

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

4-44 YORKTOWN CENTER (YORKTOWN COMMONS PARCEL 4)

April 17, 2023

Title

PC 23-08

Petitioner & Property Owner

D. R. Horton, Inc. – Midwest
1750 E. Golf Road, Suite 925
Schaumburg, IL 60173

Property Location

Northwest corner of Grace Street
and Yorktown Mall Ring Road

Zoning

B3PD Community Shopping
District Planned Development

Existing Land Use

90 townhome units (under
construction)

Comprehensive Plan

Regional Commercial

Approval Sought

Major change to the Yorktown
Commons Planned Development
to allow for a project identification
sign with a height of five feet two
inches (5'2") where a maximum of
four feet (4') is permitted.

Prepared By

Anna Papke, AICP
Senior Planner



Project Details

Parcel Size:	6.06 acres
Open space:	1.68 acres
Dwelling units:	90
Parking spaces:	376
Building height:	Three stories

Applicable Regulations

1. Yorktown Commons PD Design Guidelines (form-based code)
2. Lombard Zoning Ordinance

Submittals

1. Petition for public hearing, dated March 20, 2023;
2. Response to standards, prepared by the petitioner;
3. ALTA/NSPS land title survey, prepared by Manhard Consulting, dated June 3, 2022; and
4. Sign plans, prepared by Gary E. Weber Associates, Inc., dated February 2, 2023.

Project History

The Yorktown Commons Planned Development and related Design Guidelines were approved by the Village Board in 2016. This planned development encompasses the four properties at the intersection of Grace Street and the Yorktown Ring Road. The Elan and Overture apartment buildings at the northeast and southeast corners of the intersection were constructed in 2017-2018 (PC 16-17 and 16-18). The 90-unit townhome development on the subject property (the northwest corner of the intersection) was approved by the Village Board in 2022 (PC 22-20). Construction of the townhome development began in winter 2023 and is expected to take approximately two years.

EXISTING CONDITIONS

The subject property was formerly developed with a commercial strip center (Yorktown Convenience Center). Demolition of this building is underway.

APPROVAL(S) REQUIRED

The petitioner, D. R. Horton, Inc. – Midwest, requests that the Village take the following action on the subject property located within the B3PD Community Shopping District Planned Development (Yorktown Commons Planned Development):

Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Yorktown Commons Planned Development Form Based Code, as stated in Section IV(E) and established by Ordinance No. 7177 to approve a deviation from Section 153.244(B) of the Lombard Sign Ordinance to allow project identification signs with a height of five feet two inches (5'2"), where a maximum height of four feet is permitted.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has the following comment on the petition. Additional comments may be forthcoming during permit review.

1. Signs shall not be placed directly over utilities.

Fire Department:

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

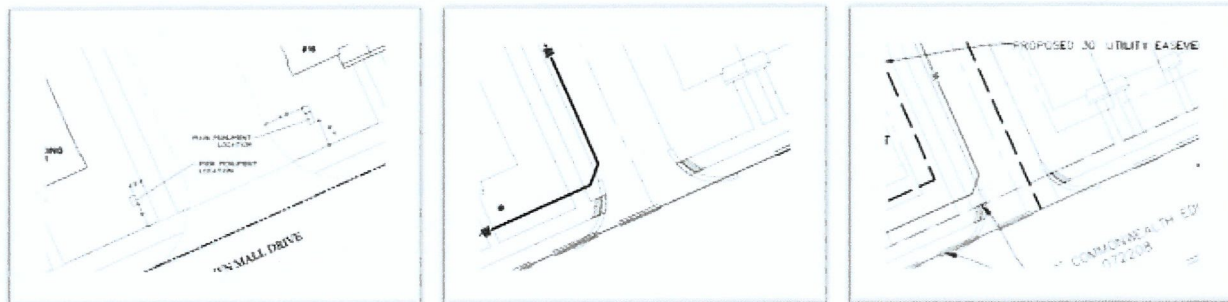
Private Engineering Services (PES):

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

Public Works:

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

1. The proposed sign on the northwest corner is shown either over or very near to a proposed water main, and within the proposed 30'-Utility Easement. As such, a condition of any approval should require that the sign foundation shall be at least five (5) feet horizontally from the water main. The Village shall not be responsible for damage to the sign due to maintenance/repair work on the water main if the sign is not located accordingly.

**Planning Services Division:**

The Planning Services Division notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning	Land Use
North	R5PD	Liberty Square Condos, Yorktown Apartments
South	B3PD	Yorktown Commons PD Parcel 3 (vacant)
East	B3PD	Yorktown Commons PD Parcel 1 (Elan multi-family development)
West	B3PD	Yorktown Center Planned Development (former Carson's Furniture)

Development in the vicinity of the subject property consists of large-scale commercial development (Yorktown Center mall) and multi-family residential development. The proposed signage is of a design and scale consistent with other development in the vicinity of the subject property.

