

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)
)
VILLAGE OF LOMBARD)

PETITION TO THE VILLAGE OF LOMBARD
FOR DEVELOPMENT APPROVAL

Synergy Construction Group LLC (“Synergy”) and Pacific Retail Capital Partners (“Pacific Retail”) respectfully petition the Village of Lombard (the “Village”) to (i) approve a “Major Change” to the Yorktown Shopping Center Planned Development (the “Yorktown PD”) with associated deviations and a use exception; (ii) approve a Preliminary and Final Plat of Subdivision with variations from sections 154.506(D), 154.506(E), and 155.415(E); and (iii) approve such other relief from the Lombard Municipal Code (“Code”) as may be deemed necessary and appropriate to develop the property legally described on Exhibit A (the “Property”) consistent with the plans submitted herewith. Synergy and Pacific Retail may be jointly referred to as the “Petitioner” hereafter.

In support of the request relief, Petitioner hereby represents to the Village as follows:

1. The Property is part of the larger Yorktown Shopping Center Planned Development, which was approved by the Village in 1966 pursuant to Ordinance No. 1172 and facilitated the original development of the Yorktown Shopping Center (“Yorktown Center”).
2. When originally developed, Yorktown Center was anchored by Carson Pirie Scott (“Carson’s”), Montgomery Ward, Wieboldt’s and JC Penney.
3. The owner of that portion of the Property most recently occupied by Carson’s and comprising approximately 13.15 acres and legally described on Exhibit B (“Carson’s Property”) is Philip J. Domenico III, as Trustee of the Philip J. Domenico III Revocable Trust dated

November 28, 2018, as to an undivided 2.50% interest, Michael P. Pinelli, as Trustee of the Michael P. Pinelli Revocable Trust dated February 22, 2018, as to an undivided 2.50% interest, Anthony S. Alessi, as Trustee of the Anthony S. Alessi Revocable Trust dated July 11, 2018, as to an undivided 2.50% interest, Jeffrey W. Metz, as Trustee of the Jeffrey W. Metz Revocable Trust dated April 24, 2020, as to an undivided 2.50%, and Donal P. Barry, as Trustee of the Donal P. Barry Declaration of Trust dated June 27, 2000, as to an undivided 90.00% interest, all as tenants in common, whose address is 2037 W. Carroll St., Chicago, IL 60612 (collectively the “Carson’s Property Owners”).

4. Penney Property Sub Holdings, LLC, a Delaware limited liability company (“JC Penney”) is the owner of that Property comprising approximately 2.6 acres and legally described on Exhibit C (“JCP Property”).

5. The Carson’s Property Owners are the contract purchasers of the JCP Property.

6. Upon approval of the requisite land use entitlements as set forth herein, JC Penney will convey the JCP Property to the Carson’s Property Owners.

7. Pacific Retail is the owner of Yorktown Center with the exception of the Carson’s Property, JCP Property, and the property in which Von Maur operates.

8. The Carson’s Property was occupied by Carson’s from the inception of Yorktown Center in 1968 until 2018 when the Carson’s parent company declared bankruptcy.

9. The Carson’s Property has remained vacant since the closure of Carson’s.

10. Pacific Retail has been working to reposition Yorktown Center consistent with the retail market trends over the last several years.

11. The Petitioner now seeks to reposition and redevelop the Property as a mixed-use development consistent with current market trends as further detailed herein.

12. As duly authorized by the respective owners of the Carson's Property and JCP Property, Petitioner requests the following land use entitlements to facilitate the development of the Property consistent with the plans submitted herewith.

SUMMARY OF DEVELOPMENT

The Property is part of the overall Yorktown PD, which was approved by the Village in 1966 to facilitate the development of the Yorktown Center shopping mall. When opening its doors in 1968, Yorktown Center was originally anchored by Carson Pirie Scott, Montgomery Ward, Wieboldt's and JC Penney. JC Penney is the only original anchor remaining. Von Maur joined Yorktown Center in 1994 and serves as the only other anchor store at Yorktown Center and operates in Wieboldt's original anchor location. Homegoods and Marshalls jointly occupy the original Montgomery Ward space.

Over the past several years, retail and shopping centers have experienced a significant decline as a result of e-commerce and the convenience of online shopping. Specifically, Yorktown Center experienced several vacancies over the years. Acknowledging the shift in retail demands, Yorktown Center began its long process of restructuring around 2007 with the "Shops at Butterfield" outdoor concourse. Around 2014, Yorktown Center underwent significant remodeling of its food court, which now includes the addition of workstations and a family lounge. Collectively, the reposition expanded the scope of the mall from strictly a shopping destination to become more of an experiential destination. Following this experiential trend, Yorktown Center then secured more non-traditional tenants within the health and wellness market such as Orange Theory Fitness and CycleBar in 2017 in an effort to encourage more foot traffic to the area and complement the alternative uses of the shopping center. All collaborative restructuring efforts thus far have kept Yorktown Center relevant for its existing and new customer base.

Yorktown Center lost another original anchor store in 2018 when the Carson's parent company declared bankruptcy and ordered all remaining Chicagoland stores to permanently close their doors¹. As a result, the Carson's Property has sat vacant and underutilized with no new anchor prospects on the horizon. Growing e-commerce sales provide for a challenging commercial/retail market. In addition, the COVID-19 pandemic resulted in a high demand for no/minimal-contact shopping via websites (i.e. Amazon), delivery apps (i.e. Instacart), or curbside pickup options at local stores². Even in those instances where local retailers offer the option of curbside pick-up, the pandemic still significantly altered the notion of what was once known as spending a "day at the mall" for leisure. Accordingly, the pandemic only further added to the ongoing struggles the retail industry has been increasingly experiencing over the past decade. By way of lacking convenience and seemingly "unlimited" supply offered by e-commerce, the mall needs to find ways to remain relevant in this changing world.

Retail will always be the core operation of a mall, but as spending habits change, retail centers need alternative ways to bring people to the mall and provide alternative experiences not available via e-commerce. Many other nearby malls have shifted their focus towards non-apparel tenants including food & beverage, entertainment, and fitness options to continue to drive traffic to what is now a reinvented destination³. In response to this trend, the Village expanded on allowable land uses within the vicinity of Yorktown Center by way of granting certain land use entitlements in 2016 to facilitate the 346-unit apartment complex known as Yorktown Commons located within the Yorktown Peripheral Planned Development ("Yorktown Commons"). Yorktown Commons is a resounding success and provided a complementary land use adjacent to

¹ <https://www.nbcchicago.com/news/local/carsons-bon-ton-closing-illinois-stores/45032/>

² <https://www2.deloitte.com/us/en/pages/consumer-business/articles/retail-recession.html>

³ <https://yorktowncenter.com/2019/11/26/the-suburban-shopping-mall-isnt-going-extinct-its-adapting-with-gyms-play-spaces-and-apartments/>

the mall which increased the local customer base to help provide day-to-day support of the mall. Thereafter, 175 age-restricted apartments were developed by Overture, and, most recently, the Village considered an application for 90 townhomes along Yorktown Center's ring road⁴. Though not directly part of the Yorktown PD, these residential uses all complement Yorktown Center by way of creating a pedestrian-friendly environment with shopping, dining, and entertainment conveniently located at the fingertips of these new residents. The Petitioner seeks to build upon the vision of these successful projects and continue to eliminate blighted areas within Yorktown Center by way of adding a residential component adjacent to Yorktown Center. The proposed mixed-use development will bring a new vibrance to the area that may have been missing as a result of the aforementioned market trends. Petitioner's proposal is a reflection of the Village's ongoing vision for Yorktown Center and the area in its vicinity, which continues to evolve with the trends of retail and commercial development. As such, Petitioner's proposal acknowledges a mall's need to shift its focus to becoming more "convenient" in direct competition with e-commerce. Historically, a natural customer base did not exist for malls, as they were developed as regional centers surrounded by large parking lots. As such, malls were strictly shopping destinations with a lack of vibrancy. As mindsets and priorities shift, so does the customer base. By way of constructing a residential component immediately adjacent to the mall, Yorktown Center will become a convenience to new residents, who will automatically grow the Yorktown Center customer base.

In September of 2022, the Carson's Property Owner's purchased the Carson's Property in support of an ongoing collaborative effort with Pacific Retail to reposition the Property in a way that is representative of the current market trends while complementing the current tenants and

⁴ https://www.dailyherald.com/business/20221003/yorktown-20-lombard-mall-plans-200-million-apartment-project-?utm_source=afternoon

uses within Yorktown Center. Specifically, Petitioner proposes to remove the existing Carson's building and construct a development to be known as "Yorktown Reserve" (the "Development").

The Development consists of four (4) critical components:

(1) The excise of the vacant Carson's building and associated parking field that is a blight on the Property.

In its existing form, the Carson's Property consists of approximately 13.15 acres comprised of a 2-story 74,744 square foot building and an associated parking field with 1,220 parking spaces. The Carson's Property has remained vacant and underutilized since its closure in 2018 with no new anchor store prospects on the horizon. With the shift of retail market demands came the need to reimagine the Carson's Property to provide for the development of this significantly underperforming land into a vibrant development which will increase the customer base of the mall and create a unique urban experience at Yorktown Center. The proposed development will ensure this underperforming Property is utilized for its highest and best use in an otherwise extremely desirable area and will result in increased tax revenue for the Village.

(2) Creation of experiential public green space to serve the Yorktown Center customer base and extend the time customers will spend at the mall.

The existing surface parking areas are considered "open space" under the Yorktown PD. As part of the Development, approximately 0.68 acres will be dedicated for public green space (the "Plaza") which will become useable open space for gathering and activities in lieu of a surface parking lot. The Plaza is anticipated for new outdoor entertainment, fitness, dining, and retail opportunities.

Petitioner envisions this space as vibrant flex space where shoppers can gather before or after their day at Yorktown Center. Areas of the Plaza will be designated for yoga and fitness classes, outdoor seating and fire pits, a kids creative play area, and an open event area intended for entertainment such as small concerts, outdoor movies, and art shows. Such events may even drive new people to the area who will ultimately stay to spend time at the mall. Space within the Plaza will be designated for food truck parking which allows for a convenient food options to casually dine outdoors at the Plaza with family and friends. A pedestrian walkway will be interconnected throughout the Plaza and will surround the outer perimeter of the Plaza to create easy access to the mall entrance and adjacent parking. The Plaza is intended to create an experiential use within and serving Yorktown Center to create a more urban environment and add more character and vibrancy to the area and improve the overall customer experience at Yorktown Center.

