

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

SITE PLAN APPROVAL – 230 YORKTOWN SHOPPING CENTER (THE SQUARE)

APRIL 20, 2026

Title

SPA 26-01ph

Petitioner/Property Owner

Yorktown Center – YTC Mall
Owner, LLC
203 Yorktown Center
Lombard, IL 60148

Property Location

Greenspace (The Square)
230 Yorktown Shopping Center
Lombard, IL 60148
PIN: 06-29-101-151

Zoning

B3PD – Community Shopping
District Planned Development

Existing Land Use

Commercial – vacant

Comprehensive Plan

Regional Commercial

Approval Sought

Site plan approval for signage deviation to allow for a freestanding sign that is 90 square feet and informational signs that are up to 11 feet in height.

Prepared By

Tami Urish
Planner I



DESCRIPTION

The subject property is the former Carson Pirie Scott Department Store that has been removed. The subject property does not have frontage on a public right of way. The Square will serve as an open space amenity. The petitioner is proposing signage for this newly developed open green space that includes a freestanding sign and four informational signs.

The Yorktown Center has a Master Signage Plan approved per SPA 13-01ph. Any proposed exterior signage requires review by the Plan Commission.

APPROVAL(S) REQUIRED

The petitioner, Yorktown Center, requests that the Village take the following actions on the subject property located within the B3PD Community Shopping Planned Development District:

Pursuant to Sections 155.504(C) and 155.511 of the Lombard Village Code, amend the Yorktown Shopping Center Planned Development, as established by SPA 13-01ph for signage, to approve an amended site plan with signage deviations:

- a. A deviation from Section 153.505(B)(6)(b) to allow for a freestanding sign to be greater than fifty (50) square feet in area.
- b. A deviation from Section 153.218 to allow for informational signs to be greater than six (6) square feet in area and greater than four (4) feet in height.

PROJECT STATS

Lot & Bulk

Parcel size: 6.5 acres

Submittals

1. Petition for a public hearing, dated March 31, 2026;
2. Response to Standards for Variations;
3. Final Plat of Yorktown Reserve prepared by V3 Companies, LTD, dated March 7, 2025;
4. Signage plans, prepared by Pacific Retail, dated March 13, 2026;
5. Yorktown Environmental Graphics Signage & Wayfinding plans, prepared by Gensler, dated January 9, 2013

EXISTING CONDITIONS

The subject property is currently undeveloped.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has the following comments:

- The directional signage to permanent buildings (bathrooms, mall store, etc.) must be in braille.
- The directional signage to non-permanent buildings (playground, etc.) is not required to be in braille but must be in full compliance with the Federal ADA Act in regards to size of letters, fonts, contrast, non-glare, etc.

Additional comments may be forthcoming during permit review.

Fire Department:

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

Private Engineering Services (PES):

PES has no comments on this petition. Additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has no comments on this petition. Additional comments may be forthcoming during permit review.

Planning Services Division:

1. Surrounding Zoning & Land Use Compatibility

	Zoning District	Land Use
North	B3PD	Parking lot
South	B3PD	Yorktown Shopping Center
East	B3PD	Yorktown Shopping Center
West	B3PD	Yorktown Reserve Apartments

The subject property is located in the Yorktown Center Planned Development. The subject property is vacant and was the site of the Carson Pirie Scott Department Store. The proposed development is for The Square, an outdoor space to include recreational and social activities. The area will be integrated and accessible to the parking lot and mall.

2. Comprehensive Plan Compatibility

The Comprehensive Plan designates the subject property as suitable for regional commercial uses. An open green space such as The Square is consistent with this designation.

3. Sign Ordinance Compatibility

The petitioner proposes new signage for the site, as follows:

Sign	Location	Sign Description	Square Footage
Freestanding	North elevation	THE SQUARE	90 SF
Informational	West elevation	Guidepost 1	Up to 6 signs @ 1 SF = total 6 SF
Informational	South elevation	Guidepost 2	Up to 6 signs @ 1 SF = total 6 SF
Informational	East elevation	Guidepost 3	Up to 6 signs @ 1 SF = total 6 SF
Informational	North elevation	Guidepost 4	Up to 6 signs @ 1 SF = total 6 SF

The style of the proposed “THE SQUARE” freestanding sign closely matches the style of the existing “YORKTOWN” freestanding sign located at the corner of Highland Avenue and Butterfield Road. This sign was approved as part of an overall sign package by SPA 13-01ph. Since the words of “THE SQUARE” sign are stacked, the measured result is 90 square feet. If the words were not stacked the sign would measure 56 square feet.

The proposed informational signs are a unique style of guideposts. Each guidepost would have up to six small signs or blades that will point in different directions for way finding. The sign on each blade on the guidepost measures approximately one square foot for a total of six square feet that are separated in varying directions.

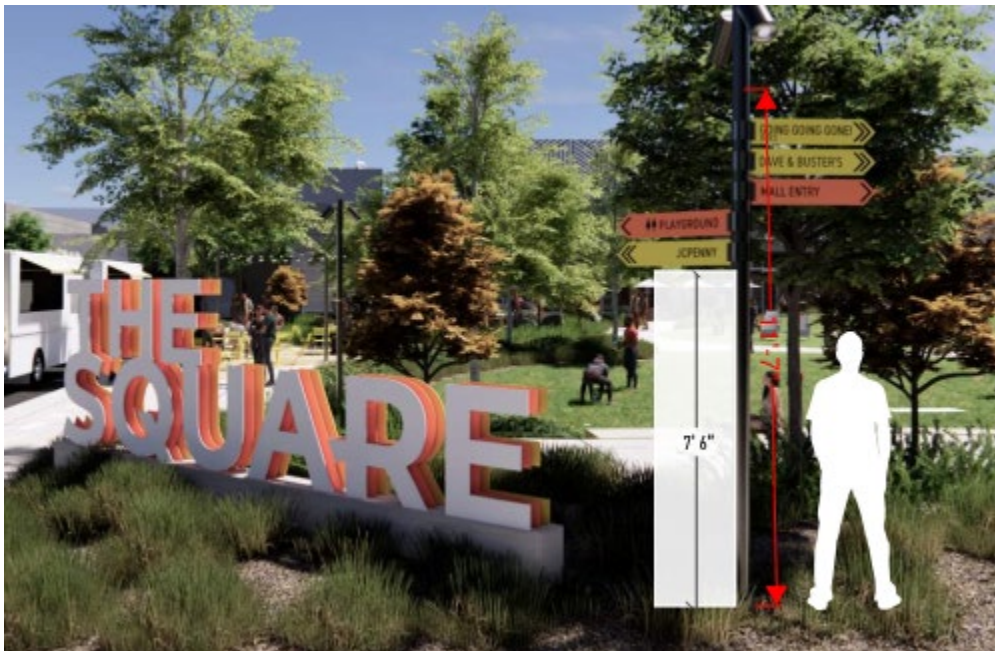


Figure 1. Freestanding sign and Guidepost



Figure 2. Location of proposed signs.

Freestanding Sign

The gateway “YORKTOWN” sign at the southwest corner of Butterfield Road and Highland Avenue is 360 square feet with open, channel letters designed to minimize its bulk while still providing a necessary identifier at this prominent gateway into both Yorktown Center and the Village of Lombard. The addition of “THE SQUARE” sign, as proposed, will serve in a similar manner to clearly identify the area as a cohesive outdoor amenity to the shopping mall.

Informational Signs

The public will be accessing the site from multiple directions, including the parking lot aisles north and west of the site and on foot. The need to have signage on each of the four elevations is understandable. As the drives often function as public streets, as access into the site is provided at the ring road, shops and apartments, the need for additional signage is warranted. The design of the guideposts are a function of the pedestrian environment of the development. The guidepost are essentially light posts with directions mounted below the lights to provided safety and wayfinding assistance.

Due to the unique nature of both the Yorktown Center property and the proposed signs, staff can support the requested relief for The Square’s additional freestanding sign size/location and the four informational signs size/location.

SITE HISTORY

SPA 13-01ph

Master Signage Plan for Yorktown Cener.

FINDINGS & RECOMMENDATIONS

Staff finds the requested signage deviation to be consistent with the objectives of the Zoning and Sign Ordinances and the intent of the Comprehensive Plan in general.

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards required by the Zoning and Sign Ordinances. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of this petition:

Based on the submitted petition and the testimony presented, the requested deviation for a freestanding sign and informational signs in a planned development **complies** with the standards required by the Village of Lombard Zoning and Sign Ordinances; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission, and **approve** SPA 26-01ph subject to the following conditions:

1. The petitioner shall develop the site in substantial conformance with the plans submitted as part of this request and referenced in this Inter-Departmental Report;
2. The petitioner shall apply for and receive building permits for the proposed signage;
3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
4. The relief for the signage shall be valid for a period of one year from the date of approval of the petition. If the signage is not constructed by said date, this relief shall be deemed null and void.

Inter-Departmental Review Committee Report approved by:



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

c. Petitioner

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XI. STANDARDS FOR VARIATIONS

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all variations of the Lombard Zoning Ordinance and Lombard Sign Ordinance.

SECTION 155.103.C.7 OF THE LOMBARD ZONING ORDINANCE:

The regulations of this ordinance shall not be varied unless findings based on the evidence presented are made in each specific case that affirms each of the following standards:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied. **Yes, given the complexity of the project, we believe the proposed signage is necessary to identify a community space as well as provide directions to those not familiar with the center and the changes taking place.**
2. The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification. **Yes, similar to above, the area in question is the focal point of a complex and dynamic project that we believe qualifies for a variation based on the conditions set forth.**
3. The purpose of the variation is not based primarily upon a desire to increase financial gain. **Yes, and the entirety of this request is to provide direction and identification for a community area. This is not branding or advertising for a means of financial gain.**
4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property. **Yes**
5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. **This will not have any impact to surrounding properties, as the area is fully contained within the project and the improvements from this variance will not be visible outside of the property.**
6. The granting of the variation will not alter the essential character of the neighborhood; and, **Similar to above, this is necessary to provide adequate identification to a contained area and is consistent with the rest of the project.**
7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood. **Yes, this request had no impact on any of the above mentioned.**

FINAL PLAT OF YORKTOWN RESERVE

PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.L.N.: 06-29-101-038
06-29-101-044

THIS INSTRUMENT PREPARED BY:
V3 COMPANIES, LTD
7325 JAMES AVENUE
WOODBRIDGE, ILLINOIS 60517

Elizabeth M. Chaplin
DuPage County Recorder

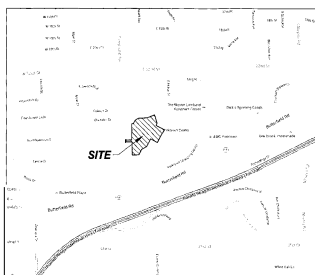
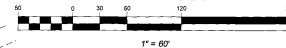


THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY AND RETURN TO:
NAME: VILLAGE OF LOMBARD CITY CLERK
ADDRESS: 255 EAST WILSON AVENUE
LOMBARD, ILLINOIS 60148
(630) 920-5726

BASIS OF BEARINGS

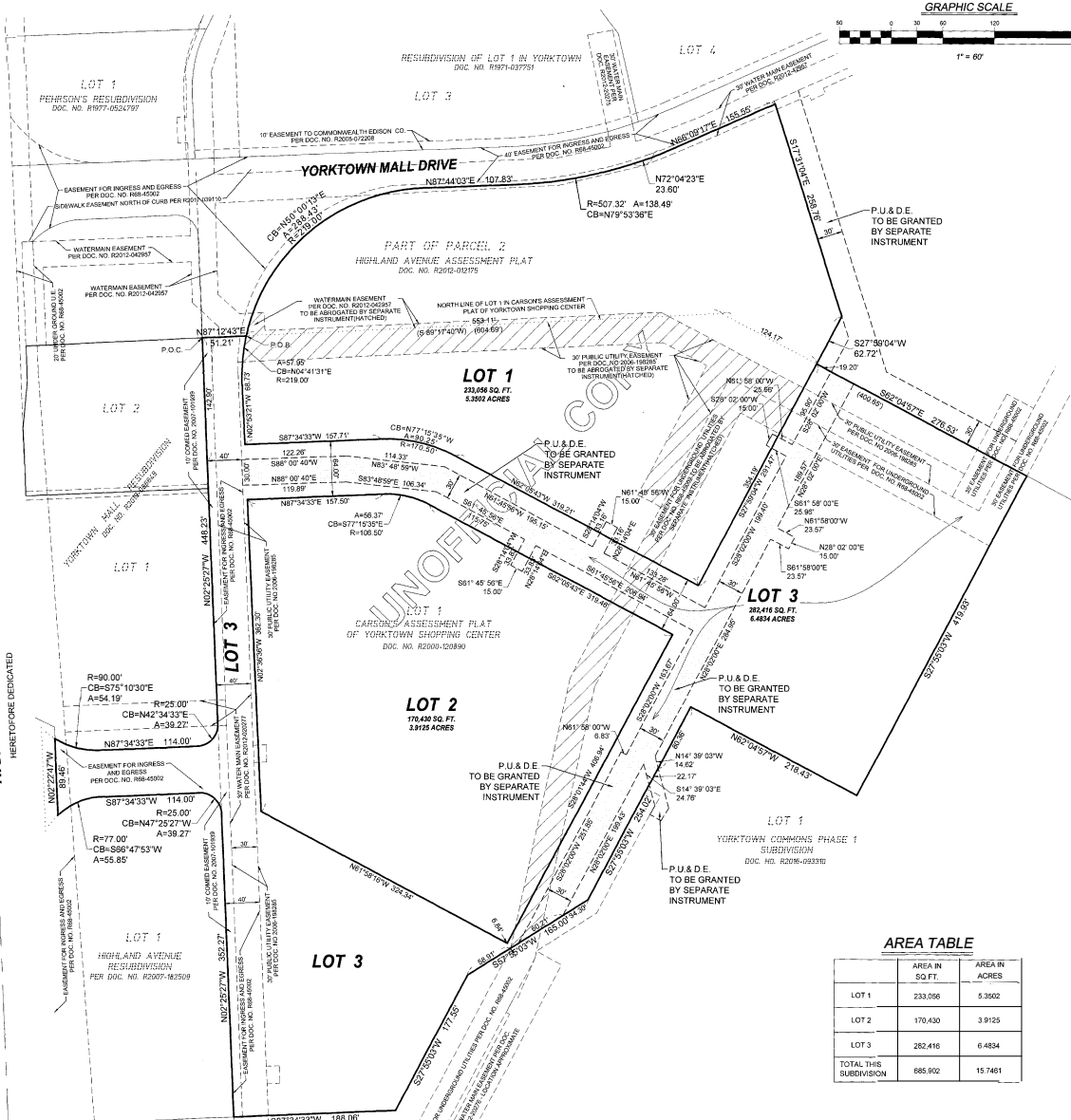
THE BASIS OF BEARINGS IS THE ILLINOIS STATE
PLANE SYSTEM - EAST ZONE
DIFFERENCE BETWEEN STATE PLANE SYSTEM AND
RECORD BEARING SYSTEM IS 2'04.97"

GRAPHIC SCALE



VICINITY MAP
NOT TO SCALE

HIGHLAND AVENUE
HERETOFORE DEDICATED



AREA TABLE

	AREA IN SQ. FT.	AREA IN ACRES
LOT 1	233,056	5.3502
LOT 2	170,430	3.9125
LOT 3	282,416	6.4834
TOTAL THIS SUBDIVISION	685,902	15.7461

LEGEND

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- UNDERLYING LOT LINE
- EXISTING EASEMENT HEREBY ABROGATED
- P.U. & D.E. HEREBY GRANTED
- N NORTH
- S SOUTH
- E EAST
- W WEST
- CB CHORD BEARING
- A ARC LENGTH
- R RADIUS
- U/E UTILITY EASEMENT
- P.U. PUBLIC UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- P.U. & D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- (0.00) RECORD DATUM
- (0.00) CALCULATED DATUM
- CON SET CONCRETE MONUMENT
- PIP SET IRON PIPE
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD

NOTES

- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.
- SEE PROPOSED ENGINEERING PLANS PREPARED BY V3 COMPANIES FOR PROPOSED UTILITIES AND GRADING INFORMATION.

OWNER / DEVELOPER
RESERVE AT YORKTOWN, LLC
2037 West Carroll Street
Chicago, IL 60612
312-243-3700

ENGINEER/SURVEYOR
V3 Companies, Ltd
7325 James Avenue, Suite 100
Woodridge, Illinois 60517
630-724-9200

Engineers 7325 James Avenue, Suite 100
Woodridge, IL 60517
Scientists 630 724 9200 voice
630 724 0384 fax
Surveyors v3co.com

PREPARED FOR:
SYNERGY CONSTRUCTION GROUP
2037 WEST CARROLL STREET
CHICAGO, IL 60612
312-243-3770

NO.	DATE	REVISIONS / DESCRIPTION
1.	05-23-23	REVISED PER REVIEW
2.	09-20-24	REVISED PER COMMENT - PU&DE PER SEPARATE DOC.
3.	10-24-24	REVISED PER COMMENT
4.	10-29-24	REVISED PER COMMENT
5.	11-19-24	REVISED PER COMMENT
6.	01-21-25	ADD MORTGAGE CERTIFICATE

FINAL PLAT

YORKTOWN RESERVE, LOMBARD, ILLINOIS

DRAFTING COMPLETED: 03-15-23 DRAWN BY: MLD/SPJ PROJECT MANAGER: EJM
FIELD WORK COMPLETED: NA CHECKED BY: EJM SCALE: 1" = 60'

Project No 15147.MF
Group No VP04.2
SHEET NO. 1 of 2

FINAL PLAT OF YORKTOWN RESERVE

PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Elizabeth M. Chaplin DuPage County Recorder



P.L.N.: 08-29-101-038 08-29-101-044

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO: VILLAGE OF LOMBARD CITY CLERK 355 EAST HESLOW AVENUE LOMBARD, ILLINOIS 60148 (330) 630-0738

OWNER'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS 17th DAY OF February A.D. 2025

OWNER: RESERVE AT YORKTOWN LLC 2037 W. CARROLL STREET CHICAGO, IL 60612

BY: Phil Domenico Manager

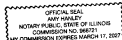
NOTARY PUBLIC

STATE OF ILLINOIS) COUNTY OF COOK)

I, AMY HANLEY, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNERS 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 FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 17th DAY OF February A.D. 2025

NOTARY PUBLIC Amy Hanley



SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS) COUNTY OF COOK)

THIS IS ALSO TO CERTIFY THAT I, Phil Domenico, AS OWNER OF THE PROPERTY DESCRIBED AS THE SUBDIVISION AND LEGALLY DESCRIBED ON THIS PLAT OF THE SAME NAME, HAVE DETERMINED TO BE TO MY KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOT(S) IS:

GRADE SCHOOL DISTRICT NO. 67 ADDRESS: 150 W MADISON STREET LOMBARD HIGH SCHOOL DISTRICT NO. 41 ADDRESS: 696 CRESCENT BLVD, GLEN ELLY JUNIOR COLLEGE DISTRICT NO. 82 ADDRESS: 425 22ND STREET, GLEN ELLY

OWNER: RESERVE AT YORKTOWN LLC 2037 W. CARROLL STREET CHICAGO, IL 60612

BY: Phil Domenico Manager

NOTARY PUBLIC

STATE OF ILLINOIS) COUNTY OF COOK)

I, AMY HANLEY, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE SCHOOL DISTRICT 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 FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 17th DAY OF February A.D. 2025

NOTARY PUBLIC Amy Hanley



MORTGAGE CERTIFICATE

STATE OF ILLINOIS) COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AS AN AUTHORIZED AGENT UNDER THE PROVISIONS OF A MORTGAGE AGREEMENT DATED AND RECORDED ON 01/19/2024 IN DUPAGE COUNTY IN THE STATE OF ILLINOIS AS DOCUMENT 184002092, DO HEREBY CERTIFY THAT ASSOCIATED BANK IS THE MORTGAGEE OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE AFFIXED HEREON, AND THAT AS SUCH IT DOES HEREBY ACKNOWLEDGE THE PROVISIONS OF THE OWNERS CERTIFICATE AFFIXED HEREON.

DATED THIS 18th DAY OF February 2025

Signature: Bridget Norton

PLEASE TYPEPRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE CORPORATION/COMPANY NAME, AND ADDRESS

Bridget Norton Managing Director CIBC Bank USA

NOTARY'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DUPAGE)

I, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE MORTGAGE CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS MORTGAGEE, APPEARED AND DELIVERED THE SAID INSTRUMENT AT THEIR OWN FREE AND VOLUNTARY ACT OF SAID CORPORATION AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THE SAID MORTGAGEE DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION DID HAVE SAID SEAL 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, AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 18th DAY OF February A.D. 2025

Notary Public Signature: Mariel Ruelas

UTILITY AND DRAINAGE 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, ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, CONTINENTAL CABLEVISION AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS MARKED, EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, INCLUDING OVERLAP AND 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 RIGHT OF ACCESS ABOVE AND BELOW SAID EASEMENT, 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 THEREON 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, WHEREAN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF LOMBARD.

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF LOMBARD AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES INCLUDING WATER, STORM, AND SANITARY SEWER SERVICE AND MAINTENANCE.

EASEMENTS ALSO ARE RESERVED FOR CABLE COMMUNICATION COMPANIES ALONG WITH THE PUBLIC UTILITIES ALREADY REFERENCED.

