MEMORANDUM

TO: **Trustee Brian LaVaque, Chairperson**
Trustee Jessie Hammersmith, Co-Chairperson

FROM: Trevor Dick, FAICP LEED AP
Director of Economic Development and Planning

DATE: June 23, 2026

SUBJECT: **D.R. Horton's LakePointe Townhomes (on the former Seminary Campus) Request for an Economic Incentive**

The Community Development Department, in coordination with the Village Manager's Office, the Public Works Department, Legal Counsel, TIF Consultants, and the Finance Department, has been working with D.R. Horton, the private developer under contract to purchase the former Seminary Campus, on a potential economic incentive to support the redevelopment of the property. Staff are recommending the use of a Tax Increment Financing (TIF) incentive to facilitate the large-scale townhome project, which also includes the construction of new public parks and open space.

BACKGROUND

The former Seminary Campus located at 600 East Butterfield Road is located just east of the Westin Lombard Hotel and Yorktown Center. The property is located within the Butterfield-Yorktown TIF District. The parcel is irregularly shaped, constrained by wetlands and a large detention pond along its southern edge. Most of the buildable land is tucked away from major thoroughfares like Butterfield Road and 22nd Street by office buildings, the AMC movie theatre, and the Westin Lombard hotel, limiting commercial potential.

The property has been vacant since Northern Baptist Theological Seminary moved to Lisle in 2017, leaving behind a 26.8-acre parcel east of Yorktown Center. In 2021, Hoffmann Alpha Omega Development Group purchased the property and the Village approved a $27.5 million economic incentive. Initial redevelopment concepts included a project anchored by a golf driving range called Golf Social, a Moretti's restaurant, gas station, and a 400-unit apartment building that never came to fruition.

After that project failed to materialize back in 2023, the property was put back on the market, and the former Seminary Campus structures were demolished (although much of the debris and underground utilities still remain). The Village also acquired a portion of the land for a new water tower (now under construction).

D.R. Horton, a national residential developer, now has the property under contract. D.R. Horton has a successful track record of townhome construction projects in Lombard including the Summit Phase 1 and the recently approved Phase 2 townhomes both at Yorktown Center. The developer is proposing to construct 157 townhomes on the property but because of extraordinary construction costs is requesting Village assistance.

PROJECT

At the November 2025 Plan Commission meeting, D.R. Horton held a workshop where they presented the concept redevelopment plan for a townhome project consisting of 159 units (now 157). Plan Commission members gave informal feedback because no formal application was submitted. Early reactions suggested their acceptance of a residential project. Because of the irregular shape of the property, members noted that the residential focus made more sense and would build upon the momentum of other nearby townhome developments. The project would require rezoning and an amendment to the Village's Comprehensive Plan.

Following the Plan Commission Workshop, D.R. Horton proceeded to refine the project through detailed engineering and site planning. The formal application has now been submitted to the Community Development Department and is currently under staff review. The proposed development includes 157 townhomes, consisting of 107 rear-loading units and 50 front-loading units.

REQUESTED PUBLIC IMPROVEMENTS/BENEFITS

Village staff asked D.R. Horton to incorporate several important public improvements that, in staff's view, go above and beyond a typical residential development. These include: (1) construction of public right-of-way and infrastructure, and (2) the creation of public parks and open space.

To support public access through the site, linking Butterfield Road to 22nd Street via Convention Way, the developer is proposing a new public street built to Village standards that will run through the property. This improvement will also enhance police and fire access in the area.

The second major public benefit is the design and construction of new public parks and open space. Under a conventional approach, the developer would retain ownership of these areas, and the HOA would be responsible for maintenance. However, because the broader Yorktown area lacks parks and open space, especially as residential density has increased, staff believe that providing accessible open space with both passive and active recreation amenities will benefit not only the LakePointe residents but the surrounding Yorktown community as well. By connecting these areas through public streets, sidewalks, and multi-use trails, the parks would function as a community asset rather than a private HOA facility.

With this in mind, the developer has planned three distinct open space areas totaling approximately 12 acres, which will be acquired by the Village as part of the development agreement. The Village staff have been working with the York Center Park District Board and their staff on a separate agreement for the long-term ownership and maintenance of these properties. A separate agreement will be brought to the ECDC and Village Board for review and discussion later this summer.

1. **Park (high and dry):** 1.42 acres. D.R. Horton will construct the park to include a new playground, pavilion, overlook patio, benches/tables, and full landscaping. The developer will also construct 10 dedicated stalls perpendicular to the new public street adjacent to the park.

2. **Open Space and Pond:** 2.22 acres of dry perimeter surrounding the 4.14 acre pond. D.R. Horton will make pond modifications, add new landscaping and construct a new 6-foot-wide asphalt trail (1,755 linear feet).

   Although the final structure is still being determined, the current proposal is that the Village will accept the pond from the developer once all required performance standards are met. After that transfer, the Village would then convey the pond to the Park District for long-term ownership and maintenance. In addition, once the HOA is formally established, it will begin collecting annual assessments specifically earmarked for pond maintenance. These funds would be provided to whichever entity, either the Village or the Park District, ultimately holds ownership.