(3) Creation of a new modern entrance to the mall with externally facing tenant spaces that improve customer experience within and around Yorktown Center.

Removal of the existing Carson's building creates the opportunity to provide a more modern appearance for Yorktown Center. In its current form, the Carson's building has the same appearance it did when Yorktown Center opened 55 years ago. Just as the trends of retail continue to change, so has the general aesthetic of commercial architecture. Though Yorktown Center has undergone restructuring over the last several years with new outward facing tenants, the general appearance of the mall remains dated. As part of the Development, Petitioner is constructing a

new and modern mall entrance to create a “main street” type experience adjacent to the Plaza. This design will incorporate wider sidewalks and smaller and differentiated storefronts specifically designated for external facing tenants adjacent to the Plaza. These tenants will be strategically selected as they are intended to represent everyday conveniences to complement the Plaza and residential use of the Development. As such, these tenants will be smaller and less conventional than a traditional “mall” retailer and may potentially include restaurants with outdoor seating, coffee shops, bakeries, small boutique retail, beauty salons, spas, and ice cream shops.

(4) Addition of residential units to establish a new customer base and build vibrancy in and around the mall.

The Development will be comprised of not more than 700 luxury multi-family apartments located within two separate buildings. The Development will have private resort-style amenities including pools, hot tubs, and multiple outdoor kitchens in the courtyards interior to each apartment building. Additional amenities include a dog park, fitness center, yoga/pilates studio, indoor sauna, dog wash station, game room, media/theater rooms, multi-sport simulator room, large kitchen with private dining area, and a business center with a large conference room and private offices. There will be dramatic 2-story common areas, ample storage opportunities for the residents, and a covered entry at the outdoor Plaza entrance. Petitioner’s proposal will bring a new and unique pedestrian-friendly luxury housing opportunity to the Village which will ultimately complement the diverse shopping, entertainment, and fitness offerings within Yorktown Center.

Malls around the Chicagoland area are undergoing a similar type of reimagination in an effort to secure long-term viability. Fox Valley Mall in Aurora and Hawthorn Mall in Vernon Hills have undertaken similar ventures by way of removing vacant anchor stores and developing apartments with outdoor corridors to complement the existing mall in order to create a more urban environment³. In 2019, Northbrook approved a redevelopment plan for Northbrook Court which included 300 apartments, communal outdoor space, and additional retail offerings⁵. Most recently, a similar concept consisting of a 360-unit apartment complex was introduced to the Village of Skokie when the owner of the Westfield Old Orchard shopping mall decided its mall could use some reimagination when Bloomingdales announced it would be closing⁶. This trend of redevelopment of malls in nearby suburbs has been recognized as a way to ensure the long-term viability of the shopping mall serving and providing a substantial benefit to those municipalities which they are located.

The Petitioner's proposal is designed with urban characteristics, which will create a more vibrant environment and will help attract more people to the mall. The Development will embrace the evolution Yorktown Center has experienced over the years. By way of having fitness, wellness, shopping, and dining opportunities available at the fingertips of the new residents of the Development, the proposal will ultimately ensure the long-term success of Yorktown Center.

The proposed major change and associated deviations to the Yorktown PD as depicted on the PUD Plan submitted herewith are necessary and appropriate for the contemplated redevelopment of the Property and meet the applicable general standards for a planned development as follows:

⁵ <https://www.chicagotribune.com/suburbs/northbrook/ct-nbs-northbrook-court-reports-of-sale-tl-0422-20210416-umkaeywoj5b2blq6xevk4iefly-story.html>

⁶ <https://www.chicagobusiness.com/commercial-real-estate/old-orchard-unibail-rodamco-westfield-adds-apartments-skokie-mall>

- a. *Except as modified by and approved in the final development plan, the proposed development complies with the regulations of the districts or districts in which it is to be located.*

The Property is zoned B3, Community Shopping District Planned Development. The purpose of the existing Yorktown PD is to ensure the development is in the best interest of the Village, and any deviations from the Code requested to facilitate said planned development are to promote the proper development of a community generally of a substantially different character than other uses provided for in the Code. Yorktown Center is a unique asset within the Village and is deserving of a more focused and specialized analysis of how the Yorktown PD functions. Petitioner's proposed major change to the Yorktown PD consists of four (4) critical components:

(1) The excise of the vacant Carson's building and associated parking field that is a blight on the Property.

In its existing form, the Carson's Property consists of approximately 13.15 acres comprised of a 2-story 74,744 square foot building and an associated parking field with 1,220 parking spaces. The Carson's Property has remained vacant and underutilized since its closure in 2018 with no new anchor store prospects on the horizon. With the shift of retail market demands came the need to reimagine the Carson's Property to provide for the development of this significantly underperforming land into a vibrant development which will increase the customer base of the mall and create a unique urban experience at Yorktown Center. The proposed Development will ensure this underperforming Property is utilized for its highest and best use in an otherwise extremely desirable area and will result in increased tax revenue for the Village.

(2) Creation of experiential public green space to serve the Yorktown Center

customer base and extend the time customers will spend at the mall.

The existing surface parking areas are considered “open space” under the Yorktown PD. As part of the Development, approximately 0.68 acres will be dedicated for public green space (the “Plaza”) which will become useable open space for gathering and activities in lieu of a surface parking lot. The Plaza is anticipated for new outdoor entertainment, fitness, dining, and retail opportunities. Petitioner envisions this space as vibrant flex space where shoppers can gather before or after their day at Yorktown Center. Areas of the Plaza will be designated for yoga and fitness classes, outdoor seating and fire pits, a kids creative play area, and an open event area intended for entertainment such as small concerts, outdoor movies, and art shows. Such events may even drive new people to the area who will ultimately stay to spend time at the mall. Space within the Plaza will be designated for food truck parking which allows for a convenient food option to casually dine outdoors at the Plaza with family and friends. A pedestrian walkway will be interconnected throughout the Plaza and will surround the outer perimeter of the Plaza to create easy access to the mall entrance and adjacent parking. The Plaza is intended to create an experiential use within and serving Yorktown Center to create a more urban environment and add more character and vibrancy to the area and improve the overall customer experience at Yorktown Center.

(3) Creation of a new modern entrance to the mall with externally facing tenant spaces that improve customer experience within and around Yorktown Center.

Removal of the existing Carson’s building creates the opportunity to provide a

more modern appearance for Yorktown Center. In its current form, the Carson's building has the same appearance it did when Yorktown Center opened 55 years ago. Just as the trends of retail continue to change, so has the general aesthetic of commercial architecture. Though Yorktown Center has undergone restructuring over the last several years with new outward facing tenants, the general appearance of the mall remains dated. As part of the Development, Petitioner is constructing a new and modern mall entrance to create a "main street" type experience adjacent to the Plaza. This design will incorporate wider sidewalks and smaller and differentiated storefronts specifically designated for external facing tenants adjacent to the Plaza. These tenants will be strategically selected, as they are intended to represent everyday conveniences to complement the Plaza and residential use of the Development. As such, these tenants will be smaller and less conventional than a traditional "mall" retailer and may potentially include restaurants with outdoor seating, coffee shops, bakeries, small boutique retail, beauty salons, spas, and ice cream shops.

(4) Addition of residential units to establish a new customer base and build vibrancy in and around the mall.

The Development will be comprised of not more than 700 luxury multi-family apartments located within two separate buildings. The Development will have private resort-style amenities including pools, hot tubs, and multiple outdoor kitchens in the courtyards interior to each apartment building. Additional amenities include a dog park, fitness center, yoga/pilates studio, indoor sauna, dog wash station, game room, media/theater rooms, multi-sport simulator room, large kitchen with private dining area,

and a business center with a large conference room and private offices. There will be dramatic 2-story common areas, ample storage opportunities for the residents, and a covered entry at the outdoor Plaza entrance. Petitioner's proposal will bring a new and unique pedestrian-friendly luxury housing opportunity to the Village which will ultimately complement the diverse shopping, entertainment, and fitness offerings within Yorktown Center.

The Development will serve as a new and improved vibrant entryway to Yorktown Center by way of driving more foot traffic and a unique urban environment to this area. Where the proposal requires deviations from the Code as detailed on the plans submitted herewith, those deviations allow for flexibility and the promotion of a development of substantially different character than what is normally contemplated under the Code. Accordingly, the redevelopment of the Property will help reposition Yorktown Center for long-term success, which is consistent with the intent of a planned development under the Code.

- b. *Community sanitary sewage and potable water facilities connected to a central system are provided.*

Community sanitary sewage and potable water facilities have been and will continue to be connected to a central system. The new dwelling units will connect to the Grace Street lift station, which has sufficient capacity to support the Development.

- c. *The dominant use in the proposed planned development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site*

The dominant use in the proposed planned development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site. The Property is designated as "Regional Commercial" under the Village's Comprehensive Plan. As such, Yorktown Center has served as a critical asset to the Village as a regional shopping

center since 1968. Consistent with other retail centers across the nation, Yorktown Center has suffered from several vacancies and has become under-utilized as e-commerce continues to grow in popularity. Continued operation of the Property in its current configuration will result in additional deterioration and vacancies that will ultimately have a negative impact on the surrounding properties. To avoid the continued under-utilization of the Property and prevent the establishment of blight in and around Yorktown Center, Petitioner proposes the above-mentioned major change to the Yorktown PD, which is built around the aforementioned four components. The proposed major change to the Yorktown PD is intended to make Yorktown Center more vibrant to ensure the long-term viability of the mall. As such, the proposed major change will further the goals of the Comprehensive Plan of the Village and will provide a much-needed revitalization of the area. Under the Village's Comprehensive Plan, Regional Commercial is defined as a "larger, more intensively developed mixed-use commercial area that serves as a key activity center for the region". The goal of the ultimate redevelopment of the Property is to provide a mixed-use urban environment consistent with current trends in the retail market and the continuous evolution of shopping centers in the Chicagoland area. While regional shoppers are critical to long-term success, it is important for Yorktown Center to increase its local customer base in order to help provide day-to-day support of the mall. This goal will be accomplished by way of granting the requested major change to the Yorktown PD. Accordingly, the proposal is in line with the intent and recommendations as set forth in the Comprehensive Plan.

d. That the proposed planned development is in the public interest and is consistent with the purposes of this Zoning Ordinance.