SURFACE WATER STATEMENT

STATE OF ILLINOIS) COUNTY OF COOK)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT AS SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DISCHARGE OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVISION HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN CONFORMANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 17th DAY OF February A.D. 2025

OWNER: RESERVE AT YORKTOWN LLC 2037 W. CARROLL STREET CHICAGO, IL 60612

BY: Phil Domenico Manager

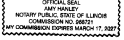
NOTARY PUBLIC

STATE OF ILLINOIS) COUNTY OF COOK)

I, AMY HANLEY, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE SURFACE WATER STATEMENT 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 FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 17th DAY OF February A.D. 2025

NOTARY PUBLIC Amy Hanley



DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DUPAGE)

I, THE UNDERSIGNED AS COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED HEREON.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT DEPICTED HEREON.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS 7th DAY OF March A.D. 2025

Signature: David Hargrave County Clerk



DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DUPAGE)

THIS INSTRUMENT NO. 2025-082709 WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THIS 7 DAY OF March A.D. 2025

BY: Recorder of Deeds

BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DUPAGE)

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS

THIS 20th DAY OF February A.D. 2025

Signature: Kelly T. Casagrande Village President

COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DUPAGE)

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS

THIS 21st DAY OF February A.D. 2025

Signature: Director of Community Development

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DUPAGE)

TIMOTHY SEARLES, COLLECTOR FOR THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS, AND/OR ITS DESIGNATED CURRENT OR FORFEITED SPECIAL ASSESSMENTS, NOR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT LOMBARD, ILLINOIS, THIS 21 DAY OF February A.D. 2025

Signature: Timothy Searles Village Collector

PERMISSION TO RECORD

STATE OF ILLINOIS) COUNTY OF DUPAGE)

I, EDWARD J. MURRAY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY AUTHORIZE THE VILLAGE OF LOMBARD AND SUBMIT THE FOLLOWING DESCRIBED PROPERTY AGENTS TO RECORD THIS PLAT WITH THE OFFICE OF THE DUPAGE COUNTY, ILLINOIS, RECORDER OF DEEDS.

THE REPRESENTATIVE SHALL PROVIDE THE SURVEYOR WITH A RECORDED COPY OF THIS PLAT THIS 17TH DAY OF FEBRUARY, A.D. 2025.

Signature: Edward J. Murray Illinois Professional Land Surveyor No. 38-4037



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, EDWARD J. MURRAY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4037, HAVE SURVEYED AND SUBMITTED THE FOLLOWING DESCRIBED PROPERTY PART OF LOT 1 IN CARBONS ASSESSMENT PLAT OF YORKTOWN SHOPPING CENTER, PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 08, 2000 AS DOCUMENT NO. R2000-120860 AND PART OF PARCEL 2 IN HIGHLAND AVENUE ASSESSMENT PLAT, PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 2012 AS DOCUMENT NO. R2012-012175 IN DUPAGE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 IN CARBONS ASSESSMENT PLAT OF YORKTOWN SHOPPING CENTER, BEING AN ASSESSMENT PLAT OF PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 8, 2000 AS DOCUMENT R2000-120860 IN DUPAGE COUNTY, ILLINOIS.

TOGETHER WITH THAT PART OF PARCEL 2 IN HIGHLAND AVENUE ASSESSMENT PLAT, BEING AN ASSESSMENT PLAT OF PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 2012 AS DOCUMENT R2012-012175, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 2, BEING THE SAME AS THE SOUTHWEST CORNER OF LOT 1 IN SAID HIGHLAND AVENUE ASSESSMENT PLAT, THENCE NORTH 87 DEGREES 12 MINUTES 43 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL 2, 51.21 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS 219.00 FEET, A CHORD BEARING OF NORTH 90 DEGREES 00 MINUTES 13 SECONDS EAST, AND AN ARC LENGTH OF 398.43 FEET; THENCE NORTH 91 DEGREES 48 MINUTES 57 SECONDS EAST, 107.83 FEET; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS 507.32 FEET, A CHORD BEARING OF NORTH 79 DEGREES 53 MINUTES 39 SECONDS EAST, AND AN ARC LENGTH OF 186.49 FEET; THENCE NORTH 72 DEGREES 04 MINUTES 58 SECONDS EAST, 107.83 FEET; THENCE NORTH 89 DEGREES 08 MINUTES 17 SECONDS EAST, 155.55 FEET; THENCE NORTH 62 DEGREES 04 MINUTES 57 SECONDS EAST, 258.15 FEET; THENCE SOUTH 77 DEGREES 59 MINUTES 04 SECONDS WEST, 62.72 FEET TO THE SOUTH LINE OF SAID PARCEL 2; THENCE NORTH 62 DEGREES 04 MINUTES 57 SECONDS WEST, ALONG THE SOUTH LINE OF SAID PARCEL 2, 124.17 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 87 DEGREES 12 MINUTES 43 SECONDS WEST, 55.11 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF LOMBARD WHICH HAS ADOPTED A VILLAGE COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

I FURTHER CERTIFY THAT THE PLAT DEPICTED HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE OTHERWISE INDICATED.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS, AND INCORPORATED AREAS, MAP NO. 170603190, EFFECTIVE DATE AUGUST 1, 2019.

GIVEN UNDER MY HAND AND SEAL THIS 17TH DAY OF FEBRUARY, A.D. 2025.

Signature: Edward J. Murray Illinois Professional Land Surveyor No. 38-4037



V Engineers 7325 James Avenue, Suite 100 Woodstock, IL 60017 Scientists 830.724.3200 voice 830.724.0354 fax Surveyors v3co.com

PREPARED FOR: SYNERGY CONSTRUCTION GROUP 2037 WEST CARROLL STREET CHICAGO, IL 60612 312-243-3770

Table with columns: NO, DATE, REVISIONS, DESCRIPTION. Includes entries for revised per review, revised per comment, and add mortgage certificate.

FINAL PLAT YORKTOWN RESERVE, LOMBARD, ILLINOIS. DRAFTING COMPLETED: 03-15-2025. DRAWN BY: MLP/SPK. PROJECT MANAGER: EJM. SHEET NO: VP04.2



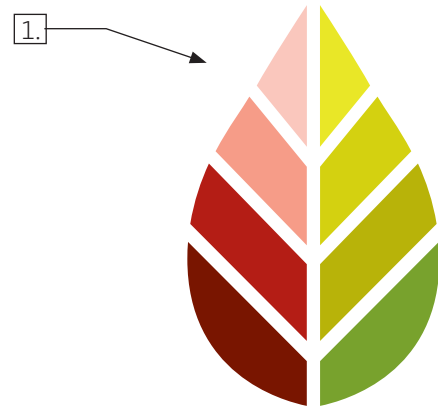
Main Mall Entry: Perspective



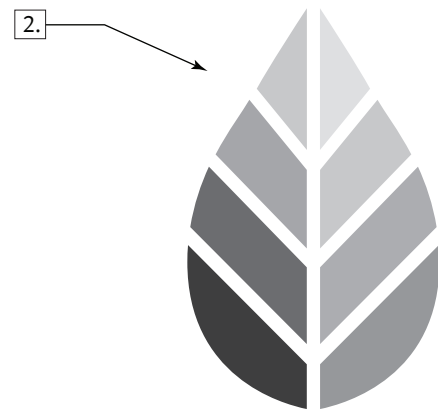
Center Court: Perspective



Food Court: Perspective



YORKTOWN



YORKTOWN

KEY NOTES

- 1. 4-color process
- 2. 1-color grayscale

YORKTOWN CENTER
203 Yorktown Shopping Center
Lombard, IL 60148

Gensler

500 S. Figueroa Street
Los Angeles CA 90071
USA

Tel 213.327.3600

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PROJECT NUMBER

05.8349.700

PROJECT PHASE

Construction Document

DRAWING ISSUE DATE

17 December 2012

NOT FOR CONSTRUCTION

REVISIONS		BY
1	00.00.00	xx
2	00.00.00	xx
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PAGE 3

GRAPHIC TYPE

GRAPHIC STANDARDS

PROJECT IDENTITY

LOGO COLORS



Pantone 488C MP01011 Cartoon Fleshtone	Pantone 486C MP00214 Piglet Pink	Pantone 484C MP15430 Texas Scarlet	Pantone 483C MP11531 Barbara Red	Pantone 377C MP10245 Green Racer	Pantone 398C MP00506 Veratron	Pantone 397C MP00505 Sour Grass	Pantone 396C MP00494 Lemon Pudding
--	--	--	--	--	-------------------------------------	---------------------------------------	--

MP = Matthews Paint

SIGNAGE COLOR PALETTE



P1 MP11531 Barbara Red	P2 MP02548 Dahlia Yellow	P3 MP10245 Green Racer	P4 MP04998 Plum Kitchen	P5 PMS 300 ADA Blue	P6 MP32071 White Wonder	P7 MP05295 Neutral Gray	P8 MP59647 Black is Black
-------------------------------------	---------------------------------------	-------------------------------------	--------------------------------------	----------------------------------	--------------------------------------	--------------------------------------	--

MP = Matthews Paint

MATERIALS



M2 Clear Acrylic Frosted Edges White Diffuser	M3 Aluminum Horizontal Brushed #4	M4 Aluminum Faux Wood Finish
--	--	--

KEY NOTES

1. MP = Matthews Paint

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PAGE 4

GRAPHIC TYPE
GRAPHIC STANDARDS
COLOR &
MATERIALS

NOT FOR CONSTRUCTION

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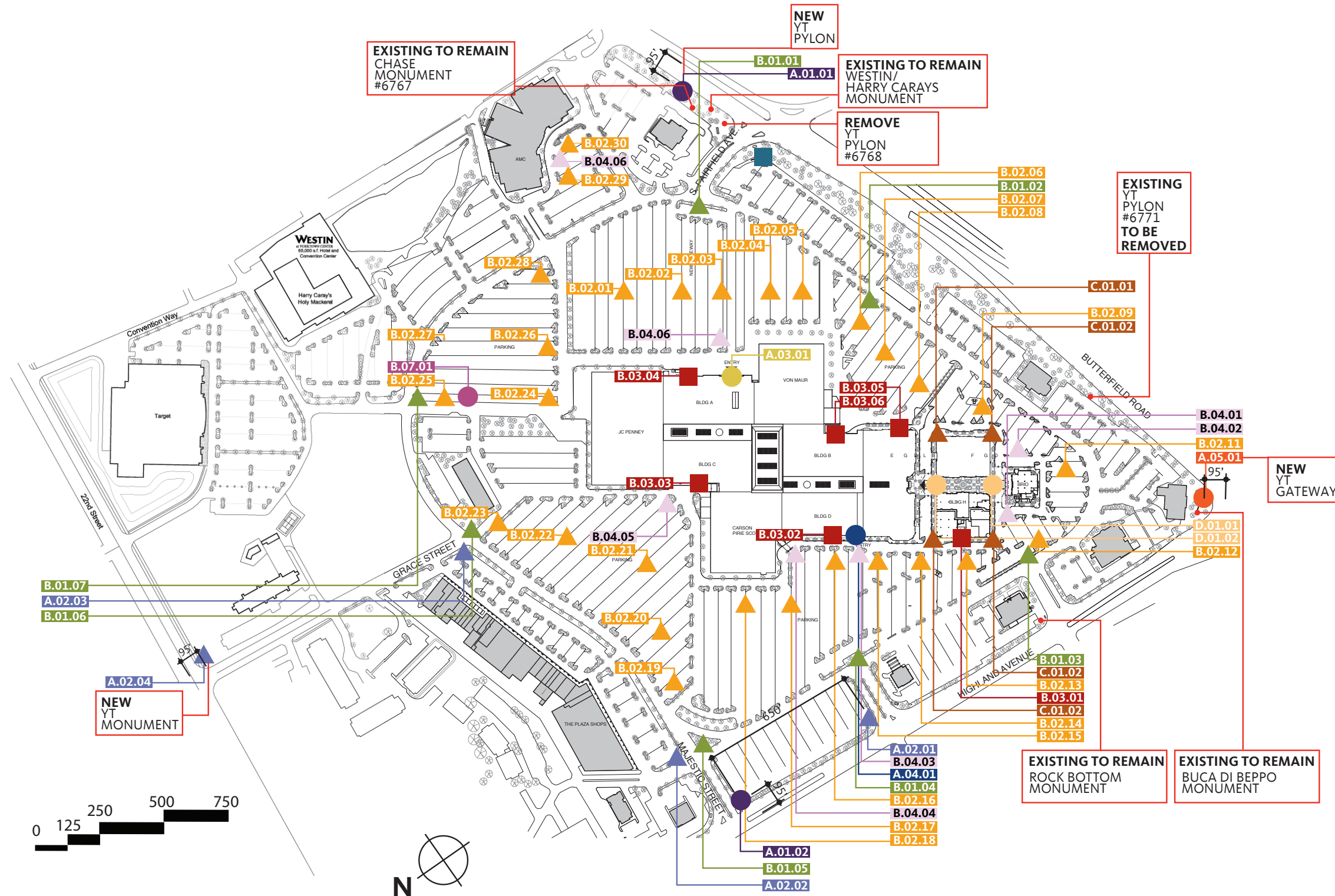
PAGE 12

GRAPHIC TYPE
SIGN LOCATION PLAN
PROPOSED EXTERIOR

KEY NOTES

- A.01 PRIMARY SITE ID - PYLON
- A.05 PRIMARY SITE ID - GATEWAY
- ▲ A.02 SECONDARY SITE ID - MONUMENT
- A.03 PRIMARY ENTRY ID
- ▲ B.01 VEHICULAR DIRECTIONAL
- ▲ B.02 PARKING LOT ID
- B.03 LOADING DOCK ID
- ▲ B.04 ACCESSIBLE PARKING
- B.07 BUS STOP ID
- ▲ C.01 PEDESTRIAN DIRECTIONAL
- D.01 DIRECTORY
- A.04 TENANT ID
- MALL FEATURE SIGN

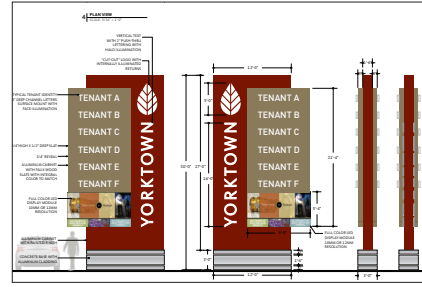
NOTE: ALL SIGNS ARE REPLACING EXISTING SIGNAGE IN THE SAME LOCATION UNLESS OTHERWISE NOTED ON SIGN LOCATION PLAN.



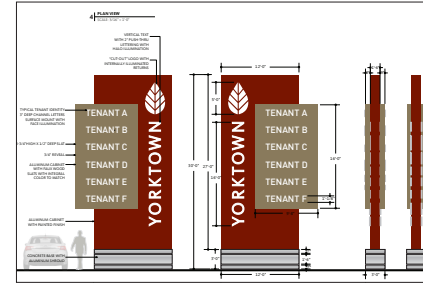
GRAPHIC TYPE
SIGN LOCATION PLAN
PROPOSED EXTERIOR



EXISTING



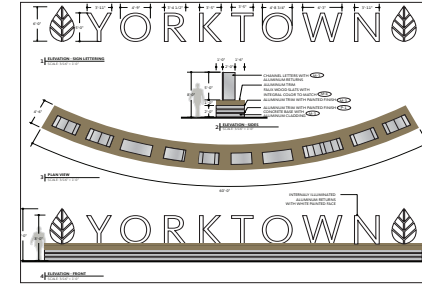
PROPOSED - A.01.01



PROPOSED - A.01.02



EXISTING



PROPOSED A.05.01

KEY NOTES

A.01 PRIMARY SITE ID - PYLON

A.05 PRIMARY SITE ID - GATEWAY

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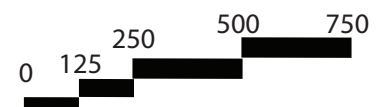
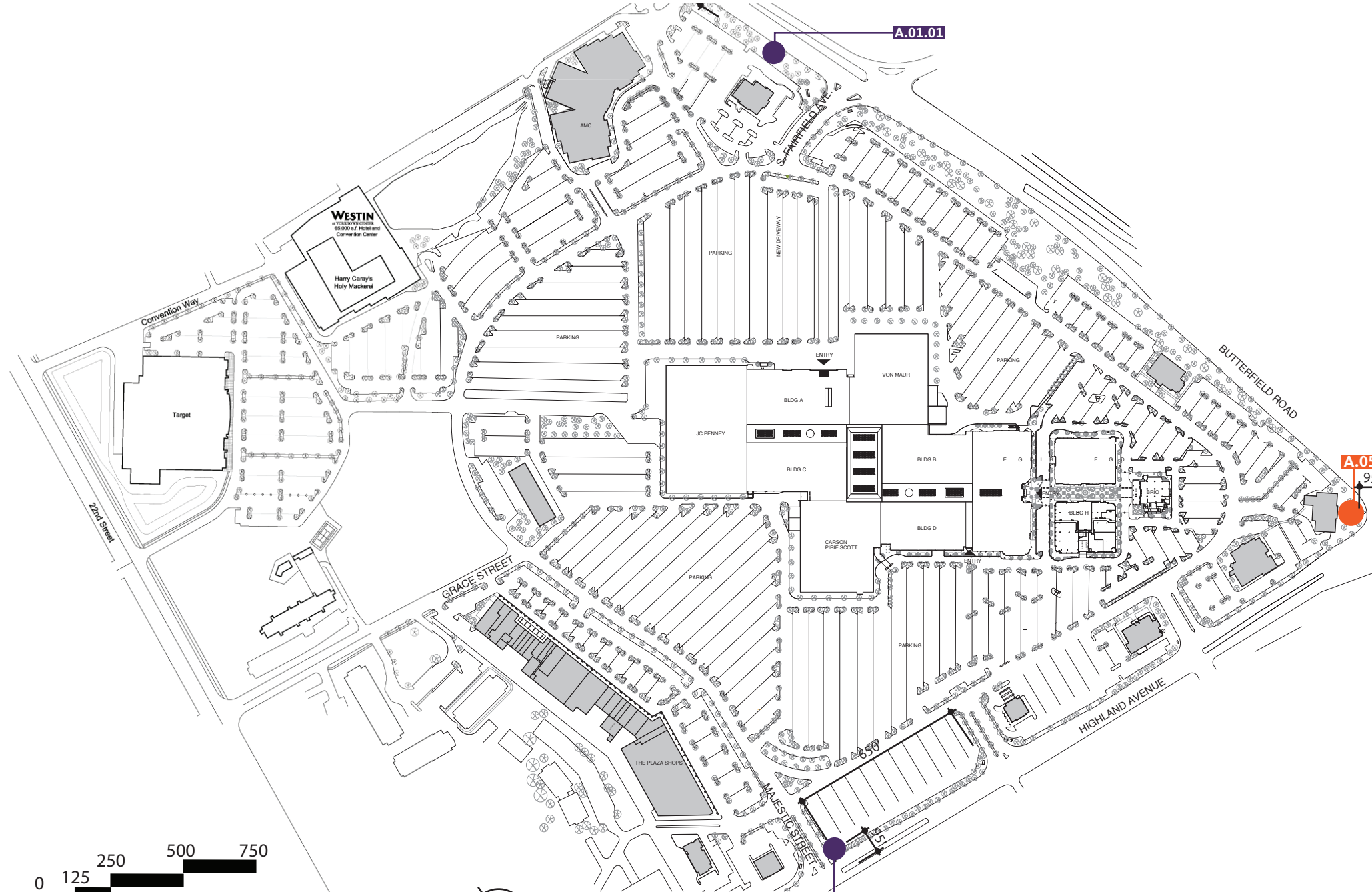
PAGE 14