2. Comprehensive Plan Compatibility

The subject property is designated Regional Commercial in the Village's Comprehensive Plan. The subject property is located on the periphery of the Yorktown Center regional mall, functioning as a transitional area between the mall and the residential development located along 22nd Street and Highland Avenue. The proposed signage is consistent with the type of signage present in high-intensity commercial and residential areas of the Village.

3. *Compatibility with Yorktown Commons Planned Development Design Guidelines and Village Sign Ordinance*

The Yorktown Commons Planned Development Design Guidelines allow for project identification signs within the planned development. Per Section 153.244 of the Sign Ordinance, project identification signs may be a maximum of 32 square feet in sign surface area, with a maximum height of four feet. One sign is permitted at each major entrance to a development.

The petitioner proposes to install two project identification signs, one at each entrance to the townhome development. The signs feature a sign panel installed on a pier monument. The sign surface area of each sign panel is 9.3 square feet. The sign panel will be installed at a height of 5'2" above grade. The petitioner has requested a major change to the planned development to allow a deviation for the sign height, discussed below.

The Sign Ordinance requires signage to be located outside the clear line of sight triangle around driveway connections to public rights-of-way and private drives. As defined in the Village Code, the clear line of sight triangle is measured at the point where the driveway intersects with the property line. Based on this definition, both proposed monument signs are located outside the clear line of sight.

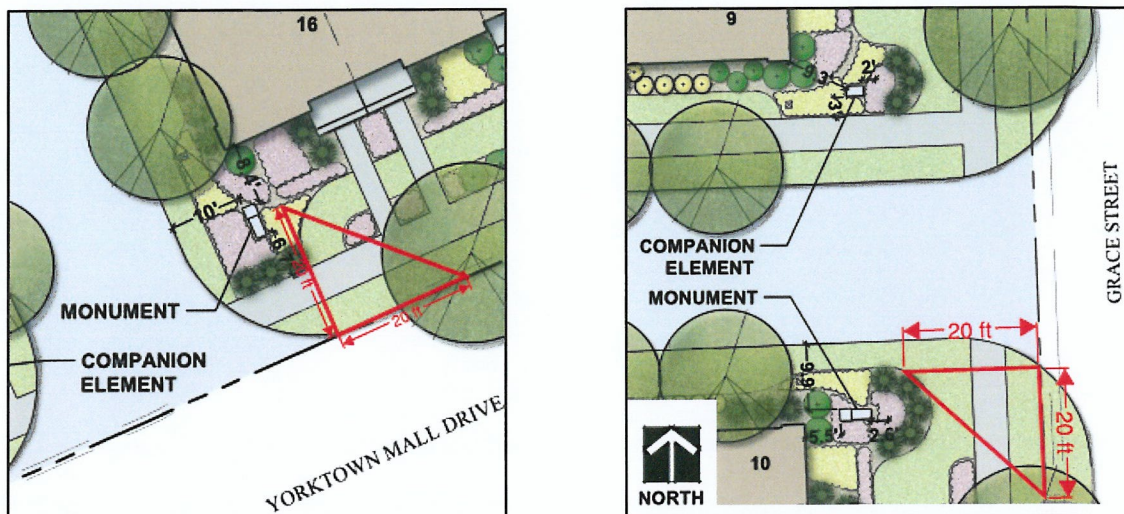


Figure 1. Clear line of sight triangles and proposed signs.

4. *Signage history at Yorktown Convenience Center (subject property)*

Prior to the approval of the Yorktown Commons Planned Development in 2016, the subject property was part of the Yorktown Shopping Center Planned Development. The Yorktown Convenience Center was developed on the site in 1968 and functioned as an outpost of the main Yorktown Center mall for five decades. During that time, several iterations of signage were constructed on the subject property near the intersection of Grace Street and the Yorktown Ring Road. The most recent sign displayed at the corner was a 5'2"-tall monument sign approved through the Plan Commission Site Plan Approval process in 2013. Prior to that, a taller monument sign was located on the property. Staff notes that the signs proposed for the subject property are in keeping with the scale of the 2013 sign, and significantly smaller than the previous sign.

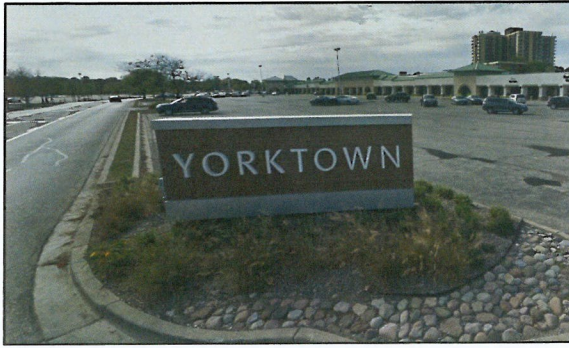


Figure 2. 2013 sign and previous sign.

