

**March 17, 2025**

**Title**

PC 25-06

**Petitioner**

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

**Property Owner**

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

**Property Location**

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

**Zoning**

B3PD Community Shopping District  
Planned Development

**Existing Land Use**

Shopping center

**Comprehensive Plan**

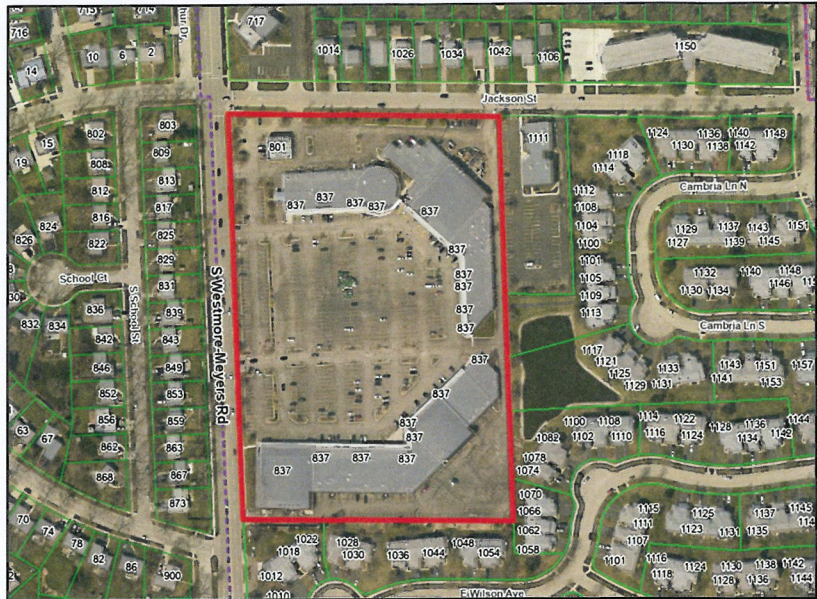
Mixed Use Commercial and Office

**Approval Sought**

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

**Prepared By**

Anna Papke, AICP  
Planning and Zoning Manager



**LOCATION MAP**

**PROJECT DESCRIPTION**

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

The petitioner proposes to create three lots:

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

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

**PROJECT STATS**

**Lot Area**

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

**Submittals**

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

**APPROVAL(S) REQUIRED**

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

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

**EXISTING CONDITIONS**

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

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

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

**Fire Department:**

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

**Private Engineering Services:**

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

**Public Works:**

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

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

### **Planning Services Division:**

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

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

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

#### ***1. Zoning Compatibility and Request for Variations for Lot 1***

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

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

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

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

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

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

**2. Access and Circulation**

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

**SITE HISTORY**

**ZBA 75-2**

Appeal regarding administrative decision for a freestanding sign.

**PC 87-18**

Conditional use for exercise and tanning salon.

**PC 90-24**

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

**PC 96-2**

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

**PC 92-22**

Conditional use for billiards room.

**PC 99-11**

Approval of planned development with companion conditional uses and exceptions.

**PC 00-44**

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

**PC 13-02**

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

**PC 16-16**

Approval of conditional use for catering services.

**PC 18-07**

Approval of conditional use for massage establishment.

**PC 23-05**

Approval of conditional use for outdoor display and sales.

**FINDINGS & RECOMMENDATIONS**

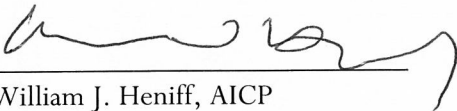
Staff finds that the proposed plat of subdivision with variations for Lot 1 is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and the Zoning Ordinance.

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

Based on the submitted petition and the testimony presented, the proposed Plat of Subdivision with variations meets the requirements of the Lombard Subdivisions and Development Ordinance and Zoning Ordinance and therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 25-06, subject to the following conditions:

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

Inter-Departmental Review Committee Report approved by:

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

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

2494 Santa Barbara Lane  
Franklin, TN 37069

February 18, 2025

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

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

Dear Anna:

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

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

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



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

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

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

The logo for Trout Downing, featuring three vertical bars of varying heights to the left of the text "TROUT DOWNING" in a bold, sans-serif font.