GRAPHIC TYPE

A.01

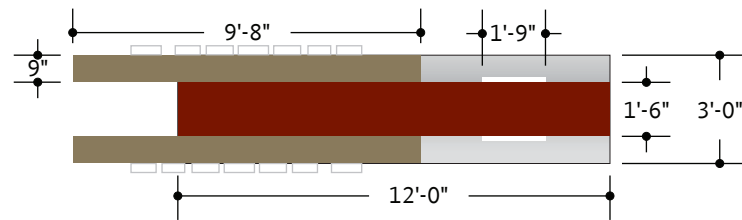
A.05

Location Plan - Primary

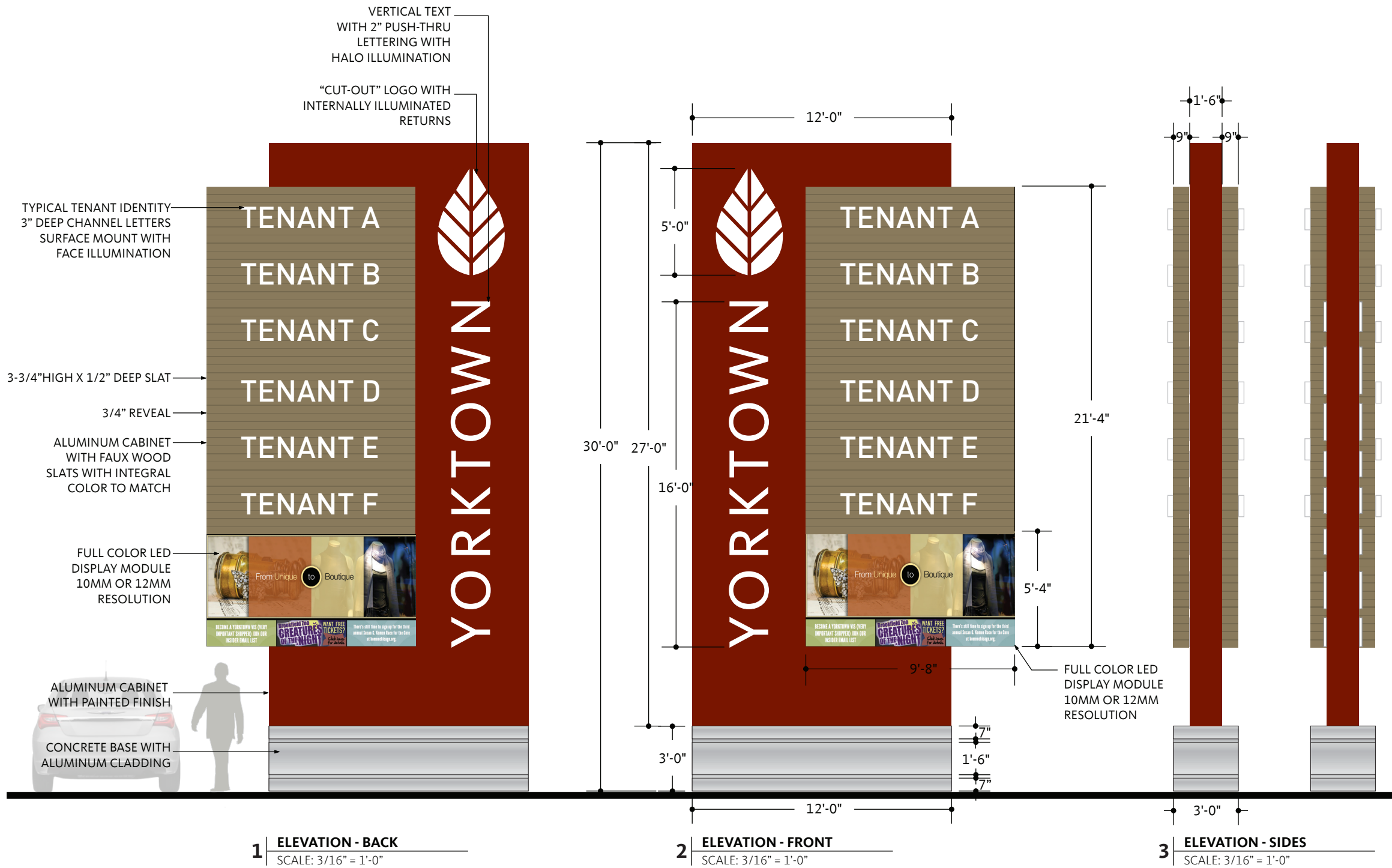


Sign Regulation District - 153.505 B3 Community Shopping District - Site sign overview

New Sign	New Description	Chapter 153 Designation	New Sq. Ft. Area	New Qty	New Total Sq. Ft. Area	New Sign	New Sign Replaces Existing	Existing Sign	Existing Signs Area	Total Sq. Ft. Area
A.01.01	Primary Site Identity	153.216, 153.235, 153.505	160 (plus 70 sq. ft. digital)	1	230	●	at close-by exist. location	XC/01	168	168
A.01.02	Primary Site Identity	153.216, 153.235, 153.505	160	1	160	●		XC/06	168	168
A.05.01	Primary Site Identity - Gateway	153.216, 153.235, 153.505	300	1	300	●		XC/04	0	0
					Total Area	690.00			Total Area	336



4 PLAN VIEW
SCALE: 3/16" = 1'-0"



1 ELEVATION - BACK
SCALE: 3/16" = 1'-0"

2 ELEVATION - FRONT
SCALE: 3/16" = 1'-0"

3 ELEVATION - SIDES
SCALE: 3/16" = 1'-0"

KEY NOTES

YORKTOWN CENTER
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③ 00.00.00	xx
④ 00.00.00	xx

PAGE 25

GRAPHIC TYPE
A.01.01
Site Identity
Pylon –
Primary
w/LED

KEY NOTES

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PAGE 26

GRAPHIC TYPE

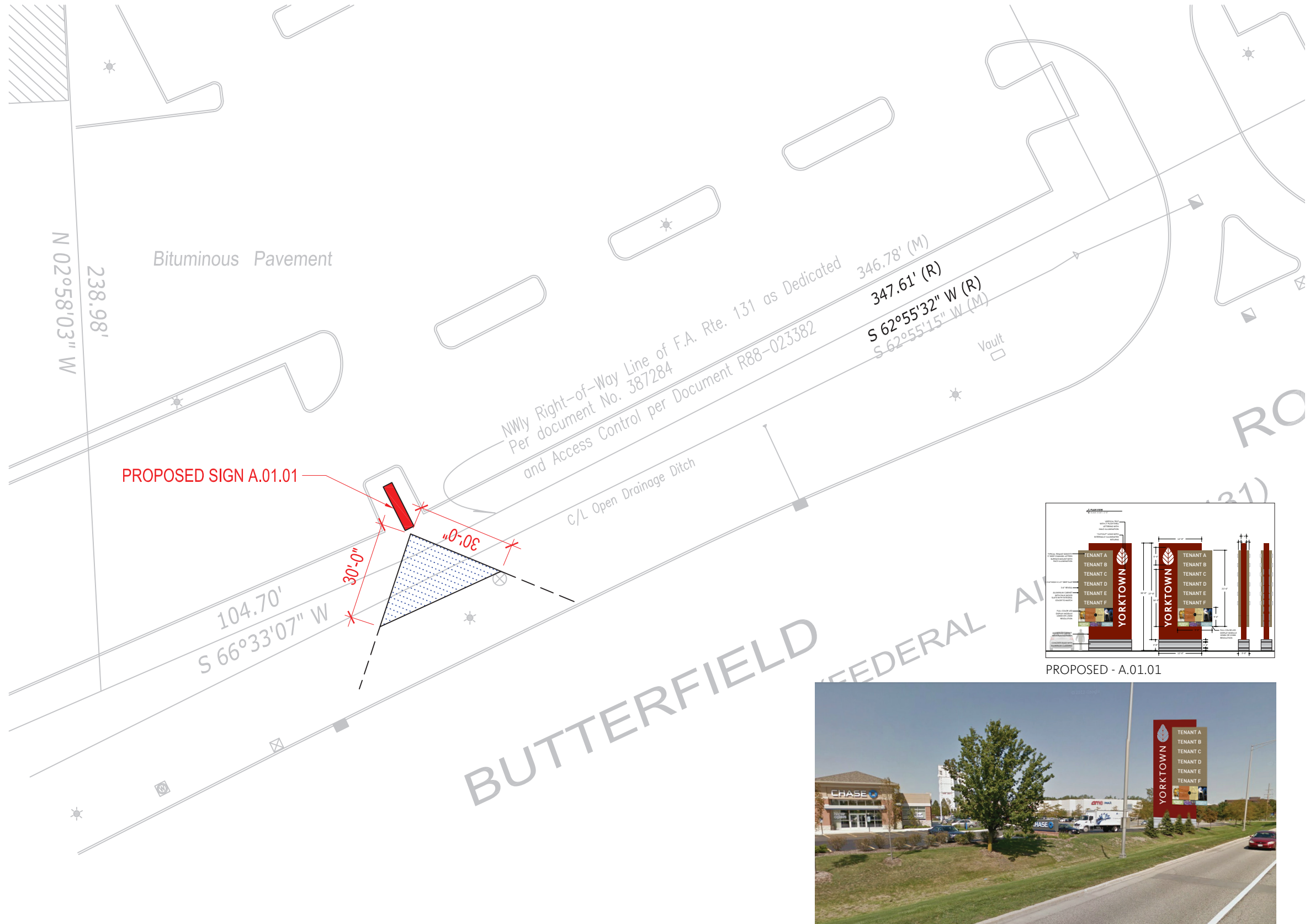
A.01.01
Site Identity
Monument –
Secondary



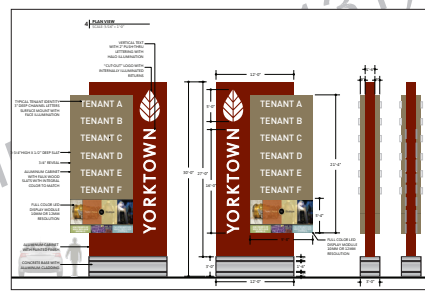
A.01.01 PRIMARY PYLON W/LED – DAYTIME



A.01.01 PRIMARY PYLON W/LED – NIGHTTIME



PROPOSED SIGN A.01.01



PROPOSED - A.01.01



PROPOSED LOCATION

LINE OF SIGHT PLAN FOR SIGN A.01.01 1
1/32" = 1'-0"

KEY NOTES

A.01 PRIMARY SITE ID - PYLON

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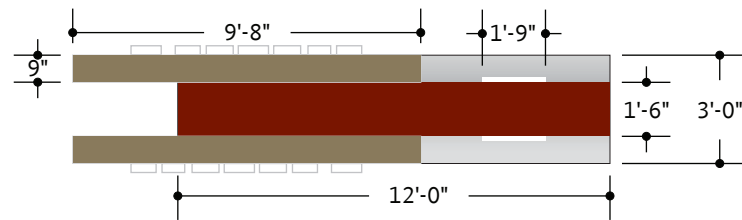
PROJECT NUMBER
05.8349.700
PROJECT PHASE
Construction Document
DRAWING ISSUE DATE
17 December 2012

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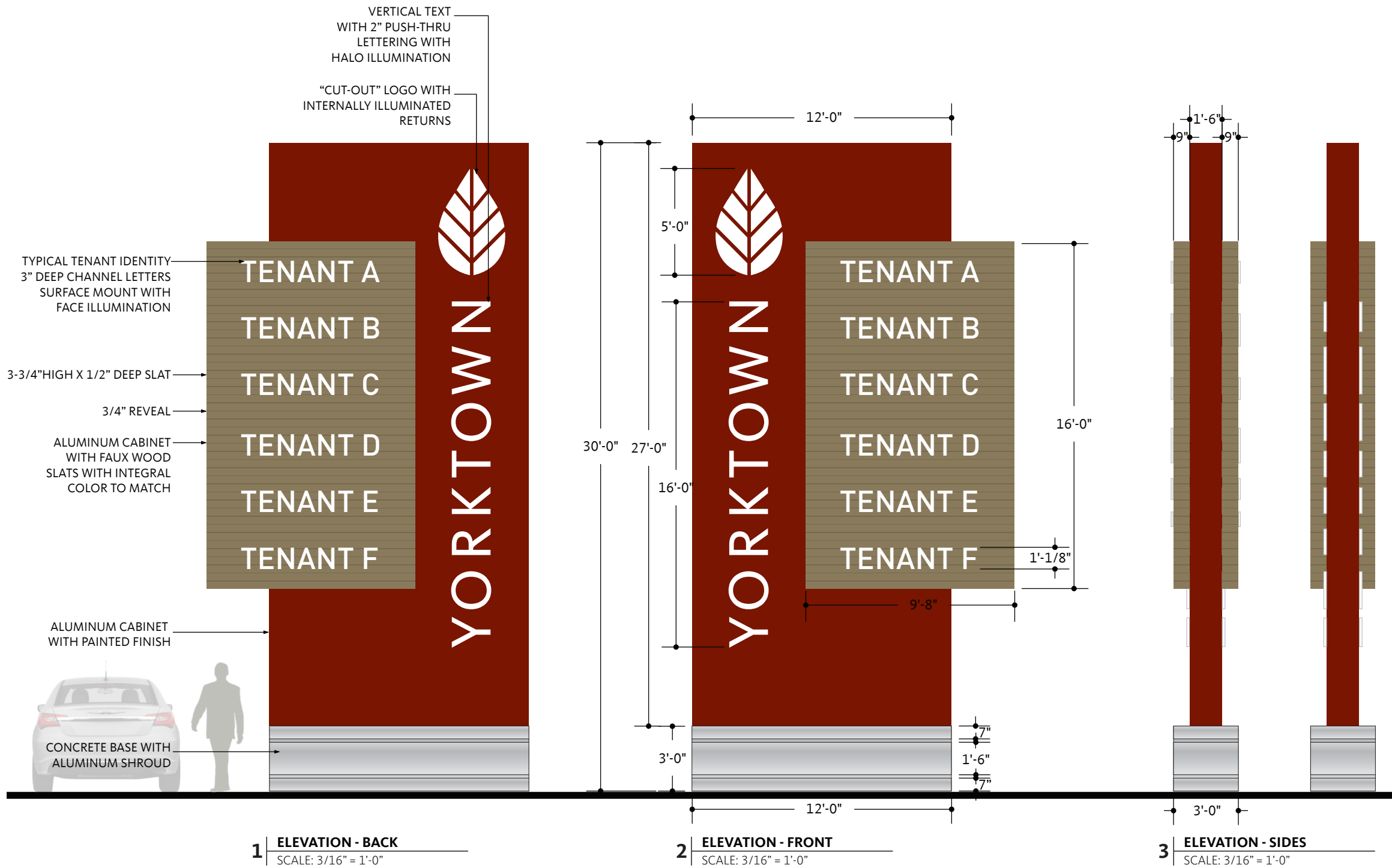
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PAGE 18

GRAPHIC TYPE
SIGHT LINE STUDY
A.01.01



4 PLAN VIEW
SCALE: 3/16" = 1'-0"



1 ELEVATION - BACK
SCALE: 3/16" = 1'-0"

2 ELEVATION - FRONT
SCALE: 3/16" = 1'-0"

3 ELEVATION - SIDES
SCALE: 3/16" = 1'-0"

KEY NOTES

YORKTOWN CENTER
203 Yorktown Shopping Center
Lombard, IL 60148

Gensler

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Tel 213.327.3600

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PROJECT PHASE

Construction Document

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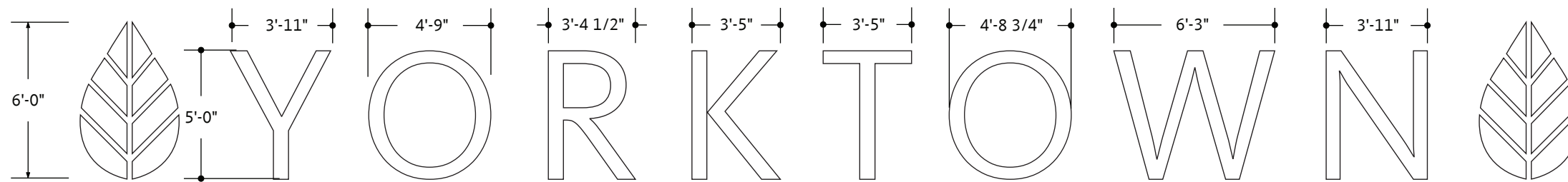
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A.01.02

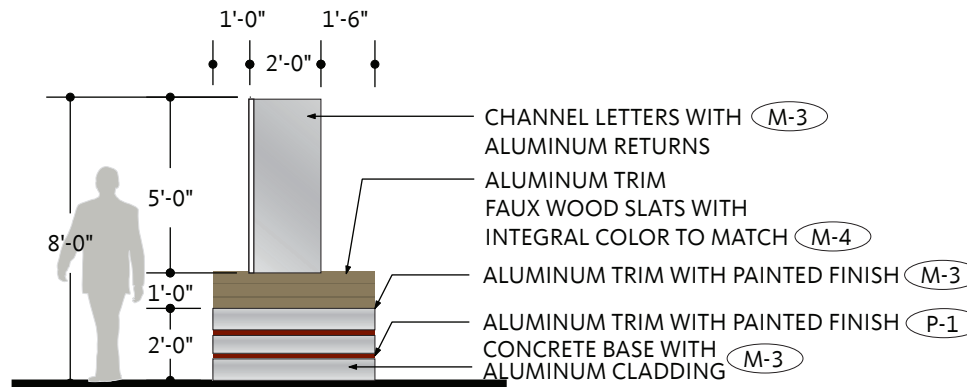
Site Identity

Pylon –

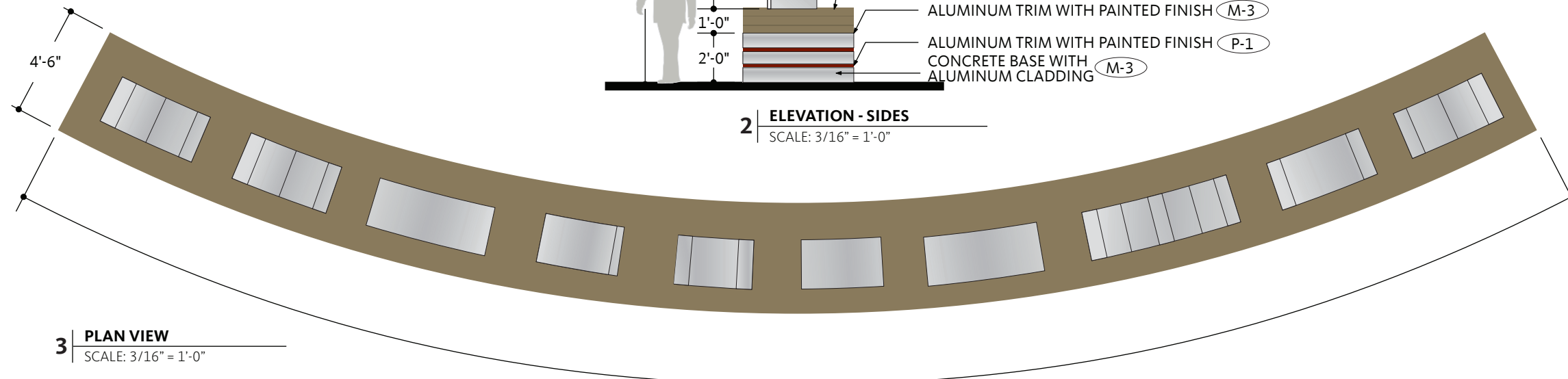
Primary



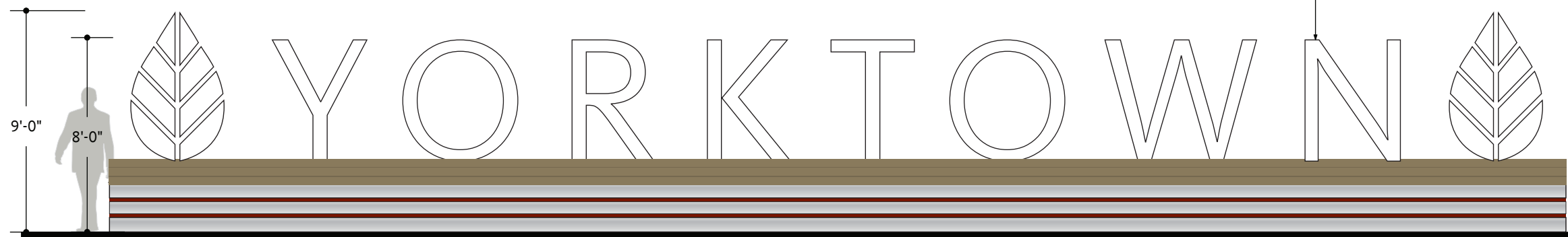
1 ELEVATION - SIGN LETTERING
SCALE: 3/16" = 1'-0"



2 ELEVATION - SIDES
SCALE: 3/16" = 1'-0"



3 PLAN VIEW
SCALE: 3/16" = 1'-0"



4 ELEVATION - FRONT
SCALE: 3/16" = 1'-0"

KEY NOTES

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PAGE 30

GRAPHIC TYPE
A.05
Site Identity
Gateway

KEY NOTES

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GRAPHIC TYPE

A.05
Site Identity
Gateway



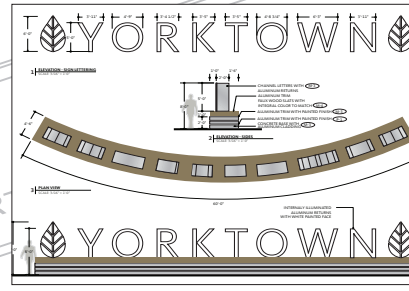
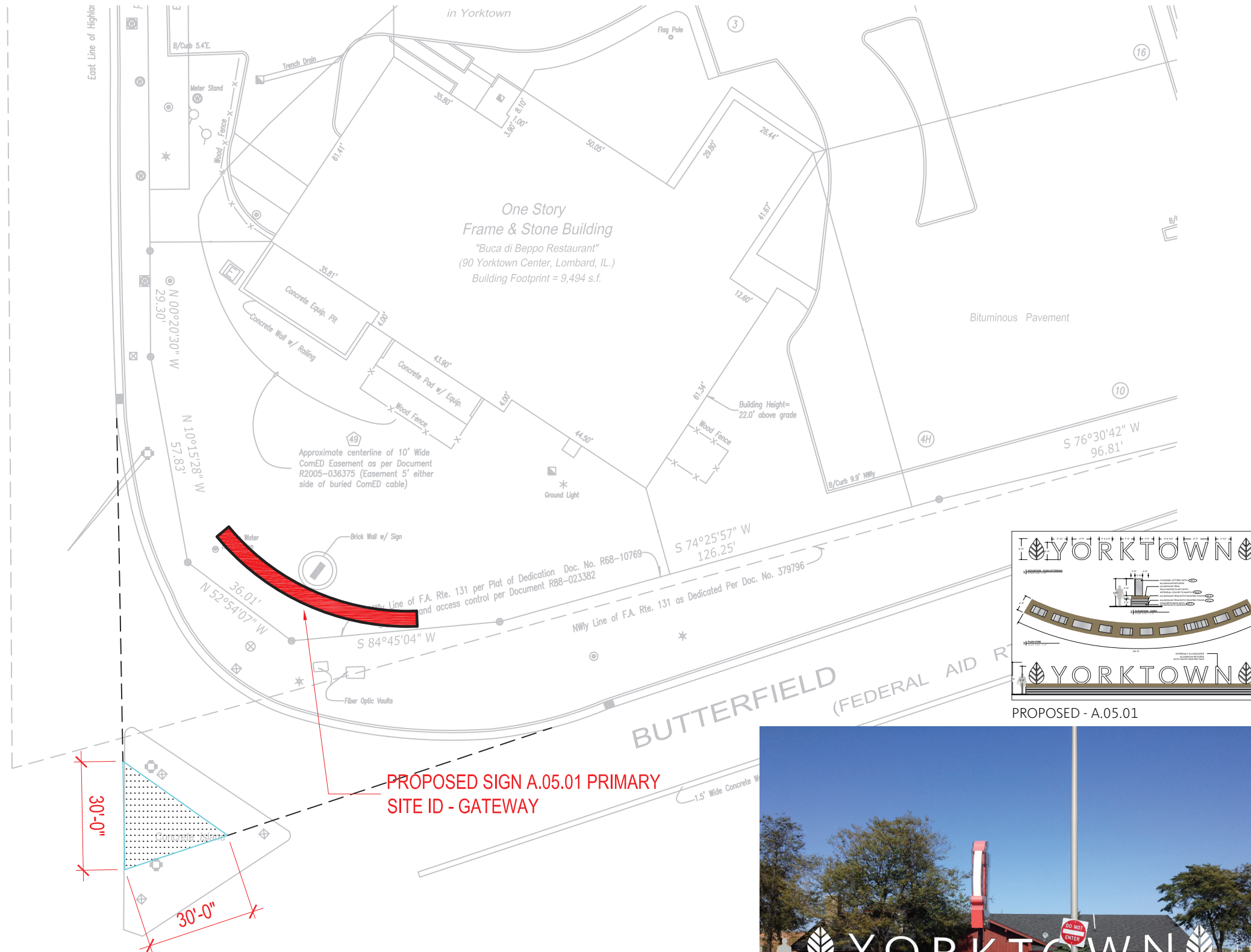
A.05 SITE IDENTITY GATEWAY – DAYTIME