5. Request for major change to a planned development – deviation for sign height

The maximum allowable height for project identification signs is four feet, measured from grade. The proposed sign will be installed at 5'2" above grade. The petitioner is requesting a deviation to allow for the sign at the proposed height. In their response to standards, the petitioner states that the design and height of the sign are intended to be consistent with the style of the large monument signage located at the entrances to the Yorktown Shopping Center. The petitioner states the signage also has been designed to complement the architecture of the buildings under construction in the Summit townhome development.



Figure 3. Yorktown Center sign and proposed Summit at Yorktown sign

Staff supports the petitioner's desire to install signage that complements the townhome buildings and contributes to a sense of cohesiveness in the Yorktown area. The stated intent of the Yorktown Commons Design Guidelines is to "establish a pedestrian-friendly mixed-use neighborhood that acts as a gateway to the Shopping Center from the north." Staff finds the proposed signage is consistent with this intent, and supports the requested major change and deviation.

SITE HISTORY

1966: Yorktown Shopping Center Planned Development

Establishment of the Yorktown Shopping Center Planned Development via Ordinance No. 1172. Note that within the originally approved site plan, Parcel 1 was identified for multi-family residential development and Parcel 4 was designated for use as an office complex.

PC 94-14: Yorktown Peripheral Planned Development

Amendment to the geographic boundaries of the Yorktown Shopping Center Planned Development to remove approximately 15.6 acres to establish the Yorktown Peripheral Planned Development. Staff notes that within the originally approved site plan, Parcel 1 was identified for use as a 100,000 square foot retail structure.

SPA 13-01ph: Yorktown Center Signage

Approval of signage deviations for master sign package for Yorktown Shopping Center Planned Development.

PC 15-27A: Amendment to the Yorktown Shopping Center Planned Development

Amendment to the geographic boundaries of the Yorktown Shopping Center Planned Development to remove approximately 8.3 acres from this planned development in order to establish the Yorktown Commons Planned Development (PC 15-27C). Also amended the number of parking spaces required in the Yorktown Shopping Center PD.

PC 15-27B: Amendment to the Yorktown Peripheral Planned Development

Amendment to the geographic boundaries of the Yorktown Peripheral Planned Development to remove approximately 5.9 acres from this planned development in order to establish the Yorktown Commons Planned Development (PC 15-27C).

PC 15-27C: Yorktown Commons Planned Development

Established the Yorktown Commons Planned Development via Ordinance 7177. Also adopted the Yorktown Commons Planned Development Design Guidelines as the form-based code regulating development within the Yorktown Commons Planned Development.

SPA 19-02: Parcel 4 Site Plan Approval

Site plan approval for a 300+ unit apartment building on the subject property. Proposed development approved by the Plan Commission in August 2019.

PC 22-20: Summit at Yorktown Townhome Development

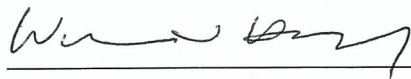
Approval of zoning entitlements and a preliminary plat of subdivision for a 90-unit townhome development. This approval nullified the approval of SPA 19-02.

FINDINGS & RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards for major changes to a planned development and standards for signage deviations, as established by the Lombard Zoning Ordinance and the Yorktown Commons Planned Development Design Guidelines. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and testimony presented, the proposed sign plan with companion major changes to a planned development **complies** with the standards required by the Village of Lombard Zoning Ordinance and Yorktown Commons Planned Development Design Guidelines; and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 23-08, subject to the following conditions:

1. That the major change to a planned development and signage deviation are valid only for Parcel 4 in the Yorktown Commons Planned Development;
2. That the petitioner shall develop the signs in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code, or as provided as part of the original planned development approval set forth in Ordinance 7177;
3. That the sign foundation shall be at least five (5) feet horizontally from the water main; the Village shall not be responsible for damage to the sign due to maintenance/repair work on the water main if the sign is not located accordingly;
4. That the petitioner shall apply for and receive building permits for the proposed signs;
5. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
6. That this approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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**Responses to Standards of Review for Major Change to Planned Development to
Allow Project Identification Signage and a Variation for Increased Height Thereof**

(4 – 44 Yorktown Center | The Summit at Yorktown)