   While the exact dollar amount is still under negotiation, the intent is that the HOA will contribute an annual payment toward pond maintenance for the life of the development, including after the expiration of the TIF District.

3. **Wetland/Floodplain:** 4.22 acres. The developer will be improving the naturalized prairie, adding a new 6' asphalt trail (±1,355 LF), and creating municipal access road to the Water Tower.

FUNDING SOURCE

State Statues, including 65 ILCS 5/8-1-2.5, 5/11-74.3-1, et seq. and 5/11-74.4-1 et seq., give the Village the authority to enter into economic development contractual agreements to foster increased economic activity, increase employment opportunities, and use public funds for economic development purposes. The Butterfield Yorktown TIF District is the proposed funding source.

TIF ELIGIBLE COSTS

The developer has identified $5,645,388 in potential TIF eligible costs to cover extraordinary costs and the anticipated feasibility gap, which are intended to include the following components, in the approximate following amounts, per their modeling projections:

Category 1: Property Acquisition	Acquisition of ±12.0 acres of park and open space land [65 ILCS 5/11-74.4-3(q)(2)]. Tiered land valuation: $335,284/ac. • Tier 1 – High & Dry Park (1.42 ac.): $335,284/ac. = $476,103 • Tier 2 – Open Space/Pond Perimeter (2.22 ac.): $251,463/ac. (¾ value) = $558,248 • Tier 3 – Wetland/Floodplain (4.22 ac.): $110,644/ac. (⅓ value) = $471,633 • Tier 4 – Pond/Open Water (4.14 ac.): $0 **Subtotal: $1,505,984**

Category 2: Construction of Public Works & Improvements	Construction costs reimbursed from increment [65 ILCS 5/11-74.4-3(q)(4)]: • Pond Improvements: $664,071 • Park Site: $435,718 • Wetland: $116,687 • Public Improvements (ROW/street/utilities): $1,856,827 **Subtotal: $3,073,303**
Category 3: Demolition & Site Preparation	Per Gruen & Gruen Financial Feasibility Report [65 ILCS 5/11-74.4-3(q)(2)]: • Demolition: $801,600 **Subtotal: $801,600**
Category 4: Extraordinary Foundation Related Work	Eight buildings require concrete columns – deep structural foundations. [65 ILCS 5/11-74.4-3(q)(2)] • Extraordinary Foundation costs: $825,000 **Subtotal: $825,000**
Total Eligible Costs	**$5,645,388 (Categories 1 through 4)**

PROJECT INCENTIVE REQUEST

The total project is estimated to cost $75,484,734. In terms of incentives, D.R. Horton is seeking a total TIF incentive of **$4,500,000** which is 5.96% of the overall total project costs.

TIF INCENTIVE STRUCTURE

The agreement includes the following TIF incentive structure:

- Property Acquisition Payment
  - $1,505984 for acquisition of ±12.0 acres of park and open space land. This is a TIF-eligible redevelopment project cost under 65 ILCS 5/11-74.4-3(q)(2).
  - Payment shall be made upon completion and acceptance of park development and turnover to Village or York Center Park District. This redevelopment TIF cost is not subject to True-Up.
- TIF Reimbursement
  - TIF disbursements to be made annually upon submittal of Developer requests and supporting materials through four (4) annual disbursements in the approximate amounts and in the years as lists:

Year	Amount (approx.)	Category
2027	$1,505,984	Land acquisition
2028	$1,408,314	Construction of Public Works and Improvements

2029	$1,002,804	Construction of Public Works and Improvements
2030	$582,899	Demolition, Site Preparation and Extraordinary Foundation Related Work

Each cost amount above is an estimate and does not cap the amount for which the developer may be reimbursed for a particular category, except that the developer may be reimbursed not more than $4,500,000. The developer may allocate the savings or shortfalls in any category to another category.

- Incentive Term
  - The incentive term is proposed to run through the current expiration of the Butterfield-Yorktown TIF District (not less than 13 years) or until the Incentive Cap (as adjusted) is reached, whichever is earlier.

REIMBURSEMENT TRUE-UP

The developer has agreed to a reimbursement true-up (aka Clawback) according to the following thresholds.

ASP Thresholds			Percent	Resulting Incentive
Between $580,000	To $600,000	Cap Reduced by	20%	$4,037,986
Between $600,001	To $620,000	Cap Reduced by	40%	$3,028,490
Between $620,001	To $640,000	Cap Reduced by	60%	$2,018,993
Between $640,001	To $660,000	Cap Reduced by	80%	$1,009,497
Above $660,001		Cap Reduced to		$0

STAFF RECOMMENDATION

Staff are recommending that the ECDC approve the requested TIF incentive amount of $4,500,000 for the following reasons:

1. The property has been vacant for nearly ten years, generating zero revenue for the Village.
2. It is located within the Butterfield-Yorktown TIF District.
3. There are large, extraordinary construction costs associated with this property.
4. The economic incentive is only 5.96% of the total project.
5. New housing will add tremendous property tax increment to the District.
6. New public parks and open space will benefit the larger area.
7. New public roads will increase access for police and fire in the area.
8. New residents will support the nearby retail and commercial businesses.