## TROUT DOWNING

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

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

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





6. The granting of the variation will not alter the essential character of the neighborhood. No outward changes will be visible as the existing structure on Lot 1 will remain in its current location.
7. The proposed variation to Lot 1 will not impair an adequate supply of light or air to adjacent properties or increase congestion on public streets, increase danger of fire, impair natural drainage or create drainage problems, nor will it endanger public safety or diminish or impair values within the neighborhood. Existing structures, curb cuts, ingress/egress and easements will remain as-is. The Shopping Center does not currently cause any of the listed problems and the proposed variation will not alter the existing nature of the Shopping Center.

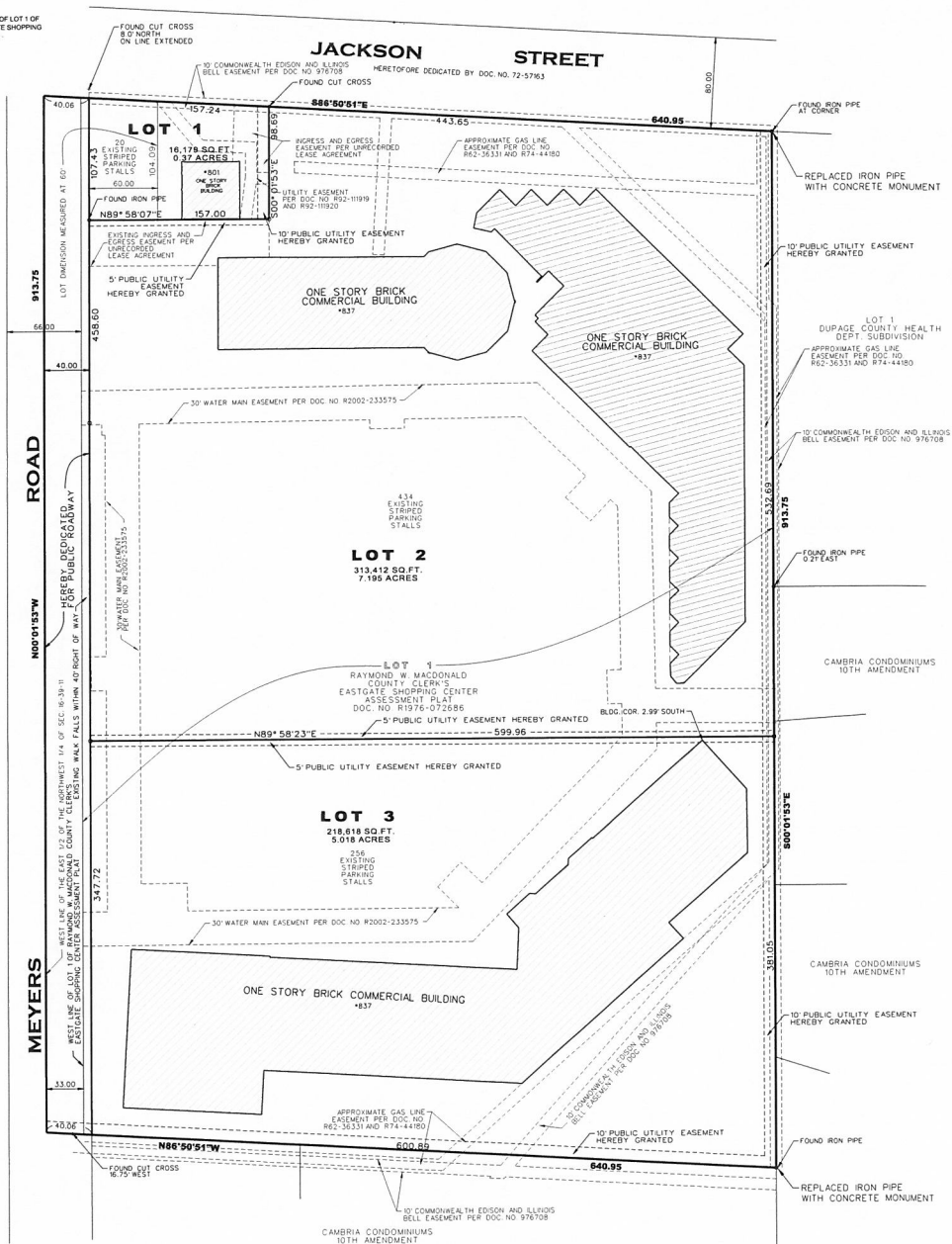
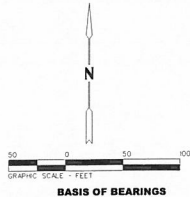
Representatives for ownership of the Shopping Center look forward to discussing these responses further and answering any questions the Plan Commission may have.