A.05 SITE IDENTITY GATEWAY – NIGHTTIME

AV

HIGHLAND



PROPOSED - A.05.01



PROPOSED LOCATION

SIGHT LINE FOR A.05.01
 1/32" = 1'-0" 1

KEY NOTES

A.05 PRIMARY SITE ID - GATEWAY

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 Lombard, IL 60148

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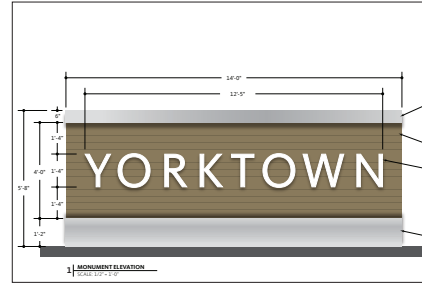
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PAGE 23

GRAPHIC TYPE
SIGHT LINE STUDY
 A.05.01



EXISTING



PROPOSED

KEY NOTES

A.02 SECONDARY SITE ID - MONUMENT

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PROJECT PHASE
Construction Document

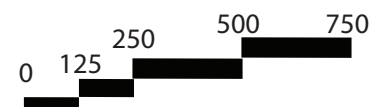
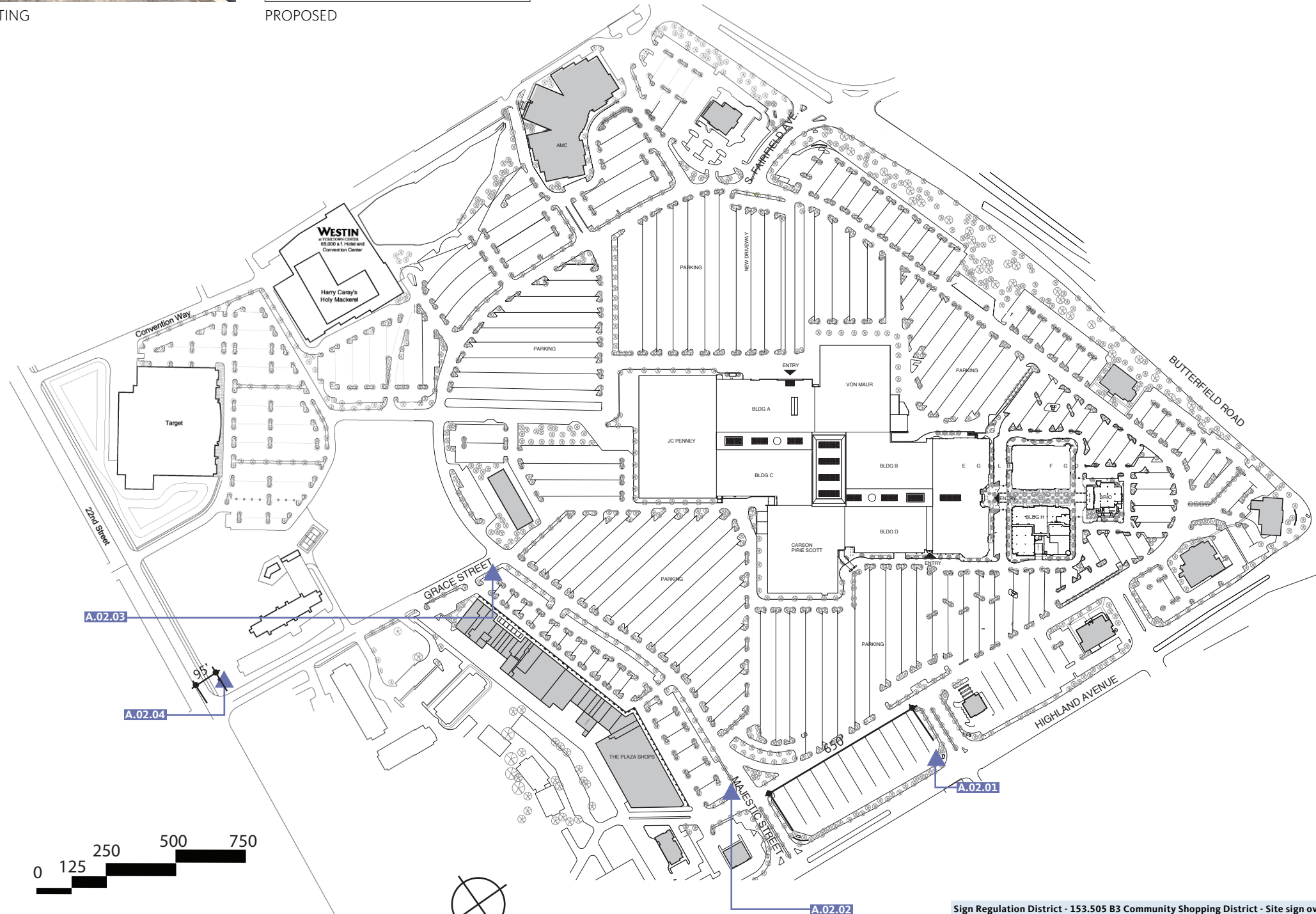
DRAWING ISSUE DATE
17 December 2012

NOT FOR CONSTRUCTION

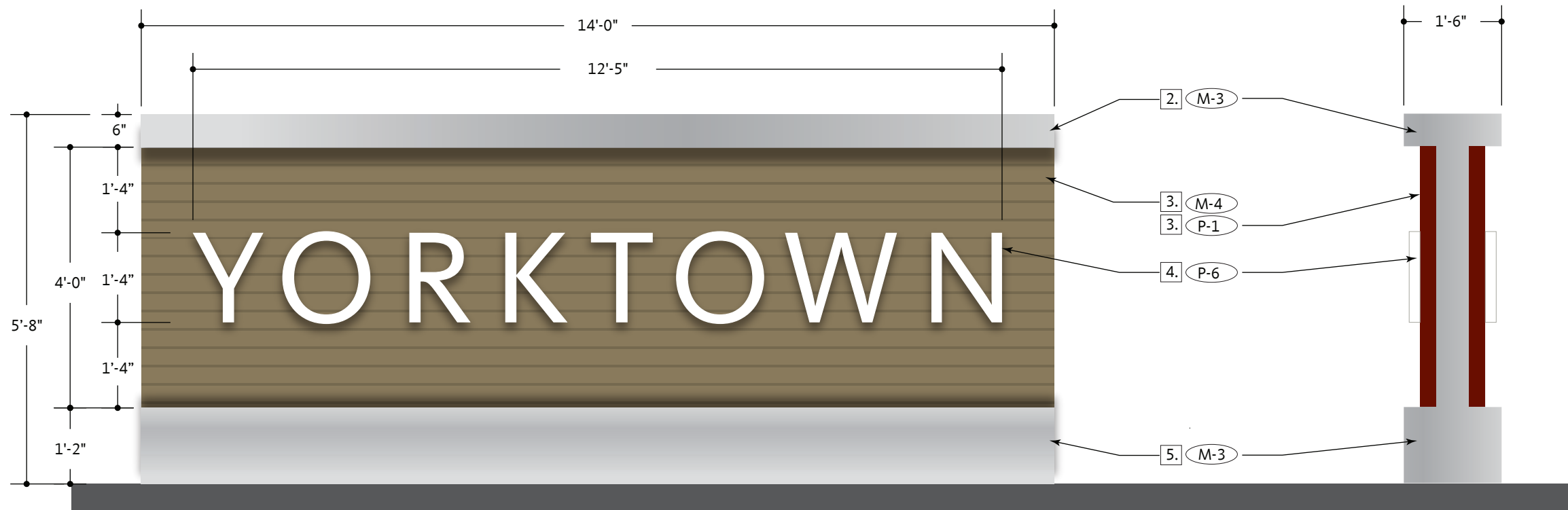
REVISIONS	BY
1	00.00.00 xx
2	00.00.00 xx
3	00.00.00 xx
4	00.00.00 xx

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GRAPHIC TYPE
A.02
Location Plan - Secondary



New Sign	New Description	Chapter 153 Designation	New Sq. Ft. Area	New Qty	New Total Sq. Ft. Area	New Sign	New Sign Replaces Existing	Existing Sign	Existing Signs Area	Total Sq. Ft. Area
A.02.01	Secondary Site Identity	153.235, 153.505	16.25	1	16.25	▲				
A.02.02	Secondary Site Identity	153.235, 153.505	16.25	1	16.25		▲	XB/07	21	21
A.02.03	Secondary Site Identity	153.235, 153.505	16.25	1	16.25		▲	XB/08	21	21
A.02.04	Secondary Site Identity	153.235, 153.505	16.25	1	16.25		▲	XA/09	21	21
					Total Area	65.00			Total Area	63



1 MONUMENT ELEVATION
SCALE: 1/2" = 1'-0"

2 SIDE VIEW
SCALE: 1/2" = 1'-0"

KEY NOTES

1. Double-faced internally illuminated sign cabinet with site identity.
2. Fabricated aluminum cabinet with internal illumination.
3. Recessed sign face to be fabricated aluminum painted in color noted.
4. 2" deep channel letters surface mounted with face illumination
5. Base cover as required to be flush with cabinet with inconspicuous fasteners.
6. Internal illumination to be white LED with even illumination.
7. Provide sub-grade footing as required by structural engineering calculations.

YORKTOWN CENTER
203 Yorktown Shopping Center
Lombard, IL 60148

Gensler

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PROJECT NUMBER
05.8349.700
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DRAWING ISSUE DATE
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GRAPHIC TYPE
A.02
Site Identity
Monument –
Secondary

KEY NOTES

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Construction Document

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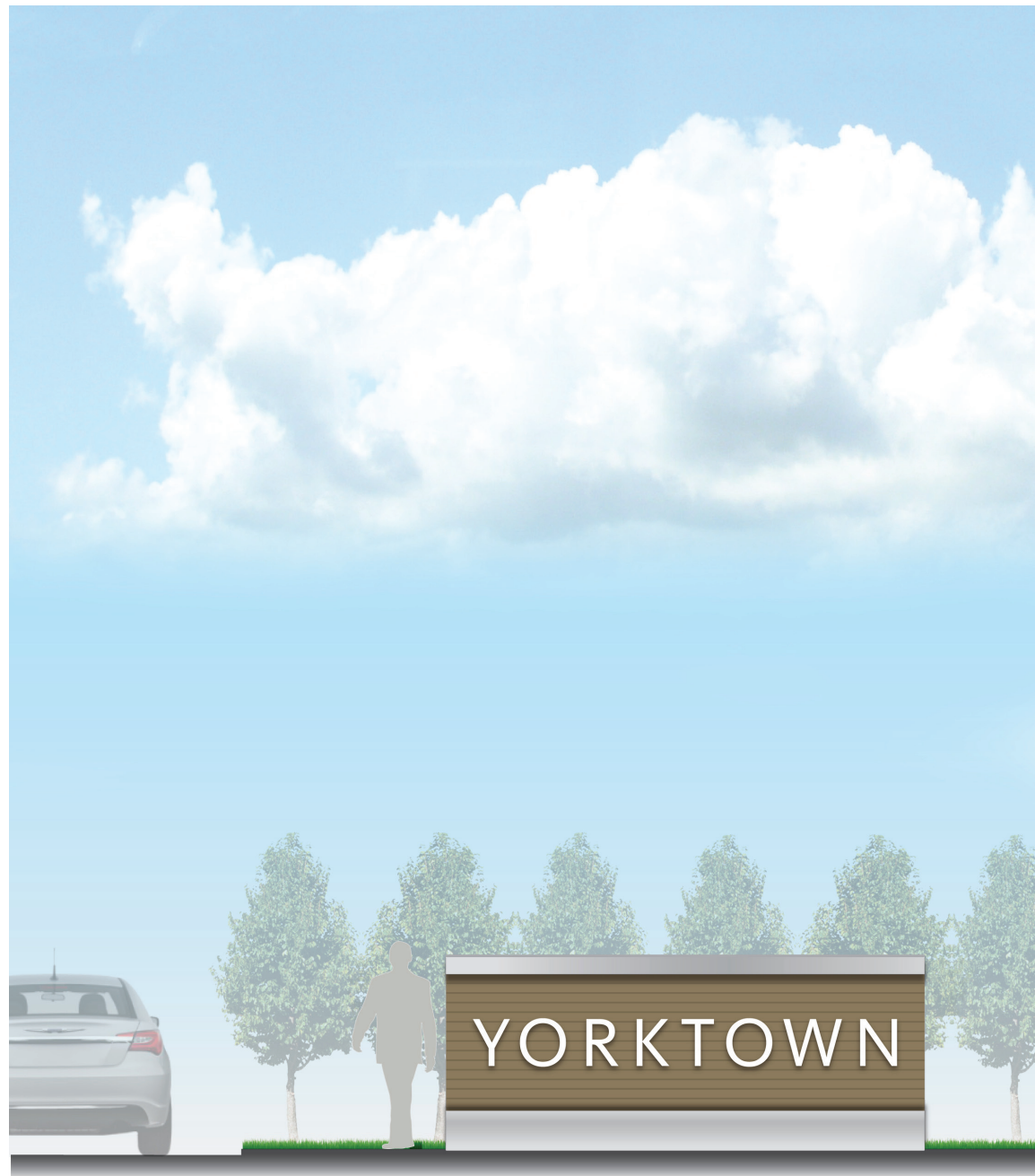
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CONSTRUCTION**

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3	00.00.00	xx
4	00.00.00	xx

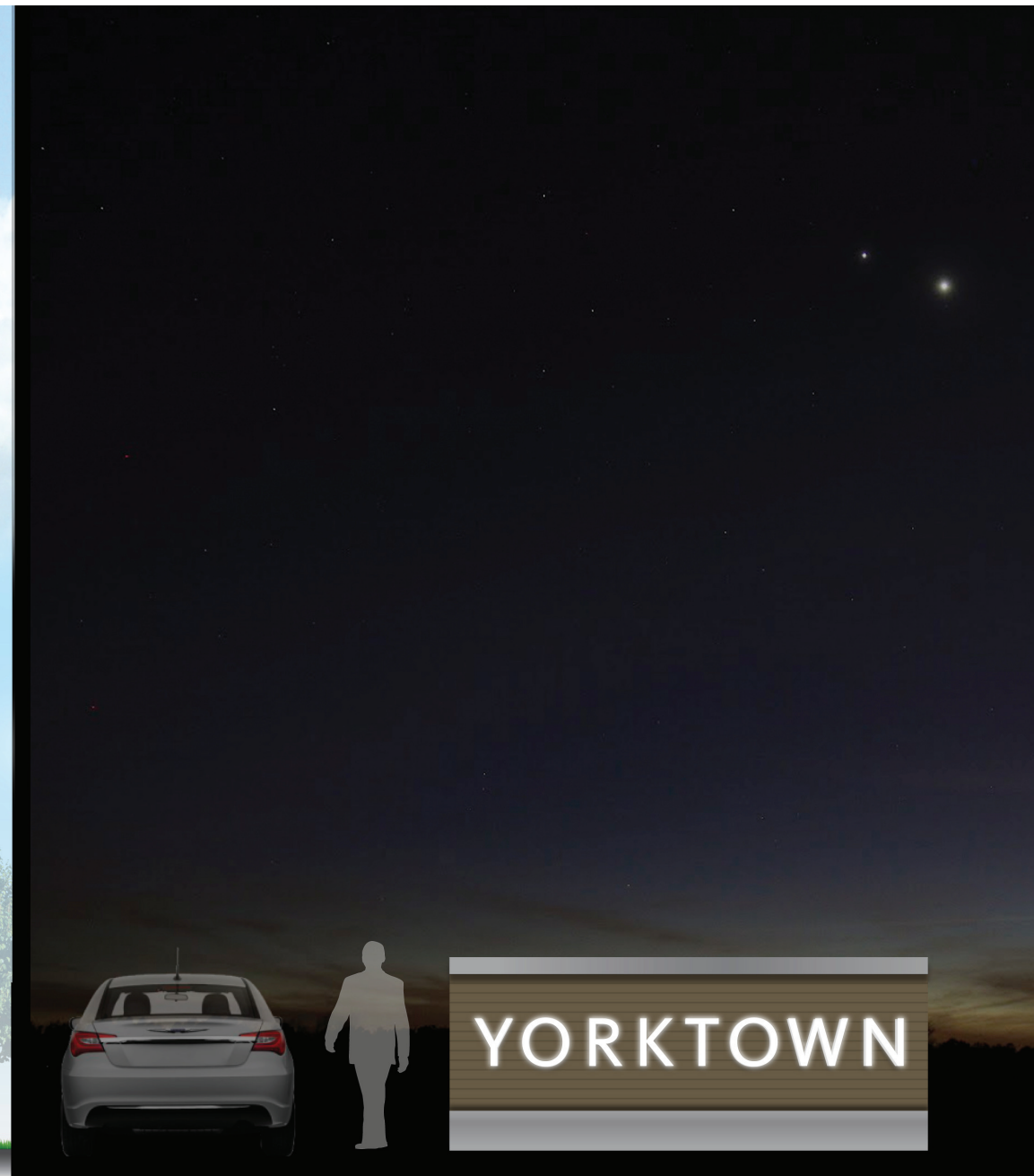
PAGE 29

GRAPHIC TYPE

A.02
Site Identity
Monument –
Secondary

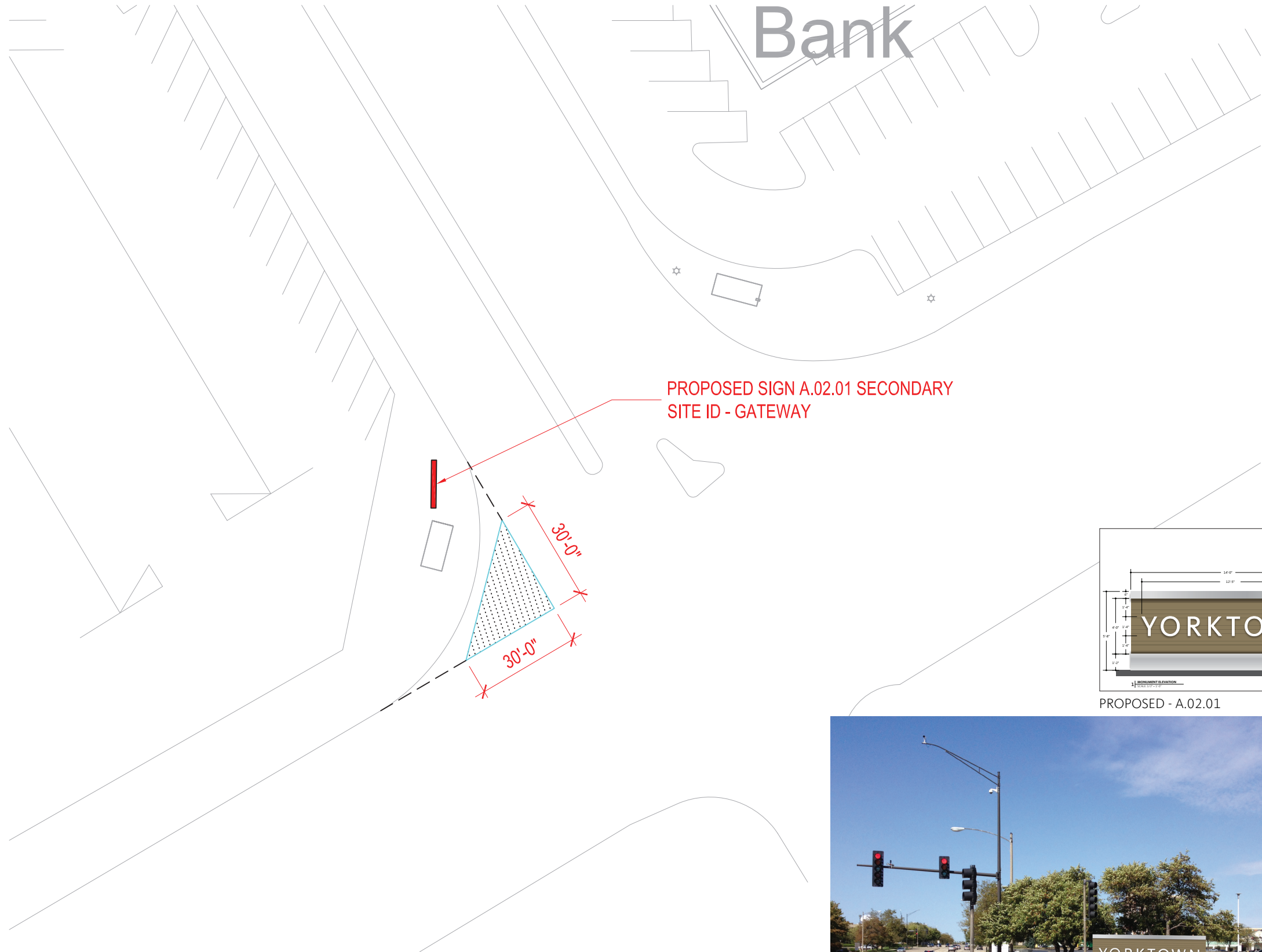


A.02 SECONDARY SITE IDENTITY MONUMENT – DAYTIME

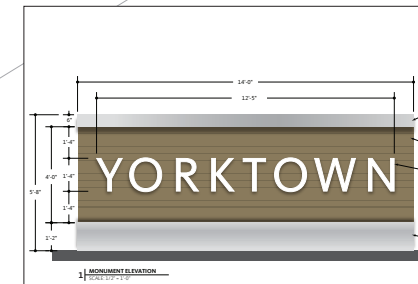


A.02 SECONDARY SITE IDENTITY MONUMENT – NIGHTTIME

Bank



PROPOSED SIGN A.02.01 SECONDARY SITE ID - GATEWAY



PROPOSED - A.02.01



PROPOSED LOCATION

SIGHT LINE FOR A.02.01

1/32" = 1'-0"