APPROVALS AND CONSTRUCTION TIMELINE

D.R. Horton and Staff have created a draft timeline for the project with the key activities and schedule listed below:

Zoning Entitlement		Economic Incentive		Est. Construction
June	Filing for Plan Commission	July 13, 2026	ECDC Presentation	Fall 2026: Begins
July 20, 2026	Plan Commission Public Hearing	August 20 and September 3, 2026	Village Board Consideration	Occupancy Begins: Fall 2027
August 20 and September 3, 2026	Village Board Consideration			Completed Project April 2030

COMMITTEE ACTION REQUESTED

This item is being placed on the July 13, 2026, ECDC agenda for consideration. Staff recommend that the ECDC approve the requested TIF incentive being sought by DR Horton in the amount of $4,500,000.

TERM SHEET

ECONOMIC INCENTIVE REDEVELOPMENT AGREEMENT

Lakepointe at Yorktown – D.R. Horton, Inc. – Midwest

Butterfield-Yorktown TIF District – Village of Lombard, Illinois

June 26, 2026

This Term Sheet summarizes the principal terms for the proposed Economic Incentive Redevelopment Agreement ("RDA") between the Village of Lombard and D.R. Horton, Inc. – Midwest for the Lakepointe at Yorktown project. This Term Sheet is non-binding and is for discussion purposes only. Any final agreement is expressly contingent upon the respective corporate authorities of the parties taking all proper and necessary action to approve the definitive RDA. The definitive RDA will be modeled on the existing 2022 D.R. Horton / Yorktown Commons Phase 1 RDA and will control in all respects.

Term	Description
I. PARTIES	
Village	Village of Lombard, Illinois, an Illinois non-home rule municipal corporation.
Developer	D.R. Horton, Inc. – Midwest, a California corporation authorized to conduct business in Illinois.
Park District	Yorktown Center Park District ("YCPD"). Not a party to the RDA. A separate IGA between the Village and YCPD will govern park land transfer, improvements, and maintenance.
II. PROJECT DESCRIPTION	
Project Name	Lakepointe at Yorktown
Location	Within the Butterfield-Yorktown TIF District, Village of Lombard, DuPage County, Illinois. Generally east of Convention Way and north of Butterfield Road (IL Rte. 56), adjacent to Yorktown Center.
Total Site Area	±26.8 acres
Dwelling Units	157 townhome dwelling units: • 107 Seaboard Townhomes (rear-load) • 50 Buckingham Townhomes (front-load)
Est. Avg. Sale Price	$557,360 per unit
Est. Total Project Cost	$75,484,734 – inclusive of land acquisition, demolition, site preparation, horizontal and vertical construction, soft costs, and financing.
Public ROW / Infrastructure	±3.49 acres; ±2,575 LF of 60' public street with sanitary sewer, watermain, storm sewer, sidewalks, curb & gutter, streetlights, parkway trees, and signage.
III. PARK & OPEN SPACE DEDICATION	
Total Dedication	±12.0 acres to be dedicated to YCPD (via separate IGA).
Upland Park (Tier 1)	±1.42 acres high-and-dry park land. Improvements: play structure, pavilion, overlook patio, benches/tables, full landscaping. Estimated cost: $435,718.
Pond / Open Space (Tier 2)	±2.22 ac. dry perimeter. Improvements: 6' asphalt trail (±1,755 LF), pond modifications, landscaping.

	Estimated cost: $661,071.
Wetland / Floodplain (Tier 3)	±4.22 acres. Improvements: naturalized prairie, 6’ asphalt trail (±1,355 LF), municipal access road, potential 22nd Street trail connection. Estimated cost: $116,687.
Pond/Open Water (Tier 4)	±4.14 ac. open water. Estimated cost: $0 (Pond Modification costs in Tier 2)
Parking (Public)	10 dedicated stalls, perpendicular to street.
Developer Builds Parks	Developer constructs all park/open space improvements for public dedication.
IV. TIF INCENTIVE STRUCTURE	
Incentive Cap	$4,500,000 total TIF incentive (subject to Reimbursement True-Up), structured as follows:
(a) Property Acquisition Payment	$1,505984 for acquisition of ±12.0 acres of park and open space land. This is a TIF-eligible redevelopment project cost under 65 ILCS 5/11-74.4-3(q)(2). See Section V, Category 1 for tiered valuation detail. Payment shall be made upon completion and acceptance of park development and turnover to Village or YCPD. This redevelopment TIF cost is not subject to True-Up Section VI.
(b) TIF Reimbursement	TIF disbursements to be made annually upon submittal of Developer requests and supporting materials through four (4) annual disbursements in the approximate amounts and in the years as lists: 2027: Approximately $1,505,984 for Category 1: land acquisition 2028: Approximately $1,408,314 for Category 2: Construction of Public Works & Improvements 2029: Approximately $1,002,804 for Category 2: Construction of Public Works & Improvements 2030: Approximately $582,899 for Category 3: Demolition & Site Preparation and Category 4: Extraordinary Foundation Related Work Each cost amount listed is an estimate, and does not cap the amount for which Developer may be reimbursed for a particular category, except that Developer may be reimbursed not more than $4,500,000. Developer may allocate the savings or shortfalls in any category to another category.
Developer Incremental Property Tax Allocation	**58%**
Incentive Term	Term shall run through current expiration of TIF—not less than 13 years—or until Incentive Cap (as adjusted) is reached, whichever is earlier.
Accrued Interest	Simple interest at 6.25% per annum on unreimbursed Eligible Redevelopment Costs from date of approved expenditure.
V. TIF-ELIGIBLE REDEVELOPMENT COSTS	
Category 1: Property Acquisition	Acquisition of ±12.0 acres of park and open space land [65 ILCS 5/11-74.4-3(q)(2)]. Tiered land valuation: $335,284/ac. • Tier 1 – High & Dry Park (1.42 ac.): $335,284/ac. = $476,103