Regards,

/s/ Paul C. Downing  
Paul Downing

# FINAL PLAT OF EASTGATE SUBDIVISION

IN PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE, ILLINOIS.



PLAT SUBMITTED BY AND RETURN TO:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

AFTER RECORDING SUBMIT TAX BILL TO:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**LINE LEGEND**

—— BOUNDARY LINE

--- LOT LINE

- - - SETBACK LINE

--- EASEMENT LINE

- - - SECTION LINE

Date	Description	By
1 24-2025	REVISED PER VILLAGE REVIEW	JCV
2 2-10-2025	REVISED PER VILLAGE REVIEW	JCV

**PLAT OF SUBDIVISION**

LOCATION: EASTGATE SHOPPING CENTER, LOMBARD, ILLINOIS

PREPARED FOR: IRONIT DEVELOPMENT, LLC  
2388 SANTA BARBARA LANE  
FRANKLIN, TENNESSEE 37069  
PHONE: 937 874 1972

DATE	SCALE
3/21/24	1" = 50'

**WEBSTER, McGRATH & AHLBERG LTD.**

**WMA**

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PH: (630) 669-7000 FAX: (630) 669-7001  
WWW.WMA-ILL.COM

SURV	DATE	SCALE
JCV	2-28-2023	1" = 50'

FILE #	DRAWN	DESIGN	SHEET #
D-0659 SUB	JCV	XXX	1 of 2

FINAL PLAT OF EASTGATE SUBDIVISION

IN PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, 5 IN DUPAGE, ILLINOIS.

DUPAGE COUNTY RECORDER'S CERTIFICATE

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

COUNTY CLERK

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

OWNER'S CERTIFICATE

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

SCHOOL DISTRICT BOUNDARY STATEMENT

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:
THE HIGH/HE IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON A PROPOSED PLAT OF SUBDIVISION SUBMITTED TO THE CITY FOR APPROVAL, WHICH LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN AND TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT(S) IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS/ARE:
GRADE SCHOOL DISTRICT 48
HIGH SCHOOL DISTRICT 88
COMMUNITY COLLEGE DISTRICT: COLLEGE OF DUPAGE 502
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_
OWNER \_\_\_\_\_

VILLAGE BOARD CERTIFICATE

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

VILLAGE COLLECTOR

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

NOTARY'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF \_\_\_\_\_) SS
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING DONATOR OF THE OWNERS CERTIFICATE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT OF THE CORPORATION AND THAT SAID INDIVIDUAL DO ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE IS A CUSTOMER OF THE CORPORATE SEAL OF SAID CORPORATION AND DO AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND IN THE PRESENCE OF THE ACT OF SAID CORPORATION AS OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH IN AFORESAID INSTRUMENT.
GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_
BY: \_\_\_\_\_ NOTARY
PRINT NAME \_\_\_\_\_

