLB	SHEET # 1 of 2

FINAL PLAT OF EASTGATE SUBDIVISION

IN PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, 5 IN DUPAGE, ILLINOIS.

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS, COUNTY OF DU PAGE) SS THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, AFORESAID, ON THE _____ DAY OF _____ A.D. 20____ AT _____ O'CLOCK _____ M.

COUNTY CLERK

STATE OF ILLINOIS, COUNTY OF DU PAGE) SS I, _____ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT. GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS THIS _____ DAY OF _____ A.D. 20____

OWNER'S CERTIFICATE

STATE OF ILLINOIS, COUNTY OF _____) SS I, _____ AUTHORIZED TO DO BUSINESS IN ILLINOIS, CERTIFIES THAT IT IS THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HERETO, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON FOR THE USES AND PURPOSES SET FORTH AND DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID PROPERTY AND THE VARIOUS DEDICATIONS, GRANTS, RESERVATION OF EASEMENTS, AND RIGHTS OF WAY SHOWN HEREON. DATED THIS _____ DAY OF _____ A.D. 20____

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS, COUNTY OF DU PAGE) SS APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, ILLINOIS, THIS _____ DAY OF _____ A.D. 20____ BY: _____ VILLAGE PRESIDENT ATTEST: _____ VILLAGE CLERK

SCHOOL DISTRICT BOUNDARY STATEMENT

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS: THE HIGHWAY IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON A PROPOSED PLAT OF SUBDIVISION SUBMITTED TO THE CITY FOR APPROVAL, WHICH LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN AND TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES ARE: GRADE SCHOOL DISTRICT 43 HIGH SCHOOL DISTRICT 18 COMMUNITY COLLEGE DISTRICT: COLLEGE OF DUPAGE 502 DATED THIS _____ DAY OF _____ 20____ OWNER _____

VILLAGE COLLECTOR

STATE OF ILLINOIS, COUNTY OF DU PAGE) SS I, _____ VILLAGE COLLECTOR FOR THE VILLAGE OF LOMBARD ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID SPECIAL ASSESSMENTS OR ANY UNPAID SPECIAL ASSESSMENTS THEREOF THAT HAVE BEEN APPOINTED AGAINST ANY OF THE TRACT AND INCLUDED IN THE CONSOLIDATED PLAT. DATED AT LOMBARD, ILLINOIS, THIS _____ DAY OF _____ A.D. 20____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS, COUNTY OF _____) SS I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATURE OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT OF THE CORPORATION AND THAT SAID INDIVIDUAL DID ALSO THEN AND THERE acknowledge that he or she is a CUSTOMER OF THE CORPORATE SEAL OF SAID CORPORATION AND DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH IN AFORESAID INSTRUMENT. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D. 20____ BY: _____ NOTARY PRINT NAME _____

DEPARTMENT OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS, COUNTY OF DU PAGE) SS APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE VILLAGE OF LOMBARD, ILLINOIS, THIS _____ DAY OF _____ A.D. 20____ BY: _____ DIRECTOR OF COMMUNITY DEVELOPMENT

EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR THE VILLAGE OF LOMBARD AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISES FROM THE VILLAGE OF LOMBARD INCLUDING, BUT NOT LIMITED TO COMMONWEALTH EDISON COMPANY, AT&T, NICHOL CAS, COMCAST AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS MARKED "A & B" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND INCLUDING OVERLAND DRAINAGE, STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE AND/OR UTILITY COMPANIES. OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK, THE RIGHT IS ALSO GRANTED TO CUT DOWN AND TRIM OR REMOVE ANY FENCES, TEMPORARY STRUCTURES, TREES, SHRUBS, OR OTHER PLANTS WITHOUT NEED FOR PROVIDING COMPENSATION THEREFOR ON THE EASEMENT THAT INTERFERES WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS WHERE AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES. THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF LOMBARD.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS, COUNTY OF DU PAGE) SS THIS IS TO CERTIFY THAT WEBSTER, MCGRATH AND AHLBERG, LTD. HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY: LOT 1 IN RAVENWOOD W/ MCDONOUGH COUNTY CLERK'S EASTGATE SHOPPING CENTER ASSESSMENT PLAT IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT #1767866, IN DU PAGE, ILLINOIS. WE CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LOMBARD WHICH HAS AUTHORIZED A PROFESSIONAL LAND SURVEYOR TO PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 17 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODES AS HEREIN BEFORE AND HEREAFTER AMENDED. WE FURTHER CERTIFY THAT THIS PROPERTY IS WITHIN ZONES UNZONED "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP #14010R FOR DUPAGE COUNTY AND INCORPORATED AREAS, MAP NUMBER 1764300174L, WITH AN EFFECTIVE DATE OF AUGUST 1, 2019. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND CORPORATE SEAL AT WHEATON, ILLINOIS, THIS _____ DAY OF _____ A.D. 20____ WEBSTER, MCGRATH AND AHLBERG, LTD. BY: _____ IL PROF. LAND SURVEYOR NO. 3561 LICENSE EXPIRATION DATE: NOVEMBER 30, 2026 2108 MANCHESTER ROAD, SUITE 203 WHEATON, ILLINOIS 60187 PHONE: (800) 668-7623

