

VILLAGE OF LOMBARD

PLAN COMMISSION

--- PETITION FOR PUBLIC HEARING ---

- | | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> CONDITIONAL USE | <input type="checkbox"/> REZONING | <input type="checkbox"/> PLANNED DEVELOPMENT | <input type="checkbox"/> TEXT AMENDMENT |
| <input checked="" type="checkbox"/> VARIATION(S) | <input type="checkbox"/> COMP. PLAN AMENDMENT | <input type="checkbox"/> ANNEXATION | <input checked="" type="checkbox"/> SITE PLAN APPROVAL |
| <input type="checkbox"/> MINOR SUBDIVISION | <input type="checkbox"/> MAJOR SUBDIVISION | | |

ADDRESS OF SUBJECT PROPERTY: 505 W ROOSEVELT ROAD, LOMBARD

(*Facilities Planning Area. INFORMATION REQUIRED ONLY FOR ANNEXATIONS.)

P.I.N. NO(S): 06-19-100-029FPA*: GLENBARDPETITIONER: BURJ PLAZA LLCPHONE NO.: (773) 716-9872CONTACT NAME: C/O MARK W DANIEL (SEE CONTACTS)PHONE NO.: (630) 833-3311/(312) 927-0177PETITIONER'S ADDRESS: 220 E. ROOSEVELT ROAD

FAX NO.: _____

CITY: VILLA PARKSTATE: ILZIP CODE: 60181PETITIONER'S EMAIL ADDRESS: VIPCAFELLC@GMAIL.COMRELATIONSHIP OF PETITIONER TO PROPERTY: OWNER AND MANAGING OPERATOROWNER(S) OF PROPERTY: PLEASE SEE ABOVE

PHONE NO.: _____

OWNER'S ADDRESS: _____

CITY: _____

STATE: _____

ZIP CODE: _____

EXISTING ZONING: B4A-ROOSEVELT ROAD COORIDOR AREA OF PROPERTY (in acres): .084 ACEXISTING LAND USE(S): VANCANT BANK (WITH DRIVE THROUGH LANES)EXISTING SITE IMPROVEMENTS: BUILDING, UTILITIES, PARKING, ACCESSDESCRIPTION OF REQUEST (attach additional pages as needed): CONDITIONAL USE TO ALLOW A RESTAURANTDRIVE-THROUGH. PLEASE SEE NARRATIVE. (SEC. 155.417(G)(2)(b)(iv))**THE ABOVE INFORMATION, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT:**

BURJ PLAZA LLC
MOHAMMAD YABOOS MANAGER
 (name of petitioner (printed)) (petitioner's title)

BURJ PLAZA LLC
MOHAMMAD YABOOS MANAGER
 (name of owner (printed)) (owner's title)

[Signature]
 (signature of petitioner)

1-22-25
 (date)

[Signature]
 (signature of owner)

1-22-25
 (date)

SUBSCRIBED AND SWORN TO before me this
22nd day of JANUARY, 2025.

SUBSCRIBED AND SWORN TO before me this
22nd day of JANUARY, 2025.



(Notary Public)



(Notary Public)

PLAN COMMISSION SUBMITTAL REQUIREMENTS

FOR PETITION FOR PUBLIC HEARING

The following documentation must be completed and submitted with the filing:
(Submittal Requirements may vary; please verify with Community Development staff prior to submittal.)

- _____ Completed Petition for Public Hearing, signed and notarized and including all information in detail. Attachment of additional narrative information as needed.
- _____ Fifteen (15) copies of a *PLAT OF SURVEY* and *LEGAL DESCRIPTION* for the subject property.
- _____ Fifteen (15) copies of a *SITE PLAN*, drawn to scale, showing all existing and proposed improvements and structures with exact dimensions and setbacks.
- _____ Fifteen (15) copies of a *LANDSCAPE PLAN* (for non-single-family residential only). The landscape plan shall be drawn to scale and shall include the location, size, quantity, and name (both botanical and common) of all existing and proposed landscape materials and features such as trees, shrubbery, and ground cover; including an indication of existing materials to be preserved and one foot contours of all proposed berming.
- _____ Fifteen (15) copies of a Preliminary Plat of Subdivision certified by a land surveyor registered with the State of Illinois, drawn to an engineer's scale of one inch equals fifty feet (1" = 50') or larger, and including:
 - a. the name of the proposed subdivision
 - b. a legal description of the property being subdivided
 - c. the date of preparation and of all subsequent revisions
 - d. scale, north arrow, and name and address of person preparing the plat
 - e. boundary lines, dimensions to the nearest hundredth of a foot, lot numbers, and lot areas
 - f. the name, location, and width of all existing and proposed rights-of-way, easements, and common areas, as well as any other dedications within and/or adjacent to the subdivision
 - g. all required easement language
 - h. the location and dimensions of all required building setbacks
 - i. the applicable parcel numbers (P.I.N.s) of all properties to be subdivided
 - j. all required signature and dedication blocks
- _____ One (1) 8.5" x 11" reduced copy of the site plan, landscape plan, and plat of subdivision (those which are applicable).
- _____ Response to the applicable *STANDARDS*. This response must be in writing and must specify in detail why each of the standards is true or being met.
- _____ Copy of completed Kane-DuPage Soil and Water Conservation District Land-Use Opinion Application (original to be submitted to SWCD office).
- _____ Copy of the notification of the state of Illinois, Department of Conservation, regarding the Endangered Species Protection Act (original to be submitted to the DOC office).
- _____ Additional documentation, plans, or surveys as requested by the Department of Community Development.
- _____ Digital copies of all required submittal documents. All files to be submitted in pdf format via email or USB drive.
- _____ Applicable fees – Consult fee schedule. (Fees must be paid no less than 14 days prior to the scheduled public hearing date.)

PLANS WILL NOT BE ACCEPTED UNLESS THEY ARE DRAWN TO A STANDARD ENGINEER'S SCALE AND FOLDED NOT TO EXCEED 8.5" X 14' IN AREA; FAILURE TO PROVIDE ALL OF THE ABOVE INFORMATION MAY RESULT IN UNNECESSARY DELAYS.

Public Hearing Fee Schedule for Plan Commission and Zoning Board of Appeals Petitions/Applications

			Fees
Subdivisions			
Major & minor plats (preliminary or final)	\$375 plus \$75 per acre (or portion thereof)		\$ _____
Final plats (with preliminary plat approval)	\$375.00		\$ _____
Administrative plats of vacation, easement dedication or abrogation	\$200 plus \$75 each additional page		\$ _____
Annexations			
One single-family residential lot *	No fee		
All others	\$550		\$ _____
* If a petition for annexation of the subject property has previously been either withdrawn or denied within the last three years, the fee shall be \$250.			
Variations or Deviations			
One single-family residential lot	First Variation or Deviation	Each additional after the first variation/deviation	
Principal building	\$425	\$125	\$ _____
Accessory structure	\$300	\$125	\$ _____
Fence	\$300	\$125	\$ _____
More than one single-family residence or any non-residential use	First Variation or Deviation	Each additional after the first variation/deviation	
Principal building	\$725	\$125	\$ _____
Accessory structure	\$550	\$125	\$ _____
Sign	\$550	\$125	\$ _____
Fence	\$375	\$125	\$ _____
Conditional Uses	First conditional use \$725	Each additional conditional use after the first conditional use \$125	\$ _____
Planned Developments			
Application for a planned development	\$725 plus \$75 per acre (or portion thereof)		\$ _____
Site plan approval (principal structures)	\$600		\$ _____
Planned development amendment	\$725		\$ _____
Map Amendments & Text Amendments			
Map amendment – single-family residence	\$500		\$ _____
Map amendment – all others	\$725 plus \$75 per acre (or portion thereof)		\$ _____
Text amendment	\$725		\$ _____

Public Hearing Fee Schedule for Plan Commission and Zoning Board of Appeals Petitions/Applications

			Fees
Appeals of Administrative Actions (fees shall be refundable if the appeal is upheld)			
One single-family residential lot	\$425		\$ _____
All others	\$725		\$ _____
Requests for Continuance (requests not agreed to by staff; per request)			
One single-family residence	\$90		\$ _____
All others	\$375		\$ _____
Newspaper Publication Fee			
	\$250		\$ _____
Court Reporter Appearance (Plan Commission cases)			
	\$50		\$ _____
Attorney Review Fee (Plan Commission cases)			
	\$85		\$ _____
Public Hearing Signs			
Conditional use	\$125		\$ _____
Map amendment	\$125		\$ _____
All others	n/a		
Traffic Impact Studies			\$ _____
A deposit of \$1,000 for traffic impact analysis services shall accompany all applications for:			
<ul style="list-style-type: none"> · Preliminary or final plats; · Rezoning (other than for one single-family residence); · Variations and conditional uses related to parking, vehicular drive-through services, or other matters impacting vehicular circulation or traffic generation; and · Planned developments 			
If the Village's costs for such services exceeds the deposit, the applicant shall reimburse the additional costs incurred by the Village. If such costs are less than the deposit, the Village shall return the difference to the applicant. The total cost incurred by the applicant for such services shall not exceed \$10,000. No permits for the use or development of land shall be issued until the Village has received final payment of all traffic advisory services fees.			
Other Professional Services (as needed)			\$ _____
TOTAL FEES DUE:			\$ _____