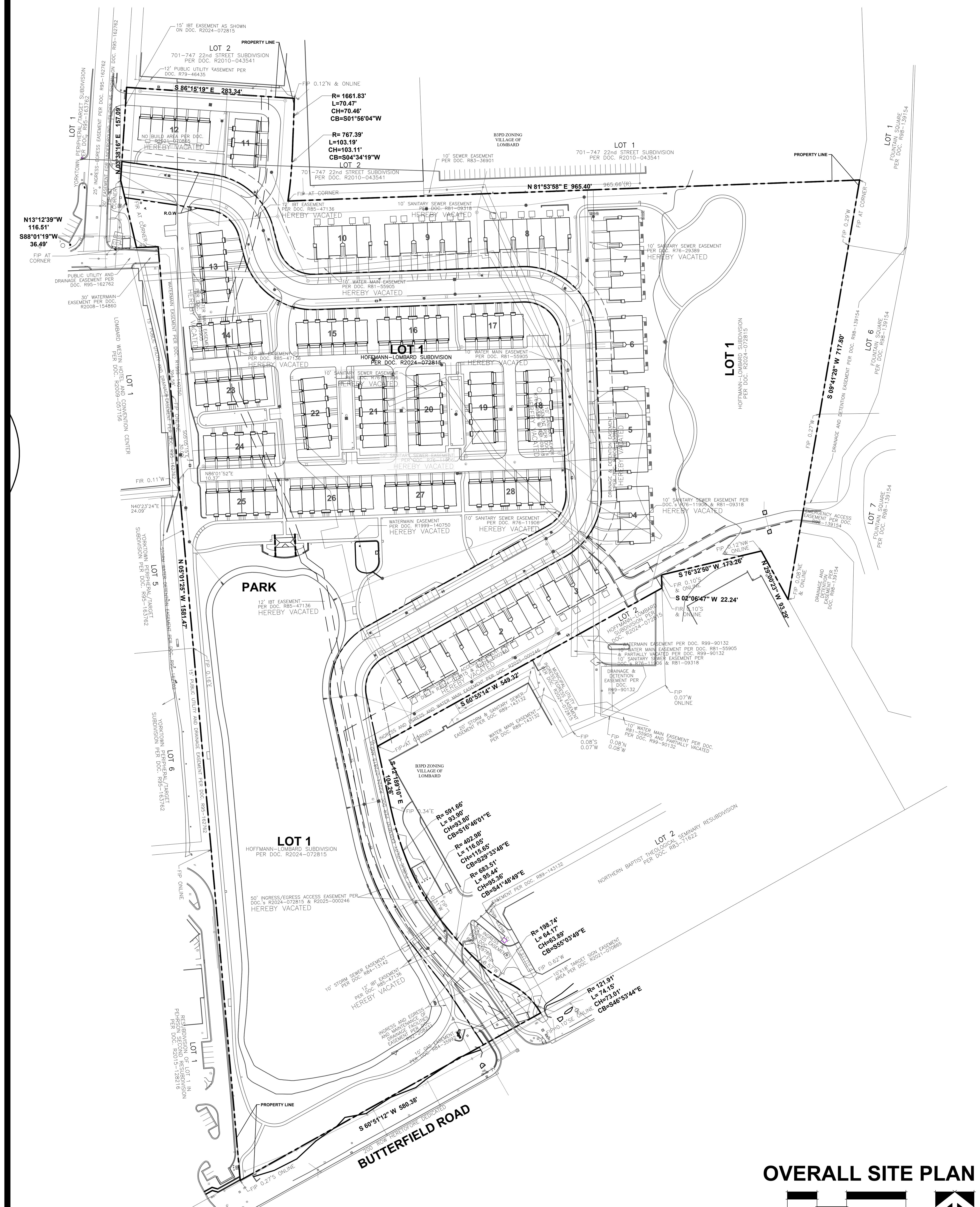
	• Tier 2 – Open Space/Pond Perimeter (2.22 ac.): $251,463/ac. (¾ value) = $558,248 • Tier 3 – Wetland/Floodplain (4.22 ac.): $110,644/ac. (⅓ value) = $471,633 • Tier 4 – Pond/Open Water (4.14 ac.): $0 Subtotal: $1,505,984
Category 2: Construction of Public Works & Improvements	Construction costs reimbursed from increment [65 ILCS 5/11-74.4-3(q)(4)]: • Pond Improvements: $664,071 • Park Site: $435,718 • Wetland: $116,687 • Public Improvements (ROW/street/utilities): $1,856,827 Subtotal: $3,073,303
Category 3: Demolition & Site Preparation	Per Gruen & Gruen Financial Feasibility Report [65 ILCS 5/11-74.4-3(q)(2)]: • Demolition: $801,600 Subtotal: $801,600
Category 4: Extraordinary Foundation Related Work	Eight buildings require concrete columns – deep structural foundations. [65 ILCS 5/11-74.4-3(q)(2)] • Extraordinary Foundation costs: $825,000 Subtotal: $825,000
Total Eligible Costs	$5,645,388 (Categories 1 through 4)
VI. REIMBURSEMENT TRUE-UP (CLAWBACK)	
Mechanism	Following conveyance of all dwelling units to initial purchasers (excluding resales), the Village calculates the ASP. The Incentive Cap, excluding $1,505,984 from Section IV (a), is subject to reduction (not increase):
ASP Thresholds	• ASP between $580,000 to $600,000: Cap reduced by 20% ($4,037,986) • ASP between $600,001 to $620,000: Cap reduced by 40% ($3,028,490) • ASP between $620,001 to $640,000: Cap reduced by 60% ($2,018,993) • ASP between $640,001 to $660,000: Cap reduced by 80% ($1,009,497) • ASP above $660,001: Cap reduced to $0
Overpayment	Developer repays excess within 30 days of Village notice.
Reporting	Developer provides purchase agreement and closing statement within 30 days of each unit closing.
VII. PARK & OPEN SPACE MAINTENANCE	
Note	Ongoing maintenance of park and open space improvements is not a TIF-eligible redevelopment project cost under 65 ILCS 5/11-74.4-3(q). Maintenance funding will be addressed in the separate Village–YCPD Intergovernmental Agreement, not in the RDA.
Annual Estimated Cost	Mowing (3.62 ac. @ $2,941/ac.): $10,646 Prescribed burns (3.84 ac. @ $800/ac.): $3,072 Pond maintenance (4.14 ac. @ $2,000/ac.): $8,280 Park equipment/amenities: $3,000 Total: ±$24,998/year (5% annual escalator recommended)