DEPARTMENT OF COMMUNITY DEVELOPMENT CERTIFICATE

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

EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR THE VILLAGE OF LOMBARD AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISES FROM THE VILLAGE OF LOMBARD INCLUDING, BUT NOT LIMITED TO COMMONWEALTH EDISON COMPANY, AT&T, NICOR GAS, COMCAST, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS MARKED "P.U.D.E." ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND INCLUDING OVERLAND DRAINAGE, STORM AND SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONDUITS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE AND/OR UTILITY COMPANIES, OVER, UPON, ALONG, OVER AND THROUGH SAID INDICATED EASEMENT TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN AND TRIM OR REMOVE ANY FENCES, TEMPORARY STRUCTURES, TREES, SHRUBS, OR OTHER PLANTS WITHOUT NEED FOR PROVIDING COMPENSATION THEREFORE ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT FURNISH OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS WHERE AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES. THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF LOMBARD.
EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF LOMBARD AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVISION HEREBY, OVER THE ENTIRE EASEMENT AREA FOR POLICES, LEGALS AND THE PERFORMANCE OF MUNICIPAL, AND OTHER GOVERNMENTAL SERVICES INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.
EASEMENTS ALSO ARE RESERVED FOR CABLE COMMUNICATIONS COMPANIES ALONG WITH THE PUBLIC UTILITIES ALREADY REFERENCED.
NOTHING SET FORTH ABOVE IS INTENDED TO SUPERSEDE ANY REQUIREMENTS CONTAINED IN ANY FRANCHISE AGREEMENT BETWEEN THE GRANTEEES AND THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS, WHERE A CONFLICT EXISTS BETWEEN THE GRANT OF EASEMENT AND ANY SUCH FRANCHISE AGREEMENT, OR WHERE THE PROVISIONS OF ANY SUCH FRANCHISE AGREEMENT ARE RESTRICTIVE THAT THE LANGUAGE OF THIS GRANT OF EASEMENT, THE LANGUAGE OF SAID FRANCHISE AGREEMENT SHALL BE CONTROLLING UPON EACH OF THE GRANTEEES.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DU PAGE) SS
THIS IS TO CERTIFY THAT WEBSTER, MCGRATH AND AHLBERG, LTD. HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:
LOT 1 IN RAYMOND W. MACDONALD COUNTY CLERK'S EASTGATE SHOPPING CENTER ASSESSMENT PLAT IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT #176-75843, IN DUPAGE, ILLINOIS.
WE CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LOMBARD, WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 11 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS HEREIN OPENED AND HEREAFTER AMENDED.
WE FURTHER CERTIFY THAT THIS PROPERTY IS WITHIN ZONES UNSHADED "X" (AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCES FLOODPLAIN), AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP # I(RM) FOR DUPAGE COUNTY AND INCORPORATED AREAS, MAP NUMBER 179A(0316), WITH AN EFFECTIVE DATE OF AUGUST 1, 2016.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
GIVEN UNDER MY HAND AND CORPORATE SEAL AT WHEATON, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_
WEBSTER, MCGRATH AND AHLBERG, LTD.
BY: \_\_\_\_\_
IL PROF. LAND SURVEYOR NO. 3561
LICENSE EXPIRATION DATE: NOVEMBER 30, 2026
2100 MANCHESTER ROAD, SUITE 203
WHEATON, ILLINOIS 60187
PHONE: (630) 668-7603

AUTHORIZATION TO RECORD

I, JOEL C. VITTI, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-0041, DO HEREBY AUTHORIZE THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDER'S OFFICE IN MY NAME AND IN COMPLIANCE WITH ILLINOIS STATUTES CHAPTER 150 PARAGRAPH 2. AS AMENDED.
SIGNED AT WHEATON, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_
WEBSTER, MCGRATH AND AHLBERG, LTD.
BY: \_\_\_\_\_
IL PROF. LAND SURVEYOR NO. 3561
LICENSE EXPIRATION DATE: NOVEMBER 30, 2026
2100 MANCHESTER ROAD, SUITE 203
WHEATON, ILLINOIS 60187
PHONE: (630) 668-7603

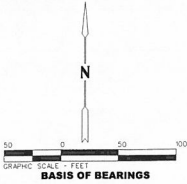
Table with 4 columns: Ref, Date, Description, By. Includes revision history and project details for Eastgate Shopping Center.