**Per Section 13.04, if the item for relief is constructed prior to receiving relief, fees may be doubled.
All fees must be paid in full no later than 14 days prior to the scheduled public hearing date.**

AUTHORIZATION AND DISCLOSURE OF ECONOMIC INTEREST
505-515 West Roosevelt Road, 1210 Finley Road
Lombard, DuPage County, Illinois 60148

December 23, 2024

William J. Heniff, AICP
Director of Community Development
VILLAGE OF LOMBARD
255 E. Wilson Avenue
Lombard, Illinois 60148

Re: 505-515 West Roosevelt Road, 1210 Finley Road
Lombard, DuPage County, Illinois 60148
Permanent Index Nos. 06-19-100-015, 06-19-100-025, 06-19-100-029
Finley-Roosevelt Assessment Plat (Lot 1), Rinck's Subdivision (Lots 1-2)

Dear Mr. Heniff:

This letter provides the economic interest statement for the prospective purchaser and seller of the land identified above. It also authorizes you to speak with Mark Daniel (attorney), Scott Birkeland (broker and planning consultant) and Jeff Miller (civil engineer) and Purohit Architects. STATE GROUP MANAGEMENT LLC and 83RD HOLDING, LLC are the joint owners of 515 W. Roosevelt Road and BURJ PLAZA LLC owns 505 W. Roosevelt Road and 1210 Finley Road. They are authorized to apply for all matters of building, economic benefit, incentives, land use, subdivision, zoning, and other matters related to the above properties with the Village of Lombard and any superior, parallel or subsidiary government agencies.

Please note that BURJ PLAZA LLC is the authorized managing agent for the whole of the properties noted above. Applications will be made under the name BURJ PLAZA LLC, and, in this respect, Mark Daniel of Daniel Law Office, P.C. and Jeff Miller of Watermark Engineering Resources, are authorized to make such applications under their signatures for BURJ PLAZA LLC.

STATE GROUP MANAGEMENT LLC, 83RD HOLDING, LLC and BURJ PLAZA LLC are all Illinois limited liability companies who own property assigned Permanent Index Nos. 06-19-100-015, 06-19-100-025, 06-19-100-029, which is legally described as follows:

TRACT OWNED BY STATE GROUP MANAGEMENT LLC & 83RD HOLDING LLC:

LOT 1 IN FINLEY-ROOSEVELT ASSESSMENT PLAT, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1972 AS DOCUMENT NO. R1972-12515, IN DUPAGE COUNTY, ILLINOIS.

LOTS OWNED BY BURJ PLAZA LLC:

LOTS 1-2 IN RINCK'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 31, 1977 AS DOCUMENT NO. R1977-008166, BEING A SUBDIVISION OF THE NORTH 370 FEET OF THE EAST 221 FEET OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11,

William J. Heniff, AICP
Director of Community Development
VILLAGE OF LOMBARD
December 23, 2024

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EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO KNOWN AS LOT 2 AND THOSE PARTS OF ROOSEVELT ROAD AND FINLEY ROAD LYING EAST AND NORTH OF AND ADJOINING SAID LOT 2 IN FINLEY ROOSEVELT ASSESSMENT PLAT OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

All three limited liability companies are 100% owned and managed by Mohammad Yaqoob, 2608 West Peterson Avenue, Suite 201, Chicago, Illinois 60659. No other person holds an ownership interest.

This disclosure and authorization shall be applicable from the date signed for a period of three (3) years unless a change occurs or it is otherwise earlier terminated or amended and it shall be effective for all matters involving the VILLAGE OF LOMBARD, provided, however, that it does not constitute a power of attorney.

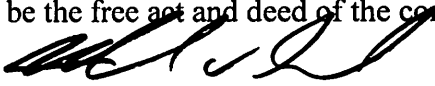
IN WITNESS WHEREOF, STATE GROUP MANAGEMENT LLC, 83RD HOLDING, LLC and BURJ PLAZA LLC execute this document effective this 23rd day of December, 2024.

83RD HOLDING, LLC, an Illinois limited liability company

By: 
Mohammad Yaqoob, Manager

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE) ss.

On this 23rd day of December, 2024, before me a Notary Public within and for said County and State, personally appeared MOHAMMAD YAQOOB, to me personally known, who being by me duly sworn did say that he is the Manager of 83RD HOLDING, LLC, the limited liability company named in the foregoing instrument, and that the instrument was signed on behalf of the company by authority of its Members and under its Operating Agreement, and MOHAMMAD YAQOOB acknowledged the instrument to be the free act and deed of the company.


Notary Public



STATE GROUP MANAGEMENT, LLC, an Illinois limited liability company

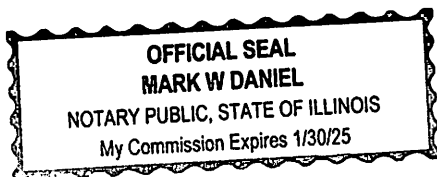
By: 
MOHAMMAD YAQOOB, Manager

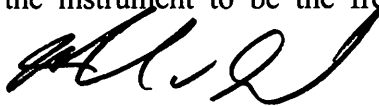
William J. Heniff, AICP
Director of Community Development
VILLAGE OF LOMBARD
December 23, 2024

Page 3

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE) ss.


On this 23rd day of December, 2024, before me a Notary Public within and for said County and State, personally appeared MOHAMMAD YAQOOB, to me personally known, who being by me duly sworn did say that he is the Manager of STATE GROUP MANAGEMENT LLC, the limited liability company named in the foregoing instrument, and that the instrument was signed on behalf of the company by authority of its Members and under its Operating Agreement, and MOHAMMAD YAQOOB acknowledged the instrument to be the free act and deed of the company.





Notary Public

BURJ PLAZA LLC, an Illinois limited liability company

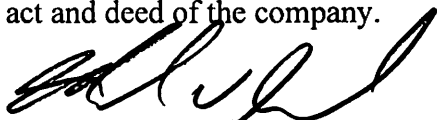
By: 

MOHAMMAD YAQOOB, Manager

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE) ss.

On this 23rd day of December, 2024, before me a Notary Public within and for said County and State, personally appeared MOHAMMAD YAQOOB, to me personally known, who being by me duly sworn did say that he is the Manager of BURJ PLAZA LLC, the limited liability company named in the foregoing instrument, and that the instrument was signed on behalf of the company by authority of its Members and under its Operating Agreement, and MOHAMMAD YAQOOB acknowledged the instrument to be the free act and deed of the company.





Notary Public

AUTHORIZATION AND DISCLOSURE OF ECONOMIC INTEREST
505 West Roosevelt Road
Lombard, DuPage County, Illinois 60148

January 22, 2025

William J. Heniff, AICP
Director of Community Development
VILLAGE OF LOMBARD
255 E. Wilson Avenue
Lombard, Illinois 60148

Re: 505 West Roosevelt Road
Lombard, DuPage County, Illinois 60148
Permanent Index No. 06-19-100-029
Rinck's Subdivision (Lot 1)

Dear Mr. Heniff:

This letter provides the economic interest statement for the prospective tenant and seller of the land identified above. It also authorizes you to speak with Mark Daniel (attorney), Scott Birkeland (broker and planning consultant) and Jeff Miller (civil engineer) and Purohit Architects. STATE GROUP MANAGEMENT LLC and 83RD HOLDING, LLC are the joint owners of 515 W. Roosevelt Road and BURJ PLAZA LLC owns 505 W. Roosevelt Road and 1210 Finley Road. They are authorized to apply for all matters of building, economic benefit, incentives, land use, subdivision, zoning, and other matters related to the above properties with the Village of Lombard and any superior, parallel or subsidiary government agencies. The Village has a distinct disclosure and authorization for the owner.

Please note that BURJ PLAZA LLC is the authorized managing agent for the whole of the properties noted above. Applications will be made under the name BURJ PLAZA LLC, and, in this respect, Mark Daniel of Daniel Law Office, P.C. and Jeff Miller of Watermark Engineering Resources, are authorized to make such applications under their signatures for BURJ PLAZA LLC.

STATE GROUP MANAGEMENT LLC, 83RD HOLDING, LLC and BURJ PLAZA LLC are all Illinois limited liability companies who own property assigned Permanent Index Nos. 06-19-100-015, 06-19-100-025, 06-19-100-029, which is legally described as follows:

TRACT OWNED BY STATE GROUP MANAGEMENT LLC & 83RD HOLDING LLC:

LOT 1 IN FINLEY-ROOSEVELT ASSESSMENT PLAT, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1972 AS DOCUMENT NO. R1972-12515, IN DUPAGE COUNTY, ILLINOIS.