The proposed major change to the Yorktown PD is in the public interest and is consistent with the purposes of this Zoning Ordinance. The ongoing vacancies and general condition of Yorktown Center in its current configuration creates a negative environment that may very well,

in current form, impair the use and enjoyment or the value of the surrounding area. The current existing condition is contrary to the public interest and inconsistent with the purposes of the Zoning Ordinance. To the contrary, the proposed major change will further the public interest and purposes of the Zoning Ordinance by bringing new life and creating a different synergy in and around Yorktown Center.

e. *That the streets have been designed to avoid:*

- i. *Inconvenient or unsafe access to the planned development;*
- ii. *Traffic congestion in the streets which adjoin the planned development;*
- iii. *An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned development.*

All streets have been designed to avoid: (1) inconvenient or unsafe access to the planned development; (2) traffic congestion in the streets which adjoin the planned development; and (3) an excessive burden on public parks, recreation areas, schools and other public facilities which serve or are proposed to serve the planned development. The proposed Major Change to the planned development will have no impact on the configuration of the streets serving the outer perimeter of the Yorktown PD. The existing road network and ring road will continue to support the proposed redevelopment of the Property and will continue to serve Yorktown Center.

f. *Any reduction in the requirements of this Ordinance is in the public interest.*

The proposed deviations, as depicted on the PUD Site Plan prepared by V3 Companies (“PUD Plan”) and submitted herewith, are in the public interest. The proposed deviations are necessary to facilitate the redevelopment of this underperforming Property under the Yorktown PD. The proposed Yorktown PD redevelopment is an essential component of repositioning Yorktown Center to create an environment in which the Property will thrive.

g. *The proposed deviations would not adversely impact the value or use of any*

other property;

The proposed deviations as depicted on the PUD Plan will not adversely impact the value or use of any other property. The only property impacted by the proposed deviations is owned or will be owned by the Carson's Property Owners.

- h. That such deviations are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned development as well as those of the surrounding properties.*

The proposed deviations will not impact or alter the ultimate use of the property within the respective Yorktown PD. In general, deviations under a planned development are intended to enhance the character of the area in way that the historic zoning code could not have imagined. The proposed deviations under the Development are intended to facilitate the redevelopment of the Property to provide for a unique residential opportunity that will encourage a pedestrian-friendly mixed-use neighborhood to complement the variety of commercial and entertainment uses within Yorktown Center.

- i. That the overall floor area of the planned development shall not exceed by more than 40% the maximum floor area permitted for the individual uses in each applicable district.*

Petitioner does not propose a deviation to increase the floor area of the Yorktown PD to more than 40% of the maximum floor area permitted for the individual uses in each applicable planned development. In addition, the major change does not increase the 30% ground floor area requirement as set forth in the underlying Yorktown PD conditions and restrictions.

- j. That in residential planned developments the maximum number of dwelling units allowed shall not exceed more than 40% the number of dwelling units permitted in the underlying zoning district.*

The Yorktown PD is not a residential planned development. However, Petitioner seeks to incorporate a luxury residential component to complement the overall Yorktown PD to ensure the

long-term success of Yorktown Center. Though there is no density limitation set forth in the underlying B-3 District, the overall density of Petitioner's proposal is 54 units per acre, which is on par with the urban nature of the Development. Petitioner agrees the Development will not exceed 700 units. Petitioner has included unit mix information as detailed on the plans submitted herewith. The unit mix detail is provided for informational purposes only and is not to be interpreted as a restriction under this request for a major change to the Yorktown PD. As such, the unit mix is subject to change based upon market demand as the Development progresses.

k. *That all buildings are located within the planned development in such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of occupants of such buildings and shall conform to the following:*

1. *The front, side or rear yard setbacks on the perimeter of the development shall not be less than that required in the abutting zoning district(s) or the zoning district underlying the subject site, whichever is greater.*

2. *All transitional yards and transitional landscape yards of the underlying zoning district are complied with.*

3. *If required transitional yards and transitional landscape yards are not adequate to protect the privacy and enjoyment of property adjacent to the development, the Plan Commission shall recommend either or both of the following requirements:*

a. *All structures located on the perimeter of the planned development must set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses;*

b. *All structures located along the entire perimeter of the planned development must be permanently screened with sight-proof screening in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses.*

The Development will not alter the perimeter of the Yorktown PD or any existing transitional yards. Accordingly, the buildings located within the Yorktown PD and the addition of two luxury apartment buildings will have no adverse impact on adjacent buildings and uses outside the Yorktown PD in terms of privacy and screening.

1. *That the area of open space provided in a planned development shall be at least 25% more than that required in the underlying zoning district.*

The minimum open space required in the B3 Community Shopping District is 10%. However, the Yorktown PD does not function under the Village Code open space requirement, as the 1966 Village Ordinance No. 1172 (as amended) controls. Under Ordinance No. 1172 governing the Yorktown PD, open space is defined as any property utilized for parking, traffic lanes, pedestrian walkways, landscaping, and loading berths and signs. The proposed Development is intended to incorporate more traditional open space as intended in the Code by way of including the 0.68 acre Plaza, courtyards, and dog park as contemplated for the residential portion of the Development. Please see the landscape plan submitted herewith in comparison to the existing improvements under the Yorktown PD. Petitioner's vision incorporates significant new and vibrant landscape features and more green space, which is a net benefit for the general character of the community. In its existing configuration, the building area of the Yorktown PD consists of 22.7 acres or approximately 21% of the total 107 acre planned development. The remaining 79% of planned development area is identified as open space under the Yorktown PD. As a result of the Development, building area for the overall Yorktown PD will increase by 4.3%, and the open space will be slightly reduced to 75% for the Yorktown PD. Accordingly, the Yorktown PD meets and exceeds the open space requirement as governed by the Yorktown PD Ordinance.

APPROVAL OF A USE EXCEPTION UNDER THE YORKTOWN PD

1. The Yorktown PD allows for all uses and special uses listed in all general B Classifications.
2. Residential land uses above the ground floor are allowed in the B3 district as a

special use.

3. Petitioner seeks approval of a use exception under the Yorktown PD to allow for residential uses only as to the subject Property.

4. The use exception under the Yorktown PD is appropriate and meets the conditions for a use exception under Section 155.508(B) of the Code as follows:

a) The proposed use exception enhances the quality of the planned development and are compatible with the primary uses

Over the past several years, retail and shopping centers have experienced a significant decline as a result of e-commerce and the convenience of online shopping. Given the shift in market demands and several vacancies over the years, Pacific Retail and the Petitioner have engaged in a collaborative effort to reinvent Yorktown Center in a way that will ensure the long-term success of the mall. By way of having a residential use exclusive to the Property, Petitioner will be offering a way to provide an uprise in guaranteed foot traffic to Yorktown Center. Yorktown Center currently maintains several shopping, dining, entertainment, and wellness opportunities that will now be conveniently available at the fingertips of the residents of the Development. Accordingly, the residential use and Yorktown Center will function cohesively with the utmost compatibility and will contribute to the long-term viability and success of Yorktown Center.

b) The proposed use exception is not of a nature, nor located, so as to create detrimental influence on the surrounding properties

The residential use within the Yorktown PD will be exclusive to the subject Property. Since Carson's closed in 2018, the Property has remained vacant and underutilized. As such, the Property has created a detriment to the surrounding properties by way of existing in its current state. Alternatively, the residential use is proposed as an opportunity to reinvent Yorktown Center to

complement the uses in the mall and within the immediate/surrounding area.

- c) *The proposed use exception shall not represent more than 40% of site area or more than 40% of total floor area, whichever is less. However, in a residential planned development area no more than 10% of the site area or the total floor area shall be devoted to commercial use; furthermore, no industrial use shall be permitted.*

The residential use only applies to the subject Property which is approximately 4% of the site area. As a result of the Development, the total floor area for the Yorktown PD will be 24%, which is less than the 40% maximum allowed under the Village Code and the 30% maximum intensity of use allowed under the Yorktown PD. Accordingly, the residential use will not exceed this threshold.

APPROVAL OF PRELIMINARY & FINAL PLATS OF SUBDIVISION

1. Petitioner seeks approval to subdivide the Property into three (3) lots as depicted on the plans submitted herewith to allow the construction of a mixed-use development.

2. The proposed subdivision requires the following variations from the below referenced sections of the Code (the “Variations”):

- a. Section 154.506(D) not allow for lots that do not have frontage on a public street.
- b. Section 154.506(F) to allow lots that are not at right angles or radial to street lines; and
- c. Section 155.415(E) to allow a lot with a lot width of less than 100 feet, to provide for a driveway connection to Highland avenue.

3. The Variations meet the standards for granting a variation under the Code as follows:

- a. *The granting of the variation will not be detrimental to the public safety, health or welfare, or injurious to other property or improvements in the neighborhood in which the subject property is located; and*

The variations requested will not be detrimental to the public health, safety, and welfare. The variations will result in subdivision of the Property to facilitate a unique mixed-use development intended to serve and support the nearby properties and ultimately, Yorktown Center. Continued operation of the Property in its current configuration will result in additional deterioration and vacancies that will have a negative impact on the surrounding properties. To avoid the continued under-utilization of the Property and prevent the establishment of blight in and around Yorktown Center, the requested variations will facilitate the mixed-use development which will promote the general welfare of the community at large.

- b. The conditions upon which the request for a variation is based are unique to the property for which the variation is sought, and are not applicable, generally, to other property; and*

The Property is part of the overall Yorktown PD. In its existing configuration, the Property does not maintain frontage along a public street, the lot(s) are not at right angles or radial to street lines, and the Property does not meet a minimum lot width of 100' where there is an existing driveway connection to Highland Avenue. The Property's existing configuration as established via the ordinances and underlying subdivision governing Yorktown Center to facilitate the development and operation of the shopping mall. This configuration is unique to the shopping center and did not result in negative impacts to surrounding properties. As a result of the requested subdivision, Petitioner requires relief from the same standards which the Property did not comply with under the Yorktown PD. The existing driveway connection to Highland Avenue will not be modified. In addition, the new configuration of the lots will lend itself an opportunity to redevelop and reimagine the Property in a way that is consistent with the growing market trends. This will allow

for a unique development intended to mutually serve and complement the mall and residences in a joint and cohesive manner.