Logo for Webster, McGrath & Ahlberg Ltd. with tagline 'Over a Century of Service to our Clients' and contact information.

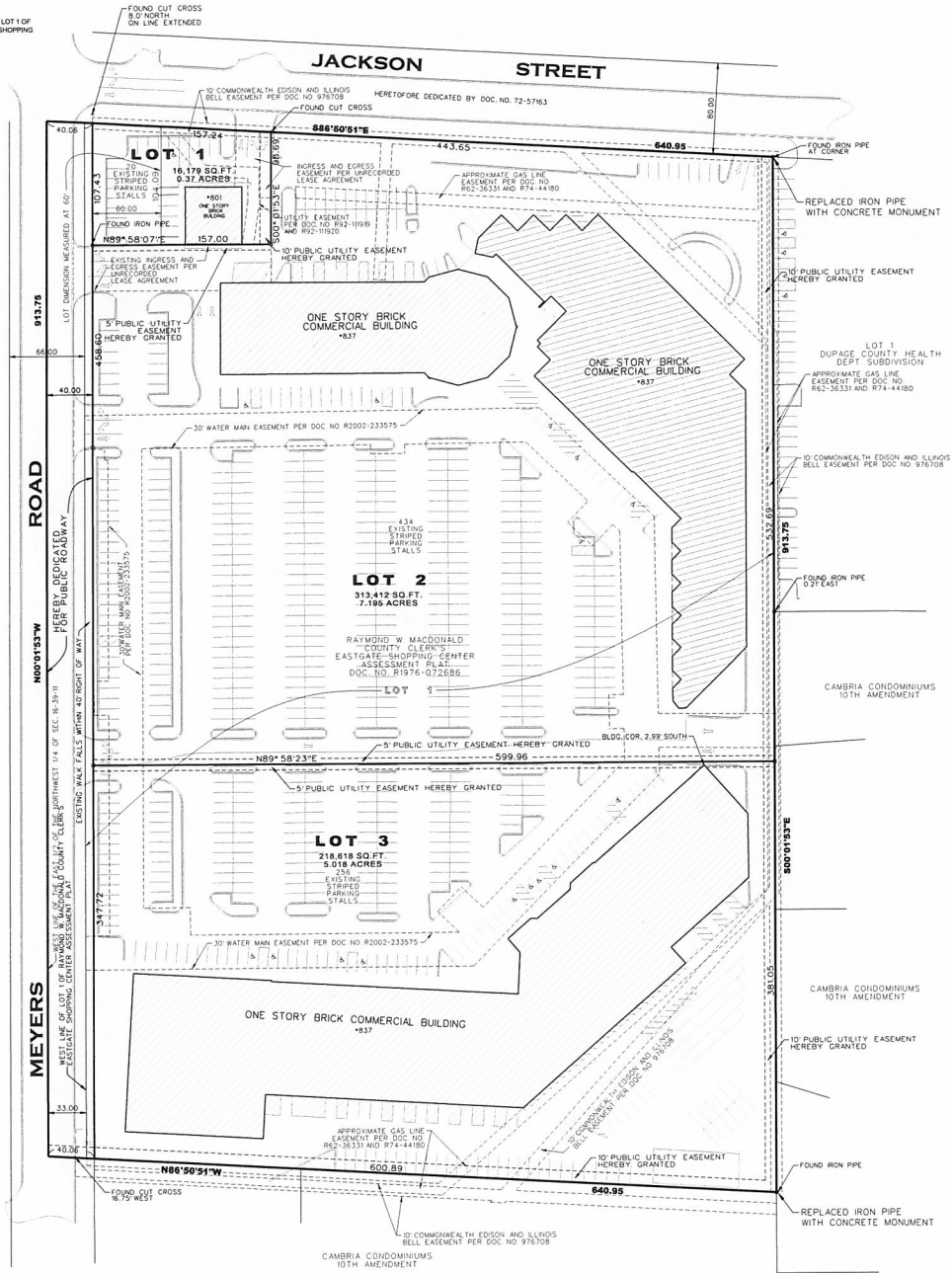
Vertical text on the right edge of the page, likely a reference or identification number.