1

KEY NOTES

A.02 SECONDARY SITE ID - MONUMENT

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3	00.00.00	xx
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GRAPHIC TYPE
SIGHT LINE STUDY
A.02.01

KEY NOTES

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PROJECT PHASE

Construction Document

DRAWING ISSUE DATE

03 January 2013

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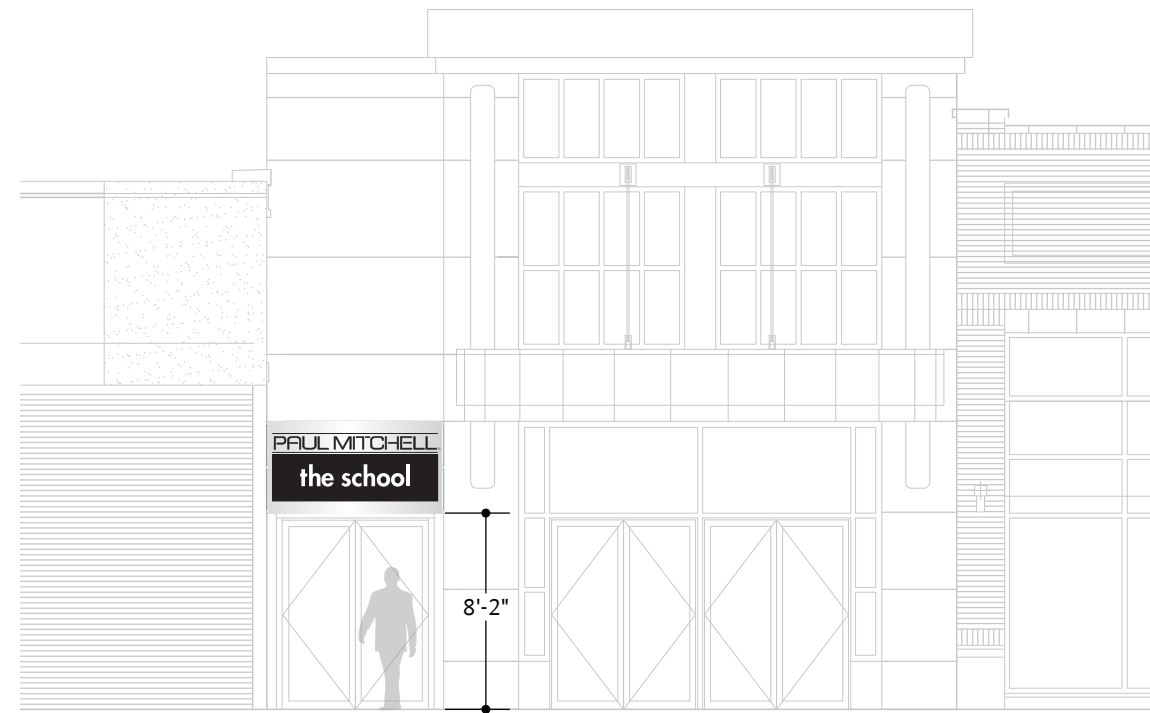
REVISIONS	BY
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④ 00.00.00	xx

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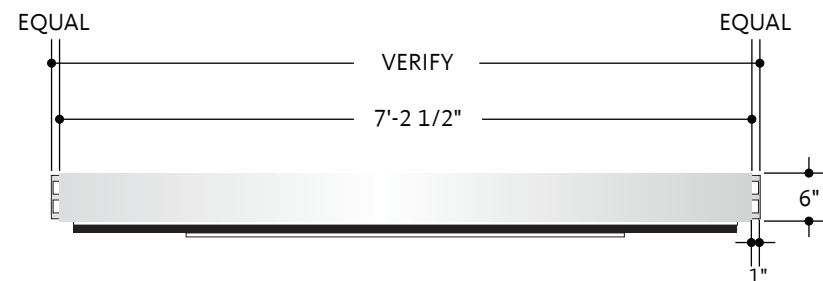
GRAPHIC TYPE

A.04

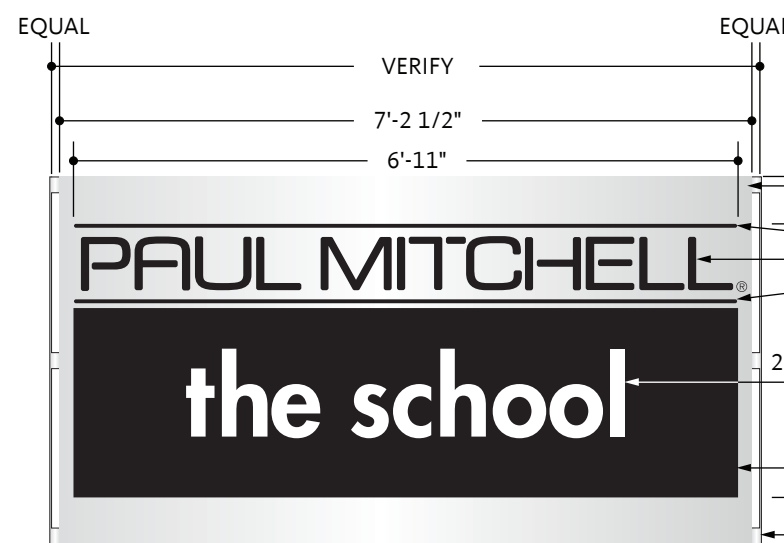
Tenant Identification



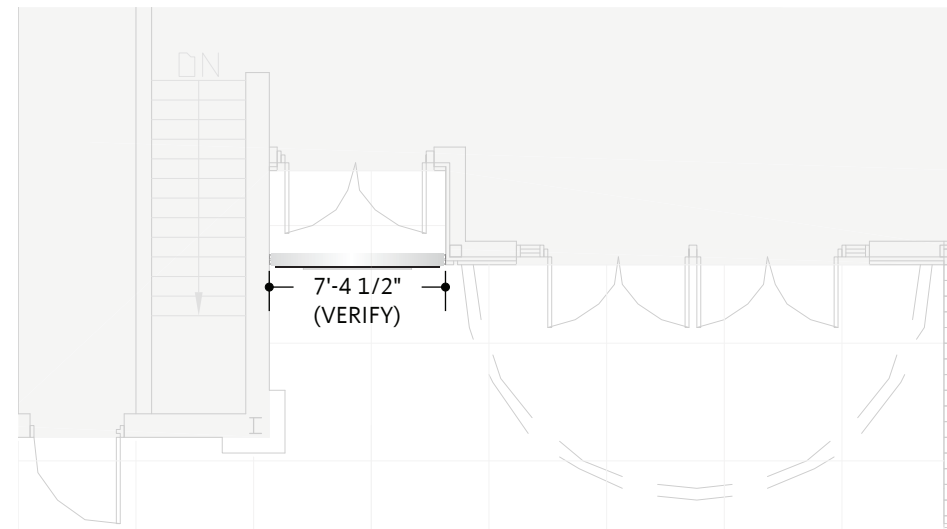
1 LOCATION - ELEVATION
SCALE: 1/8" = 1'-0"



5 PLAN VIEW
SCALE: 1/2" = 1'-0"



4 DETAIL ELEVATION
SCALE: 1/2" = 1'-0"



2 LOCATION - PLAN
SCALE: 1/8" = 1'-0"



3 LOCATION - ELEVATION
SCALE: NTS

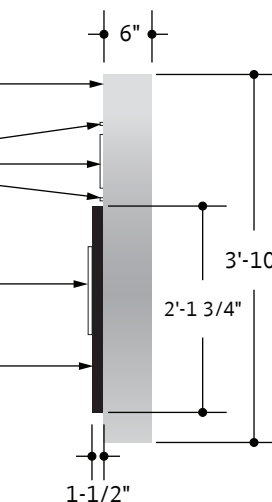
FABRICATED ALUMINUM CABINET WITH HORIZONTAL BRUSH FINISH

1/2" THICK PUSH-THRU LETTERS WITH BLACK FACE AND WHITE LED HALO ILLUMINATION

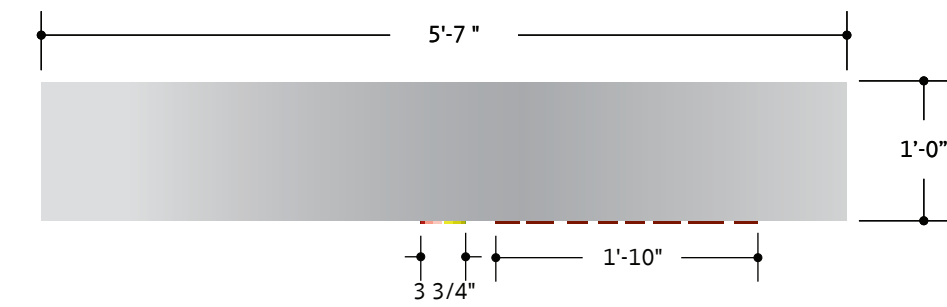
1/2" THICK PUSH-THRU LETTERS WITH POLISHED FROSTED EDGES AND FRONT WITH SECOND SURFACE WHITE DIFFUSER INTERNALLY ILLUMINATED

FABRICATED ALUMINUM CABINET WITH BLACK PAINTED FINISH

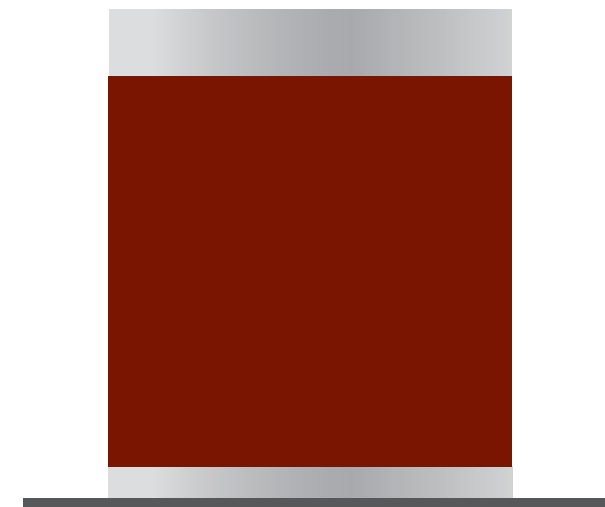
MOUNTING BRACKET HARDWARE WITH 1" (EQUAL) REVEAL ON BOTH SIDES



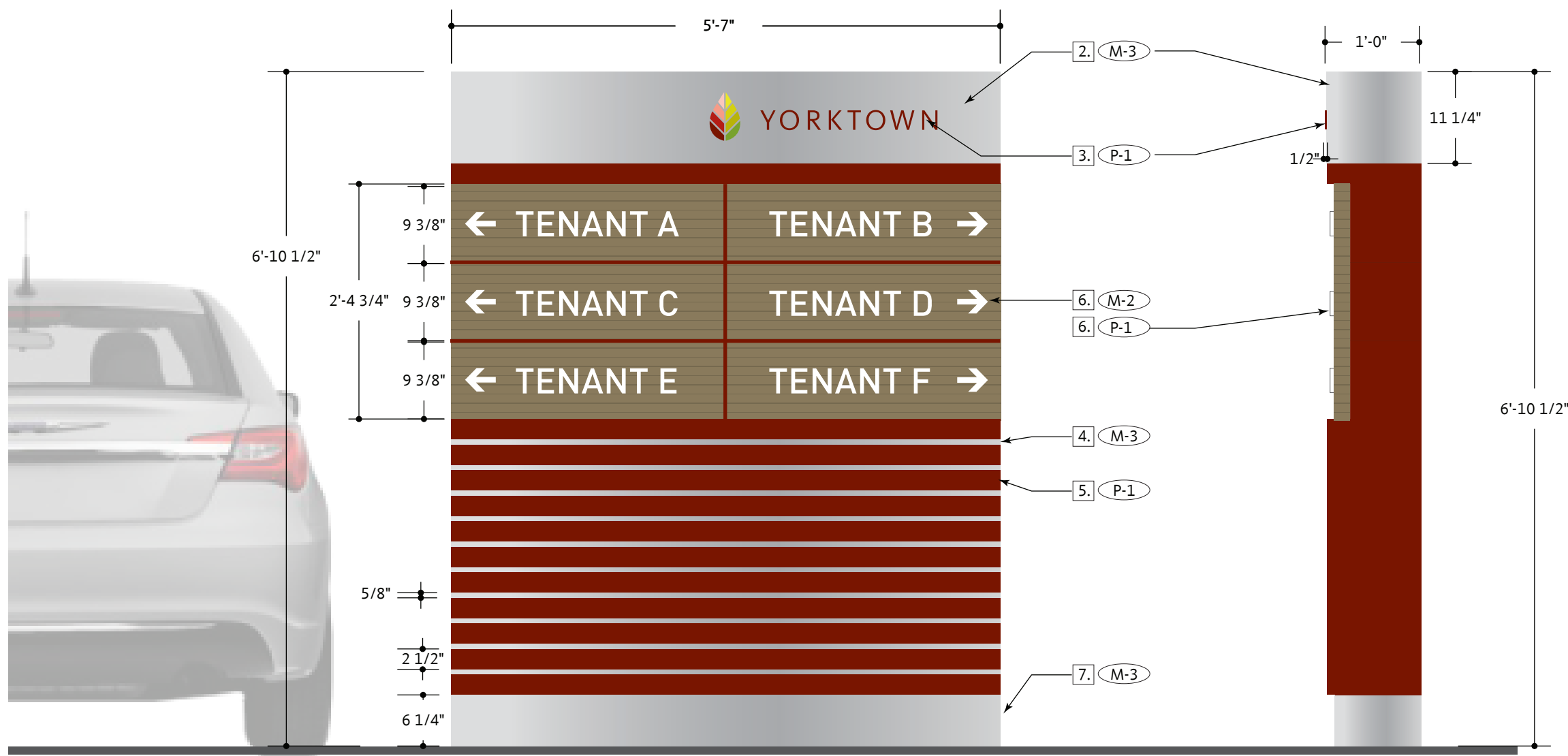
6 SIDE VIEW
SCALE: 1/2" = 1'-0"



3 PLAN
SCALE: 3/4" = 1'-0"



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



1 ELEVATION - FRONT
SCALE: 3/4" = 1'-0"

2 ELEVATION - SIDE
SCALE: 3/4" = 1'-0"

KEY NOTES

1. Double-faced internally illuminated sign cabinet with directory cabinet.
2. Fabricated aluminum header with internal illumination.
3. Header copy and logo to be push-thru clear acrylic with halo illumination, frosted edges and painted aluminum faces. Acrylic to protrude minimum 3/8". Provide white diffuser to eliminate hot spots. Refer to Graphics Standards page for logo colors.
4. Aluminum fabricated sign cabinet with painted line pattern.
5. Painted line pattern
6. Replaceable tenant panels to be aluminum cabinet with faux wood slats with integral color to match. Push-thru lettering with internal illumination. Tenant copy and directional arrow to be frosted clear acrylic with white face illumination.
7. Base cover as required to be flush with cabinet with inconspicuous fasteners.
8. Internal illumination to be white LED with even illumination.

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PROJECT PHASE
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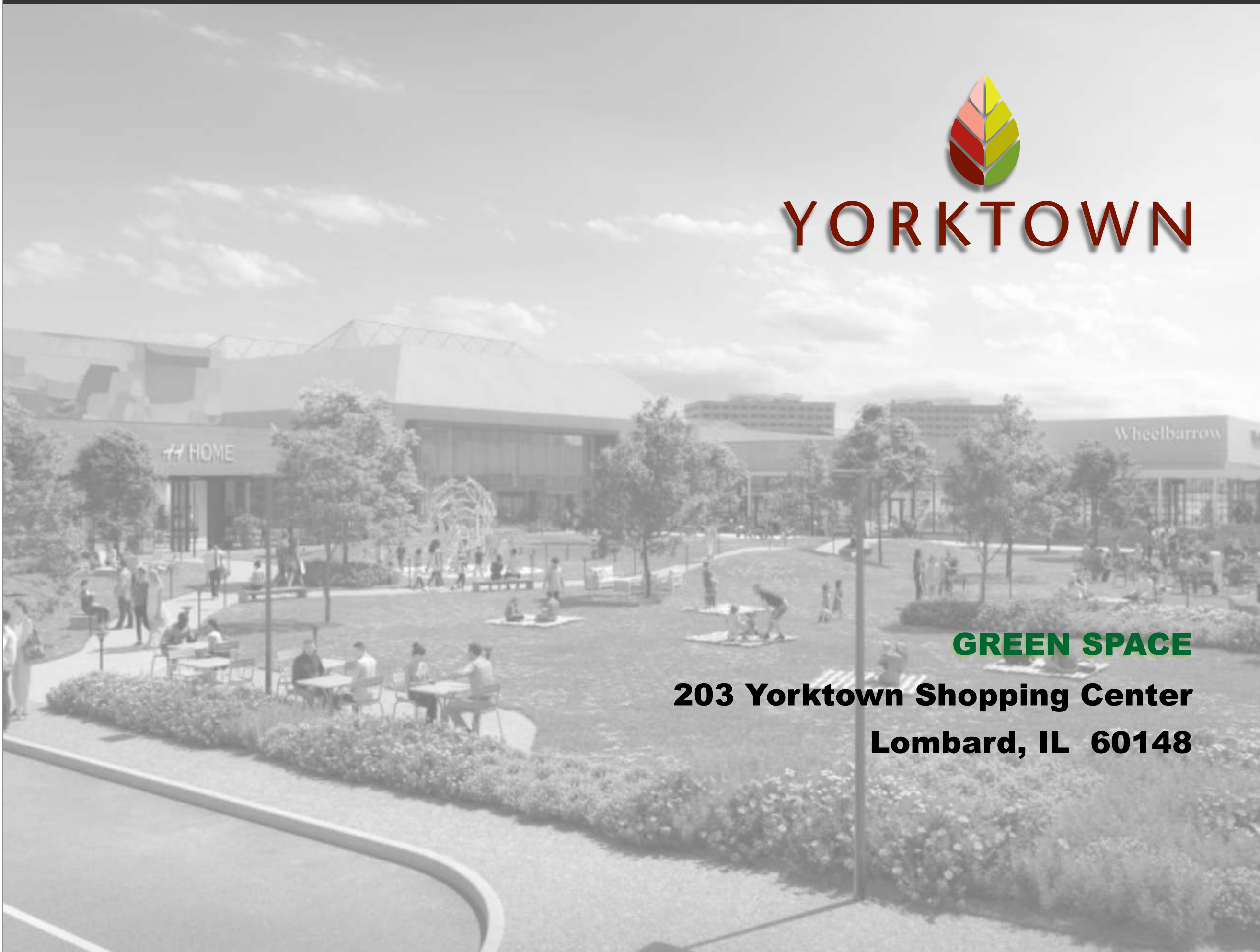
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GRAPHIC TYPE
B.01
Vehicular
Directional



YORKTOWN



GREEN SPACE

**203 Yorktown Shopping Center
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**831 N CENTRAL AVENUE
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QUOTE# 23073

03/24/2026



PROPOSED "THE SQUARE" SIGN LOCATION, VIEW FROM MALL RING ROAD (NOT VISIBLE FROM HIGHLAND AVE)



SITE PLAN

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YORKTOWN
**203 Yorktown Shopping Ctr
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DRAWN BY: Pamela F
ACCOUNT REP: Patrick Blazer
PAGES: 1 of 24

03-16-26 QUOTE#: 23073-00
03-20-26 DATE: 02-10-26
03-21-26 REVISED: 02-13-26
03-23-26 03-05-26 02-23-26
03-24-26 03-13-26 02-25-26

NOTES:

SITE PLAN

YORKTOWN RESERVE APARTMENTS



OJB
 YORKTOWN CENTER SQA, WOOD DALE, ILLINOIS
 (630) 233-0071

PROFESSIONAL LANDSCAPE ARCHITECT
 JOHN J. BROWN, LICENSED PROFESSIONAL LANDSCAPE ARCHITECT, ILL. 001-1010

DATE:
 03/24/2026 03/13/2026 02/25/2026

NOT FOR CONSTRUCTION

Rev	Description
001	Issue for Design
002	Issue for Construction

Project Name: YORKTOWN CENTER SQUARE
 Project Number: YK-TWN
 Drawing Title: CONSTRUCTION PLAN
 Drawing Number: L1.01

Scale: 1"=10'-0"

QUICK REFERENCE LEGEND

FOR PROJECTS WITH FULL CONCRETE OR OTHER FOUNDATIONS

KEY	SYM	DESCRIPTION
CONCRETE PAVING		
CP-01	(Symbol)	CONCRETE PAVING - TYPE 1
CP-02	(Symbol)	CONCRETE PAVING - TYPE 2
UNIT PAVING		
UP-01	(Symbol)	UNIT PAVING - TYPE 1
LANDSCAPE MATERIALS		
LS-01	(Symbol)	SCALLOPED PAVED AREA
LS-02	(Symbol)	PERMEABLE PAVED AREA
STAIRS AND RAMPS		
SR-01	(Symbol)	CONCRETE STAIRS
SITE FEATURES		
RF-01A	(Symbol)	BIOSPLAY - A
RF-01B	(Symbol)	BIOSPLAY - B
RF-01C	(Symbol)	BIOSPLAY - C
RF-01D	(Symbol)	BIOSPLAY - D
RF-02	(Symbol)	SPRING/WATERFALL
RF-03	(Symbol)	SPRING/WATERFALL DESIGN
RF-04	(Symbol)	WATERING
RF-05	(Symbol)	LANDSCAPE LIGHTING
RF-06	(Symbol)	AMPHIBIOUS PLANT
RF-07	(Symbol)	ARTIST TABLE/PLANTER
RF-08	(Symbol)	J-TOP
RF-09	(Symbol)	BIOSPLAY STRUCTURE
LIGHTINGS		
LI-01	(Symbol)	PERIMETER LIGHTING - TYPE 1
LI-02	(Symbol)	PERIMETER LIGHTING - TYPE 2
LI-03	(Symbol)	PERIMETER LIGHTING - TYPE 3
LI-04	(Symbol)	STREET LIGHT

EXISTING BUILDINGS AND SOIL CONDITIONS ARE SHOWN FOR REFERENCE PURPOSES ONLY. ALL LIMITS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE NOTIFIED TO THE LANDSCAPE ARCHITECT.