- c. *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 these regulations were carried out; and*

The variations requested are conditions applicable to the Property in its existing condition. Adhering to the strict letter of the Village's subdivision regulations exceeds beyond a mere inconvenience and would require Petitioner to demolish and reconstruct access from Highland Avenue and reconfigure all lots and public streets located within the Yorktown PD. As such, compliance with the referenced subdivision regulations would result in an exceptional hardship.

- d. *Such variation or exception will not conflict with provisions of the Lombard Zoning Ordinance or Comprehensive Plan.*

The purpose of the Village's zoning ordinance is to protect and promote the health, safety, comfort, convenience, and general welfare of the people. Goals of the Village's zoning ordinance includes, but is not limited to the promotion and recognition of aesthetics as a value and standards throughout the Village and prevent blight in the area. Under the Village's Comprehensive Plan, the Property is designated as "Regional Commercial". Regional Commercial is defined as a "larger, more intensively developed mixed-use commercial area that serves as a key activity center for the region". As such, Yorktown Center has served as a critical asset to the Village as a regional shopping center since 1968. Consistent with other retail centers across the nation, Yorktown Center has suffered from several vacancies and has become under-utilized as e-commerce continues to grow in popularity. Continued operation of the Property in its current

configuration will result in additional deterioration and vacancies that will ultimately have a negative impact on the surrounding properties. The goal of the ultimate redevelopment of the Property is to provide a mixed-use urban environment consistent with current trends in the retail market and the continuous evolution of shopping centers in the Chicagoland area. While regional shoppers are critical to long-term success, it is important for Yorktown Center to increase its local customer base in order to help provide day-to-day support of the mall. To avoid the continued under-utilization of the Property and prevent the establishment of blight in and around Yorktown Center, the requested variations will help facilitate the development of Yorktown Reserve consistent with the goals and objectives of the Village's zoning ordinance and comprehensive plan.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests the Village Board and Plan Commission take the necessary steps to (i) approve a major change to Yorktown PD with associated deviations and a use exception; (ii) approve a Preliminary and Final Plat of Subdivision with variations from sections 154.506(D), 154.506(E), and 155.415(E) from the Village Code; and (iii) approve such other relief from the Code as may be deemed necessary and appropriate to develop the Property consistent with the plans submitted herewith.

RESPECTFULLY SUBMITTED this 17th day of January, 2023

PETITIONER:

SYNERGY CONSTRUCTION GROUP LLC &
PACIFIC RETAIL CAPITAL PARTNERS

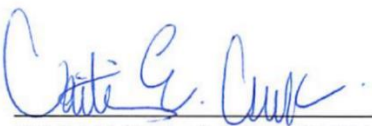
By: 
Rosanova & Whitaker, Ltd.,
Its: Attorney

EXHIBIT A

Property Legal Description

THAT PART OF LOT 1 IN CARSON'S ASSESSMENT PLAT OF YORKTOWN SHOPPING CENTER, RECORDED AUGUST 8, 2000 AS DOCUMENT R2000-120890, TOGETHER WITH THAT PART OF PARCEL 2 IN HIGHLAND AVENUE ASSESSMENT PLAT, RECORDED JANUARY 30, 2012 AS DOCUMENT, BOTH IN SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWEST CORNER OF SAID LOT 1 IN IN CARSON'S ASSESSMENT PLAT; THENCE NORTH 02 DEGREES 22 MINUTES 47 SECONDS WEST, 352.27 FEET; THENCE ALONG A CURVE HAVING A CHORD BEARING OF NORTH 47 DEGREES 22 MINUTES 48 SECONDS WEST, A RADIUS OF 25.00 FEET, AND AN ARC LENGTH 39.27 FEET; THENCE SOUTH 87 DEGREES 37 MINUTES 13 SECONDS WEST, 114.00 FEET; THENCE ALONG A CURVE HAVING A CHORD BEARING OF SOUTH 66 DEGREES 52 MINUTES 57 SECONDS WEST, A RADIUS OF 77.00 FEET, AND AN ARC LENGTH OF 55.74 FEET; THENCE NORTH 02 DEGREES 22 MINUTES 47 SECONDS WEST, 89.15 FEET; THENCE ALONG A CURVE HAVING A CHORD BEARING OF SOUTH 75 DEGREES 07 MINUTES 13 SECONDS EAST, A RADIUS OF 90.00 FEET, AND AN ARC LENGTH OF 54.22 FEET; THENCE NORTH 87 DEGREES 37 MINUTES 13 SECONDS EAST, 114.00 FEET; THENCE ALONG A CURVE HAVING A CHORD BEARING OF NORTH 42 DEGREES 37 MINUTES 13 SECONDS EAST, A RADIUS OF 25.00 FEET, AND AN ARC LENGTH OF 39.27 FEET; THENCE NORTH 02 DEGREES 22 MINUTES 47 SECONDS WEST, 448.23 FEET; THENCE NORTH 87 DEGREES 15 MINUTES 23 SECONDS EAST, 51.21 FEET; THENCE ALONG A CURVE HAVING A CHORD BEARING OF NORTH 50 DEGREES 02 MINUTES 53 SECONDS EAST, A RADIUS OF 219.00 FEET, AND AN ARC LENGTH OF 288.43 FEET; THENCE NORTH 87 DEGREES 46 MINUTES 43 SECONDS EAST, 107.83 FEET; THENCE ALONG A CURVE HAVING A CHORD BEARING OF NORTH 79 DEGREES 56 MINUTES 16 SECONDS EAST, A RADIUS OF 506.00 FEET, AND AN ARC LENGTH OF 138.49 FEET; THENCE NORTH 72 DEGREES 07 MINUTES 03 SECONDS EAST, 23.60 FEET; THENCE NORTH 66 DEGREES 11 MINUTES 57 SECONDS EAST, 155.55 FEET; THENCE SOUTH 17 DEGREES 28 MINUTES 24 SECONDS EAST, 258.76 FEET; THENCE SOUTH 28 DEGREES 01 MINUTES 44 SECONDS WEST, 62.53 FEET; THENCE SOUTH 62 DEGREES 02 MINUTES 17 SECONDS EAST, 276.72 FEET; THENCE SOUTH 27 DEGREES 57 MINUTES 43 SECONDS WEST, 419.93 FEET; THENCE NORTH 62 DEGREES 01 MINUTES 04 SECONDS WEST, 218.43 FEET; THENCE SOUTH 27 DEGREES 57 MINUTES 43 SECONDS WEST, 254.10 FEET; THENCE SOUTH 57 DEGREES 57 MINUTES 43 SECONDS WEST, 165.00 FEET; THENCE SOUTH 27 DEGREES 57 MINUTES 43 SECONDS WEST, 177.29 FEET; THENCE SOUTH 87 DEGREES 37 MINUTES 13 SECONDS WEST, 188.55 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT B

Carson's Property Legal Description

THAT PART OF LOT 1 IN CARSON'S ASSESSMENT PLAT OF YORKTOWN SHOPPING CENTER, RECORDED AUGUST 8, 2000 AS DOCUMENT R2000-120890, IN SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWEST CORNER OF SAID LOT 1 IN IN CARSON'S ASSESSMENT PLAT; THENCE NORTH 02 DEGREES 22 MINUTES 47 SECONDS WEST, 352.27 FEET; THENCE ALONG A CURVE HAVING A CHORD BEARING OF NORTH 47 DEGREES 22 MINUTES 48 SECONDS WEST, A RADIUS OF 25.00 FEET, AND AN ARC LENGTH 39.27 FEET; THENCE SOUTH 87 DEGREES 37 MINUTES 13 SECONDS WEST, 114.00 FEET; THENCE ALONG A CURVE HAVING A CHORD BEARING OF SOUTH 66 DEGREES 52 MINUTES 57 SECONDS WEST, A RADIUS OF 77.00 FEET, AND AN ARC LENGTH OF 55.74 FEET; THENCE NORTH 02 DEGREES 22 MINUTES 47 SECONDS WEST, 89.15 FEET; THENCE ALONG A CURVE HAVING A CHORD BEARING OF SOUTH 75 DEGREES 07 MINUTES 13 SECONDS EAST, A RADIUS OF 90.00 FEET, AND AN ARC LENGTH OF 54.22 FEET; THENCE NORTH 87 DEGREES 37 MINUTES 13 SECONDS EAST, 114.00 FEET; THENCE ALONG A CURVE HAVING A CHORD BEARING OF NORTH 42 DEGREES 37 MINUTES 13 SECONDS EAST, A RADIUS OF 25.00 FEET, AND AN ARC LENGTH OF 39.27 FEET; THENCE NORTH 02 DEGREES 22 MINUTES 47 SECONDS WEST, 448.23 FEET; THENCE NORTH 87 DEGREES 15 MINUTES 23 SECONDS EAST, 604.69 FEET; THENCE SOUTH 62 DEGREES 02 MINUTES 17 SECONDS EAST, 400.65 FEET; THENCE SOUTH 27 DEGREES 57 MINUTES 43 SECONDS WEST, 419.93 FEET; THENCE NORTH 62 DEGREES 01 MINUTES 04 SECONDS WEST, 218.43 FEET; THENCE SOUTH 27 DEGREES 57 MINUTES 43 SECONDS WEST, 254.10 FEET; THENCE SOUTH 57 DEGREES 57 MINUTES 43 SECONDS WEST, 165.00 FEET; THENCE SOUTH 27 DEGREES 57 MINUTES 43 SECONDS WEST, 177.29 FEET; THENCE SOUTH 87 DEGREES 37 MINUTES 13 SECONDS WEST, 188.55 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT C