AUTHORIZATION TO RECORD

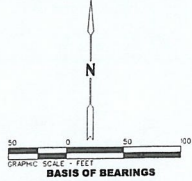
I, JOEL C. VETTEL, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 351961, DO HEREBY AUTHORIZE THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDER'S OFFICE IN MY NAME AND IN COMPLIANCE WITH ILLINOIS STATUTES CHAPTER 199 PARAGRAPH 2, AS AMENDED. SIGNED AT WHEATON, ILLINOIS THIS _____ DAY OF _____ A.D. 20____ WEBSTER, MCGRATH AND AHLBERG, LTD. BY: _____ IL PROF. LAND SURVEYOR NO. 3561 LICENSE EXPIRATION DATE: NOVEMBER 30, 2026 2108 MANCHESTER ROAD, SUITE 203 WHEATON, ILLINOIS 60187 PHONE: (800) 668-7623

Table with columns: Date, Description, By, PLAT OF SUBDIVISION, LOCATION, PREPARED FOR, DATE, SCALE, SURVEYED BY, DATE, BY, SHEET, OF SHEETS. Includes details for Webster, McGrath & Ahlberg Ltd. and VVMA.

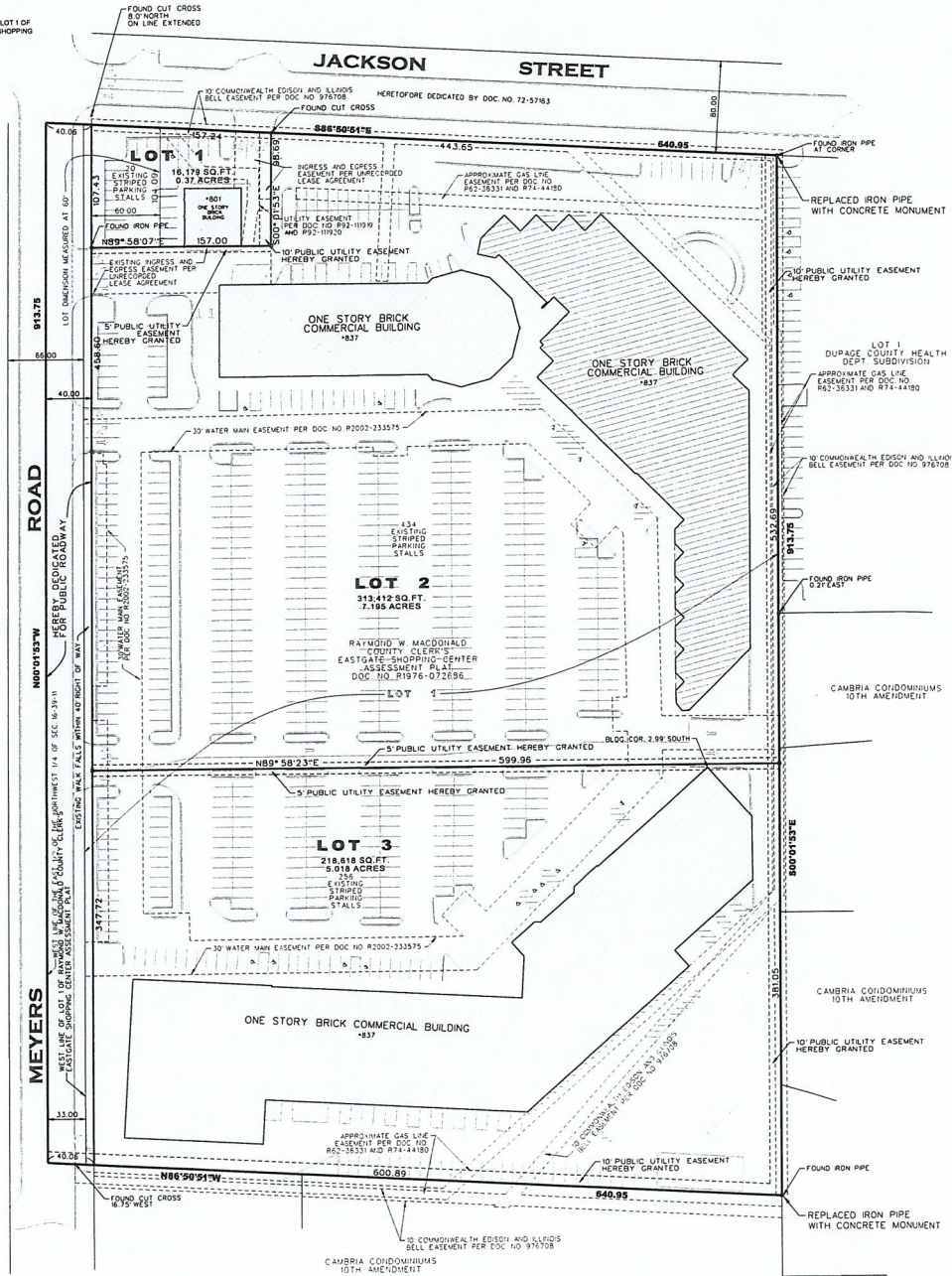
7-21-21 1:44 2020/07/21 10:00 AM C:\Users\pgraham\Documents\PROJECTS\14-183711\14-183711-03\Map\0001\0001-1-Subdivision.apr

FINAL PLAT OF EASTGATE SUBDIVISION

IN PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE, ILLINOIS.