NEW PARKING FIELD

NOTE

Sign locations and copy are diagrammatic and subject to field verification.

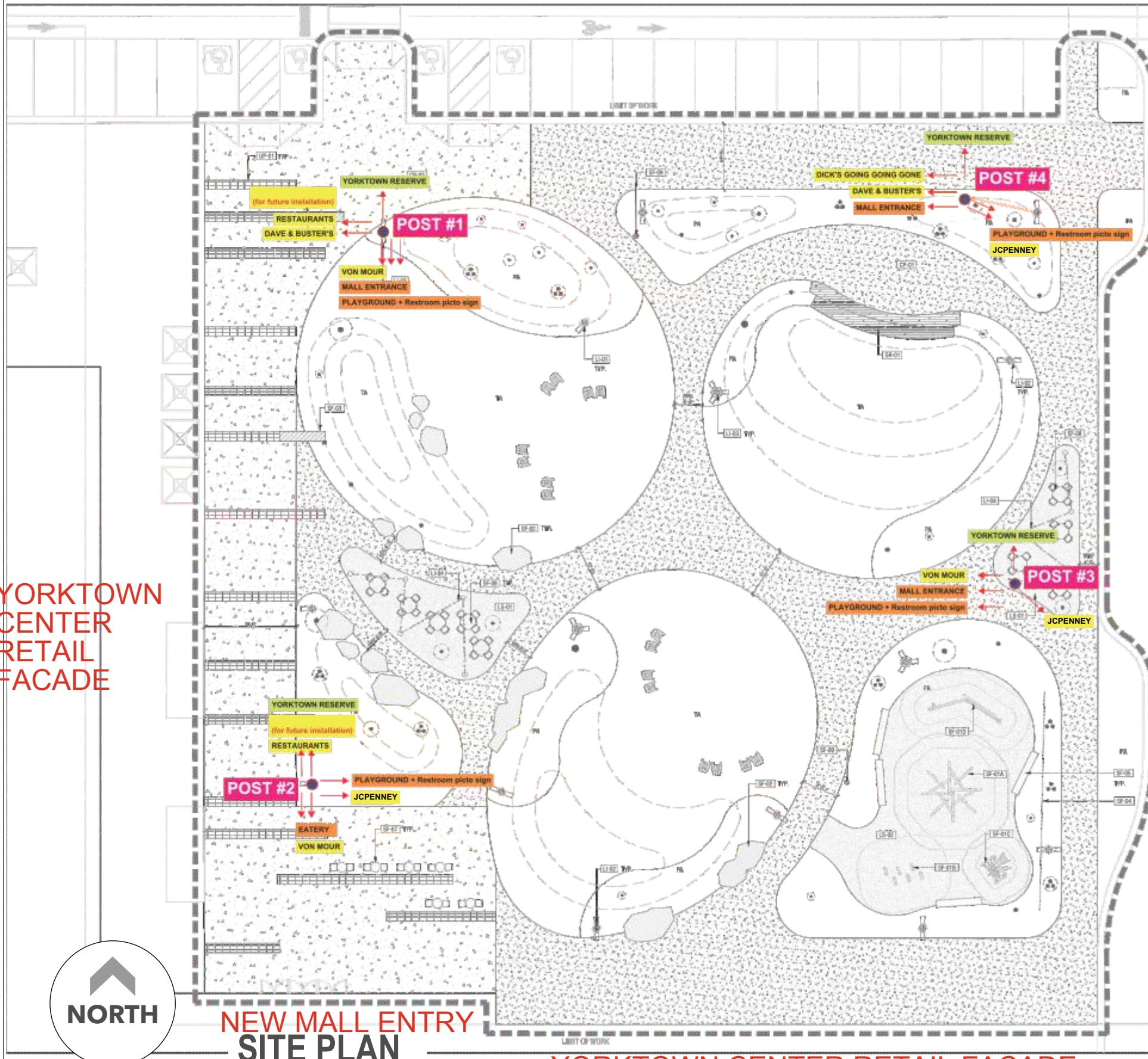
Final sign quantities, locations, and copy to be confirmed during coordination with Owner and Sign Contractor.

Concrete bases / foundations by GC (by others). Sign contractor to coordinate mounting requirements only.

All dimensions shown are approximate.

Main ID sign location shown for intent only. Final placement to be verified in the field.

Sign orientation to be adjusted to avoid conflicts with lighting, utilities, and sightlines.



YORKTOWN CENTER RETAIL FACADE

NEW MALL ENTRY SITE PLAN

YORKTOWN CENTER RETAIL FACADE

JCPENNEY

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 03-21-26 REVISED: 02-13-26
 03-23-26 03-05-26 02-23-26
 03-24-26 03-13-26 02-25-26

NOTES:

SITE PLAN



SITE PLAN - Ariel View

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ARIEL SITE PLAN



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NOTES:

ARIEL VIEW



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NOTES:

ARIEL VIEW



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NOTES:

ARIEL VIEW



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03-24-26 03-13-26 02-25-26

NOTES:

ARIEL VIEW



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NOTES:

ARIEL VIEW



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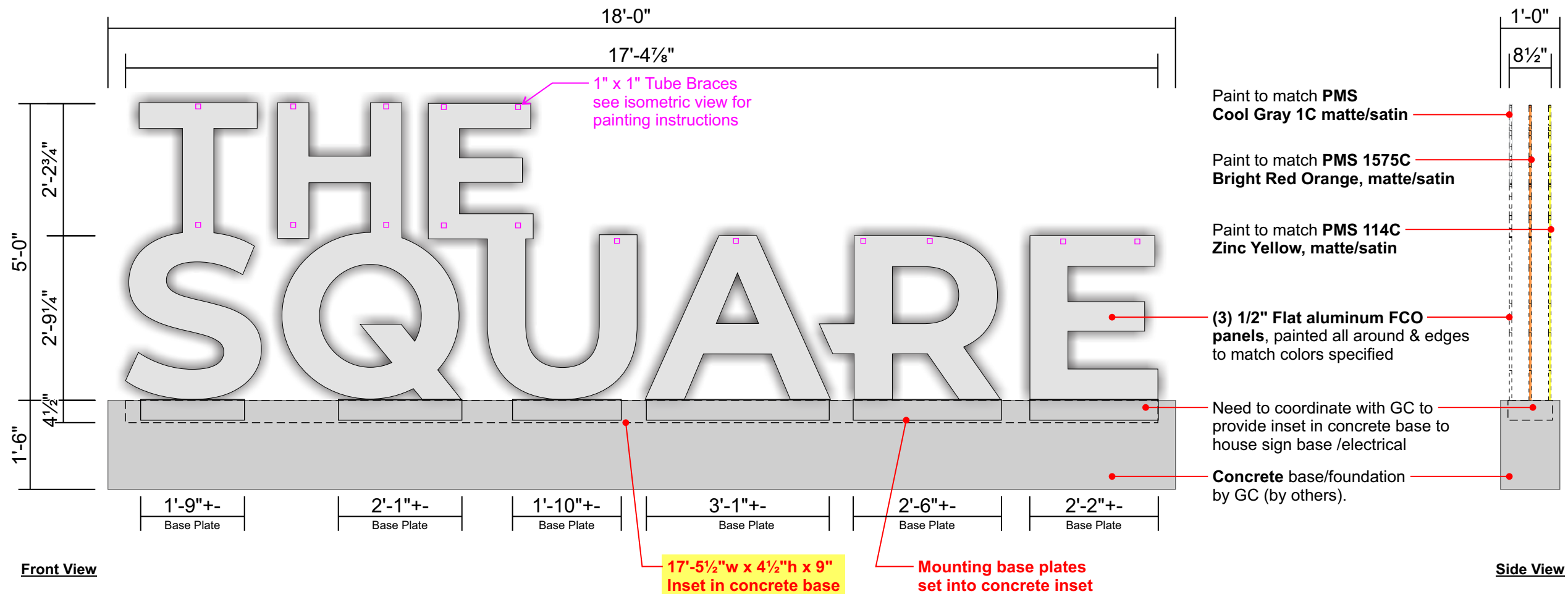
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PAGES: 9 of 24

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03-23-26 03-05-26 02-23-26
03-24-26 03-13-26 02-25-26

NOTES:

SIGN CONCEPT



Front View

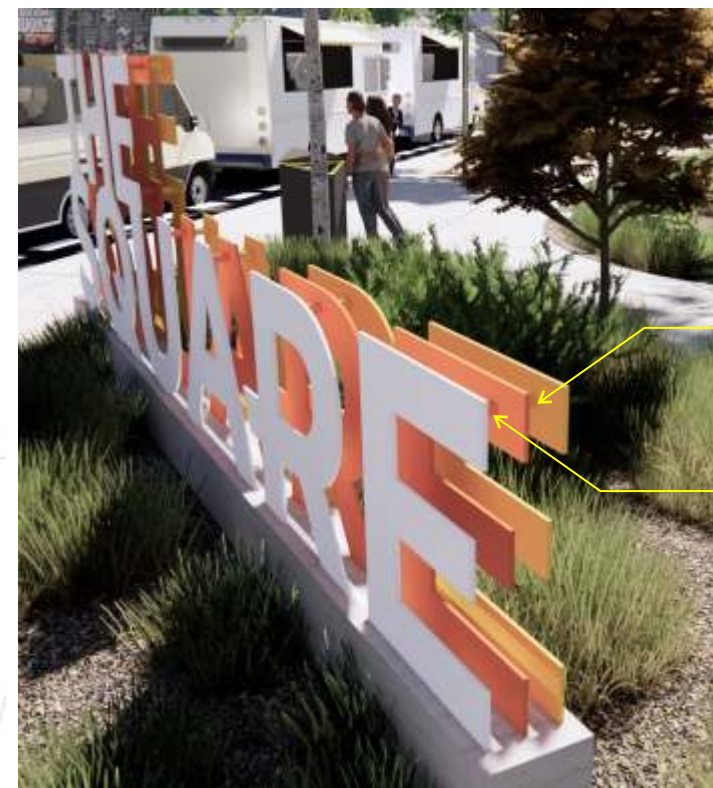
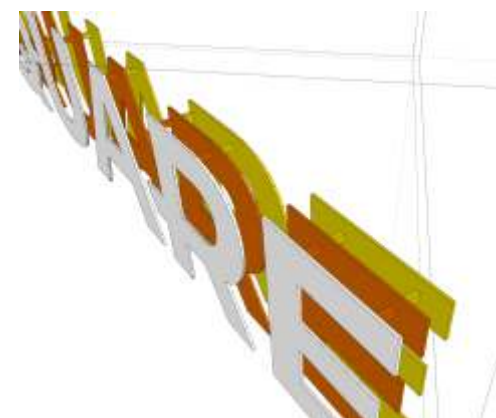
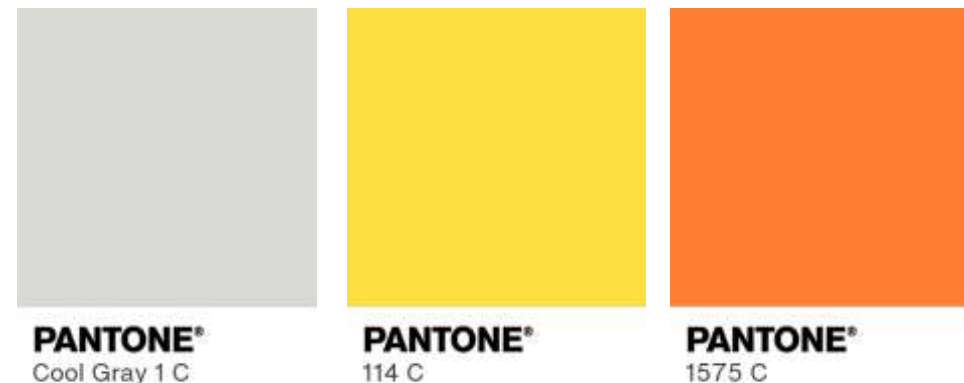
Side View

Main ID Monument - Externally Illuminated

Scale 1/2" = 1'-0"

(3) 1/2" Flat aluminum FCO panels, painted all around & edges to match colors specified. FCOs to be mounted to a 17'-5" w x 3 3/4" h x 8 1/2" Aluminum cabinet base which to house electrical components for the LED Module Lighting System running between FCOs. Electrical service to be brought to sign site by others.

Drawing for concept purpose only.



1" x 1" Tube Braces to be painted to match Pantone 114C Yellow

1" x 1" Tube Braces to be painted to match Pantone 1575C Orange

Isometric View -

Scale N.T.S.

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NOTES:

MONUMENT

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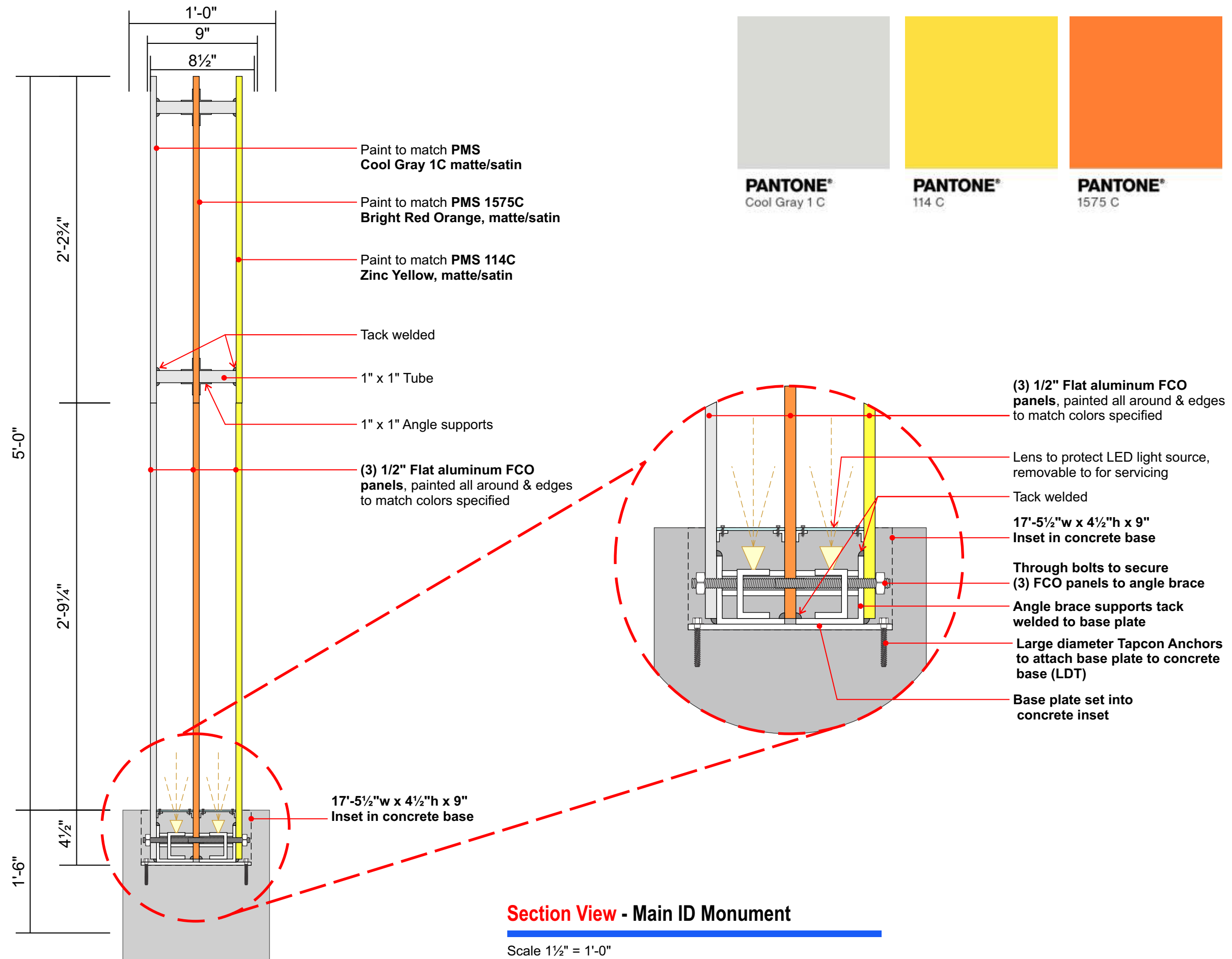
**203 Yorktown Shopping Ctr
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03-23-26 03-05-26 02-23-26
03-24-26 03-13-26 02-25-26

NOTES:

MONUMENT





Minimum Height from Grade to Lowest Panel : 7'-6"



Max. 6 Destinations per Post
 Min. 1" Spacing Between Arrows
 Provide single- and double-panel bracket systems. Double-panel brackets to include both 180° and 135° configurations. Refer to renderings for intended orientation.
 Submit final bracket design for approval prior to fabrication.