As owner of the property commonly known as 4 – 44 Yorktown Center and legally described on Exhibit A hereto, which property is identified as Parcel 4 of the Yorktown Commons Planned Development (“Subject Property”) pursuant to the *Yorktown Commons Planned Development Design Guidelines*, dated December 23, 2015 (“Guidelines”), D.R. Horton, Inc. – Midwest, a California corporation (“DRH”), respectfully requests (i) a major change from the Guidelines under Section IV(E) thereof to allow freestanding, monument, project identification signage to be constructed along each the southern and eastern boundaries of the Subject Property (“Monument Signage”) as shown in both the *Monument Plan and Details* and the *Monument Concept* plan, each dated February 2, 2023 (“Monument Plans”) and (ii) a variation from Section 153.244(B) of the *Village of Lombard Sign Ordinance* (“Sign Ordinance”) to allow an increase in the maximum permitted height of such project identification signage from 4’ to 5’-2” as measured from grade to the top of the sign panel of the Monument Signage as shown in the Monument Plans. In support of its request, DRH provides the following responses to the standards of review for (i) a major change in accordance with Section IV(E) of the Guidelines and (ii) a variation in accordance with Section 153.103(G) of the *Village of Lombard Sign Ordinance* and Section 155.103(C)(7) of the *Lombard Zoning Ordinance* (“Zoning Ordinance”). DRH proposes to construct the Monument Signage in conjunction with its redevelopment of the Subject Property with a 90-unit, attached single-family residential development to be known as *The Summit at Yorktown* pursuant to the approvals therefor granted under Ordinance No. 8092.

Standards of Review for a Major Change (Guidelines)

1. *That the establishment, maintenance, or operation of the major change will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.*

The proposed major change to allow the Monument Signage will not be detrimental to or create an endangerment in any respect. Rather, the proposed Monument Signage will allow construction of signage that is in keeping with both the scale of the townhome buildings to be constructed at *The Summit at Yorktown* and with the style of the primary Yorktown Shopping Center signage located adjacent to Highland Avenue and Butterfield Road. Moreover, the Monument Signage will be significantly shorter in height than such primary mall signage.

2. *That the Major Change will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.*

The proposed major change to allow the Monument Signage will not be injurious to the uses and enjoyment of other property or diminish or impair property values in any respect. To the contrary, the proposed major change will allow construction of signage that is in keeping with both the scale of the townhome buildings to be constructed at *The Summit at Yorktown* and with the style of the primary Yorktown Shopping Center signage located adjacent to Highland Avenue and Butterfield Road. Moreover, the Monument Signage will be significantly shorter in height than such primary mall signage.

3. *That the establishment of the Major Change will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the Yorktown Commons Planned Development.*

The proposed major change to allow the Monument Signage will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the Yorktown Commons Planned Development. The Monument Signage will merely serve as a supplement of and a tasteful means of identifying and branding the redevelopment of the Subject Property with *The Summit at Yorktown* in accordance with the vision of the Guidelines to establish a pedestrian-friendly, mixed-use neighborhood that acts as a gateway to the Yorktown Shopping Center from the north thereof.

4. *That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided.*

The proposed major change to allow the Monument Signage does not require any utilities other than electricity to enable internal illumination thereof. In conjunction with its redevelopment of the Subject Property, DRH will provide electrification of the Monument Signage in compliance with all applicable codes and ordinances.

5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*

The proposed major change to allow the Monument Signage will not have any impact on traffic congestion in the public streets. Such major change is of no consequence to traffic congestion.

6. *That the proposed Major Change is not contrary to the objectives of the Yorktown Commons Planned Development.*

The proposed major change to allow the Monument Signage is not contrary to the objectives of the Yorktown Commons Planned Development. To the contrary, the proposed major change will (i) be consistent with the vision of the Guidelines to establish a pedestrian-friendly, mixed-use neighborhood that acts as a gateway to the Yorktown Shopping Center from the north thereof and (ii) enable appropriate identification and branding of *The Summit at Yorktown* as a residential use with high-quality architecture that contributes to a desirable neighborhood.

7. *That the Major Change shall, in all other respects, conform to the applicable regulations of the District in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.*

The proposed major change to allow the Monument Signage will conform with the applicable regulations of the Yorktown Commons Planned Development and the Zoning Ordinance except in conjunction with the minor variation for increased height of a project identification sign as sought in conjunction with said major change and described herein.

Standards of Review for Variations (§155.103.C)

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.*

The primary signage of the Yorktown Shopping Center is the existing monument signage located adjacent to Highland Avenue and Butterfield Road, which is significantly taller than the proposed Monument Signage. DRH seeks to provide signage at the Subject Property in a manner that is in keeping with the style and character of that existing signage and with the scale of the townhome buildings to be constructed at *The Summit at Yorktown*.

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.*

The conditions upon which the requested variation is sought are unique in that the Subject Property in that the Subject Property is the only one of the four properties composing the Yorktown Commons Planned Development that will be redeveloped with multiple buildings. The proposed variation is sought to provide signage at the Subject Property in a manner that is in keeping with the style and character of that existing primary signage of the Yorktown Shopping Center signage and with the scale of the townhome buildings to be constructed at *The Summit at Yorktown*.