ASSUMED BEARING OF N89°01'37"W ON THE WEST LINE OF LOT 1 OF RAYMOND W. MACDONALD COUNTY CLERK'S EASTGATE SHOPPING CENTER ASSESSMENT PLAT.



PLAT SUBMITTED BY AND RETURN TO:

AFTER RECORDING SUBMIT TAX BILL TO:

LINE LEGEND

- = BOUNDARY LINE
- - - = LOT LINE
- · - · = SETBACK LINE
- · - · = EASEMENT LINE
- · - · = SECTION LINE

REV	DATE	DESCRIPTION	BY
1	2-6-2023	REVISED PER VILLAGE REVIEW	JCV
2	3-10-2023	REVISED PER VILLAGE REVIEW	JCV
3	5-19-2023	PARKING STALLS	JCV

LOCATION: EASTGATE SHOPPING CENTER LOMBARD, ILLINOIS

PREPARED FOR: TROY COMPANY, LLC
2400 SANTA BARBARA LANE
FRANKLIN, TENNESSEE 37068
PHONE: 615.794.1972

DATE: 2-28-2023 SCALE: 1"=50'

WESTBER, MCGRATH & AHLBERG LTD. JOB # 37214

LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over a Century of Service to our Clients
2100 Maplewood Road, Suite 203, Woodstock, Illinois 60191
PH: 815.288.7333 FAX: 815.288.7334
www.westber.com

DESIGN: JCV
CHECK: JCV
DATE: 2-28-2023
SHEET # 1 of 2

11.03.2024 09:00:00

FINAL PLAT OF EASTGATE SUBDIVISION

IN PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, 5 IN DUPAGE, ILLINOIS.