Sign Placement - Directional Sign

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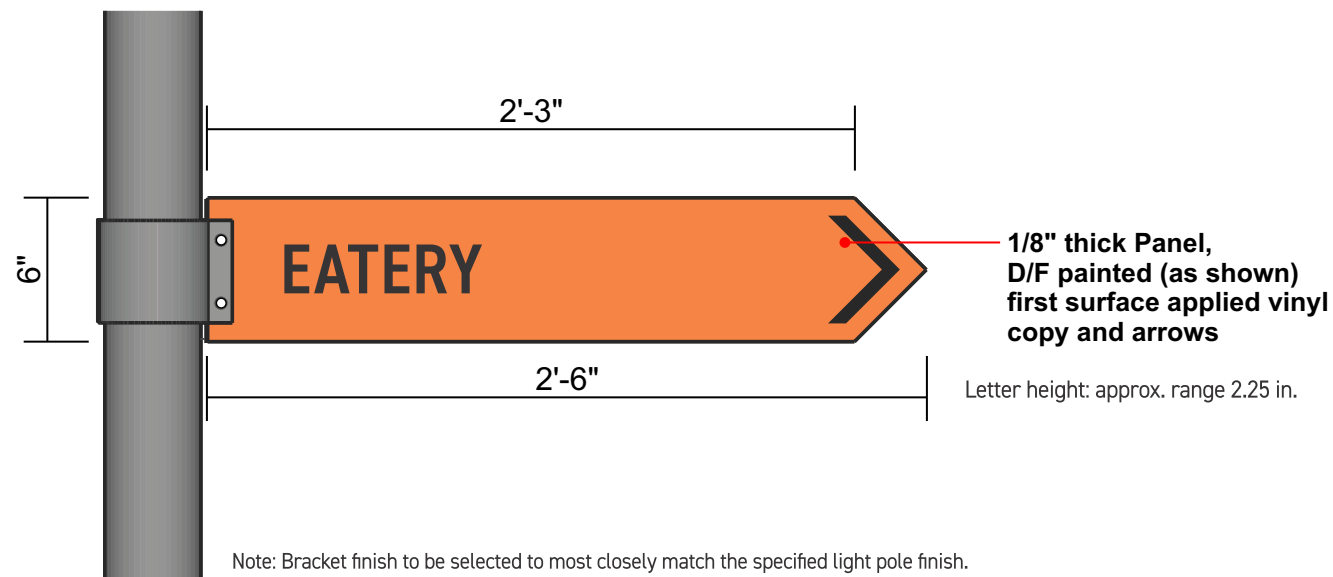
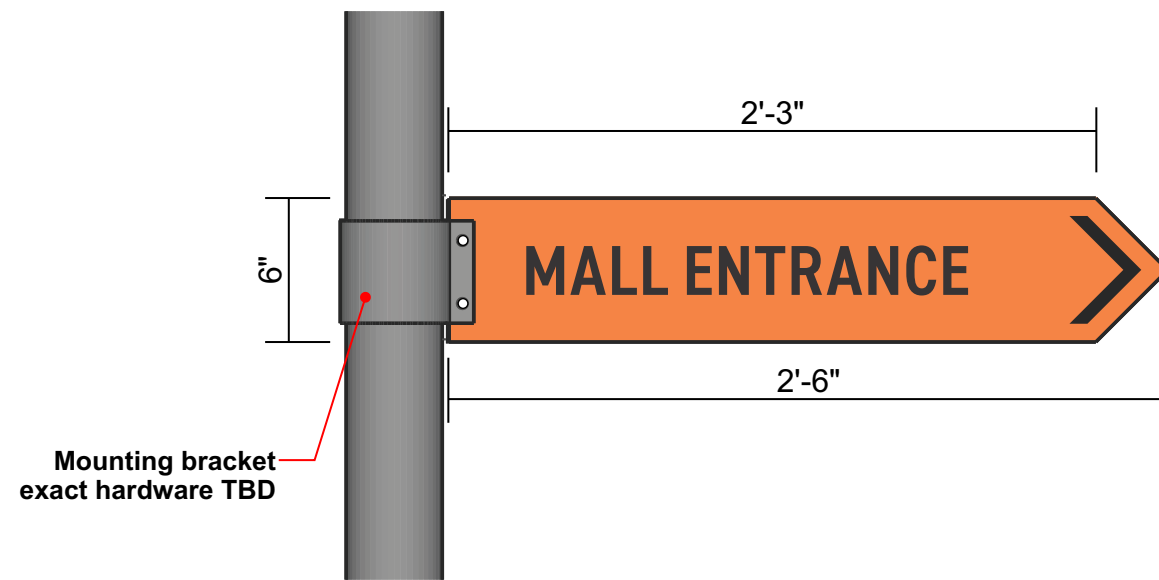
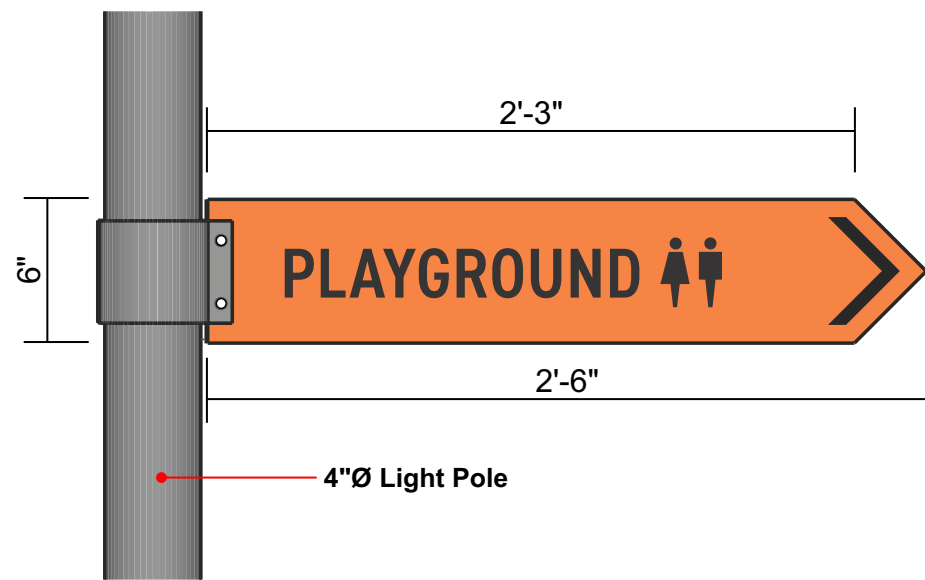
203 Yorktown Shopping Ctr
 Lombard, IL 60148

DRAWN BY: Pamela F
 ACCOUNT REP: Patrick Blazer
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 03-24-26 03-13-26 02-25-26

NOTES:

PLACEMENT



Note: Bracket finish to be selected to most closely match the specified light pole finish.

PLAYGROUND	4
MALL ENTRANCE	3
EATERY	1
Total	8



Pole & Mounting Bracket Finish

Example of Sign Mount Bracket

Bracket configuration to be determined by sign layout.



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NOTES:

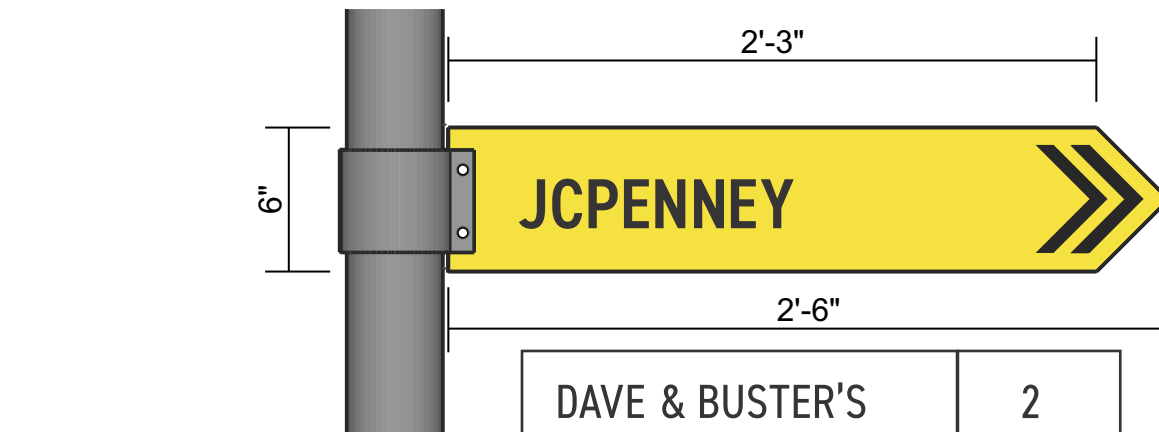
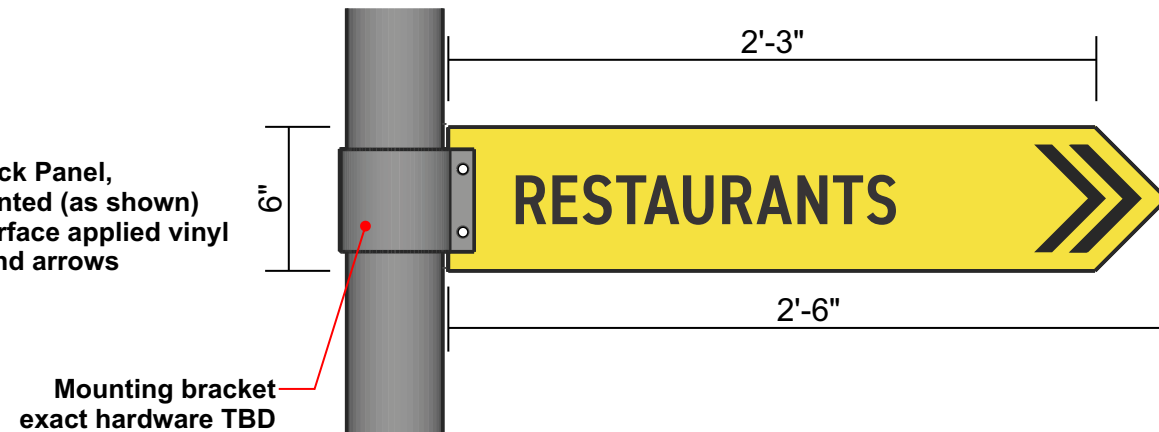
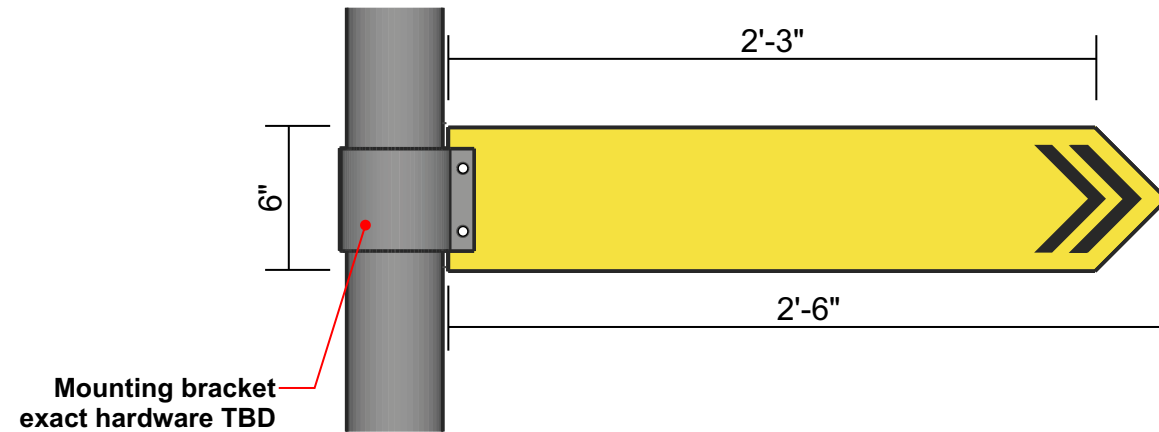
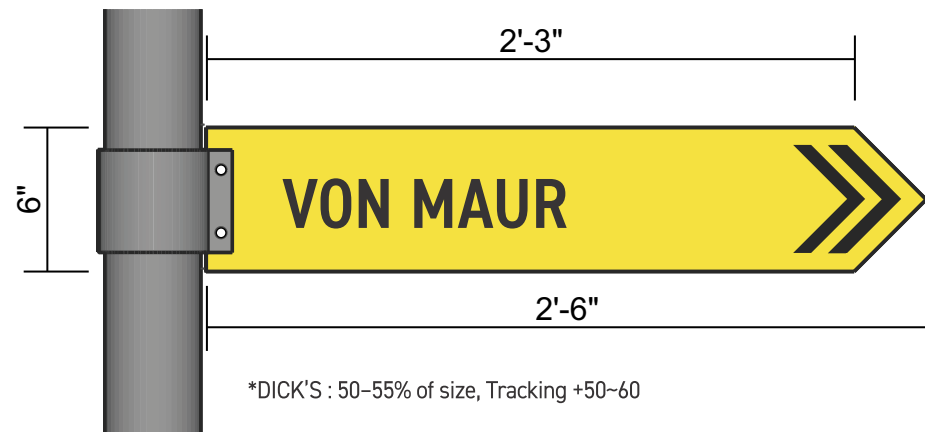
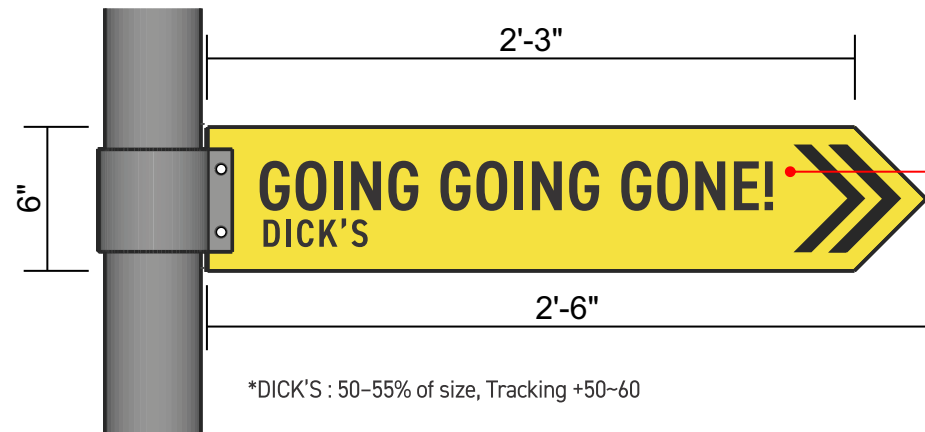
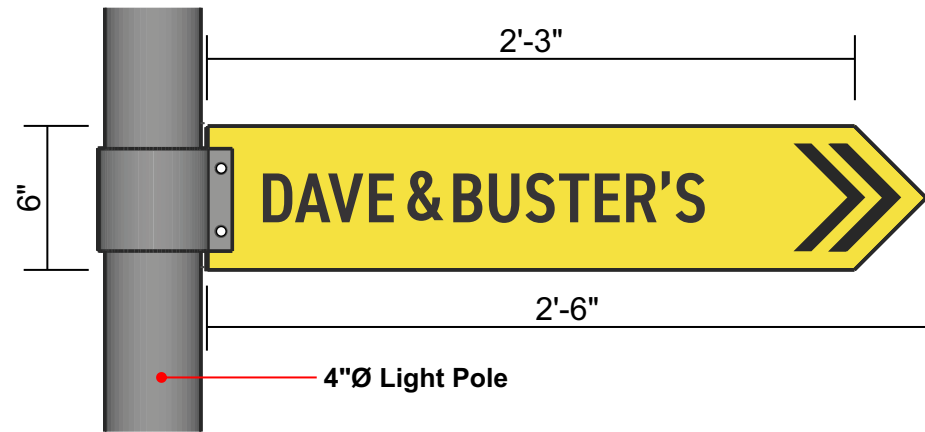
PANEL TEMPLATE

3. Panel Template (Short-Distance >)

Scale 1 1/2" = 1'-0"

Note: For directional signage, long-distance destinations shall be indicated with yellow panel and two arrows. Short-distance destinations shall be indicated with an orange panel and one arrow. Orange / DIN2014 Narrow Demi (Tracking +20)

Drawing for concept purpose only.



1/8" thick Panel, D/F painted (as shown) first surface applied vinyl copy and arrows

Note: Bracket finish to be selected to most closely match the specified light pole finish.

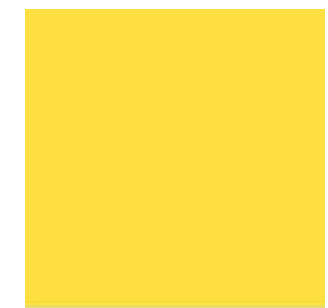
4. Panel Template (Long-Distance >>)

Scale 1 1/2" = 1'-0"
 Note: For directional signage, long-distance destinations shall be indicated with yellow panel and two arrows. Short-distance destinations shall be indicated with an orange panel and one arrow.
 Yellow / DIN2014 Narrow Demi (Tracking +0~10)
 Drawing for concept purpose only.



Pole & Mounting Bracket Finish

DAVE & BUSTER'S	2
GOING GOING GONE! DICK'S	1
RESTAURANTS	2
LEAVE BLANK For future Installation	2
VON MAUR	3
JCPENNEY	3
Total	13



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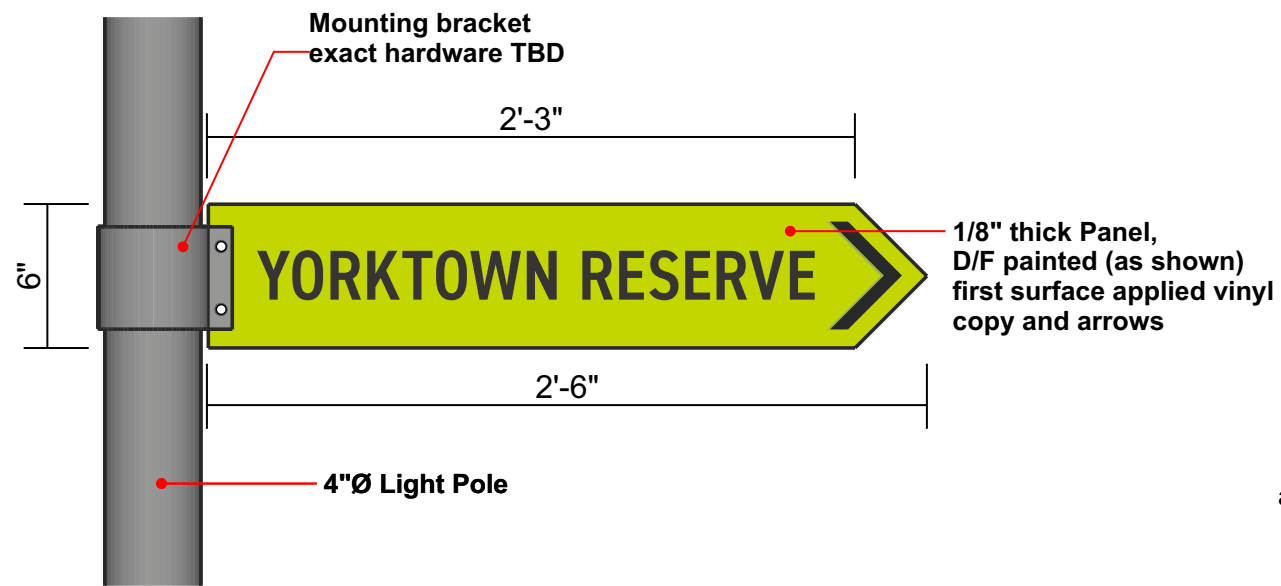
 YORKTOWN
 203 Yorktown Shopping Ctr
 Lombard, IL 60148

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 ACCOUNT REP: Patrick Blazer
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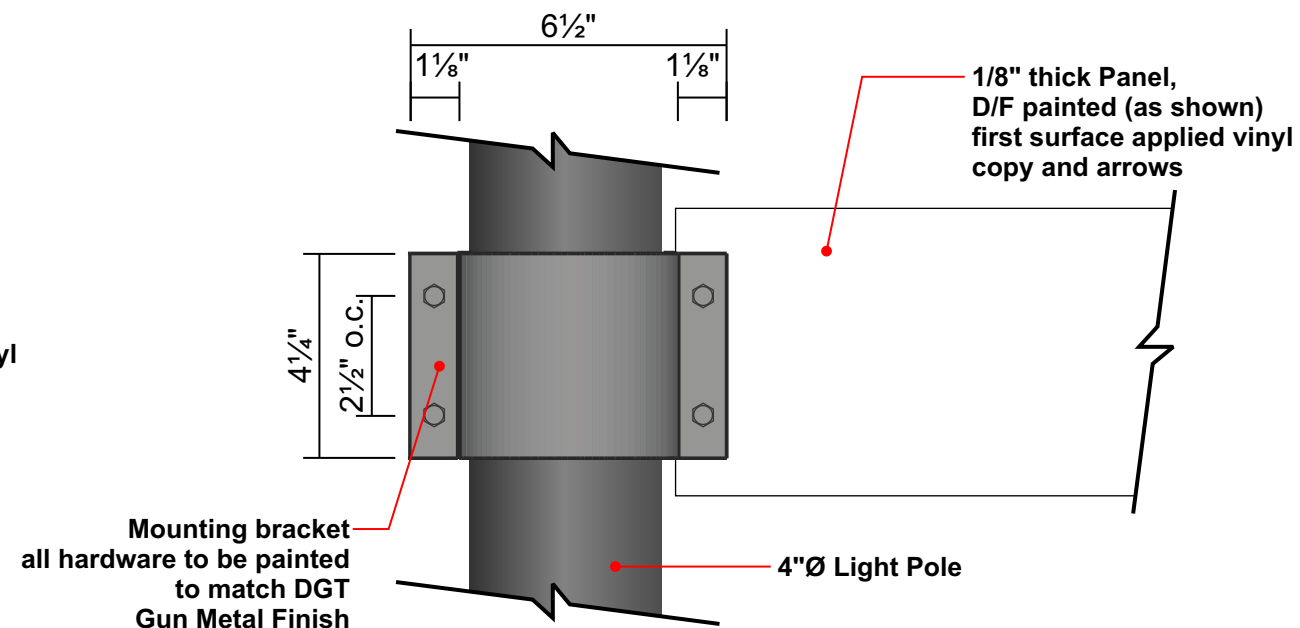
03-16-26 QUOTE#: 23073-00
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 03-24-26 03-13-26 02-25-26

NOTES:

PANEL TEMPLATE



Note: Bracket finish to be selected to most closely match the specified light pole finish.



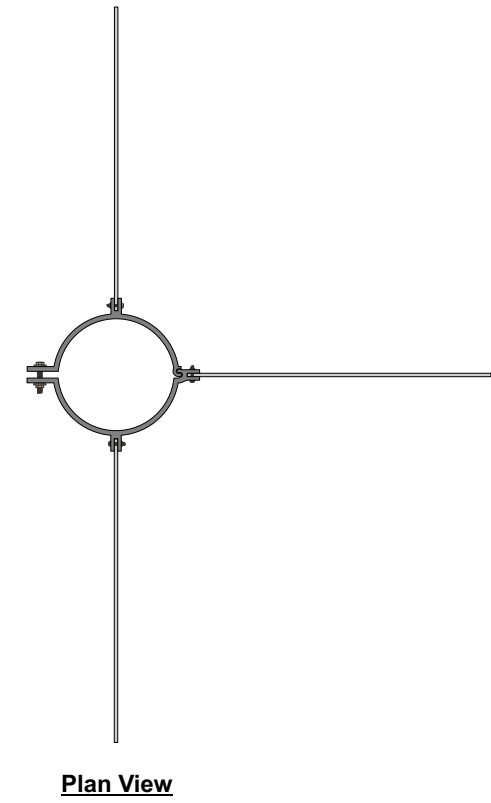
Sign Mount Bracket

Scale 3" = 1'-0"

5. Panel Template (Residential >)

Scale 1/2" = 1'-0"
 Green / DIN2014 Narrow Demi (Tracking +0~10)
 Drawing for concept purpose only.