3. *The purpose of the variation is not based primarily upon a desire to increase financial gain.*

The purpose of the requested variation does not in any way pertain to financial gain. The requested variation is instead borne out of a desire to provide signage that is in keeping with both the style and character of the existing Yorktown Shopping Center monument signage located adjacent to Highland Avenue and Butterfield Road while being significantly shorter than such existing signage so as be secondary to such existing signage and yet appropriate for the scale of the townhome buildings to be constructed at *The Summit at Yorktown*.

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.*

The difficulty upon which the requested variation is sought is based in part on a desire to provide signage that is in keeping with both the style and character of the existing Yorktown Shopping Center monument signage and in part on desire to provide signage that is appropriate for the scale of the townhome buildings to be constructed at *The Summit at Yorktown*.

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.*

The granting of the requested variation will not in any way be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the Subject Property is

located. The Monument Signage will simply identify and brand *The Summit at Yorktown* as a gateway to the Yorktown Shopping Center in accordance with the vision identified in the Guidelines.

6. *The granting of the variation will not alter the essential character of the neighborhood.*

The granting of the variation will not alter the essential character of the Yorktown Shopping Center. Instead, such variation will allow the Monument Signage to be constructed in a manner that is in keeping with both the style and character of the existing Yorktown Shopping Center monument signage located adjacent to Highland Avenue and Butterfield Road while being significantly shorter than such existing signage so as to be secondary to such existing signage and yet appropriate for the scale of the townhome buildings to be constructed at *The Summit at Yorktown*.

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.*

The proposed variation will not in any way impair the supply of light or air, increase congestion in the public streets, increase the danger of fire, impact any drainage, endanger the public safety or detrimentally impact property values. The proposed variation does not have the ability to create any impact on any of the foregoing.

EXHIBIT A

Legal Description of Subject Property

LOT 4 IN YORKTOWN COMMONS PHASE 1, BEING A RESUBDIVISION OF PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 2016 AS DOCUMENT R2016-093310, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 06-29-101-047

Common Address: 4 - 44 Yorktown Center, Lombard, Illinois 60148

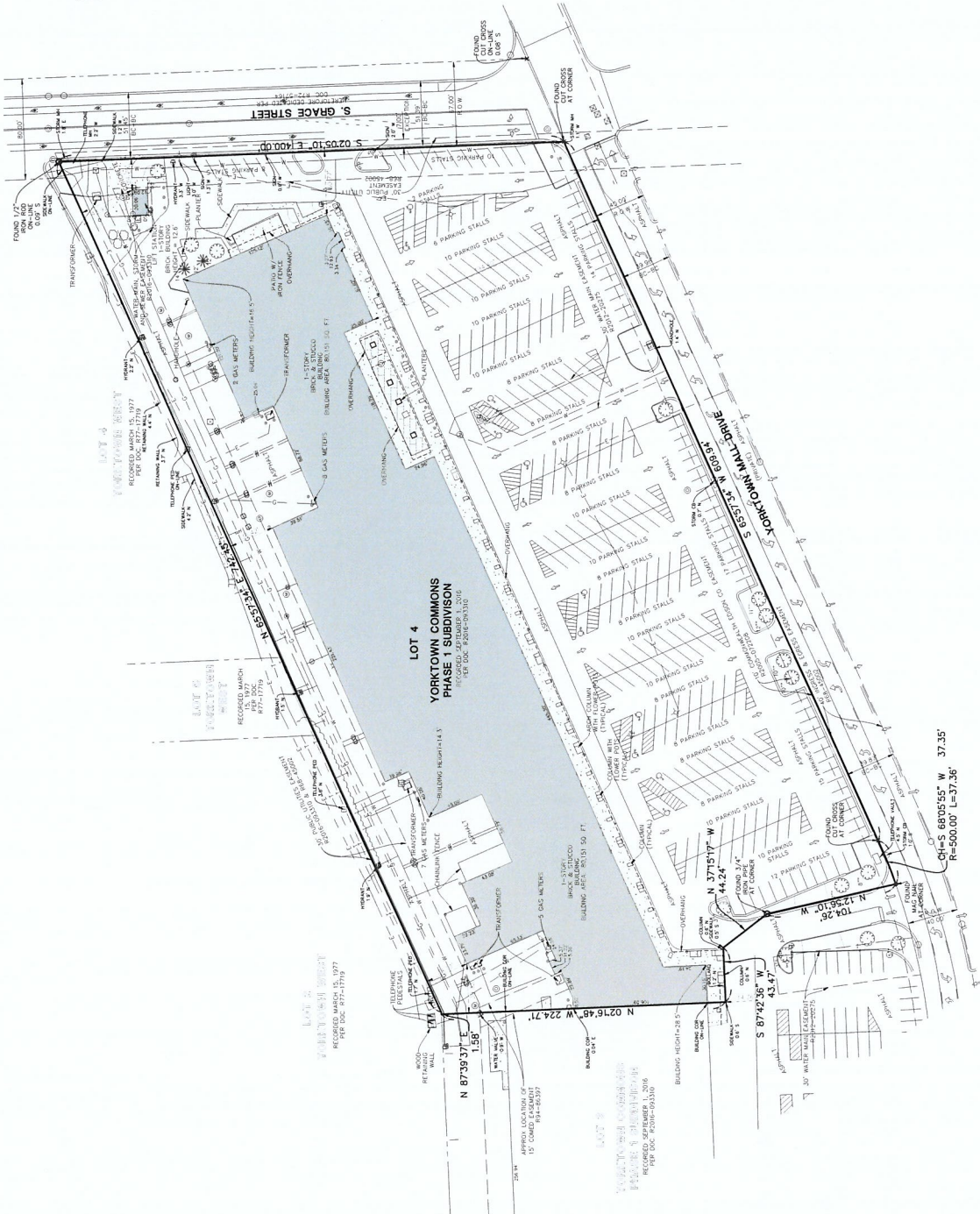
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PARKING SUMMARY