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS COUNTY OF DU PAGE 55 THIS INSTRUMENT NO. _____ HAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, AFORESAID, ON THE _____ DAY OF _____ A.D. 20____ AT _____ O'CLOCK _____ M

COUNTY CLERK

STATE OF ILLINOIS COUNTY OF DUPAGE 55 I, _____ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID CURRENT TAXES, NO UNPAID CONFIRMED TAXES, AND NO RECEIVABLE TAX SALES AGAINST ANY OF THE LANDS INCLUDED IN THE ANNEXED PLAT. FURTHER CERTIFY THAT HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS THIS _____ DAY OF _____ A.D. 20____

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS COUNTY OF DUPAGE 55 APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, ILLINOIS THIS _____ DAY OF _____ A.D. 20____ BY: _____ VILLAGE PRESIDENT ATTEST: _____ VILLAGE CLERK

VILLAGE COLLECTOR

STATE OF ILLINOIS COUNTY OF DU PAGE 55 I, _____ VILLAGE COLLECTOR FOR THE VILLAGE OF LOMBARD, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY OTHER ASSESSMENTS THAT HAVE BEEN APPOINTED AGAINST ANY OF THE TRACT OF LAND INCLUDED IN THE CONSOLIDATED PLAT. DATED AT LOMBARD, ILLINOIS, THIS _____ DAY OF _____ A.D. 20____

DEPARTMENT OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS COUNTY OF DUPAGE 55 APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE VILLAGE OF LOMBARD, ILLINOIS THIS _____ DAY OF _____ A.D. 20____ BY: _____ DIRECTOR OF COMMUNITY DEVELOPMENT

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS COUNTY OF DUPAGE 55 THIS IS TO CERTIFY THAT WEBSTER, MCGRATH AND AHLBERG, LTD., HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY. LOT 1 IN RAVENWOOD MAGDONALD COUNTY CLERK'S EASTGATE SHOPPING CENTER ASSESSMENT PLAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT #15-7586, IN DUPAGE, ILLINOIS.

AUTHORIZATION TO RECORD

I, JOEL C. VIETTI, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 30-3861 DO HEREBY AUTHORIZE THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDER'S OFFICE IN MY NAME AND IN COMPLIANCE WITH ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

IL PROF. LAND SURVEYOR NO. 3861 LICENSE EXPIRATION DATE: NOVEMBER 30, 2026 216 MANCHESTER ROAD, SUITE 203 WHEATON, ILLINOIS 60187 PHONE: (830) 568-7833

OWNER'S CERTIFICATE

STATE OF ILLINOIS COUNTY OF _____ 55 I, _____ AUTHORIZED TO DO BUSINESS IN ILLINOIS, CERTIFIES THAT IT IS THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HERETO, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON FOR THE USES AND PURPOSES SET FORTH AND DOES HEREBY CONSENTS TO THE SUBDIVISION OF SAID PROPERTY AND THE VARIOUS DEDICATIONS, GRANTS, RESERVATION OF EASEMENTS, AND RIGHTS OF WAY SHOWN HEREON.

SCHOOL DISTRICT BOUNDARY STATEMENT

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS: THE HEADS OF THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON A PROPOSED PLAT OF SUBDIVISION SUBMITTED TO THE CITY FOR APPROVAL, WHOLE AND LEGAL, DESCRIPTION IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN AND TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT(S) IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS/ARE:

NOTARY'S CERTIFICATE

STATE OF ILLINOIS COUNTY OF _____ 55 I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATURE OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT OF THE CORPORATION AND THAT SAID INDIVIDUAL DID ALSO THEN AND THERE KNOWLEDGE THAT HE OR SHE IS A CLERK OF THE CORPORATE SEAL OF SAID CORPORATION AND DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH IN AFORESAID INSTRUMENT.

EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR THE VILLAGE OF LOMBARD AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISES FROM THE VILLAGE OF LOMBARD INCLUDING, BUT NOT LIMITED TO COMMONWEALTH ENERGY COMPANY, AT&T, NICOR GAS, COMCAST, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS MARKED "U & O" ON THE PLAT FOR THE UTILITIES, TELEPHONE, CABLE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND INCLUDING OVERLAND DRAINAGE, STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEFINED NECESSARY BY SAID VILLAGE AND/OR UTILITY COMPANIES, OVER, UNDER, ALONG, OVER AND THROUGH SAID INDICATED EASEMENT TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN AND REMOVE ANY TREES, SHRUBS, LANDSCAPING, TEMPORARY STRUCTURES, TREES, SHRUBS OR OTHER PLANTS WITHOUT NEED FOR PROVIDING COMPENSATION THEREFOR ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS WHERE AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES. THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF LOMBARD.