JCP Property Legal Description

THAT PART OF PARCEL 2 IN HIGHLAND AVENUE ASSESSMENT PLAT, RECORDED JANUARY 30, 2012 AS DOCUMENT, BOTH IN SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWEST CORNER OF LOT 1 IN CARSON'S ASSESSMENT PLAT OF YORKTOWN SHOPPING CENTER, RECORDED AUGUST 8, 2000 AS DOCUMENT R2000-120890; THENCE NORTH 02 DEGREES 22 MINUTES 47 SECONDS WEST, 904.50 FEET; THENCE NORTH 87 DEGREES 15 MINUTES 23 SECONDS EAST, 51.21 FEET TO THE POINT OF BEGINNING; THENCE ALONG A CURVE HAVING A CHORD BEARING OF NORTH 50 DEGREES 02 MINUTES 53 SECONDS EAST, A RADIUS OF 219.00 FEET, AND AN ARC LENGTH OF 288.43 FEET; THENCE NORTH 87 DEGREES 46 MINUTES 43 SECONDS EAST, 107.83 FEET; THENCE ALONG A CURVE HAVING A CHORD BEARING OF NORTH 79 DEGREES 56 MINUTES 16 SECONDS EAST, A RADIUS OF 506.00 FEET, AND AN ARC LENGTH OF 138.49 FEET; THENCE NORTH 72 DEGREES 07 MINUTES 03 SECONDS EAST, 23.60 FEET; THENCE NORTH 66 DEGREES 11 MINUTES 57 SECONDS EAST, 155.55 FEET; THENCE SOUTH 17 DEGREES 28 MINUTES 24 SECONDS EAST, 258.76 FEET; THENCE SOUTH 28 DEGREES 01 MINUTES 44 SECONDS WEST, 62.53 FEET; THENCE NORTH 62 DEGREES 02 MINUTES 17 SECONDS WEST, 123.86 FEET; THENCE SOUTH 87 DEGREES 15 MINUTES 23 SECONDS WEST, 553.48 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

LEGEND OF SYMBOLS & ABBREVIATIONS

	UTILITY POLE		MANHOLE		P.O.C. POINT OF COMMENCEMENT
	LIGHT POLE		SANITARY MANHOLE		P.O.B. POINT OF BEGINNING
	TRANSFORMER		STORM STRUCTURE (CLOSED)		DEGREES
	UTILITY PEDESTAL		STORM STRUCTURE (OPEN)		FEET/MINUTES
	TRAFFIC SIGNAL		CURB INLET		INCHES/SECONDS
	SIGNAL BOX		VALVE VAULT		SQUARE FEET
	GAS VALVE		FLARED END SECTION		RECORD BEARING/DISTANCE
	WATER VALVE		WATER LINE		TOP OF FOUNDATION
	ELECTRIC METER		TELEPHONE/CATV LINE		TOP OF PIPE
	GAS METER		GAS LINE		BUILDING SETBACK LINE
	FIRE HYDRANT		OVERHEAD WIRES		PUBLIC UTILITY EASEMENT
	AUTO SPRINKLER		STORM SEWER		DRAINAGE EASEMENT
	MONITORING WELL		SANITARY SEWER		ARC LENGTH
	GROUND LIGHT		CHAIN LINK FENCE		RADIUS LENGTH
	BOLLARD		STOCKADE FENCE		CHORD LENGTH
	B/BOX		GUARD RAIL		CHORD BEARING
	SIGN		CONCRETE SURFACE		CORRUGATED METAL PIPE
	FLAG POLE				

ITEMS CORRESPONDING TO SCHEDULE B-II

- 14** RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT DATED AUGUST 29, 1966 AND RECORDED ON SEPTEMBER 21, 1966 AS DOCUMENT NO. R66-38010. AMENDMENT AND SUPPLEMENT TO RECIPROCAL CONSTRUCTION OPERATION AND EASEMENT AGREEMENT DATED SEPTEMBER 16, 1968 AND RECORDED SEPTEMBER 27, 1968 AS DOCUMENT NO. R68-45002. SECOND AMENDMENT TO RECIPROCAL CONSTRUCTION OPERATION AND EASEMENT AGREEMENT DATED AUGUST 11, 1998 AND RECORDED JANUARY 3, 2006 AS DOCUMENT NO. R2006-000217 AND RERECORDED AS DOCUMENT NO. R2006-028233. AMENDED AND RESTATED RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT DATED DECEMBER 16, 2010 BUT EFFECTIVE JANUARY 1, 2008, AND RECORDED DECEMBER 21, 2010 AS DOCUMENT NO. R2010-179177. SECOND AMENDED AND RESTATED RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT DATED FEBRUARY 21, 2017, EFFECTIVE NOVEMBER 9, 2016 AND RECORDED APRIL 24, 2017 AS DOCUMENT R2017-039110. ITEM IS PLATTED HEREON.
- 15** TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE RECIPROCAL AND NON-EXCLUSIVE RIGHTS, EASEMENTS AND PRIVILEGES OF USE, INGRESS AND EGRESS, PARKING, UTILITY AND OTHER PURPOSES, COVENANTS, TERMS, AND PROVISIONS TOGETHER WITH ALL RIGHTS, POWERS, PRIVILEGES AND BENEFITS AS ESTABLISHED BY AND CONTAINED IN THAT CERTAIN EASEMENT AND OPERATING AGREEMENT DATED AUGUST 29, 1966 AND RECORDED SEPTEMBER 21, 1966 AS DOCUMENT R66-38010 EXECUTED BY AND BETWEEN LASALLE NATIONAL BANK, NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 10, 1965 AS TRUST NO. 34500, CARSON PIRIE SCOTT AND COMPANY, MONTGOMERY WARD REALTY CORPORATION, J.C. PENNY COMPANY AND WIEBOLD STORES, INC. AND AMENDED BY INSTRUMENT RECORDED SEPTEMBER 27, 2968 AS DOCUMENT R68-45002. NOTE: BY ASSIGNMENT RECORDED AS DOCUMENT R85-94915, THE INTEREST OF CARSON PIRIE SCOTT AND COMPANY IN SAID AGREEMENT WAS ASSIGNED TO CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 15, 1985 AND KNOWN AS TRUST NO. 1086200; AND BY REASSIGNMENT RECORDED OCTOBER 31, 1985 AS DOCUMENT R85-94907, THE INTEREST OF SAID TRUST NUMBER 1086200 WAS ASSIGNED TO CPS REALTY PARTNERSHIP AND CARSON PIRIE SCOTT AND COMPANY. ITEM IS PLATTED HEREON.
- 16** PLAT OF EASEMENT RECORDED OCTOBER 13, 2006 AS DOCUMENT NO. R2006-198285. ITEM IS PLATTED HEREON.
- 17** DECLARATION OF RESTRICTIONS AND AGREEMENT DATED OCTOBER 2, 2006 BY JACKSON OFFICE PROPERTIES, INC. AND RECORDED OCTOBER 5, 2006 AS DOCUMENT NO. R2006-193676. ITEM IS BLANKET IN NATURE.
- 18** GRANT OF UTILITY EASEMENT BY C.R. CENTER, L.P. TO COMMONWEALTH EDISON COMPANY TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, AND PEDESTALS RECORDED JUNE 1, 2007 AS DOCUMENT NO. R2007-101939. ITEM IS PLATTED HEREON.
- 19** PLAT OF EASEMENT RECORDED FEBRUARY 15, 2012 AS DOCUMENT NO. R2012-20278 FOR A WATERMAIN EASEMENT ON THE WEST OF THE LAND. ITEM IS PLATTED HEREON.
- 20** (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 3 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.
(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT. ITEM IS PLATTED HEREON.
- 21** ORDINANCE NO. 5880 A REDEVELOPMENT AGREEMENT BETWEEN AND AMONG YORKTOWN HOLDINGS, LLC, HIGHLAND YORKTOWN LLC AND THE VILLAGE OF LOMBARD IN REGARD TO LOMBARD BUSINESS DISTRICT NO 1 RECORDED JULY 19, 2006 AS DOCUMENT R2006-138339. ITEM IS BLANKET IN NATURE.
- 22** ORDINANCE NO. 6680 APPROVING A FIRST AMENDMENT TO THE BUSINESS DISTRICT REDEVELOPMENT AGREEMENT BY, BETWEEN AND AMONG YORKTOWN HOLDINGS, LLC, HIGHLAND YORKTOWN, LLC AND THE VILLAGE OF LOMBARD DATED FEBRUARY 16, 2012 AND RECORDED APRIL 18, 2012 AS DOCUMENT NO. R2012-050448. ITEM IS BLANKET IN NATURE.
- 23** ORDINANCE 7175 GRANTING AMENDMENTS TO ORDINANCE NUMBER 1172 GRANTING A CONDITIONAL USE FOR A PLANNED DEVELOPMENT, AND AS SUBSEQUENTLY AMENDED BY ORDINANCE NUMBERS 3964, 6053, 6180, 6230, AND 7067 RECORDED MARCH 8, 2016 AS DOCUMENT NO. R2016-021612. ITEM IS BLANKET IN NATURE.
- 24** ORDINANCE 7214 RECORDED JUNE 9, 2016 AS DOCUMENT NO. R2016-056901 GRANTING A FURTHER AMENDMENT TO ORDINANCE NUMBER 1172 GRANTING A CONDITIONAL USE FOR A PLANNED DEVELOPMENT, AND AS SUBSEQUENTLY AMENDED BY ORDINANCE NUMBERS 3964, 6053, 6180, 6230, 7067 AND 7175. ITEM IS BLANKET IN NATURE.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) _____ OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. _____, WHICH BEARS AN EFFECTIVE DATE OF _____, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED _____ TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov/>. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM, NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

RECORD DESCRIPTION

PARCEL 1:
LOT 3 IN YORKTOWN, BEING A SUBDIVISION OF PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 1968 AS DOCUMENT R68-44972, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THE RECIPROCAL AND NON EXCLUSIVE RIGHTS, EASEMENTS AND PRIVILEGES OF USE, INGRESS, EGRESS, PARKING AND FOR UTILITY AND OTHER PURPOSES CREATED AND GRANTED AS AN APPURTENANCE TO PARCEL 1 ABOVE, IN AND BY THAT CERTAIN RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT DATE AUGUST 29, 1966 AND RECORDED SEPTEMBER 21, 1966 AS DOCUMENT R66-38010 AND AS AMENDED BY INSTRUMENT RECORDED SEPTEMBER 27, 1968 AS DOCUMENT R68-45002 BY AND BETWEEN LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 10, 1965 AND KNOWN AS TRUST NO. 34500, HIGHLAND AVENUE CORPORATION, A CORPORATION OF DELAWARE, (BEING THE SUCCESSOR TO THE INTEREST OF CARSON PIRIE SCOTT AND COMPANY), MONTGOMERY WARD DEVELOPMENT CORPORATION (BEING THE SUCCESSOR TO THE INTEREST OF MONTGOMERY WARD REALTY CORPORATION, A CORPORATION OF DELAWARE) J.C. PENNEY COMPANY, A CORPORATION OF DELAWARE AND WIEBOLD STORES, INC., A CORPORATION OF ILLINOIS, IN, ON, OVER, UPON AND UNDER LOTS 1, 2, 4, 5, 6, 7 AND 8 IN SAID YORKTOWN SUBDIVISION, TOGETHER WITH ALL OF THE RIGHTS, POWERS, PRIVILEGES AND BENEFITS UNDER SAID RECIPROCAL AGREEMENT ACCRUING TO THE OWNER OF SAID PARCEL 1, ITS SUCCESSORS, LEGAL REPRESENTATIVES AND ASSIGNS.