REGULAR SPACES	= 264
HANDICAPPED SPACES	= 12
TOTAL SPACES	= 276

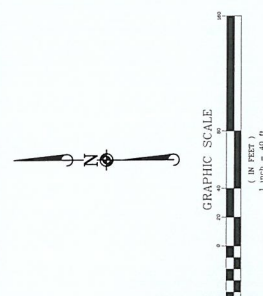
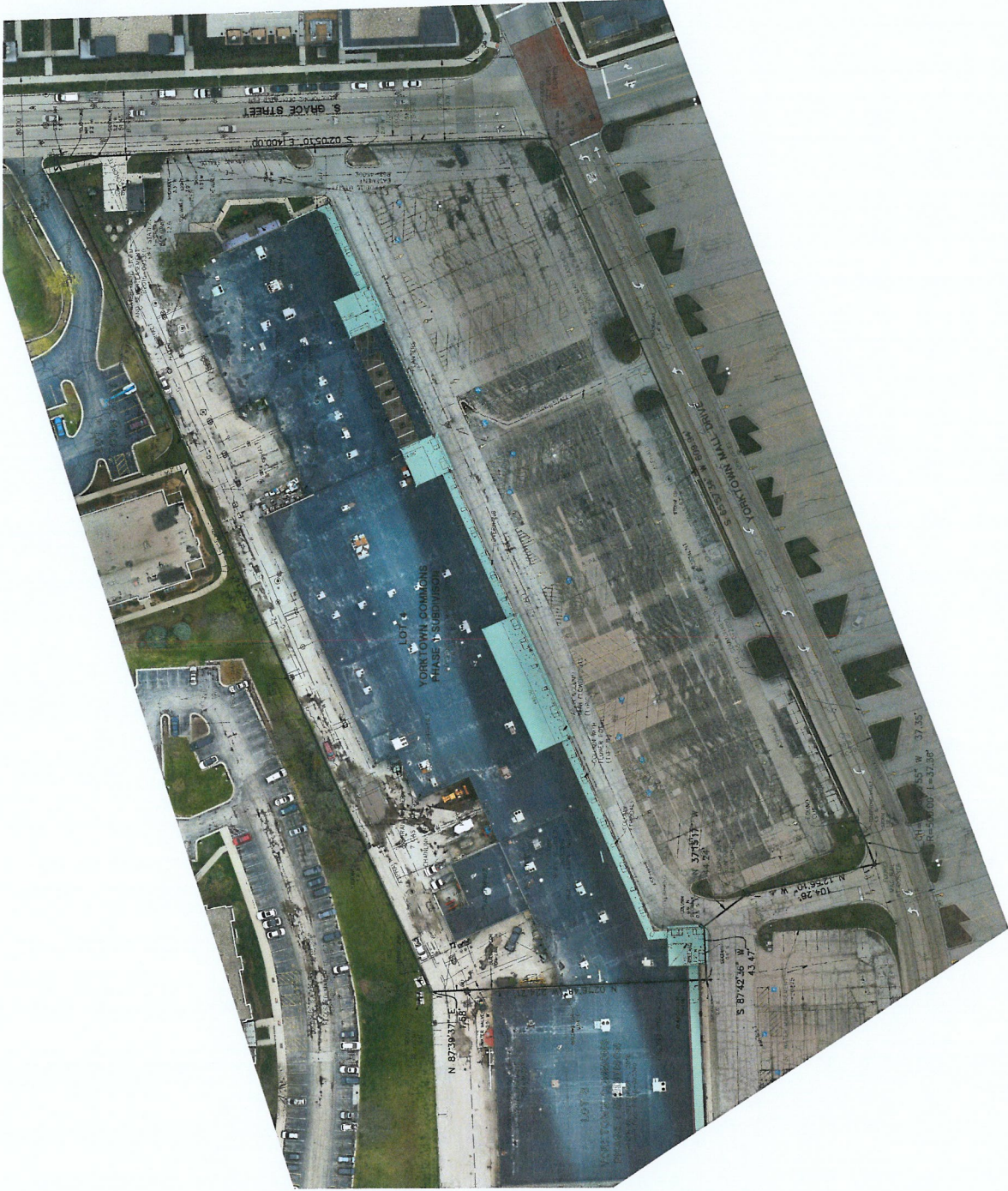
LEGEND