LOTS OWNED BY BURJ PLAZA LLC:

LOTS 1-2 IN RINCK'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 31, 1977 AS DOCUMENT NO. R1977-008166, BEING A SUBDIVISION OF THE NORTH 370 FEET OF THE EAST 221 FEET OF THE

NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO KNOWN AS LOT 2 AND THOSE PARTS OF ROOSEVELT ROAD AND FINLEY ROAD LYING EAST AND NORTH OF AND ADJOINING SAID LOT 2 IN FINLEY ROOSEVELT ASSESSMENT PLAT OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

As the prospective tenant on Lot 1, B2B LOMBARD LLC is an Illinois limited liability company in good standing and has its principal office at 91 North Mitchell Court, Addison, DuPage County, Illinois. The Manager of the company is NS INVESTMENT HOLDINGS LLC, 140 RING NECK LANE, BLOOMINGDALE, IL 60108. The company will operate under an assumed name of or similar to Bumper 2 Burger. It has no agreements with or obligations to any individuals who are elected, appointed or employed individuals acting for the Village. The owner of all membership interests in the company is NS INVESTMENT HOLDINGS LLC, which is an Illinois limited liability company owned 100% by Navaid Suria, 140 Ring Neck Lane, Bloomington, DuPage County, Illinois. No other person owns any interest in either B2B LOMBARD LLC or NS INVESTMENT HOLDINGS LLC.

This disclosure and authorization shall be applicable from the date signed for a period of three (3) years unless a change occurs or it is otherwise earlier terminated or amended and it shall be effective for all matters involving the VILLAGE OF LOMBARD, provided, however, that it does not constitute a power of attorney.

IN WITNESS WHEREOF, BUMPER TO BURGER LLC executes this document effective this 22nd day of January, 2025.

B2B LOMBARD LLC, an Illinois limited liability company

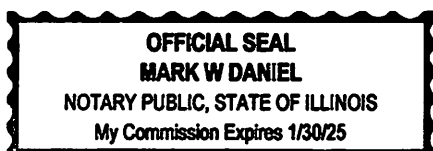
By:

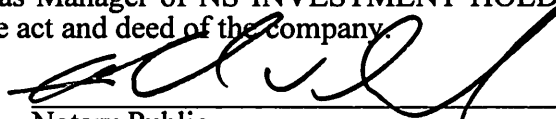

NS INVESTMENT HOLDINGS LLC, as
Manager, by Navaid Suria, Its Manager

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)

ss.

On this 22nd day of January, 2025, before me a Notary Public within and for said County and State, personally appeared Navaid Suria, to me personally known, who being by me duly sworn did say that he is the Manager of NS INVESTMENT HOLDINGS LLC, as Manager of B2B LOMBARD LLC, the limited liability company named in the foregoing instrument, and that the instrument was signed on behalf of the company by authority of its Member and under its Operating Agreement, and Navaid Suria as Manager of NS INVESTMENT HOLDINGS LLC acknowledged the instrument to be the free act and deed of the company.




Notary Public

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2023 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION



06-19-100-029
SB REAL ESTATE GROUP
7517 W BELMONT AVE
CHICAGO IL 60634-3317

1

ON OR BEFORE:	PAY:
JUN 03, 2024	0.00
PAYING LATE?	PAY THIS AMOUNT:
JUN 4 THRU 30	0.00
JUL 1 THRU 31	0.00
AUG 1 THRU 31	0.00
SEP 1 THRU 30	0.00
OCT 1 THRU 31	0.00
NOV 1 THRU 20	0.00

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2023 TAX BILL AFTER OCTOBER 31, 2024, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

\$16,167.01 PAID May 29, 2024

NO PAYMENT WILL BE ACCEPTED AFTER NOV 20, 2024

1061910002956149000161670171

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2023 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION



06-19-100-029
SB REAL ESTATE GROUP
7517 W BELMONT AVE
CHICAGO IL 60634-3317

2

ON OR BEFORE:	PAY:
SEP 03, 2024	0.00
PAYING LATE?	PAY THIS AMOUNT:
SEP 4 THRU 30	0.00
OCT 1 THRU 31	0.00
* NOV 1 THRU 20	0.00

*INCLUDES \$10 COST: SEE BACK OF BILL FOR EXPLANATION

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2023 TAX BILL AFTER OCTOBER 31, 2024, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

\$16,167.01 PAID August 20, 2024

NO PAYMENT WILL BE ACCEPTED AFTER NOV 20, 2024

2061910002956149000161670172

Rate 2022	Tax 2022	Taxing District	Rate 2023	Tax 2023
		** COUNTY **		
0.0828	323.90	COUNTY OF DU PAGE	0.0899	369.54
0.0189	73.94	PENSION FUND	0.0180	73.98
0.0300	117.36	HEALTH DEPARTMENT	0.0291	119.62
0.0111	43.42	PENSION FUND	0.0103	42.34
0.1055	412.68	FOREST PRESERVE DIST	0.1001	411.48
0.0075	29.34	PENSION FUND	0.0075	30.82
0.0139	54.38	DU PAGE AIRPORT AUTH	0.0132	54.26
		** LOCAL **		
NO LEVY	0.00	DU PAGE WATER COMM	NO LEVY	0.00
0.0411	160.76	YORK TOWNSHIP	0.0426	175.10
0.0048	18.78	PENSION FUND	0.0047	19.32
0.0432	168.98	YORK TWP ROAD	0.0449	184.56
0.0017	6.66	PENSION FUND	0.0014	5.76
0.2262	884.86	VLG OF LOMBARD	0.1879	772.36
0.3780	1,478.66	PENSION FUND	0.4322	1,776.56
0.3734	1,460.66	LOMBARD PARK DIST	0.3428	1,409.08
0.0241	94.28	PENSION FUND	0.0246	101.12
0.4474	1,750.14	HELEN PLUM LIBRARY	0.4266	1,753.54
		** EDUCATION **		
3.5431	13,859.92	GRADE SCHOOL DIST 89	3.6119	14,846.72
0.0879	343.84	PENSION FUND	0.0902	370.76
2.1793	8,524.98	HIGH SCHOOL DIST 87	2.1663	8,904.56
0.0423	165.46	PENSION FUND	0.0313	128.66
0.1946	761.24	COLLEGE DU PAGE 502	0.1907	783.88
		** TIF **		

Mailed to:
SB REAL ESTATE GROUP
7517 W BELMONT AVE
CHICAGO IL 60634-3317

Property Location:
505 W ROOSEVELT RD
LOMBARD IL 60148

Township Assessor:
YORK
630-627-3354

Tax Code:
6149

Property Index Number:
06-19-100-029

TIF Frozen Value	
Fair Cash Value	1,233,300
Land Value	147,030
+ Building Value	264,020
= Assessed Value	411,050 *
x State Multiplier	1.0000
- Equalized Value	411,050
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- House Abatement	
= Net Taxable Value	411,050
x Tax Rate	7.8662
= Total Tax Due	32,334.02
- Less Advance Payment	
- Commercial Abatement	
+ PACE Reimbursement	
= Net Due	0.00

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

* S OF A FACTOR 1.0814
1st INST PAID May 29, 2024
2nd INST PAID August 20, 2024



2023 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N, County Farm Road
Wheaton, IL 60187

Office Hours - 8:00 am - 4:30 pm, Mon - Fri
Telephone = (630) 407-5900

7.8568	30,734.24	TOTALS	7.8662	32,334.02
2022	391,180	Assessed Value	2023	411,050

CHANGE OF NAME AND/OR MAILING ADDRESS - CHECK BOX ON FRONT OF COUPON

Property Index Number

Name

Mailing Address

City

State

Zip

Area Code and Phone Number

I certify that I am the owner and authorize the above name and/or address change.

Signature

Date

Print Name

CHANGE OF NAME AND/OR MAILING ADDRESS - CHECK BOX ON FRONT OF COUPON

Property Index Number

Name

Mailing Address

City

State

Zip

Area Code and Phone Number

I certify that I am the owner and authorize the above name and/or address change.

Signature

Date

Print Name

HELPFUL INFORMATION**Failure to receive a bill does not relieve the taxpayer of penalty if payment is late.**

This is the only bill you will receive. This bill includes a separate payment coupon for each installment.

All checks are electronically deposited upon receipt, regardless of date on check. Funds must be in U.S. dollars.

Payments returned to us by your bank as unpaid will be subject to a \$25.00 return item fee plus applicable penalties.

Personal checks received after 10/31/24 will be returned.

No payment will be accepted after 11/20/24 regardless of postmark.

CONVENIENT WAYS TO PAY**Banks:** Thru 09/03/24 (see website for participating banks)**Mail Thru 09/30/2024:**

DuPage County Collector, P.O. Box 4203, Carol Stream, IL 60197

Mail After 09/30/2024:

DuPage County Collector, 421 N. County Farm Rd, Wheaton, IL 60187

Online: Thru 10/31/24 using Bank account transfer or with Visa, Mastercard or Discover.