PLAT OF SUBDIVISION EASTGATE SHOPPING CENTER LOMBARD, ILLINOIS PREPARED FOR TROUT DOWNING, LLC FROM SANTA BARBARA LANE FARMING, INC. PHONE: 831-314-1152 WEBSTER, MCGRATH & AHLBERG, LTD. LAND SURVEYING, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE Over a Century of Service to our Clients 1168 Manchester Road, Suite 203, Wheaton, Illinois 60187 PH: 830-568-7833 FAX: 830-568-7833

ORDINANCE NO. _____

**AN ORDINANCE GRANTING APPROVAL OF A FINAL PLAT
OF SUBDIVISION WITH VARIATIONS, PURSUANT TO
CHAPTERS 154 AND 155 OF THE VILLAGE CODE, ON THE
SUBJECT PROPERTY LOCATED WITHIN THE B3PD
COMMUNITY SHOPPING DISTRICT PLANNED
DEVELOPMENT.**

PC 25-06: 837 S. Westmore-Meyers Road (Eastgate Subdivision)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Subdivisions and Development Ordinance, otherwise known as Title 15, Chapter 154 of the Code of Lombard, Illinois; and,

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

WHEREAS, the Subject Property as defined below is zoned B3PD Community Shopping District Planned Development; and,

WHEREAS, an application has been filed requesting approval of the following relief for the Subject Property:

1. Pursuant to Chapter 154 of the Village Code (the Subdivisions and Development Ordinance), approve a final plat of subdivision with the following companion variations for Lot 1:
 - a. A variation from Section 155.415(D) to allow a lot with a lot area of 16,179 square feet, where a minimum lot area of 20,000 square feet is required;
 - b. A variation from Section 155.415(F)(3) to allow an interior side yard of zero feet (0') where a minimum interior side yard of ten feet (10') is required; and
 - c. A variation from Section 155.415(F)(4) to allow a rear yard of twenty-five feet (25') where a minimum rear yard of thirty feet (30') is required; and

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on March 17, 2025, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended approval of the subdivision with variations, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions herein by reference as if they were fully set forth herein;

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

SECTION 1: That the following relief is hereby granted for the Subject Property, as described in Section 2 below, subject to the conditions set forth in Section 3 below:

1. Pursuant to Chapter 154 of the Village Code (the Subdivisions and Development Ordinance), approve a final plat of subdivision with the following companion variations for Lot 1:
 - a. A variation from Section 155.415(D) to allow a lot with a lot area of 16,179 square feet, where a minimum lot area of 20,000 square feet is required;
 - b. A variation from Section 155.415(F)(3) to allow an interior side yard of zero feet (0') where a minimum interior side yard of ten feet (10') is required; and
 - c. A variation from Section 155.415(F)(4) to allow a rear yard of twenty-five feet (25') where a minimum rear yard of thirty feet (30') is required.

SECTION 2: That this Ordinance is limited and restricted to the property located at 873 S. Westmore-Meyers Road, Lombard, Illinois and legally described as follows:

LOT 1 IN RAYMOND W. MACDONALD COUNTY CLERK'S EASTGATE SHOPPING CENTER ASSESSMENT PLAT IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R76-72686, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-16-117-007 (the "Subject Property").

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;

2. That prior to submitting the plat of subdivision for signature by the Village Board, the petitioner shall revise the final plat to grant an easement for the entire extent of the existing sanitary sewer main that is owned and maintained by the Village. This easement shall be 30' wide, per Section 154.512(A)(1)(b) of Village Code; and
3. That the petitioner shall obtain a demolition permit and commence demolition activities on the vacant shopping center building on the south side of the parking lot before the Village will record the final plat with the DuPage County Recorder's office.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed on first reading this ____ day of _____, 2025.

First reading waived by action of the Board of Trustees this ____ day of _____, 2025.

Passed on second reading this ____ day of _____, 2025.

Ayes: _____

Nays: _____

Absent: _____

Approved this ____ day of _____, 2025.

Keith Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

Ordinance No. _____
Re: PC 25-06
Page 4

Published in pamphlet from this _____ day of _____, 2025.

Elizabeth Brezinski, Village Clerk