# FINAL PLAT OF EASTGATE SUBDIVISION

IN PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE, ILLINOIS.



ASSUMED BEARING OF N00°01'53"W ON THE WEST LINE OF LOT 1 OF RAYMOND W. MACDONALD'S COUNTY CLERK'S EASTGATE SHOPPING CENTER ASSESSMENT PLAT.



PLAT SUBMITTED BY AND RETURN TO:

\_\_\_\_\_

\_\_\_\_\_

AFTER RECORDING SUBMIT TAX BILL TO:

\_\_\_\_\_

\_\_\_\_\_

**LINE LEGEND**

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

No.	Date	Description	By
1	2-6-2025	REVISED PER VILLAGE REVIEW	JCV
2	2-10-2025	REVISED PER VILLAGE REVIEW	JCV
3	2-19-2025	PARKING STALLS	JCV

**PLAT OF SUBDIVISION**

**EASTGATE SHOPPING CENTER**  
LOMBARD, ILLINOIS

PREPARED FOR:  
TROUT DOWNING, LLC  
2404 SANTA BARBARA LANE  
FRANKLIN, TENNESSEE 37069  
PHONE: 615.714.1072

WEBSTER, McGRATH & AHLBERG LTD.  
WMA  
LAND SURVEYING · CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE  
Over a Century of Service to our Clients  
2100 Manchester Road, Suite 203, Wheeling, Illinois 60187  
PH: (815) 466-7000 FAX: (815) 466-7001  
www.wma.com  
Group 211 License No. 141-000001-000

DATE: 2-28-2025 SCALE: 1" = 50'

DRAWN: JCV DESIGN: XXX

FILE #: 0-9559-SUB SHEET: 1 of 2

11:02:20 AM 2/28/2025

FINAL PLAT OF EASTGATE SUBDIVISION

IN PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, 5 IN DUPAGE, ILLINOIS.

DUPAGE COUNTY RECORDER'S CERTIFICATE

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

COUNTY CLERK

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

OWNER'S CERTIFICATE

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

SCHOOL DISTRICT BOUNDARY STATEMENT

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS. THE HIS/HE IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON A PROPOSED PLAT OF SUBDIVISION SUBMITTED TO THE CITY FOR APPROVAL, WHICH LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN AND TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES ARE: GRADE SCHOOL DISTRICT 68 HIGH SCHOOL DISTRICT 88 COMMUNITY COLLEGE DISTRICT: COLLEGE OF DUPAGE 502 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ OWNER \_\_\_\_\_

NOTARY'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF \_\_\_\_\_) SS I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT OF THE CORPORATION AND THAT SAID INDIVIDUAL DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE IS A CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION AND DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH IN AFORESAID INSTRUMENT. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY \_\_\_\_\_ NOTARY PRINT NAME \_\_\_\_\_