- 2.10% Credit Card convenience fee to service provider

Drop Box: Thru 11/01/24 by 8:00 am

South Parking Lot, 421 N. County Farm Rd, Wheaton

Phone: Thru 11/19/24 (855)795-3091 (Credit Cards with 2.10% fee)**In Person:** Thru 4:30pm on 11/20/24

Treasurer's Office, 421 N. County Farm Rd, Wheaton

IMPORTANT DATES

06/03/24 1st installment due date

09/03/24 2nd installment due date

10/04/24 Payment deadline to avoid publication

10/22/24 Certified delinquent bills mailed

10/31/24 Last day to pay online

11/01/24 Certified funds required for payment

11/01/24 \$10 newspaper publication fee assessment begins

11/20/24 In-office payment deadline 4:30pm

11/21/24 Tax Sale

***EQUALIZATION FACTORS**

Equalization factors imposed by the State and by DuPage County are used to insure that assessment levels in all nine townships are at the statutory level of assessment of 33.33% of fair cash value. The Illinois Department of Revenue equalization factor (state multiplier) is shown on the front of the bill. The DuPage County Supervisor of Assessments (S of A) equalization factor is also shown on the front of this tax bill*.

SENIOR CITIZEN PROGRAMS - 65 and older**SENIOR ASSESSMENT FREEZE and SENIOR EXEMPTION**

Contact Supervisor of Assessments 630-407-5858

SENIOR CITIZEN DEFERRAL

Contact County Treasurer 630-407-5900

After September 30, 2024: Mail payment to the DuPage County Collector, 421 N. County Farm Rd., Wheaton, IL 60187

DuPage County Treasurer's website: www.dupagecounty.gov/elected_officials/treasurer

This Instrument Prepared by:

Jennifer Understahl, Esq.
Perkins Coie LLP
2525 E. Camelback Road
Suite 3400
Phoenix, Arizona 85016

After Recording Forward to:

Lou Bruno, Esq.
540 W. Frontage Road
Suite 2210
Northfield, Illinois 60093

ELIZABETH M. CHAPLIN
RECORDER
DUPAGE COUNTY, IL
01/07/2025 08:17 AM
RHSP
COUNTY TAX 1,250.00
STATE TAX 2,500.00
DOC NO. R2025-000976

FIRST AMERICAN TITLE

FILE # 3192181 1/1

WARRANTY DEED

LOMBARD PROPERTY LLC, a Delaware limited liability company (“**Grantor**”), for and in consideration of Ten and No/1000 Dollars (\$10.00) and other good and valuable consideration in hand paid, by theses presents does CONVEY AND WARRANT to BURJ PLAZA LLC, an Illinois limited liability company, that certain real property described in Exhibit A attached hereto and incorporated herein, together with all improvements thereon and all rights and appurtenances appertaining thereto, located in the Village of Lombard, County of DuPage, State of Illinois (the “**Property**”), subject to the permitted exceptions listed on Exhibit B attached hereto.

Grantee's address: 2608 W. Peterson Ave. Chicago, IL 60659

TO HAVE AND TO HOLD the Property and all improvements located thereon, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its legal representatives, successors, and assigns forever; and Grantor does hereby bind itself, its legal representatives, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

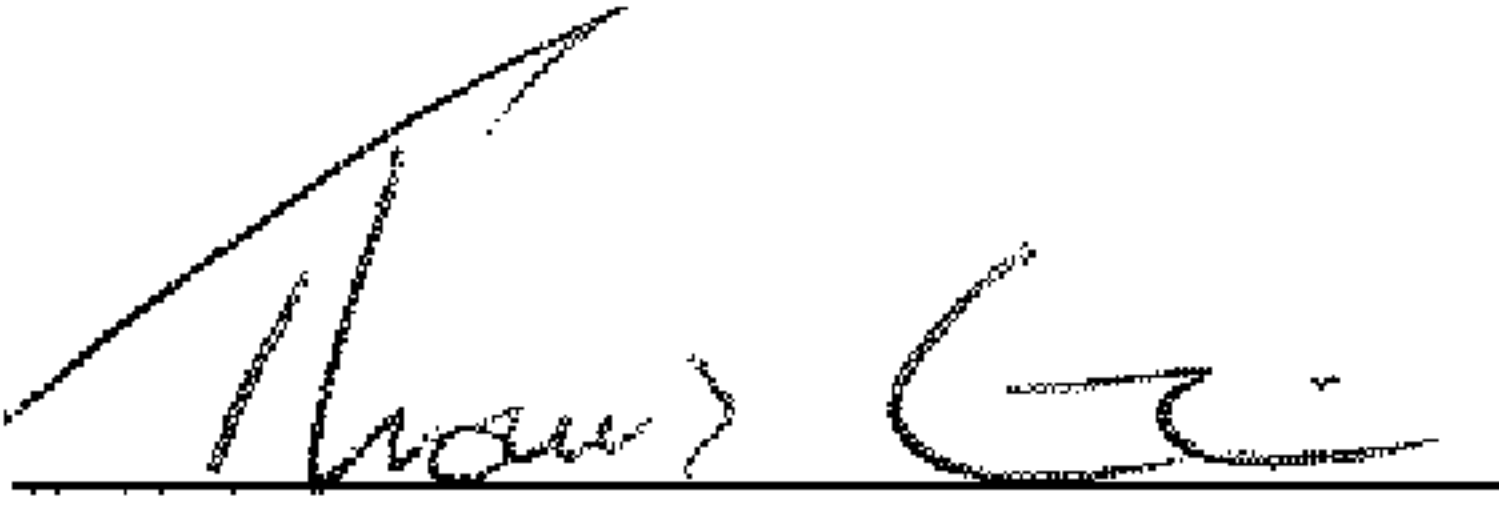
[Remainder of page intentionally left blank; Signature page to follow]

IN WITNESS WHEREOF, this Warranty Deed has been executed by Grantor as of this
17th day of December 2024.

Grantor:

LOMBARD PROPERTY LLC,
a Delaware limited liability company

By:



Name: Thomas Eide

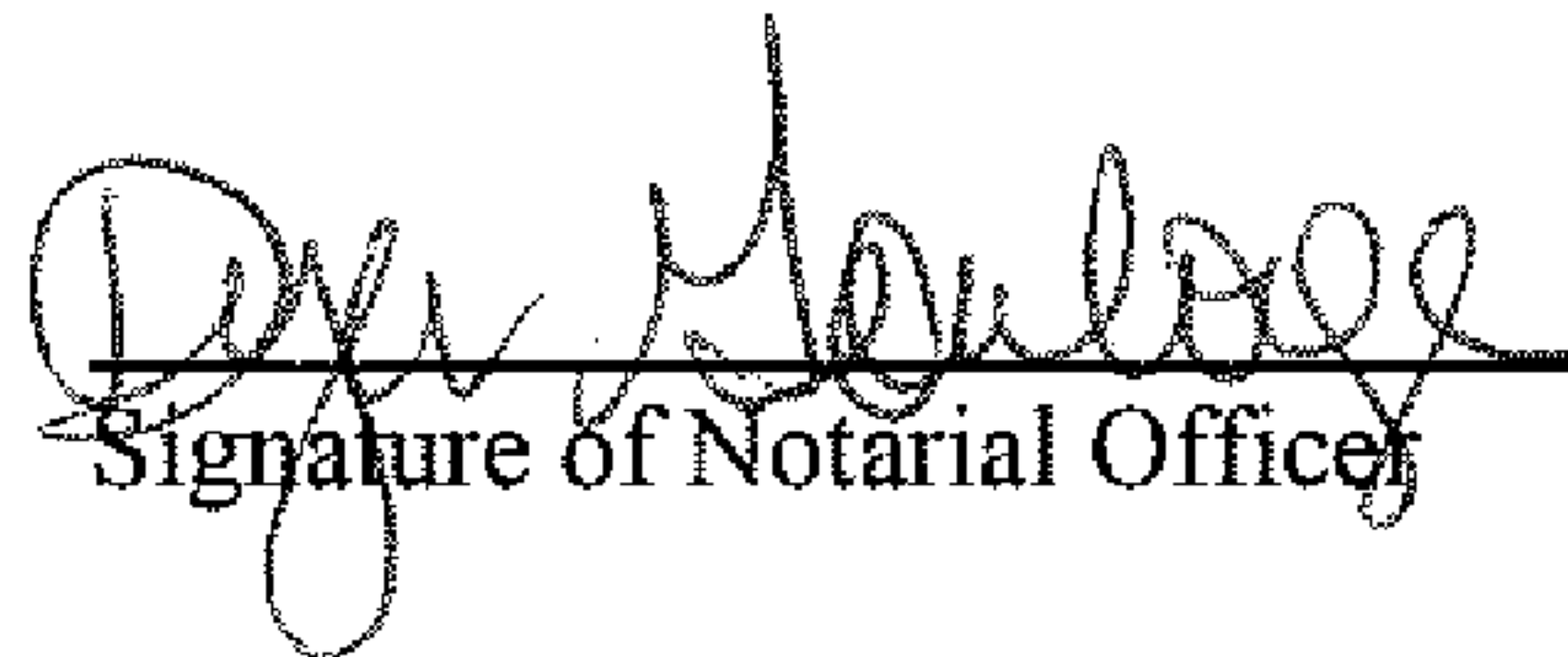
Its: Authorized Signatory

ACKNOWLEDGMENT

State of Arizona)

County of Maricopa)

This record was acknowledged before me on December 17, 2024 by Thomas Eide as
Authorized Signatory of Lombard Property LLC, a Delaware limited liability company.