HOA Obligation	HOA shall pay YCPD $8,280/year for pond maintenance (±$52.74/unit/year), with 5% annual escalator or CPI, whichever is lesser. To be memorialized in HOA declarations.
Non-Pond Maintenance	Estimated at ±$16,718/year (mowing, burns, park equipment). Funding source to be determined in the Village–YCPD IGA. Options include YCPD levy, Village general fund contribution, or a combination thereof.
VIII. CONDITIONS PRECEDENT TO REIMBURSEMENT	
Conditions	• Adequate Incentive Account balance. • Substantial completion of demolition per Village Code. • Satisfactory completion of work for which reimbursement is sought. • Developer current on all development milestones. • Developer in full compliance with RDA obligations.
Reimbursement Requests	Maximum three (4) requests for Village certification. Village responds within 30 days.
Payment Timing	Each December 1 following annual Accounting (November 1); and within 30 days of final Accounting.
Application	Payments applied first to Accrued Interest, then to unreimbursed Eligible Redevelopment Costs.
IX. DEVELOPER OBLIGATIONS	
Construction Timeline	• Acquire title to Property: October 2026 • Submit permit applications: May 2026 • Commence construction: October 2026 • Complete Project: April 2030
Prevailing Wage	Compliance with Illinois Prevailing Wage Act (820 ILCS 130/1 et seq.) to the extent applicable.
HOA Maintenance	Developer maintains all improvements until HOA turnover except ±12.0 acres of park and open space land.
Construction Staging	On-site only; no off-site staging without Village approval.
Progress Reports	Quarterly upon Village request: construction status, projected completion, budget.
Surety	Bond or letter of credit per Village Code prior to commencement.
X. VILLAGE OBLIGATIONS	
Cooperation	Village cooperates in obtaining necessary approvals, licenses, and permits.
TIF Reimbursement	Subject to conditions precedent, Village reimburses Developer per Incentive structure.
Park District IGA	Village enters separate IGA with YCPD for park land transfer, improvement standards, and maintenance funding.
XI. DEFAULT & REMEDIES	
Developer Default	Material misrepresentation; breach of material covenant (30-day cure, extended for non-monetary if diligently curing); bankruptcy/insolvency; failure to fund; unauthorized transfer; abandonment (>60 days work stoppage absent force majeure); code non-compliance (30-day cure).
Village Default	Material misrepresentation; breach of material covenant (30-day cure, extended if diligently curing).
Remedies	All remedies at law or equity. Village may void Agreement on Developer default. No consequential or punitive damages.