PARCEL 3:
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF EASEMENTS RECORDED APRIL 16, 1997 AS DOCUMENT R97-052752 FOR THE DRAINAGE, FLOWAGE, AND STORAGE OF WATER OVER THE STORM WATER DETENTION BASIN LOCATED ON LOTS 5 AND 6 IN YORKTOWN PERIPHERAL/TARGET SUBDIVISION, BEING A PART OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1995 AS DOCUMENT R95-162762, IN DUPAGE COUNTY, ILLINOIS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL SITE "A", PARCEL SITE "B" AND PARCEL SITE "C":

PARCEL SITE "A":
THAT PART OF LOT 3 IN YORKTOWN, BEING A SUBDIVISION OF PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 1968 AS DOCUMENT R68-44972, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH, ALONG THE WEST LINE OF SAID LOT 3 BY THE FOLLOWING COURSES: THENCE SOUTH 0 DEGREES 20 MINUTES 30 SECONDS EAST, 41.06 FEET; THENCE SOUTH 7 DEGREES 19 MINUTES 31 SECONDS WEST, 52.46 FEET; THENCE SOUTH 0 DEGREES 20 MINUTES 30 SECONDS EAST, 337.91 FEET; THENCE SOUTH 28 DEGREES 38 MINUTES 33 SECONDS EAST, 12.45 FEET; THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF THE EASEMENT FOR INGRESS AND EGRESS RECORDED SEPTEMBER 27, 1968 AS DOCUMENT R68-45002, AS FOLLOWS: THENCE 75.72 FEET SOUTHEASTERLY ALONG THE ARC OF A CIRCLE, CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 60.00 FEET, AND WHOSE CHORD BEARS SOUTH 65 DEGREES 14 MINUTES 19 SECONDS EAST, 73.51 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 39 MINUTES 30 SECONDS EAST, 114.00 FEET TO A POINT OF CURVATURE; THENCE 39.27 FEET NORTHEASTERLY ALONG THE ARC OF A CIRCLE, CONVEX SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AND WHOSE CHORD BEARS NORTH 44 DEGREES 39 MINUTES 30 SECONDS EAST, 35.36 FEET TO A POINT OF TANGENCY; THENCE NORTH 0 DEGREES 20 MINUTES 30 SECONDS WEST, 448.23 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID LOT 3; THENCE SOUTH 89 DEGREES 17 MINUTES 40 FEET, ALONG THE NORTH LINE OF SAID LOT, 205.01 FEET TO THE HEREIN ABOVE DESIGNATED POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

AREA=98,750.7 SQUARE FEET OR 2.2670 ACRES

PARCEL SITE "B"
THAT PART OF LOT 3 IN YORKTOWN, BEING A SUBDIVISION OF PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 1968 AS DOCUMENT R68-44972, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH, ALONG THE WEST LINE OF SAID LOT 3 BY THE FOLLOWING COURSES; THENCE SOUTH 0 DEGREES 20 MINUTES 30 SECONDS EAST, 41.06 FEET; THENCE SOUTH 7 DEGREES 19 MINUTES 31 SECONDS WEST, 52.46 FEET; THENCE SOUTH 0 DEGREES 20 MINUTES 30 SECONDS EAST, 337.91 FEET; THENCE SOUTH 28 DEGREES 38 MINUTES 33 SECONDS EAST 14.76 FEET; THENCE SOUTH 0 DEGREES 20 MINUTES 30 SECONDS EAST, 119.32 FEET TO THE HEREINAFTER DESIGNATED PLACE OF BEGINNING; THENCE SOUTH 0 DEGREES 20 MINUTES 30 SECONDS EAST, 182.60 FEET; THENCE SOUTH 3 DEGREES 39 MINUTES 45 SECONDS EAST, 73.51 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 39 MINUTES 30 SECONDS EAST, 114.00 FEET TO A POINT OF CURVATURE; THENCE 39.27 FEET NORTHEASTERLY ALONG THE ARC OF A CIRCLE, CONVEX NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AND WHOSE CHORD BEARS NORTH 45 DEGREES 20 MINUTES 30 SECONDS WEST, 35.36 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 39 MINUTES 30 SECONDS WEST, 114.00 FEET TO A POINT OF CURVATURE; THENCE 79.29 FEET SOUTHWESTERLY ALONG THE ARC OF A CIRCLE, CONVEX NORTHWESTERLY, HAVING A RADIUS OF 77.00 FEET, AND WHOSE CHORD BEARS SOUTH 60 DEGREES 09 MINUTES 40 SECONDS WEST, 75.83 FEET TO THE HEREIN ABOVE DESIGNATED POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

AREA=77,237.1 SQUARE FEET OR 1.7731 ACRES

PARCEL SITE "C"
THAT PART OF LOT 1 IN CARSON'S ASSESSMENT PLAT OF YORKTOWN SHOPPING CENTER, BEING AN ASSESSMENT DIVISION IN THAT PART OF THE NORTHWEST QUARTER 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 NO. R2000-120890 IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF HIGHLAND AVENUE, AS DEDICATED BY DOCUMENT NO. R68-10770 RECORDED MARCH 22, 1968, AND THE SOUTH LINE OF SAID LOT 1; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE, HAVING AN ILLINOIS EAST ZONE GRID BEARING OF NORTH 02 DEGREES 24 MINUTES 28 SECONDS WEST, AND A DISTANCE OF 120.08 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 1, SAID POINT BEING ON A 90.00 FEET RADIUS CURVE, THE CENTER CIRCLE OF SAID CURVE BEARS NORTH 54 DEGREES 25 MINUTES 26 SECONDS EAST FROM SAID POINT; THENCE SOUTHEASTERLY ALONG SAID CURVE 19.85 FEET, CENTRAL ANGLE 12 DEGREES 38 MINUTES 18 SECONDS (THE CHORD BEARS SOUTH 51 DEGREES 37 MINUTES 06 SECONDS EAST 19.81 FEET), SAID CURVE BEING THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 02 DEGREES 24 MINUTES 28 SECONDS EAST 89.11 FEET, TO A POINT ON SAID SOUTH LINE, SAID POINT BEING ON A 77.00 FEET RADIUS CURVE, THE CENTER CIRCLE OF SAID CURVE BEARS SOUTH 45 DEGREES 53 MINUTES 10 SECONDS EAST FROM SAID POINT; THENCE SOUTHWESTERLY ALONG SAID CURVE 23.54 FEET, CENTRAL ANGLE 17 DEGREES 31 MINUTES 08 SECONDS (THE CHORD BEARS SOUTH 37 DEGREES 21 MINUTES 16 SECONDS WEST 23.45 FEET), SAID CURVE BEING THE SOUTH LINE OF SAID LOT 1, TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 0.0355 ACRES, MORE OR LESS.

SUCH ROPEYTY ALSO BEING DESCRIBED AS FOLLOWS:

PARCEL 1:
LOT 1 IN CARSON'S ASSESSMENT PLAT OF YORKTOWN SHIPPING CENTER, BEING AN ASSESSMENT PLAT OF PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID PLAT OF CARSON'S ASSESSMENT PLAT OF YORKTOWN SHOPPING CENTER RECORDED AUGUST 8, 2000 AS DOCUMENT R2000-120890, (EXCEPTING FROM SAID LOT 1 THAT PART DESCRIBED AS BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF HIGHLAND AVENUE AS DEDICATED BY DOCUMENT R68-10770 AND THE SOUTH LINE OF SAID LOT 1; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE NORTH 02 DEGREES 24 MINUTES 28 SECONDS WEST 120.08 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, SAID POINT BEING ON A 90.00 FOOT RADIUS CURVE, THE CENTER CIRCLE OF SAID CURVE BEARS NORTH 54 DEGREES 25 MINUTES 26 SECONDS EAST FROM SAID POINT; THENCE SOUTHEASTERLY ALONG SAID CURVE 19.85 FEET, CENTRAL ANGLE 12 DEGREES 38 MINUTES 18 SECONDS (THE CHORD BEARS SOUTH 51 DEGREES 37 MINUTES 06 SECONDS EAST 19.81 FEET), SAID CURVE BEING THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 02 DEGREES 24 MINUTES 28 SECONDS EAST 89.11 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1, SAID POINT BEING ON A 77.00 FOOT RADIUS CURVE, THE CENTER CIRCLE OF SAID CURVE BEARS SOUTH 45 DEGREES 53 MINUTES 10 SECONDS EAST FROM SAID POINT; THENCE SOUTHWESTERLY ALONG SAID CURVE 23.54 FEET, CENTRAL ANGLE 17 DEGREES 31 MINUTES 08 SECONDS (THE CHORD BEARS SOUTH 37 DEGREES 21 MINUTES 16 SECONDS WEST 23.45 FEET), SAID CURVE BEING THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING), IN DUPAGE COUNTY, ILLINOIS.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 2010 999013498 NCF, DATED JUNE 3, 2019.

VICINITY MAP - NOT TO SCALE



ZONING INFORMATION

THE SURVEYOR WAS NOT PROVIDED WITH THE ZONING INFORMATION.