Signature of Notarial Officer

Title of Office

My Commission Expires:

10/29/2026

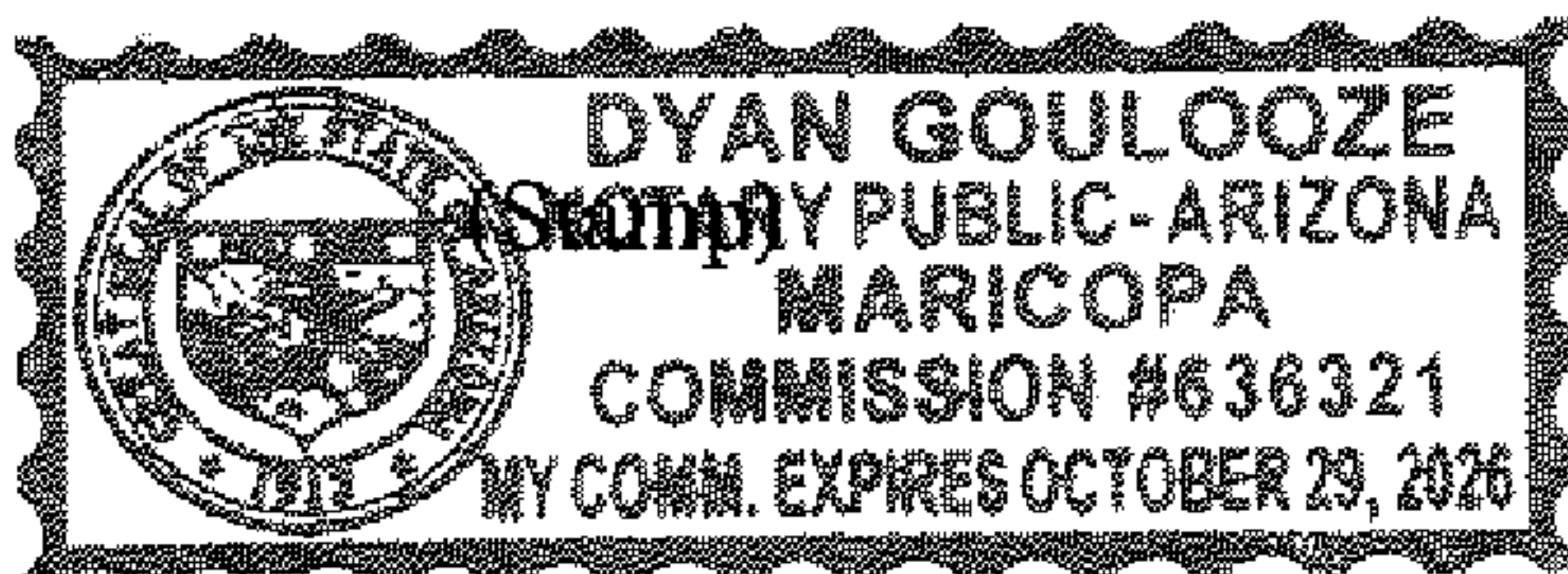


Exhibit A

Legal Description of the Property

LOT 2 IN RINCK'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FINLEY-ROOSEVELT ASSESSMENT PLAT OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1977, AS DOCUMENT R77-08166, IN DUPAGE COUNTY, ILLINOIS.

For informational purposes only, the land is known as: 1210 Finley Road Lombard, Illinois 60148 and assigned 06-19-100-025.

LOT 1 OF RINCK'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FINLEY-ROOSEVELT ASSESSMENT PLAT OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1977, AS DOCUMENT R77-08166, IN DUPAGE COUNTY, ILLINOIS.

EXCEPT THAT PART OF LOT 1 OF RINCK'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FINLEY-ROOSEVELT ASSESSMENT PLAT OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED FEBRUARY 3, 1977 AS DOCUMENT R77-08166, IN DUPAGE COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID LOT 1 AS MONUMENTED AND OCCUPIED; THENCE ON AN ASSUMED BEARING OF NORTH 02 DEGREES 18 MINUTES, 10 SECONDS WEST 232.00 FEET ALONG THE EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS SURVEY MARKER; THENCE CONTINUING ALONG THE SAME BEARING OF NORTH 02 DEGREES 18 MINUTES 10 SECONDS WEST 15.00 ALONG SAID EAST LINE TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 87 DEGREES 42 MINUTES 46 SECONDS WEST 15.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS SURVEY MARKER, THENCE SOUTH 47 DEGREES 17 MINUTES 42 SECONDS EAST 21.21 FEET TO THE POINT OF BEGINNING.

For informational purposes only, the land is known as: 505 West Roosevelt Road Lombard, Illinois 60148 and assigned Permanent Index No. 06-19-100-029.

Mail tax bill to:
SB Real Estate Group
7517 W Belmont Ave
Chicago, IL 60634

Exhibit B

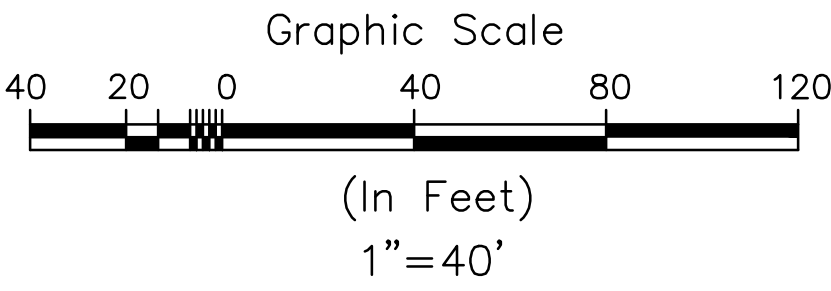
Permitted Exceptions

1. General real estate taxes for the year 2024 and subsequent years (PIN 06-19-100-025, -029).
2. Easements for ingress and egress, as shown on the plat of subdivisions recorded as Document No. R77-08166.
3. Easements for public utilities and drainage, as shown on the plat of subdivision recorded as Document No. R72-12515.
4. Terms and conditions of the easement provisions noted on the plat of subdivisions recorded as Document Nos. R72-12515 and R77-08166.
5. Easement in favor of Illinois Bell Telephone Company for pole lines, conduits and maintenance purposes granted by Document No. 479824, recorded on June 22, 1945, and the terms and conditions thereof.
6. Regulation of traffic agreement recorded May 19, 1986 as Document No. R86-47707, and the terms and conditions contained therein.
7. Covenants, conditions, restrictions, and easements contained in the Indenture of Establishment of Protective Covenants, Conditions and Restrictions, and Grant of Easements recorded as Document No. R72-41405 and any amendments thereto, and the terms and provisions contained therein.
8. Easements for public utilities, as shown on the plat of subdivision recorded as Document No. R77-08166.
9. Notation on the Plat of Finley-Roosevelt Assessment Plat, recorded March 14, 1972 as Document R72-12515 stating that the Village of Lombard has an ordinance requiring 110 foot setback from the centerline of Roosevelt Road.
10. Easement in favor of Commonwealth Edison Company for pole lines, conduits and maintenance purposes granted by Document R87-137070, recorded on September 15, 1987, and the terms and conditions thereof.
11. Plat of easement for ingress and egress granted to Village of Lombard recorded as Document No. R74-01800, and the terms and conditions contained therein.
12. Matters disclosed by Survey dated October 14, 2024 (field work October 1, 2024) by Gentile and Associates, Inc., Illinois Professional Land Surveyor No. 2925, as follows: Possible unrecorded easements under, over, across, and upon the land, and adjoining land for utilities and/or drainage as evidenced by: sewers, manholes, catch basins, water valves, light poles, electric boxes, drainages.
13. Encroachment of the improvements located on the land onto the easement as disclosed by the survey presented at the closing.