Attorneys' Fees	Prevailing party entitled to reasonable fees and costs.
XII. GENERAL PROVISIONS	
Assignment	No assignment without Village approval (which shall not be unreasonably withheld, conditioned or delayed); 30-day notice; assignee assumes obligations. Individual unit sales and intra-company transfers exempt.
Insurance	Builder's risk (100% insurable value); CGL ($2M occurrence / $5M aggregate); workers' comp as required.
Indemnification	Developer indemnifies Village except for Village negligence or willful misconduct.
Recordation	Agreement recorded with DuPage County Recorder.
Governing Law / Venue	Illinois law; DuPage County.
Term	Effective Date through earlier of TIF District termination, Incentive Term expiration, or earlier termination per Agreement.
Force Majeure	Standard provisions: Change in Law, natural disaster, pandemic, governmental delay, labor disputes, material shortages, terrorism, etc. Day-for-day extension.
XIII. NOTICE PARTIES	
Village	Nicole Aranas, Village Manager Village of Lombard 255 East Wilson Avenue Lombard, Illinois 60148
Copy to (Village Finance)	Tim Sexton, Finance Director Village of Lombard 255 East Wilson Avenue Lombard, Illinois 60148
Copy to (Village Counsel)	Klein, Thorpe and Jenkins, Ltd. 15010 S. Ravinia Avenue, Suite 10 Orland Park, Illinois 60462 Attn: Jason A. Guisinger
Developer	D.R. Horton, Inc. – Midwest 1750 E. Golf Road, Suite 925 Schaumburg, IL 60173 Attn: Cole Tyrell
Copy to (Developer)	D.R. Horton, Inc. – Midwest 1750 E. Golf Road, Suite 925 Schaumburg, IL 60173 Attn: Steven C. Bauer
Copy to (Developer Counsel)	Meltzer, Purtill & Stelle LLC 1515 E. Woodfield Road, Suite 250 Schaumburg, IL 60173 Attn: Steven H. Goodman

END OF TERM SHEET

Non-binding summary of proposed terms for discussion purposes only. Final terms subject to negotiation, Corporate Authorities approval, and execution of a definitive Redevelopment Agreement.



OVERALL SITE PLAN

0 50' 100' 200'

SCALE: 1"=100'

NORTH

VICINITY MAP

SCALE: 1"=500'

LEGAL DESCRIPTION

PARCEL 1

PARCEL 1 IN NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT OF LOT 1 IN THE RESUBDIVISION OF NORTHERN BAPTIST THEOLOGICAL SEMINARY SUBDIVISION , BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 29 , TOWNSHIP 39 NORTH, RANGE 11,EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID ASSESSMENT PLAT RECORDED AUGUST 28,2007 AS DOCUMENT R2007-159301,IN DUPAGE COUNTY ILLINOIS.

SITE DATA

Site Plan Dated 06/08/2026	SQ. FT.	ACRES	PERCENT
BUILDING	590,320	13.55	50.49%
VEHICULAR ROAD	122,695	2.82	10.49%
OPEN SPACE	456,073	10.47	39.01%
TOTAL SITE AREA	1,169,088	26.84	100.00%

TOTAL NUMBER OF UNITS = 157 UNITS ONSITE
GROSS SITE DENSITY = 5.8 D.U./AC. (157 D.U./27.04 AC.)

MINIMUM DESIGN STANDARDS:

MINIMUM UNITS PER BUILDING	4
MAXIMUM UNITS PER BUILDING	7
MINIMUM HEIGHT	2 FLOORS
BUILDING TO BUILDING	
SIDE TO SIDE	20 FT.
REAR TO REAR	61 FT.
FRONT TO SIDE	58 FT.
SIDE TO REAR	41 FT.

VEHICLE PARKING

PROVIDED:

GARAGE	= 314SPACES
DRIVEWAY	= 314 SPACES
GUEST PARKING	= 24 SPACES
TOTAL	=652 SPACES (4.2 SPACES / UNIT)

NOTES:

1. EXISTING ZONING OF THE SUBJECT PROPERTY IS B3PD, IN THE VILLAGE OF LOMBARD.

LEGEND

PROPERTY LINE
R.O.W. LINE
EASEMENT LINE

GRWA
GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197
www.grwainc.com

CLIENT

D·R·HORTON
America's Builder
1750 EAST GOLF ROAD
SUITE 925
SCHAUMBURG, IL 60173

CIVIL ENGINEER

MACKIE CONSULTANTS
9575 W. HIGGINS ROAD
SUITE 500
ROSEMONT, IL 60018

LAKEPOINTE
LOMBARD, ILLINOIS

SITE PLAN & DATA TABLE

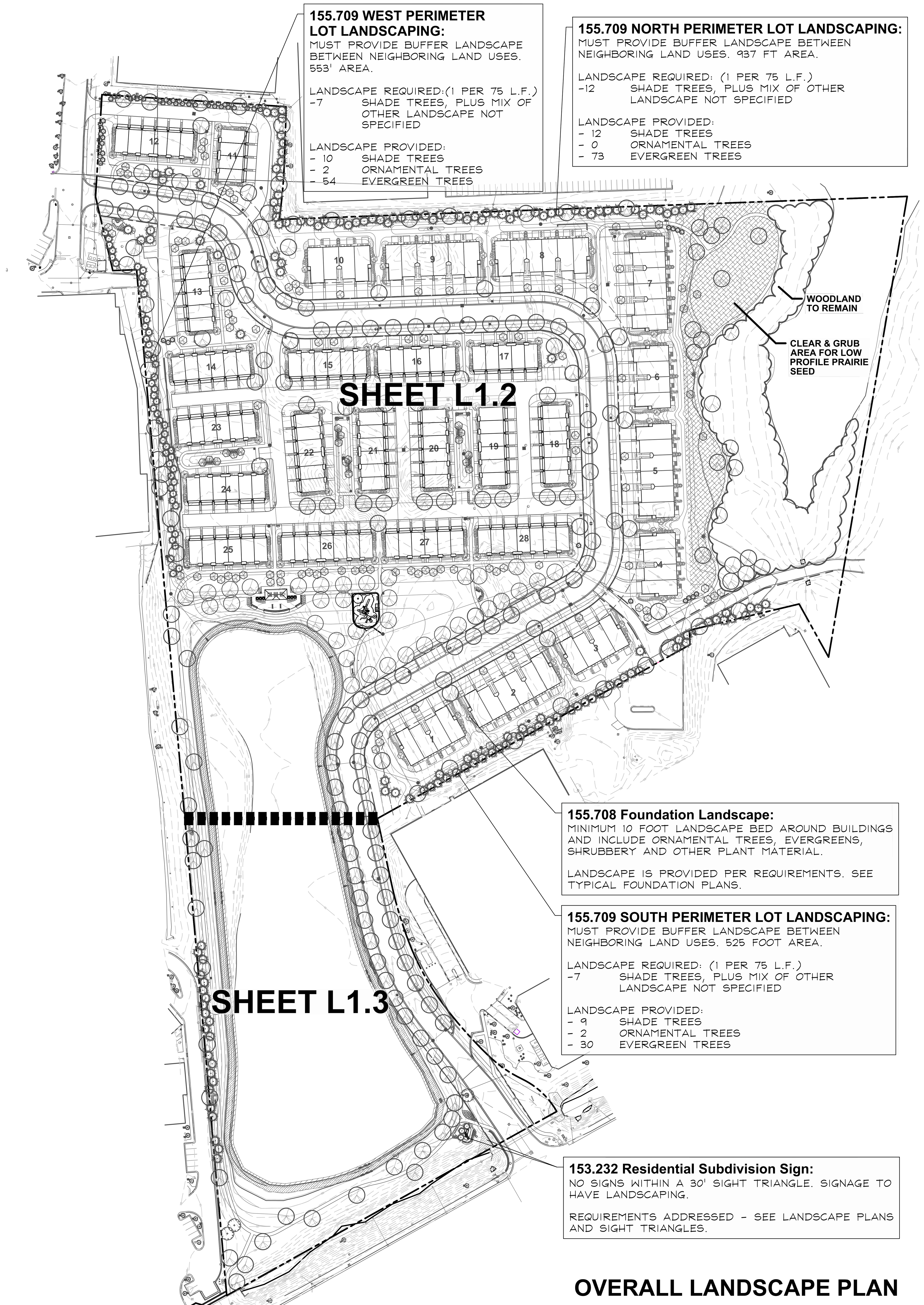
LICENSED LANDSCAPE ARCHITECT
SUSAN ROHNER
157.001278
STATE OF ILLINOIS
EXPIRES: 08/31/2027