YORKTOWN RESERVE	4
Total	4



Pole & Mounting Bracket Finish

Example of Sign Mount Bracket

Bracket configuration to be determined by sign layout.



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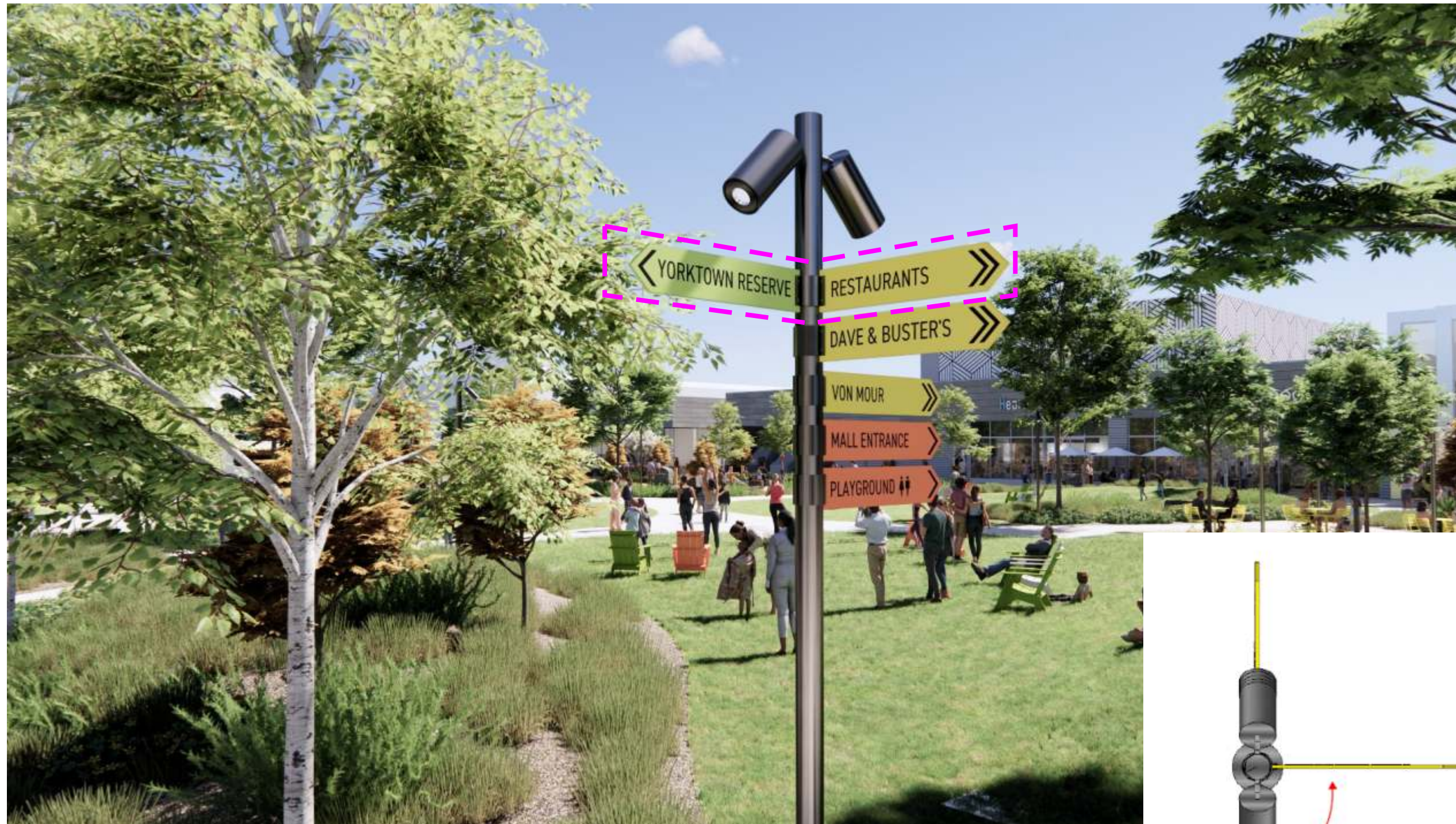
DRAWN BY: Pamela F
 ACCOUNT REP: Patrick Blazer
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NOTES:

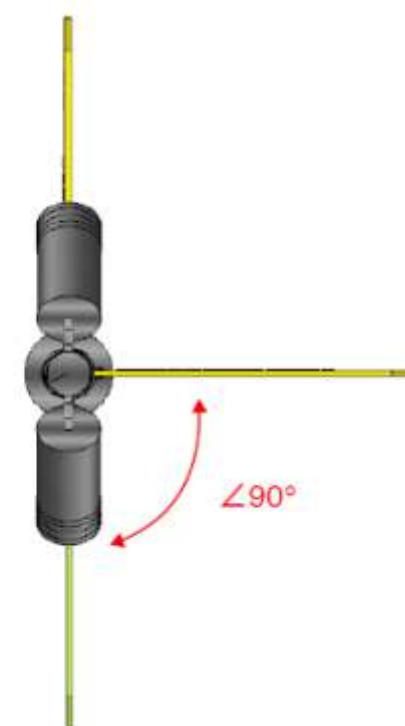
PANEL TEMPLATE

Note: Renderings are included in this sign package for reference only.
Please refer to the renderings for suggested directional signage copy and arrow orientation.



POST #1 - Directional Sign

NOTE: Fasteners will be visible but painted to match DGT Gun Metal Finish



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NOTES:

POST #1

Note: Renderings are included in this sign package for reference only.
Please refer to the renderings for suggested directional signage copy and arrow orientation.



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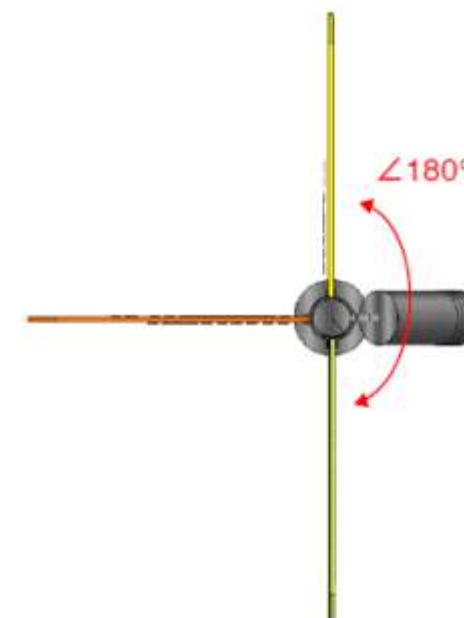
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03-24-26 03-13-26 02-25-26

NOTES:

POST #2

POST #2 - Directional Sign

NOTE: Fasteners will be visible but painted to match DGT Gun Metal Finish



Note: Renderings are included in this sign package for reference only.
Please refer to the renderings for suggested directional signage copy and arrow orientation.



POST #3 - Directional Sign

NOTE: Fasteners will be visible but painted to match DGT Gun Metal Finish

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NOTES:

POST #3

Note: Renderings are included in this sign package for reference only.
Please refer to the renderings for suggested directional signage copy and arrow orientation.



POST #4 - Directional Sign

NOTE: Fasteners will be visible but painted to match DGT Gun Metal Finish

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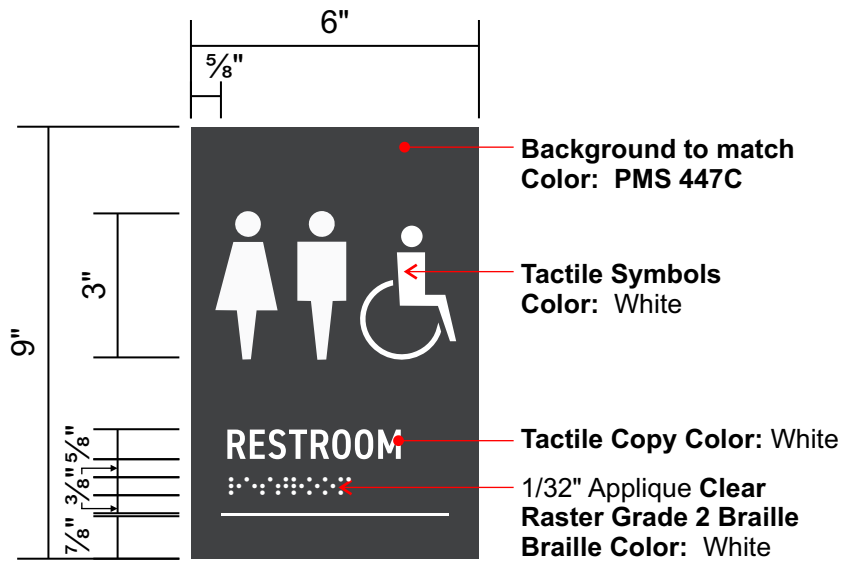
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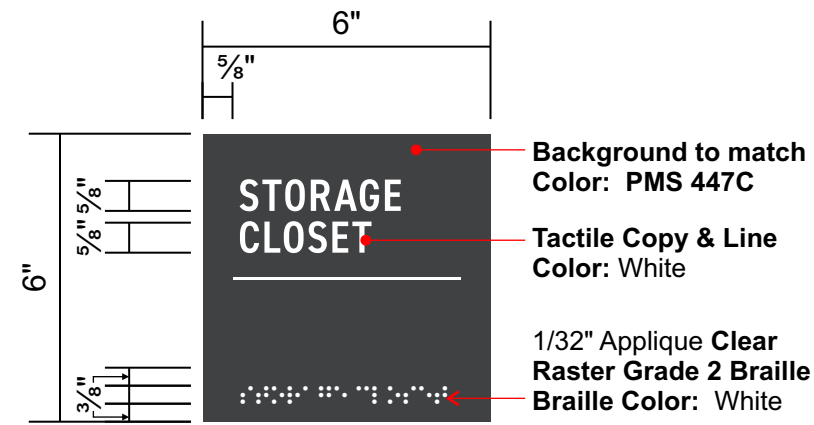
NOTES:

POST #4



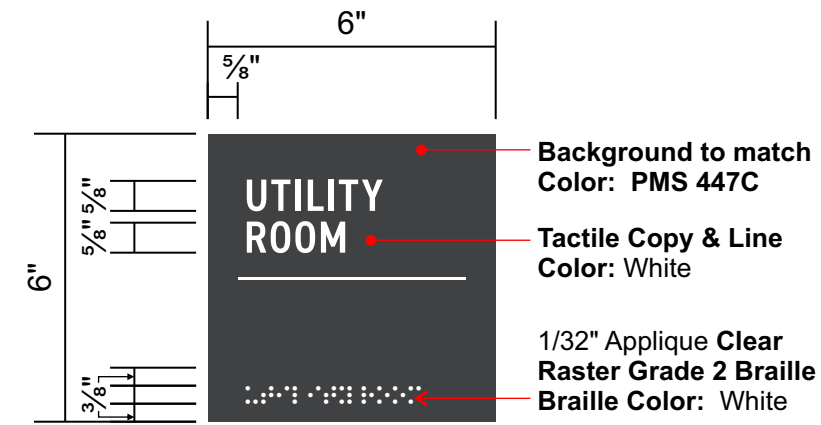
Exterior Mounted RESTROOM SIGN -

Scale 3" = 1'-0"
Qty: (2) Required
 1/4" Photopolymer panel with Tactile Symbol and Text,
 Tactile Grade 2 Braille. **Pin Mounted installation.**



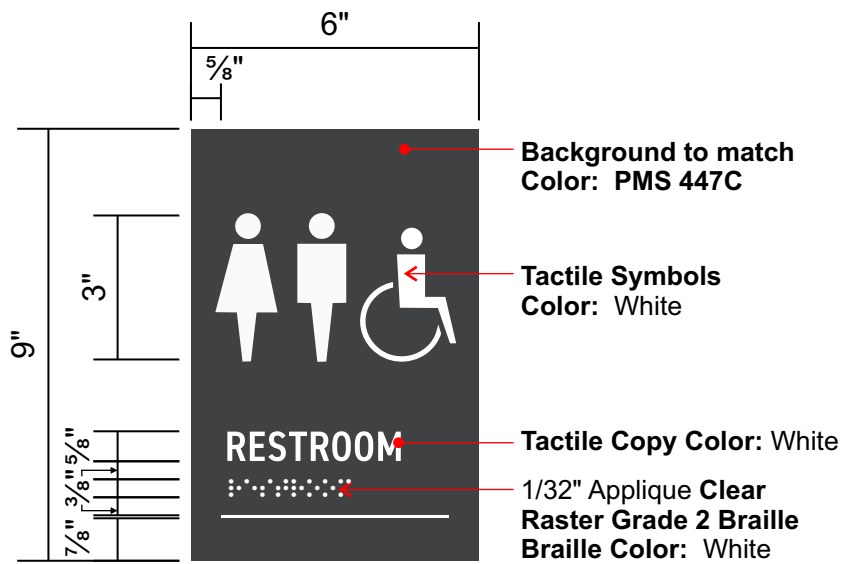
Interior Mounted ROOM SIGN -

Scale 3" = 1'-0"
Qty: (2) Required
 1/4" Photopolymer panel with Tactile Symbol and Text,
 Tactile Grade 2 Braille. **VHB Tape Mounted installation.**



Interior Mounted ROOM SIGN -

Scale 3" = 1'-0"
Qty: (2) Required
 1/4" Photopolymer panel with Tactile Symbol and Text,
 Tactile Grade 2 Braille. **VHB Tape Mounted installation.**



Interior Mounted RESTROOM SIGN -

Scale 3" = 1'-0"
Qty: (4) Required
 1/4" Photopolymer panel with Tactile Symbol and Text,
 Tactile Grade 2 Braille. **VHB Tape Mounted installation.**

RESTROOM	6
UTILITY ROOM	2
STORAGE CLOSET	2



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 **YORKTOWN**

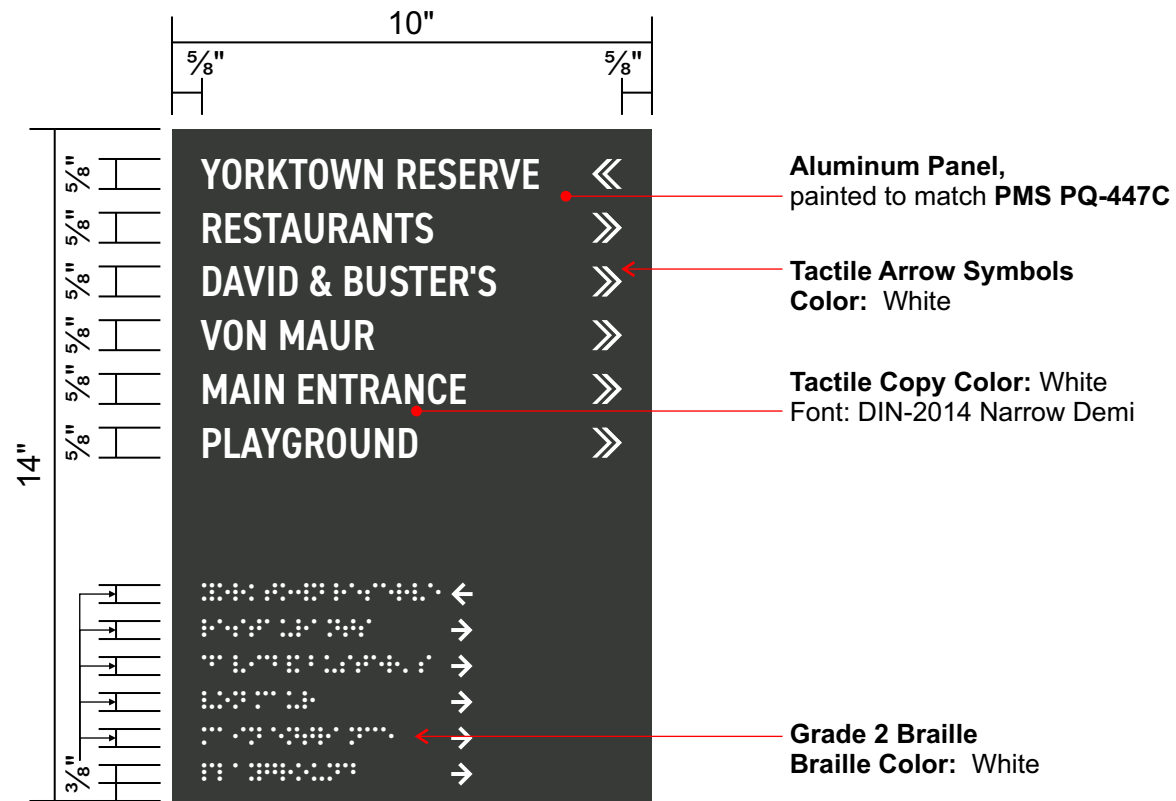
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NOTES:

INTERIOR - ADA



POST 1 ADA Directional Sign - Pole Mounted

Scale 3" = 1'-0"

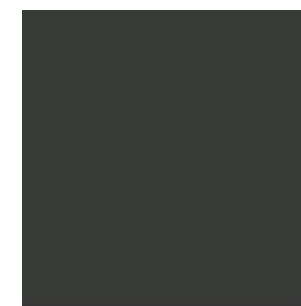
Qty: (1) Required

Aluminum OR Exterior-grade photopolymer, Subsurface painted, Tactile Copy, Arrows and Grade II raised Braille, sign panel to be mounted to pole 48-60 inches from above grade.



Side View - Installation Concept

Scale N.T.S.



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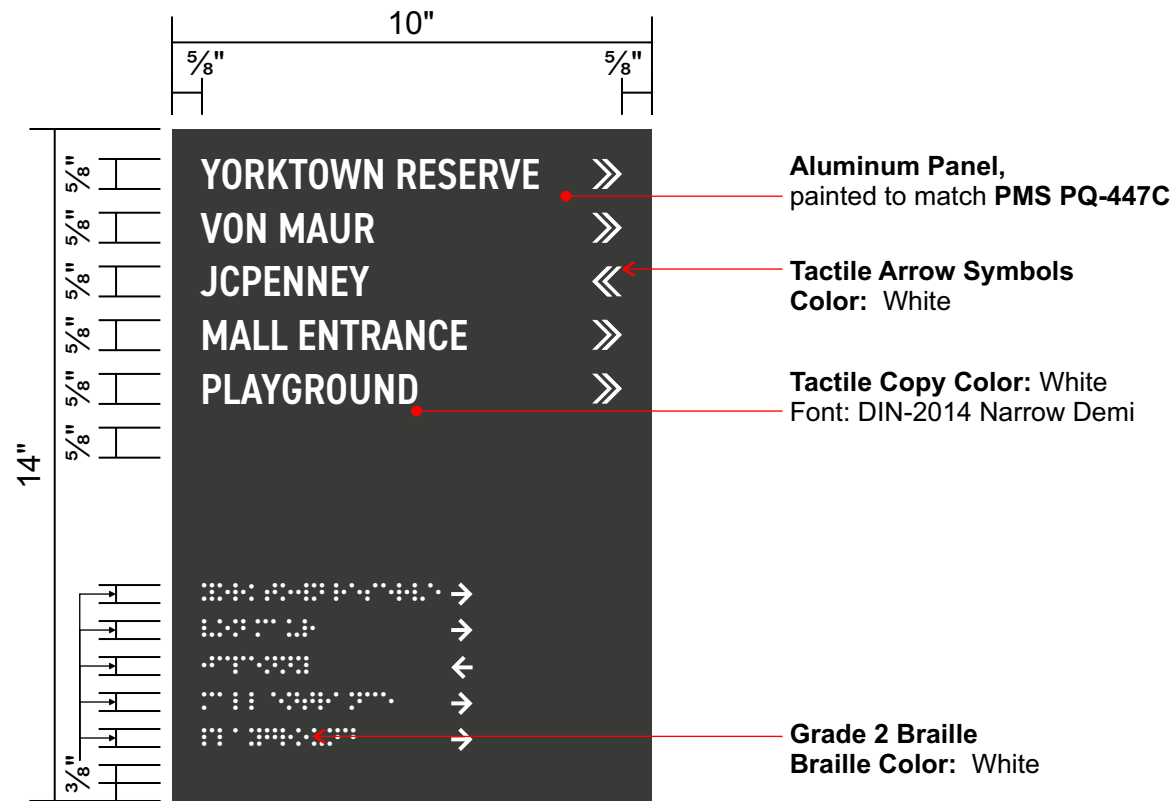
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NOTES:

POST 1 - ADA



POST 3 ADA Directional Sign - Pole Mounted

Scale 3" = 1'-0"

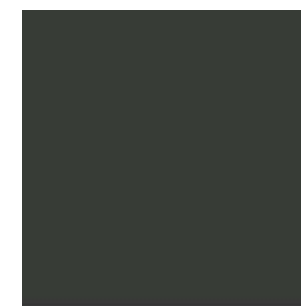
Qty: (1) Required

Aluminum OR Exterior-grade photopolymer, Subsurface painted, Tactile Copy, Arrows and Grade II raised Braille, sign panel to be mounted to pole 48-60 inches from above grade.



Side View - Installation Concept

Scale N.T.S.



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NOTES:

POST 3 - ADA