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE : (630) 916-6262



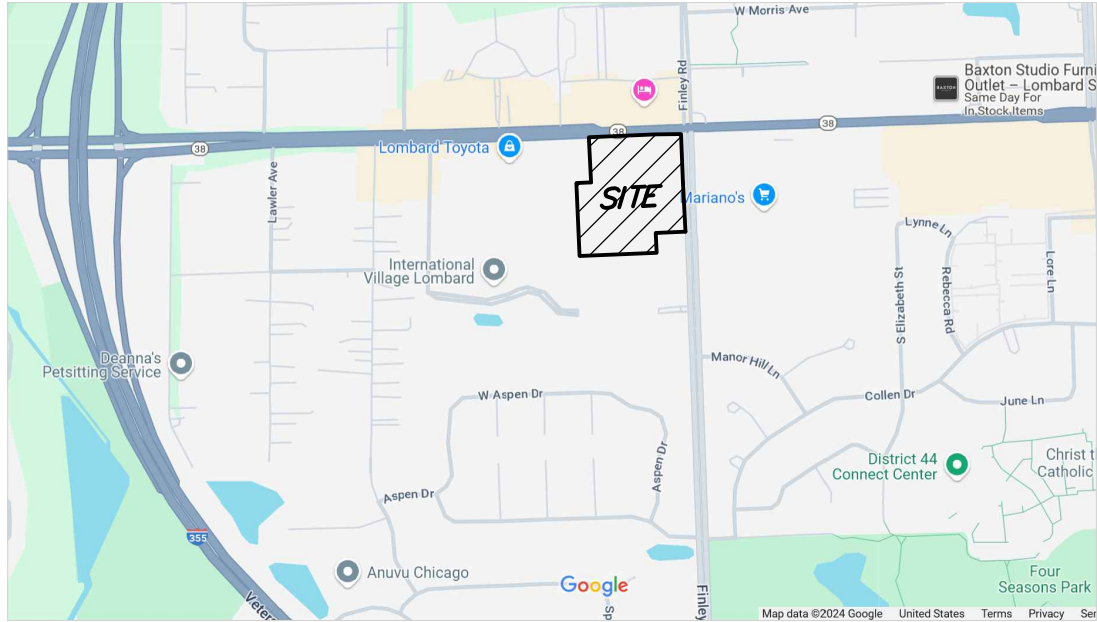
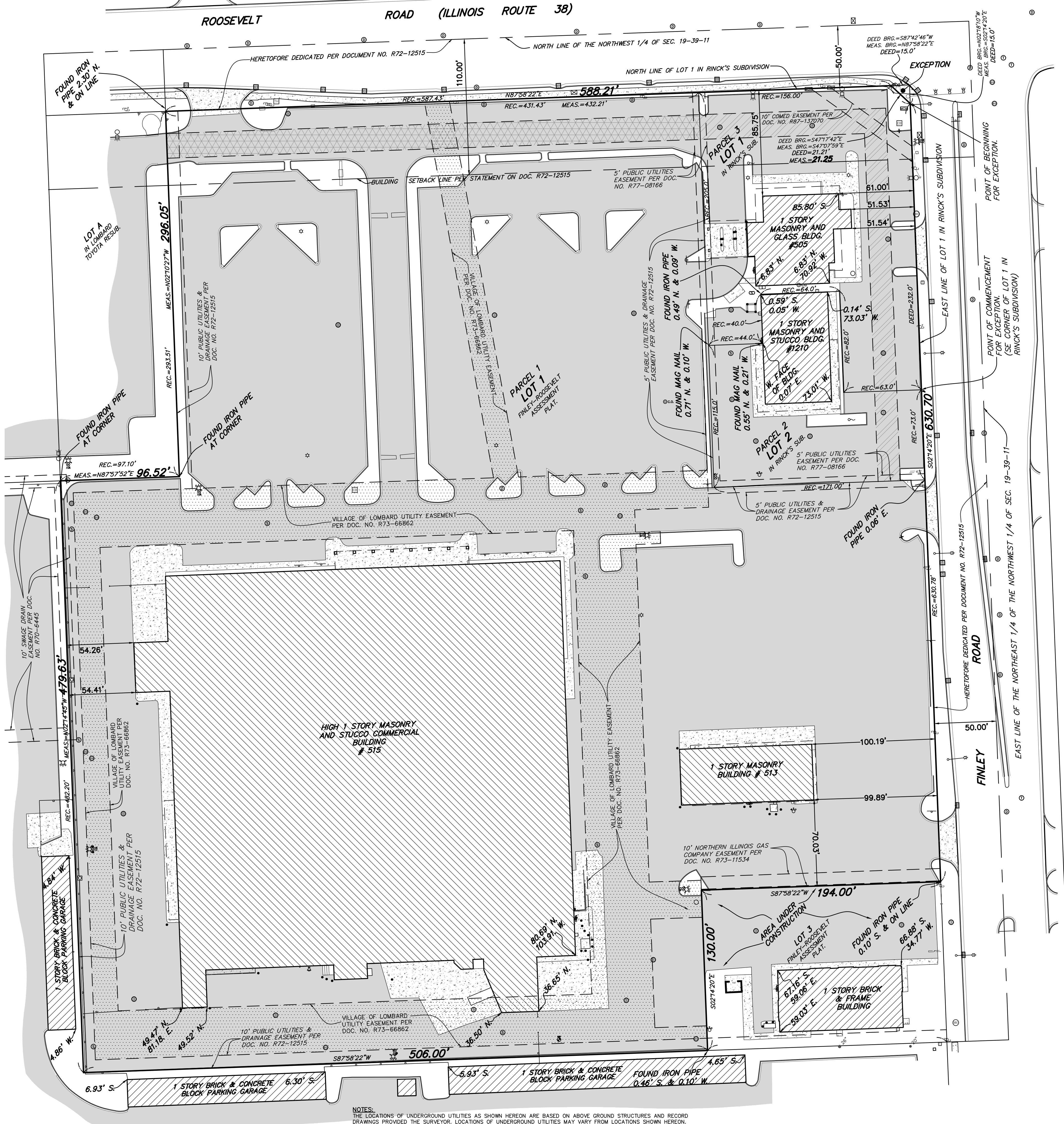
PARCEL 1:
LOT 1 IN FINLEY-ROOSEVELT ASSESSMENT PLAT, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1972 AS DOCUMENT NO. R72-12515, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
LOT 2 IN RINCK'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FINLEY-ROOSEVELT ASSESSMENT PLAT OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1977 AS DOCUMENT R77-08166, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:
LOT 1 OF RINCK'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FINLEY-ROOSEVELT ASSESSMENT PLAT OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1977 AS DOCUMENT R77-08166, IN DUPAGE COUNTY, ILLINOIS. EXCEPT THAT PART OF LOT 1 OF RINCK'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FINLEY-ROOSEVELT ASSESSMENT PLAT OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1977 AS DOCUMENT R77-08166, IN DUPAGE COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID LOT 1 AS MONUMENTED AND OCCUPIED; THENCE ON AN ASSUMED BEARING OF NORTH 02 DEGREES 18 MINUTES, 10 SECONDS WEST 232.00 FEET ALONG THE EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS SURVEY MARKER; THENCE CONTINUING ALONG THE SAME BEARING OF NORTH 02 DEGREES 18 MINUTES 10 SECONDS WEST 15.00 ALONG SAID EAST LINE TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 87 DEGREES 42 MINUTES 46 SECONDS WEST 15.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS SURVEY MARKER; THENCE SOUTH 47 DEGREES 17 MINUTES 42 SECONDS EAST 21.21 FEET TO THE POINT OF BEGINNING.

TOTAL AREA: 489,059.68 SQ. FT. 11.23 AC. (MORE OR LESS)

PROPERTY COMMONLY KNOWN AS: 505-515 W. ROOSEVELT ROAD, LOMBARD, ILLINOIS.



VICINITY MAP

NOTES:

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE ANY EXCAVATION BEGINS ALL UTILITY COMPANIES SERVING THE PROPERTY SHOULD BE CONTACTED FOR VERIFICATION OF FIELD LOCATION.

BENCHMARK: DUPAGE COUNTY B.M. # 0102

STATION IS LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF ILLINOIS ROUTE 53 WITH THE ILLINOIS PRAIRIE PATH. STATION IS 40.5 FEET EAST OF A WOODEN SOUND BARRIER WALL BETWEEN ILLINOIS ROUTE 53 AND INTERSTATE 355. STATION IS 8.0 FEET NORTH OF THE CENTERLINE OF THE ILLINOIS PRAIRIE PATH. MONUMENT IS A 3.5 INCH BRASS DISK SET ON THE EAST END OF THE NORTH CURB FOR THE PRAIRIE PATH, 0.5 FEET ABOVE PATH GRADE. ELEVATION=714.51 (NAVD 88 DATUM)

SITE BENCHMARK NO. 1:

CROSS OUT ON TOP OF CONCRETE CURB NEAR NORTHEAST CORNER OF SUBJECT PROPERTY JUST SOUTH OF ELECTRIC BOX. ELEVATION=730.77 (NAVD 88 DATUM)

SITE BENCHMARK NO. 2:

CROSS OUT ON TOP OF CONCRETE CURB SOUTH SIDE OF ENTRANCE FROM FINLEY ROAD TO SUBJECT PROPERTY (SECOND ENTRANCE FROM INTERSECTION OF ROOSEVELT ROAD AND FINLEY ROAD). ELEVATION=733.42 (NAVD 88 DATUM)

UPON INSPECTION OF FLOOD INSURANCE RATE MAP NO. 17043C01573, EFFECTIVE DATE AUGUST 1, 2019, COMMUNITY NO. 170212 THE PROPERTY LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).

BASIS OF BEARING: ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE.

MATTERS OF TITLE PERTAIN TO FIRST AMERICAN TITLE, ISSUING AGENT; FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 3185976, COMMITMENT DATE NOVEMBER 14, 2024. REVISION NUMBER 1 DATED NOVEMBER 15, 2024.