EXISTING PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	1198
ADA	22
TOTAL	1220

SIGNIFICANT OBSERVATIONS

NONE WERE OBSERVED

AREA: 572,984.41 SF± OR 13.15 ACRES±

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
07/12/2019	FIRST DRAFT		
07/16/2019	NETWORK COMMENTS		
07/22/2019	ADDITIONAL COMMENTS		
FIELD WORK: SM & MO	DRAFTED: JAH	CHECKED BY: JLH	FB & PG: N/A

LEGAL

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THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION.

MISCELLANEOUS NOTES

- MN1** SURVEY PREPARED BY:
JLH LAND SURVEYING INC.
910 GENEVUE STREET
SHOREWOOD, IL 60404
815.729.4000
INFO@JLHLSURVEY.COM
- MN2** ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTANSPPS SPECIFICATIONS.
- MN3** THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- MN4** ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.
- MN5** ASSUMED BEARING: THE EAST RIGHT OF WAY LINE OF HIGHLAND AVENUE TO BE NORTH 00 DEGREES 20 MINUTES 00 SECONDS WEST.
- MN6** AT THE TIME OF THIS SURVEY THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUND.
- MN7** AT THE TIME OF THIS SURVEY, THE ADDRESS WAS NOT POSTED.
- MN8** THE SUBJECT PROPERTY HAS ACCESS TO AND FROM HIGHLAND AVENUE WHICH IS GOVERNED BY THE VILLAGE OF LOMBARD.
- MN9** IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- MN10** IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.
- MN11** IN REGARDS TO TABLE "A" ITEM 18, AT THE TIME OF THE SURVEY, THERE WAS NO STAKED WETLAND DELINEATION TO REFERENCE ON THIS SURVEY.
- MN12** IN REGARDS TO TABLE "A" ITEM 19, THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES AFFECTING THE SUBJECT PROPERTY REFLECTED IN THE TITLE COMMITMENT OR THAT THE SURVEYOR HAS BEEN MADE AWARE OF.

ALTA/NSPS LAND TITLE SURVEY

for
CARSON PIRIE SCOTT
NV5 PROJECT NO. 201901839-001
230 YORKTOWN MALL, LOMBARD, IL

BASED UPON TITLE COMMITMENT NO. 2010 999013498 NCF
OF FIDELITY NATIONAL TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF JUNE 3, 2019

SURVEYOR'S CERTIFICATION

TO: GMAC 2004-C1 YORKTOWN MALL, LLC, A DELAWARE LIMITED LIABILITY COMPANY; LNR PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; NOVARE NATIONAL SETTLEMENT SERVICE; FIDELITY NATIONAL TITLE INSURANCE COMPANY; AND BOCK & CLARK CORPORATION, AN NV5 COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 24, 2019.


JAMES L. HARPOLE
REGISTRATION NO. 035-3190
IN THE STATE OF ILLINOIS, EXPIRES 11-30-2020
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184.007120
NETWORK PROJECT NO. 201901839-001 CAS

09-10-2019
DATE



SHEET 1 OF 2

Bock & Clark Corporation
an NV5 Company

NV5

Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333

www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

LEGEND OF SYMBOLS & ABBREVIATIONS

-  UTILITY POLE

 LIGHT POLE

 TRANSFORMER

 UTILITY PEDESTAL

 TRAFFIC SIGNAL

 SIGNAL BOX

 GAS VALVE

 WATER VALVE

 ELECTRIC METER

 GAS METER

 FIRE HYDRANT

 AUTO SPRINKLER

 MONITORING WELL

 GROUND LIGHT

 BOLLARD

 B/BOX

 SIGN

 FLAG POLE
-  MANHOLE

 SANITARY MANHOLE

 STORM STRUCTURE (CLOSED)

 STORM STRUCTURE (OPEN)

 CURB INLET

 VALVE VAULT

 FLARED END SECTION

 WATER LINE

 TELEPHONE/CATV LINE

 GAS LINE

 ELECTRIC LINE

 OHW--OVERHEAD WIRES

 STW--STORM SEWER

 SAN--SANITARY SEWER

 X--CHAIN LINK FENCE

 D--STOCKADE FENCE

 GUARD RAIL

 CONCRETE SURFACE
-  P.O.C. POINT OF COMMENCEMENT

 P.O.B. POINT OF BEGINNING

 DEGREES

 FEET/MINUTES

 INCHES/SECONDS

 S.F. SQUARE FEET

 (R) RECORD BEARING/DISTANCE

 TF TOP OF FOUNDATION

 FF FINISHED FLOOR

 TP TOP OF PIPE

 B.S.L. BUILDING SETBACK LINE

 P.U.E. PUBLIC UTILITY EASEMENT

 D.E. DRAINAGE EASEMENT

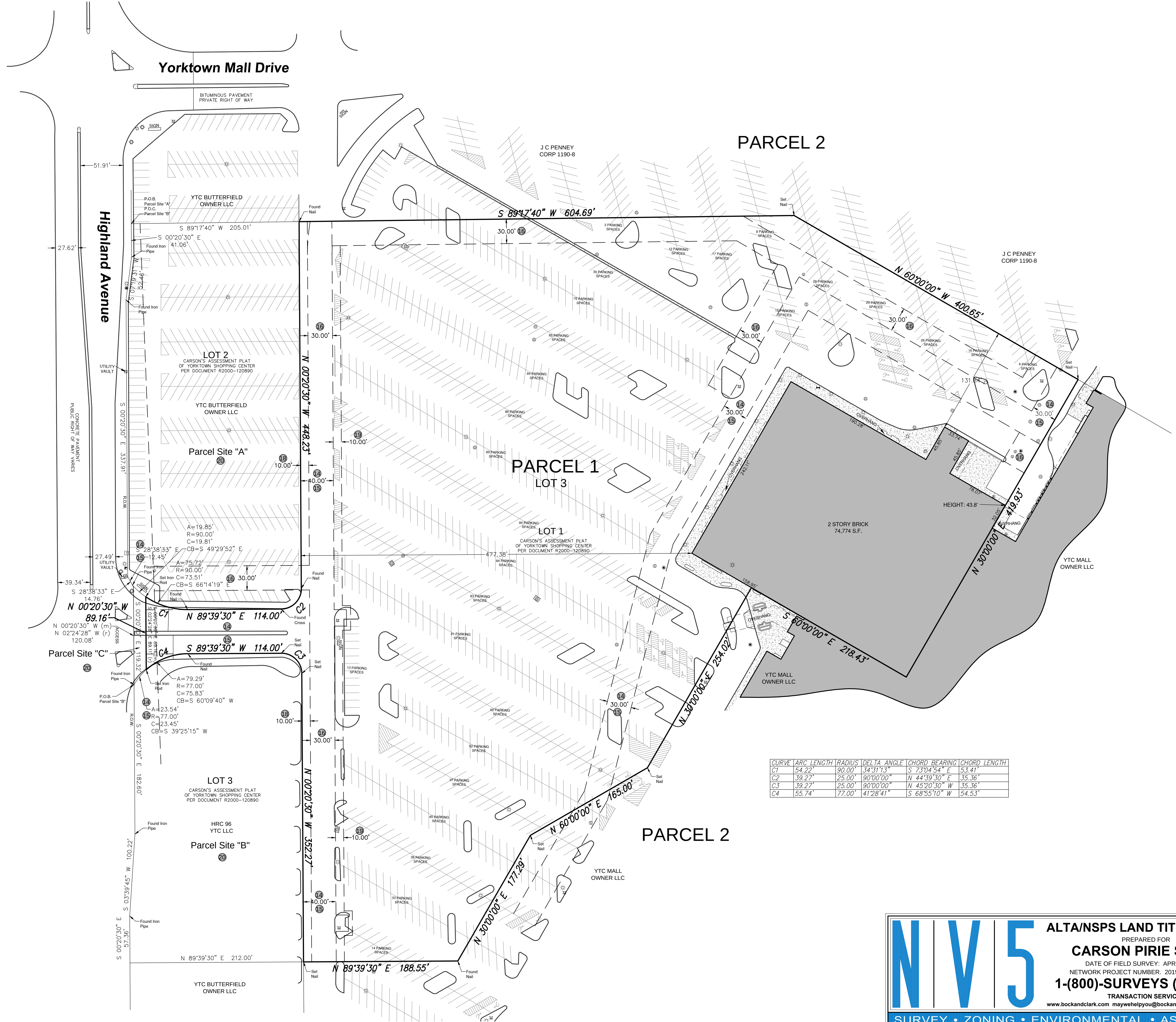
 L ARC LENGTH

 R RADIUS LENGTH

 C CHORD LENGTH

 CB CHORD BEARING

 CMP CORRUGATED METAL PIPE





ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

CARSON PIRIE SCOTT

DATE OF FIELD SURVEY: APRIL 24, 2019

NETWORK PROJECT NUMBER: 201901839-001 CAS

1-(800)-SURVEYS (787-8397)