REVISION	DATE
1	2026.06.10

DATE	2026.05.14
PROJECT NO.	DR23143
DRAWN	NJ
CHECKED	SJR
SHEET NO.	1 OF 1

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

L:\Projects\DR23143\Acad\DR23143_E01_SITE PLAN.dwg 6/9/2026 5:38 PM



OVERALL LANDSCAPE PLAN

0 50' 100' 200'
SCALE: 1"=100'
NORTH

PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
		SHADE TREES		
AC	11	Aesculus x carnea 'Fort McNair' FORT MCNAIR RED HORSE-CHESTNUT	2 1/2" Cal.	
AR	19	Acer rubrum 'Frank Jr.' REDPOINTE RED MAPLE	2 1/2" Cal.	
AS	11	Acer saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	2 1/2" Cal.	
CO	8	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.	
GT	11	Gleditsia triacanthos var. inermis 'Skycole' SKYLINE HONEYLOCUST	2 1/2" Cal.	
LT	15	Liriodendron tulipifera "Emerald City' EMERALD CITY TULIPTREE	2 1/2" Cal.	
LS	20	Liquidambar styraciflua SWEETGUM	2 1/2" Cal.	
PM	31	Platanus x acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE	2 1/2" Cal.	
QB	7	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
QI	20	Quercus imbricaria SHINGLE OAK	2 1/2" Cal.	
QM	12	Quercus macrocarpa BUR OAK	2 1/2" Cal.	
QU	12	Quercus muehlenbergii CHINKAPIN OAK	2 1/2" Cal.	
QR	23	Quercus rubra RED OAK	2 1/2" Cal.	
TA	7	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	2 1/2" Cal.	
TC	8	Tilia cordata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	2 1/2" Cal.	
TD	17	Taxodium distichum BALD-CYPRESS	2 1/2" Cal.	
UD	8	Ulmus davidiana var. japonica 'Morton' ACCOLADE ELM	2 1/2" Cal.	
		ORNAMENTAL TREES		
AG	8	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Clump Form
BN	16	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Ht.	Multi-Stem
CC	16	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
CM	32	Cornus mas CORNELIANCHERRY DOGWOOD	6' Ht.	Clump Form
MP	21	Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	6' Ht.	Multi-Stem
OV	5	Ostrya virginiana IRONWOOD	2" Cal.	B&B
SP	20	Syringa pekinensis 'Morton' CHINA SNOW PEKING LILAC	6' Ht.	Multi-Stem
		EVERGREEN TREES		
AB	24	Abies concolor WHITE FIR	8' Ht.	
JV	50	Juniperus virginiana EASTERN RED CEDAR (NATIVE)	8' Ht.	10' O.C.
JG	39	Juniperus virginiana 'Emerald Sentinel' EMERALD SENTINEL RED CEDAR	8' Ht.	5' O.C.
PG	21	Picea glauca var. densata BLACK HILLS SPRUCE	8' Ht.	
PO	32	Picea omorika SERBIAN SPRUCE	8' Ht.	
PS	38	Pinus strobus EASTERN WHITE PINE	8' Ht.	
PME	32	Pseudotsuga menziesii DOUGLAS FIR	8' Ht.	
TN	32	Thuja occidentalis 'Nigra' DARK GREEN ARBORVITAE	8' Ht.	5'O.C.
		DECIDUOUS SHRUBS		
CF	24	Cornus sericea 'Farrow' ARCTIC FIRE REDTWIG DOGWOOD	24" Tall	3' O.C.
FG	41	Fothergilla gardenii 'Mount Airy' MOUNT AIRY DWARF FOTHERGILLA	24" Tall	3' O.C.
HA	24	Hamamelis vernalis VERNAL WITCH-HAZEL	24" Tall	4' O.C.
HP	10	Hydrangea paniculata 'SMHPLQF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
IV	6	Itea virginica 'Sprich' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
SM	19	Syringa meyeri 'Palabin' DWARF KOREAN LILAC	24" Tall	4' O.C.
		EVERGREEN SHRUBS		
JK	10	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
TM	22	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
TE	27	Taxus x media 'Everlow' EVERLOW YEW	24" Wide	3' O.C.
		ORNAMENTAL GRASSES		
CK	26	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
PV	23	Panicum virgatum 'Northwind' NORTHWIND SWITCHGRASS	#1	30" O.C.
PL	9	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	#1	24" O.C.
SA	12	Sesleria autumnalis AUTUMN MOOR GRASS	#1	18" O.C.
SH	171	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
		PERENNIALS		
EC	171	Echinacea 'CBG Cone 2' PIXIE MEADOWBRITE CONEFLOWER	#1	18" O.C.
HE	70	Hemerocallis 'Elegant Candy' ELEGANT CANDY DAYLILY	#1	18" O.C.
NM	55	Nepeta racemosa 'Walker's Low' WALKER'S LOW CATMINT	#1	18" O.C.
PF	141	Phlox 'Forever Pink' FOREVER PINK PHLOX	#1	18" O.C.
SE	27	Sedum 'Autumn Joy' AUTUMN JOY SEDUM	#1	18" O.C.
		MISC. MATERIALS		
	29	SHREDDED HARDWOOD MULCH	C.Y.	
	21,468	SOD	S.Y.	
	3.5	TURF SEED & EROSION CONTROL BLANKET	AC.	

NATIVE AREA QUANTITIES

Key	Qty	Description
	.2 AC	EMERGENT SEED & PLUGS
	1.8 AC	LOW PROFILE PRAIRIE SEED & BLANKET
	.5 AC	KENTUCKY BLUEGRASS SEEDS & BLANKET
	2	PROTECTED NATIVE VEGETATION SIGN

GENERAL LANDSCAPE NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.

GRWA
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ROSEMONT, IL 60018

LAKEPOINTE
LOMBARD, ILLINOIS
FINAL LANDSCAPE PLAN
OVERALL LANDSCAPE PLAN

LICENSED LANDSCAPE ARCHITECT
SUSAN ROHNER
157.001278
STATE OF ILLINOIS
EXPIRES: 08/31/2027

REVISION	DATE
1	2026.06.10

DATE	2026.05.14
PROJECT NO.	DR23143
DRAWN	NJ
CHECKED	SJR
SHEET NO.	L1.1

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

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Seaboard – Rear Load Building Elevation

Buckingham – Front Load Building Elevation

Illustrative Building Elevations

Seaboard – Rear Load Building Elevation

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