SCHEDULE "B" PART II ITEMS LISTED AS FOLLOWS:

- 1) NOT SURVEY RELATED.
- 2) SURVEYOR ONLY SHOWS THOSE ITEMS PER RECORD DOCUMENTS SUPPLIED BY INSURING TITLE COMPANY.
- 3) SURVEYOR MAKES NO DETERMINATIONS AS TO ENCROACHMENTS, IMPROVEMENTS ARE SHOWN DIMENSIONED RELATIVE TO PROPERTY LINES.
- 4-26) NOT SURVEY RELATED.
- 27) INGRESS AND EGRESS EASEMENT PER DOCUMENT NUMBERS R72-12515 AND R77-08166 PLOTTED AND SHOWN.
- 28) EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PER DOCUMENT NUMBER R72-12515 PLOTTED AND SHOWN.
- 29) TERMS AND CONDITIONS OF THE EASEMENT PROVISIONS, SEE DOCUMENT FOR PARTICULARS.
- 30) EASEMENT GRANTED TO LANDS BCD TELEPHONE COMPANY ALONG SOUTH SIDE OF ROOSEVELT AND WEST SIDE OF FINLEY ROADS PER DOCUMENT NUMBER 478824, NO SPECIFIC LOCATION GIVEN.
- 31) SEWAGE DRAIN EASEMENT PER DOCUMENT NUMBER R70-6445 PLOTTED AND SHOWN.
- 32) 10' NORTHERN ILLINOIS GAS COMPANY EASEMENT PER DOC. NO. R73-11534 PLOTTED AND SHOWN.
- 33) VILLAGE OF LOMBARD UTILITY EASEMENT PER DOC. NO. R73-66862 PLOTTED AND SHOWN.
- 34) REGULATION OF TRAFFIC AGREEMENT. SEE DOCUMENT FOR PARTICULARS.
- 35) NON-EXCLUSIVE EASEMENT PER DOCUMENT NUMBER R72-41405, FOR PARKING, INGRESS AND EGRESS, PEDESTRIANS AND UNDERGROUND PUBLIC UTILITIES. SEE DOCUMENT FOR PARTICULARS.
- 36 & 37) DOCUMENT NUMBER R2000-054772, ILLINOIS ENVIRONMENTAL PROTECTION ENVIRONMENTAL NO FURTHER REMEDIATION LETTER. SEE DOCUMENT FOR PARTICULARS.
- 38-40) NOT SURVEY RELATED.
- 41) EASEMENTS FOR PUBLIC UTILITIES PER DOCUMENT NUMBER R77-08166 PLOTTED AND SHOWN HEREON.
- 42) 110 FOOT SETBACK FROM THE CENTERLINE OF ROOSEVELT ROAD PER STATEMENT ON FINLEY-ROOSEVELT ASSESSMENT PLAT DOCUMENT NUMBER R 72-12515, PLOTTED AND SHOWN.
- 43) COMMONWEALTH EDISON EASEMENT PER DOCUMENT NUMBER R87-137070 PLOTTED AND SHOWN HEREON.
- 44) INGRESS AND EGRESS EASEMENT PER DOCUMENT NUMBER R74-01800 PLOTTED AND SHOWN.

NO.	DATE	DESCRIPTION	BY
2	11/26/2024	REVISED PER TITLE COMMITMENT DATED 11/15/2024	MMG
1	10/31/2024	MISCELLANEOUS REVISIONS PER EMAIL DATED 10/15/2024	MMG

TABLE "A" ITEMS LISTED IN SURVEYOR'S CERTIFICATE NOT OTHERWISE SHOWN HEREON:
9) - PARKING STRIPING IS FADED/NOT DISCERNIBLE.
11(a) - UTILITY INFORMATION SHOWN HEREON IS BASED ON FIELD MARKINGS AND VILLAGE OF LOMBARD UTILITY ATLASES. NO OTHER UTILITY INFORMATION PROVIDED TO SURVEYOR AT TIME OF SURVEY.
16) - CONSTRUCTION WORK NEAR THE SOUTHEAST CORNER IS OBSERVED AT TIME OF SURVEY.
17) - NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT TIME OF SURVEY.

STATE OF (ILLINOIS) S.S.
COUNTY OF (DUPAGE)

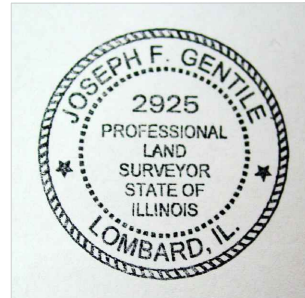
TO: 1) FIRST AMERICAN TITLE INSURANCE COMPANY.
2) STATE GROUP MANAGEMENT, LLC
3) LOMBARD PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 5, 7a, 8, 9, 11a, 11b, 14, 16, 17 AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON OCTOBER 1, A.D. 2024.

DATE OF PLAT: OCTOBER 14, A.D. 2024.

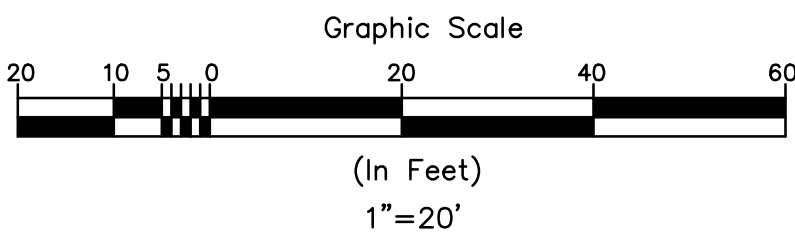
BY: 
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2026
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870



BASE SCALE : 1 INCH = 40 FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
ORDERED BY : STATE GROUP MANAGEMENT, LLC
DRAWN BY : MMG
CHECKED BY : JFG
SURVEYED BY : LR-RWG-JFG

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

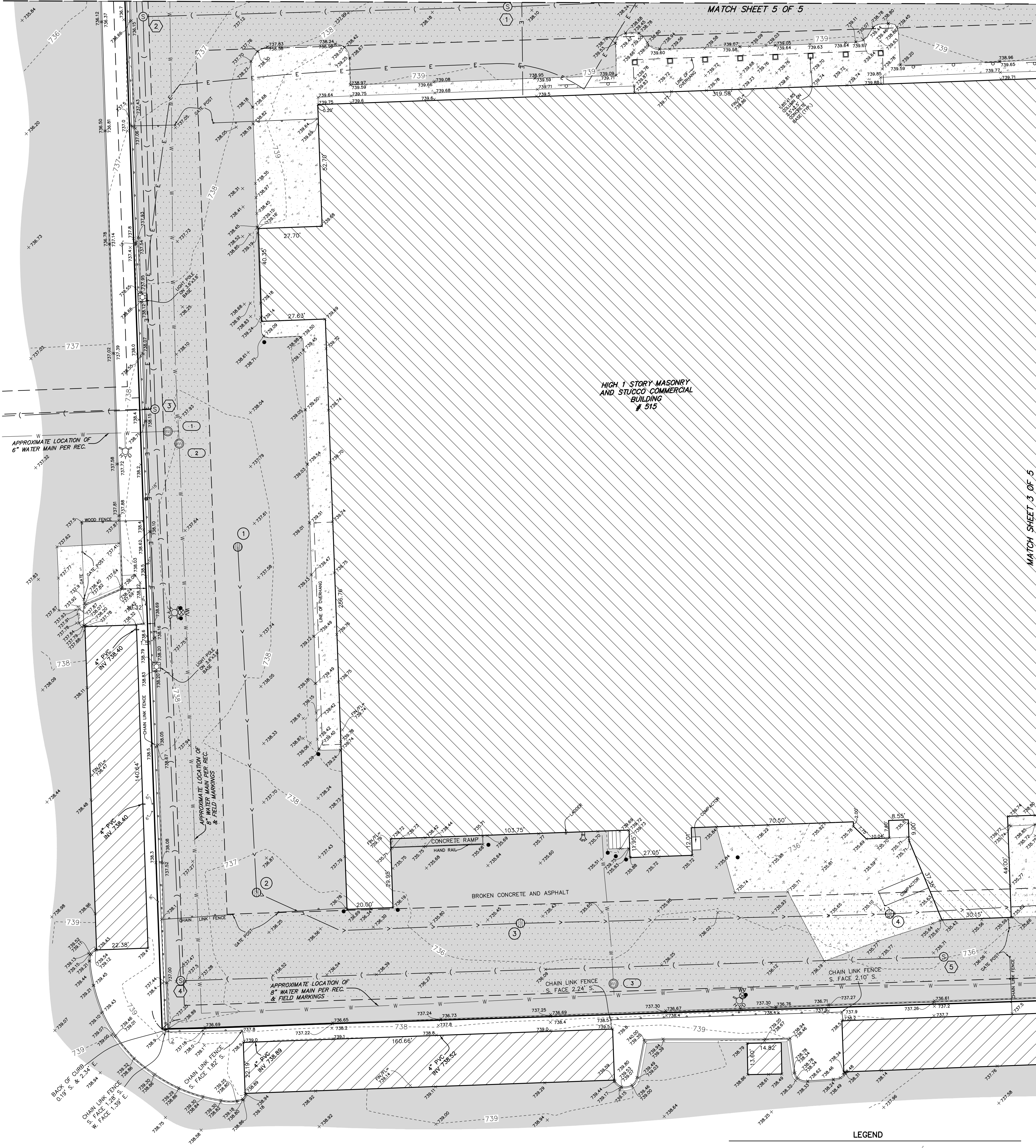
ORDER NO. 24-22850 REV 2
SHEET 1 OF 5



ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

650 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE : (630) 916-6262



SANITARY SEWER MH

- 1) SANITARY SEWER MH
RIM 733.14
8" VCP E INV 731.89
8" VCP W INV 731.89
- 2) SANITARY SEWER MH
RIM 736.41
8" VCP E INV 731.36
8" VCP N INV 731.36
8" VCP S INV 731.26
- 3) SANITARY SEWER MH
RIM 738.21
8" VCP W INV 730.66
8" VCP N INV 730.66
8" VCP S INV 730.71
- 4) SANITARY SEWER MH
RIM 736.95
8" VCP E INV 731.20
8" VCP N INV 731.25
8" VCP S INV 731.25
- 5) SANITARY SEWER MH
RIM 735.98
8" VCP W INV 731.98