VILLAGE BOARD CERTIFICATE

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

VILLAGE COLLECTOR

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

DEPARTMENT OF COMMUNITY DEVELOPMENT CERTIFICATE

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

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DU PAGE) SS THIS IS TO CERTIFY THAT WEBSTER, MCGRATH AND AHLBERG, LTD. HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY. LOT 1 IN RAYMOND W. MACDONALD COUNTY CLERK'S EASTGATE SHOPPING CENTER ASSESSMENT PLAT IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT #78-7986, IN DUPAGE, ILLINOIS. WE CERTIFY THAT THIS PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LOMBARD, WHICH HAS AUTHORIZED A COMPREHENSIVE PLANNING AND ZONING IS ENFORCEING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED. WE FURTHER CERTIFY THAT THIS PROPERTY IS WITHIN ZONES UNSHADED X' AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP (FIRM) FOR DUPAGE COUNTY AND INCORPORATED AREAS. MAP NUMBER 170A0217L, WITH AN EFFECTIVE DATE OF AUGUST 1, 2018. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND CORPORATE SEAL AT WHEATON, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ WEBSTER, MCGRATH AND AHLBERG, LTD. BY \_\_\_\_\_ I, \_\_\_\_\_ LAND SURVEYOR NO. 3561 LICENSE EXPIRATION DATE: NOVEMBER 30, 2028 2100 MANCHESTER ROAD, SUITE 203 WHEATON, ILLINOIS 60187 PHONE: (830) 668-7603

AUTHORIZATION TO RECORD

I, \_\_\_\_\_ A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-3561, DO HEREBY AUTHORIZE THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDER'S OFFICE IN MY NAME AND IN COMPLIANCE WITH ILLINOIS STATUTES CHAPTER 150 PARAGRAPHS 2 AND 3. SIGNED AT WHEATON, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ WEBSTER, MCGRATH AND AHLBERG, LTD. BY \_\_\_\_\_ I, \_\_\_\_\_ LAND SURVEYOR NO. 3561 LICENSE EXPIRATION DATE: NOVEMBER 30, 2028 2100 MANCHESTER ROAD, SUITE 203 WHEATON, ILLINOIS 60187 PHONE: (830) 668-7603

EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR THE VILLAGE OF LOMBARD AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISES FROM THE VILLAGE OF LOMBARD INCLUDING, BUT NOT LIMITED TO COMMONWEALTH EDISON COMPANY, AT&T, NICOR GAS, COMCAST, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS MARKED "P U & D E" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INDIRECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, INCLUDING OVERHEAD DRAINAGE, STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURED AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID LAWS AND/OR UTILITY COMPANIES, OVER, UPON, ALONG, OVER AND THROUGH SAID INDICATED EASEMENT TOGETHER WITH THE RIGHT OF ACCESS ACROSS THIS PROPERTY FOR PERSONNEL, EQUIPMENT AND SUPPLIES TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN AND TRIM OR REMOVE ANY TREES, TEMPORARY STRUCTURES, TREES, SHRUBS, OR OTHER PLANTS WITHOUT NEED FOR PROVIDING COMPENSATION THEREFOR ON THE EASEMENT THAT INTERFERES WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS WHERE AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES. THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF LOMBARD. EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF LOMBARD AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVISION HEREBY OVER THE ENTIRE EASEMENT AREA FOR INGRES, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE. EASEMENTS ALSO ARE RESERVED FOR CABLE COMMUNICATIONS COMPANIES ALONG WITH THE PUBLIC UTILITIES ALREADY REFERENCED. NOTHING SET FORTH ABOVE IS INTENDED TO SUPERSEDE ANY REQUIREMENTS CONTAINED IN ANY FRANCHISE AGREEMENT BETWEEN THE GRANTEEES AND THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS, WHERE A CONFLICT EXISTS BETWEEN THE GRANT OF EASEMENT AND ANY SUCH FRANCHISE AGREEMENT, OR WHERE THE PROVISIONS OF ANY SUCH FRANCHISE AGREEMENT ARE RESTRICTIVE THAT THE LANGUAGE OF THIS GRANT OF EASEMENT THE LANGUAGE OF SAID FRANCHISE AGREEMENT SHALL BE CONTROLLING UPON EACH OF THE GRANTEEES

Table with 4 columns: Rev, Date, Description, By. Includes revision history for PLAT OF SUBDIVISION, EASTGATE SHOPPING CENTER LOMBARD, ILLINOIS. Prepared for TRUDY DOWNING, LLC. Includes VVMA logo and contact information for Webster, McGrath & Ahlberg Ltd.

11.10.2024 2:00:00 PM C:\Users\patterson\My Documents\ACTIVE PROJECTS\31714-10317\31714-10317\DWG\PLAT\31714-10317.dwg