- | | | |
|---|---|--------------------------------|
| — | = | E1. PROPERTY LINE |
| — | = | E2. EASEMENT LINE |
| — | = | E3. CONCRETE CURB & GUTTER |
| — | = | E4. CHAIN-LINK FENCE |
| — | = | E5. WROUGHT IRON FENCE |
| — | = | E6. WOODEN FENCE |
| — | = | E7. UNDERPASS ELECTRIC |
| — | = | E8. UNDERPASS FIBRE OPTIC |
| — | = | E9. UNDERPASS GAS |
| — | = | E10. UNDERPASS WATER |
| — | = | E11. TREE/SHRUB LINE |
| — | = | E12. MODEL/ANALOG MANHOLE (MM) |
| — | = | E13. MANHOLE |
| — | = | E14. STORM CATCH BASIN (CB) |
| — | = | E15. STORM CATCH (SC) |
| — | = | E16. SANITARY MANHOLE (SMH) |
| — | = | E17. GREASE TRAP |
| — | = | E18. FIRE HYDRANT/VALVE |
| — | = | E19. VALVE |
| — | = | E20. VALVE VAULT (TV) |
| — | = | E21. WATER METER |
| — | = | E22. GAS METER |
| — | = | E23. GAS VALVE |
| — | = | E24. GAS METER |
| — | = | E25. GAS VALVE |
| — | = | E26. ELECTRIC FEEDBACK BOX |
| — | = | E27. TRAFFIC SIGNAL MANHOLE |
| — | = | E28. TELEPHONE MANHOLE |
| — | = | E29. TELEPHONE PEDestal |
| — | = | E30. STREET LIGHT |
| — | = | E31. GAS VALVE |
| — | = | E32. MAILBOX |
| — | = | E33. BOLLARD |
| — | = | E34. HANDICAPPED PARKING |
| — | = | E35. CONCRETE |
| — | = | E36. BRICK |
| — | = | E37. BUILDING |
| — | = | E38. SPEED LIMIT |
| — | = | E39. NO PARKING |
| — | = | E40. FENCED MAIL CROSS |
| — | = | E41. FENCED OUT CROSS |



CH=S 68°05'55" W 37.35°
R=500.00' L=37.36'