TRANSACTION SERVICES

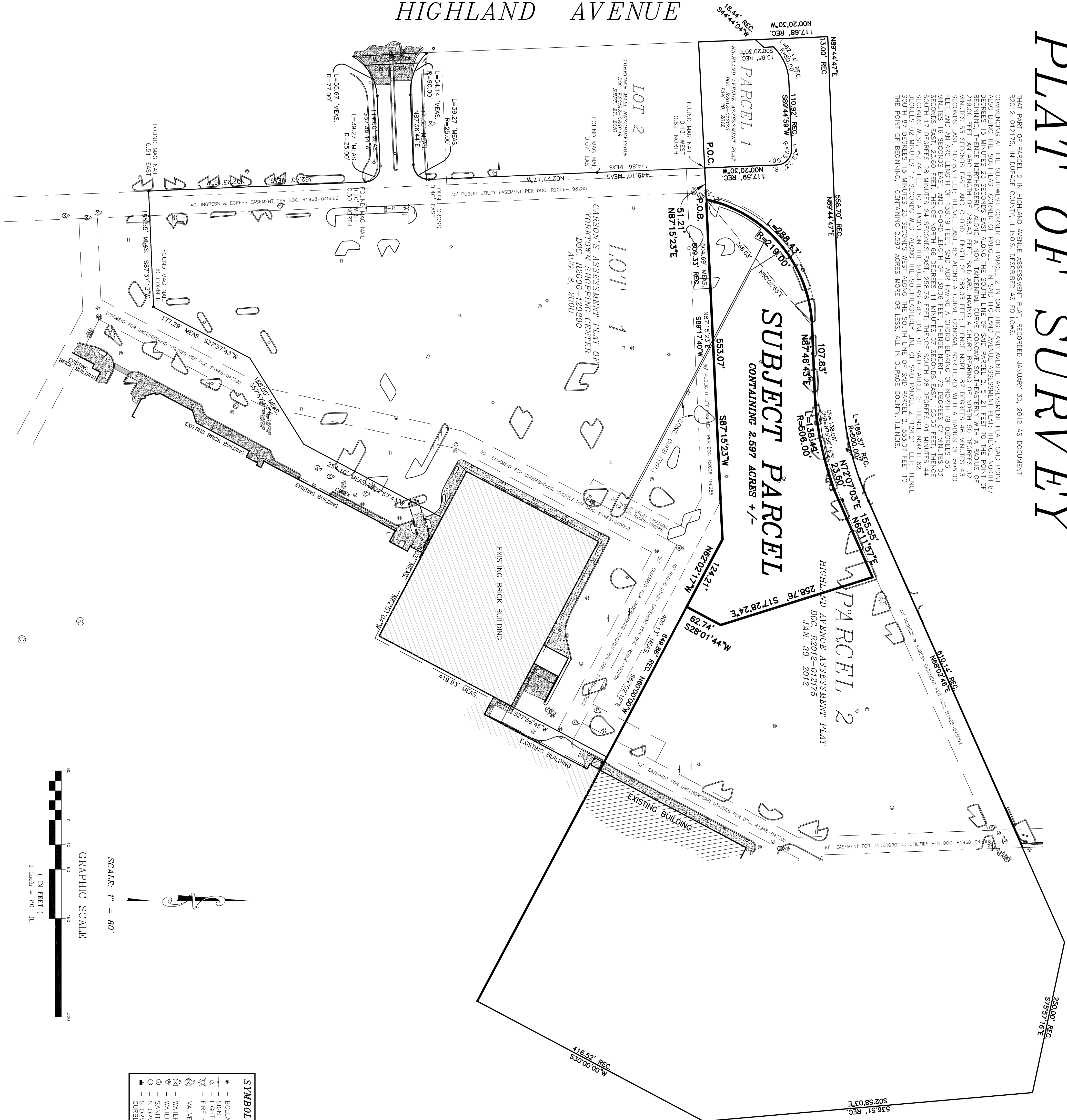
www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

PLAT OF SURVEY

THAT PART OF PARCEL 2 IN HIGHLAND AVENUE ASSESSMENT PLAT, RECORDED JANUARY 30, 2012 AS DOCUMENT R2012-012175, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 2 IN SAID HIGHLAND AVENUE ASSESSMENT PLAT, SAID POINT OF BEGINNING, THENCE NORTH 50 DEGREES 02' 15" MINUTES 23 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL 2, 512.1 FEET TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG A NON-TANGENTIAL CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 219.00 FEET, AN ARC LENGTH OF 288.43 FEET, SAID ARC HAVING A CHORD BEARING OF NORTH 50 DEGREES 02' 15" MINUTES 23 SECONDS EAST, A CHORD LENGTH OF 288.43 FEET, THENCE NORTHEAST ALONG THE SOUTH LINE OF SAID PARCEL 2, 107.83 FEET, AND AN ARC LENGTH OF 138.49 FEET, SAID ARC HAVING A CHORD BEARING OF NORTH 79 DEGREES 56' 16" MINUTES 16 SECONDS EAST, AND CHORD LENGTH OF 138.06 FEET; THENCE NORTH 72 DEGREES 07' MINUTES 03 SECONDS EAST, 423.60 FEET; THENCE NORTH 66 DEGREES 11' MINUTES 57 SECONDS EAST, 153.95 FEET; THENCE SOUTH 87 DEGREES 15' MINUTES 17 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 2, 124.21 FEET; THENCE SOUTH 87 DEGREES 15' MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID PARCEL 2, 553.07 FEET TO THE POINT OF BEGINNING, CONTAINING 2.597 ACRES MORE OR LESS, ALL IN DUPAGE COUNTY, ILLINOIS.

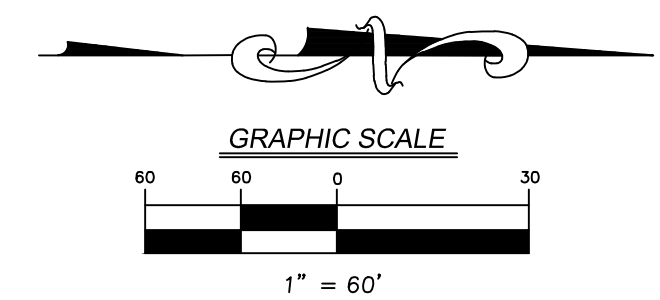
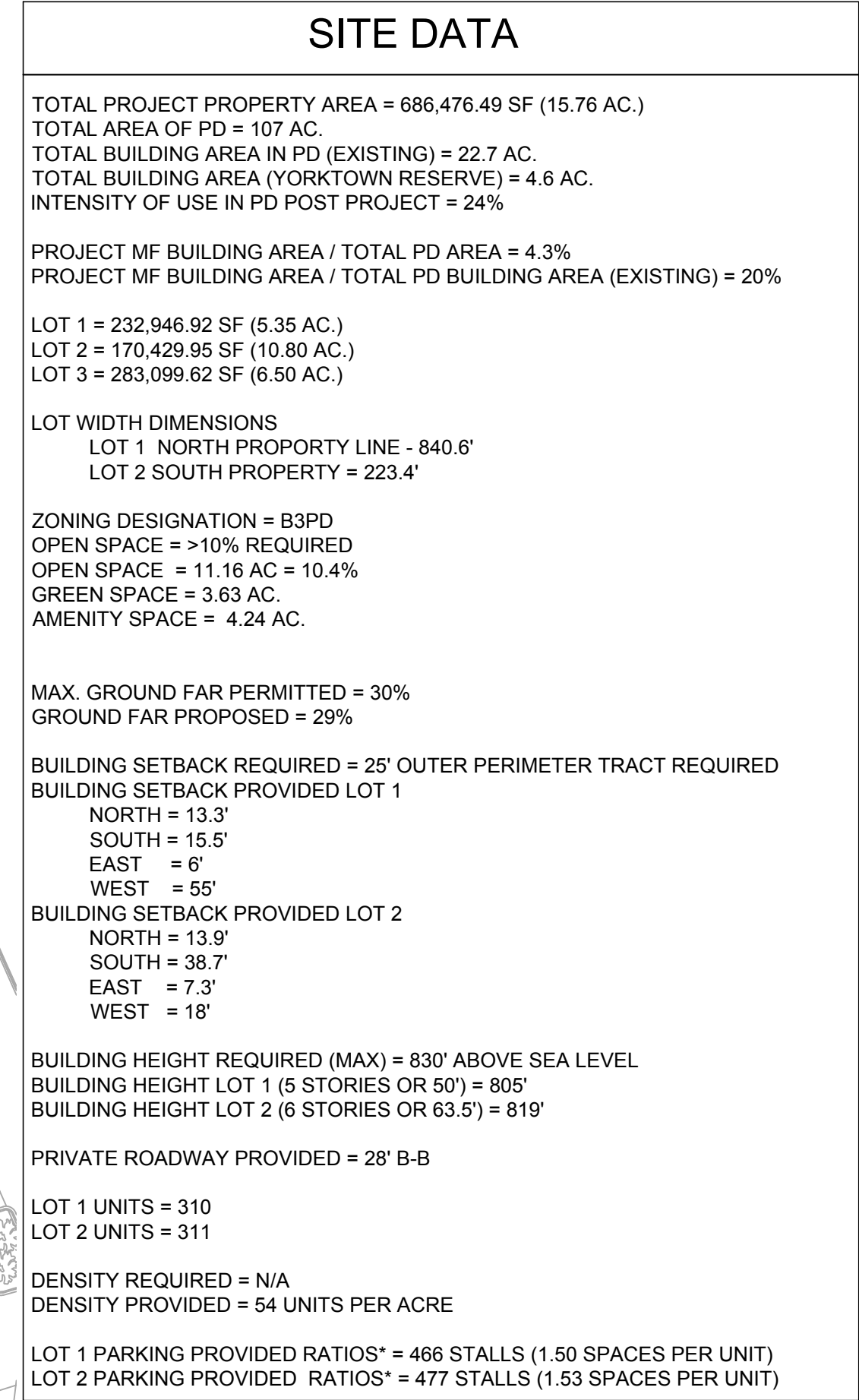


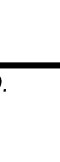
STATE OF ILLINOIS
COUNTY OF LAKE SS.
I, Wanda Z. Rekusius, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described above and that the plat shown hereon is a correct representation of said survey.
DATED THIS 8th DAY OF FEBRUARY, A.D. 2023.

BY: _____
Illinois Professional Land Surveyor No. 3210
License Renewal Date : 11/30/2024
DESIGN FIRM NO. 184-004538 RENEWAL DATE: 4/30/2023

NOTE:
1. Please check Legal Description with Deed and report any discrepancy immediately.
2. Compare all points before building by same and report any discrepancies at once.
3. Building lines, if any, shown between ore building lines shown on the recorded subdivision plat or called out in the title report.
4. Consult local authorities for building lines established by local ordinances.
5. This professional service conforms to the current Illinois minimum standards for a boundary survey.

TERRA TECHNOLOGY
LAND SURVEYING, INC.
24198 ROSE AVE. LAKE ZURICH, ILLINOIS 60047
PHONE: (847) 540-8606 E-MAIL: TITS.1@SBOCDRI.IL.NET
JOB NO. : 22-0013 SURVEY DATE : 10/03/2022
DWG. FILE: DATA/22/0013/SITE2-3-23.DWG



 7325 Janes Avenue Woodridge IL 60517 630.724.9200 phone www.v3co.com	PUD SITE PLAN YORKTOWN STATION LOMBARD ILLINOIS	ORIGINAL ISSUE DATE:			
		PROJECT NO: 15147 MP	NO.	DATE	DESCRIPTION
		PROJECT MANAGER: RW			
		DESIGNED BY: RW			
		DRAWN BY: BD			
DRAWING NO. 1/1					