ALTA/NSPS LAND TITLE SURVEY



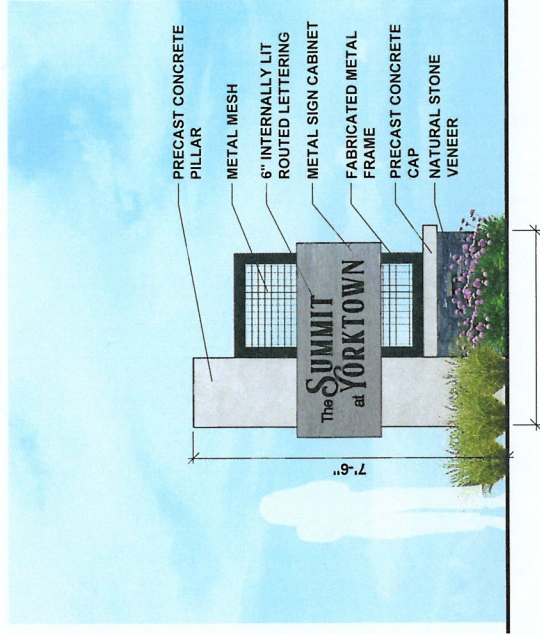
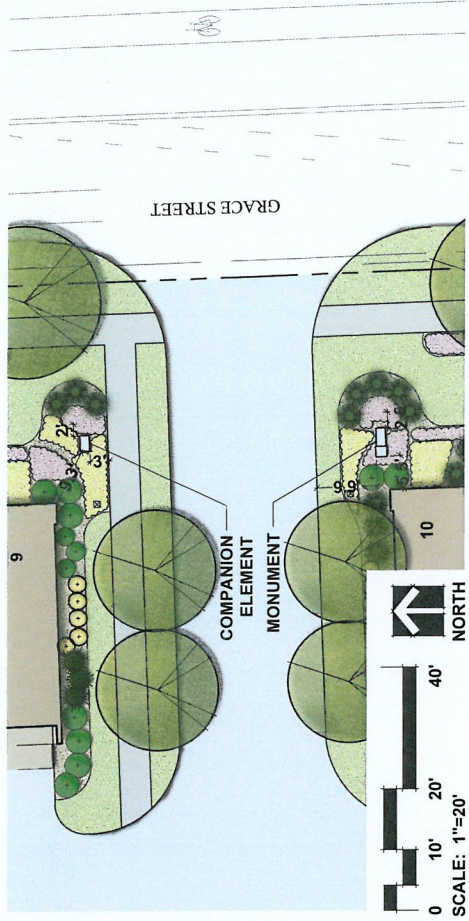
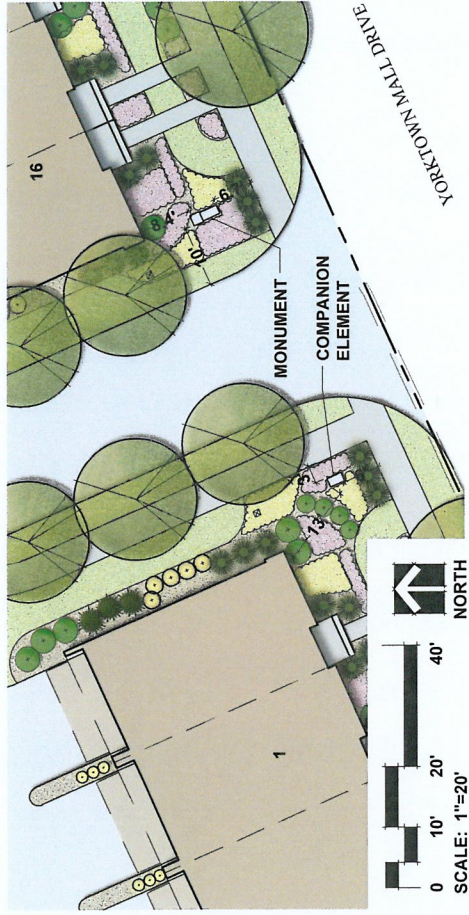
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HANDICAPPED SPACES = 12
TOTAL SPACES = 276

- LEGEND**
- EX PROPERTY LINE
 - EX EASEMENT LINE
 - EX SIDEWALK
 - EX CHAIN-LINK FENCE
 - EX WROUGHT IRON FENCE
 - EX WATERSHED LINE
 - EX UNDERGROUND TELEPHONE
 - EX UNDERGROUND CABLE
 - EX TREE BRUSH LINE
 - EX MISCELLANEOUS MANHOLE (MM)
 - EX STORM MANHOLE (SM)
 - EX STORM INLET (SI)
 - EX DOWN SPOUT
 - EX SPRINKLER HEAD (SH)
 - EX FREE HIGHWAY/RAIL VALVE
 - EX VALVE BOX
 - EX WATER METER
 - EX GAS VALVE
 - EX GAS MANHOLE
 - EX ELECTRICAL MANHOLE
 - EX TELEPHONE MANHOLE
 - EX TRAFFIC SIGNAL MANHOLE
 - EX HARDHOLE
 - EX STREET LIGHT
 - EX SIGN
 - EX BOLLARD
 - EX FIRE SAFETY/ALARM BOX
 - EX HANDICAPPED PARKING
 - EX CONCRETE
 - EX BRICK
 - EX BUILDING
 - EX STOP
 - EX HANDCAP
 - EX SPEED LIMIT
 - EX ROADWAY
 - EX FOUND BOX PIPE OR RIG
 - EX FOUND GAS MAIN
 - EX FOUND COT CROSS

Manhard CONSULTING
200 Springhouse Drive, Lombard, IL 60148-4040
Tel: (630) 261-1000 Fax: (630) 261-1001
www.manhardconsulting.com

4 THRU 44 YORKTOWN CENTER
LOMBARD, ILLINOIS
ALTA / NSPS LAND TITLE SURVEY

SHEET 3 OF 3
DATE: 08/01/2011
DRAWN BY: JLS
CHECKED BY: JLS
SCALE: 1" = 40'



MONUMENT ELEVATION



COMPANION ELEMENT ELEVATION

MONUMENT CONCEPT

LOMBARD, ILLINOIS

2/2/2023



GARY R. WEBER
ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
P.O. BOX 1000
LAKEVIEW, ILLINOIS 60045
WWW.GRWAINC.COM

D.R. HORTON
America's Builder



D·R·HORTON
America's Builder
1750 E. GOLF ROAD, SUITE 425
SCHAUMBURG, IL 60173
CIVIL ENGINEER
MANHARD CONSULTING, LTD.
700 SPRINGER DRIVE
LOMBARD, IL 60148

MONUMENT PLAN AND DETAILS

DATE	02.02.2023
PROJECT NO.	DR21101
DRAWN	CLE
CHECKED	DS

1 OF 1