STORM SEWER STRUCTURES

- 1) INLET
RIM 737.06
8" RCP INSIDE 12"
RCP S INV 733.55
- 2) CATCH BASIN
RIM 736.22
12" RCP N INV 731.87
15" RCP SE INV 731.67
- 3) CATCH BASIN
RIM 735.28
15" RCP W INV 731.58
15" RCP E INV 731.58±
- 4) CATCH BASIN
RIM 734.91
15" RCP W INV 730.91
18" RCP E INV 731.01

WATER VALVE VAULTS

- 1) WATER VALVE VAULT
RIM 738.08
TOP OF 8" PIPE 732.23
- 2) WATER VALVE VAULT
RIM 737.78
TOP OF 8" PIPE 732.18
- 3) WATER VALVE VAULT
(FULL OF WATER)
RIM 736.44
TOP OF 8" PIPE 731.44

NOTES:

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BENCHMARK: DUPAGE COUNTY B.M. # 0102

STATION IS LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF ILLINOIS ROUTE 53 WITH THE ILLINOIS PRAIRIE PATH. STATION IS 40.5 FEET EAST OF A WOODEN SOUND BARRIER WALL BETWEEN ILLINOIS ROUTE 53 AND INTERSTATE 355. STATION IS 8.0 FEET NORTH OF THE CENTERLINE OF THE ILLINOIS PRAIRIE PATH. MONUMENT IS A 3.5 INCH BRASS DISK SET ON THE EAST END OF THE NORTH CURB FOR THE PRAIRIE PATH, 0.5 FEET ABOVE PATH GRADE.

SITE BENCHMARK NO. 1:
CROSS CUT ON TOP OF CONCRETE CURB NEAR NORTHEAST CORNER OF SUBJECT PROPERTY JUST SOUTH OF ELECTRIC BOX.
ELEVATION=730.77 (NAVD 88 DATUM)

SITE BENCHMARK NO. 2:
CROSS CUT ON TOP OF CONCRETE CURB SOUTH SIDE OF ENTRANCE FROM FINLEY ROAD TO SUBJECT PROPERTY (SECOND ENTRANCE FROM INTERSECTION OF ROOSEVELT ROAD AND FINLEY ROAD).
ELEVATION=733.42 (NAVD 88 DATUM)

UPON INSPECTION OF FLOOD INSURANCE RATE MAP NO. 17043C0157J, EFFECTIVE DATE AUGUST 1, 2019, COMMUNITY NO. 170212 THE PROPERTY LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).

BASIS OF BEARING: ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE.

MATTERS OF TITLE PERTAIN TO FIRST AMERICAN TITLE, ISSUING AGENT; FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 3185976, COMMITMENT DATE NOVEMBER 14, 2024, REVISION NUMBER 1 DATED NOVEMBER 15, 2024.

SCHEDULE "B" PART II ITEMS LISTED AS FOLLOWS:

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- 4-26) NOT SURVEY RELATED.
- 27) INGRESS AND EGRESS EASEMENT PER DOCUMENT NUMBERS R72-12515 AND R77-08166 PLOTTED AND SHOWN.
- 41) EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PER DOCUMENT NUMBER R72-12515 PLOTTED AND SHOWN.
- 28) TERMS AND CONDITIONS OF THE EASEMENT PROVISIONS, SEE DOCUMENT FOR PARTICULARS.
- 30) EASEMENT GRANTED TO ILLINOIS BELL TELEPHONE COMPANY ALONG SOUTH SIDE OF ROOSEVELT AND WEST SIDE OF FINLEY ROADS PER DOCUMENT NUMBER 478824, NO SPECIFIC LOCATION GIVEN.
- 31) SEWAGE DRAIN EASEMENT PER DOCUMENT NUMBER R70-6445 PLOTTED AND SHOWN.
- 32) 10' NORTHERN ILLINOIS GAS COMPANY EASEMENT PER DOC. NO. R73-11534 PLOTTED AND SHOWN.
- 33) VILLAGE OF LOMBARD UTILITY EASEMENT PER DOC. NO. R73-68662 PLOTTED AND SHOWN.
- 34) REGULATION OF TRAFFIC AGREEMENT, SEE DOCUMENT FOR PARTICULARS.
- 35) NON-EXCLUSIVE EASEMENT PER DOCUMENT NUMBER R72-41405, FOR PARKING, INGRESS AND EGRESS, PEDESTRIANS AND UNDERGROUND PUBLIC UTILITIES. SEE DOCUMENT FOR PARTICULARS.
- 36 & 37) DOCUMENT NUMBER R2000-054772, ILLINOIS ENVIRONMENTAL PROTECTION ENVIRONMENTAL NO FURTHER REMEDIATION LETTER. SEE DOCUMENT FOR PARTICULARS.
- 38-40) NOT SURVEY RELATED.
- 41) EASEMENTS FOR PUBLIC UTILITIES PER DOCUMENT NUMBER R77-08166 PLOTTED AND SHOWN HEREON.
- 42) 110 FOOT SETBACK FROM THE CENTERLINE OF ROOSEVELT ROAD PER STATEMENT ON FINLEY-ROOSEVELT ASSESSMENT PLAT DOCUMENT NUMBER R 72-12515, PLOTTED AND SHOWN.
- 43) COMMONWEALTH EDISON EASEMENT PER DOCUMENT NUMBER R87-137070 PLOTTED AND SHOWN HEREON.
- 44) INGRESS AND EGRESS EASEMENT PER DOCUMENT NUMBER R74-01800 PLOTTED AND SHOWN.

LEGEND

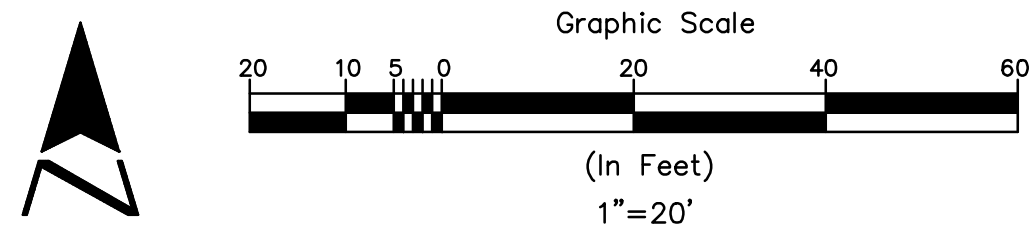
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- ELECTRIC METER
- ELECTRIC BOX
- FIBER OPTIC HANDHOLE
- MCI HANDHOLE
- TELEPHONE HANDHOLE
- SBC MANHOLE
- TRAFFIC SIGNAL LIGHT
- FLOOD LIGHT
- TRAFFIC SIGNAL CONTROL VAULT
- UTILITY POLE
- UTILITY POLE WITH TRANSFORMER
- "GUY" ANCHOR W/ WIRE
- LIGHT POLES
- GAS METER
- CLOSED COVER DRAINAGE STRUCTURE
- CURB CATCH BASIN
- CATCH BASIN
- INLET
- CURB INLET
- SANITARY SEWER MANHOLE
- CLEANOUT
- MANHOLE
- FIRE HYDRANT
- WATER SERVICE SHUTOFF VALVE
- WATER VALVE VAULT
- WATER SHUTOFF VALVE WITH 8" CASING
- "SIAMESE" CONNECTION
- SIGN POST
- TELEPHONE SERVICE VAULT
- FLAG POLE
- BOLLARD
- MONITORING WELL
- TREE WITH TRUNK DIAM. SIZE
- OVERHEAD WIRES (# OF WIRES)
- STORM SEWER
- SANITARY SEWER
- UNDERGROUND ELECTRIC
- UNDERGROUND MCI LINE
- MCI
- GAS MAIN
- WATER MAIN
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC & TELEPHONE
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- VILLAGE OF LOMBARD UTILITY EASEMENT PER DOC. NO. R73-68662
- INGRESS & EGRESS EASEMENT PER DOC. NO. R72-12515
- INGRESS & EGRESS EASEMENT RECORDED PER DOC. NO. R74-1800 & SHOWN ON DOC. NO. R77-08166

NO.	DATE	DESCRIPTION	BY
2	11/26/2024	REVISED PER TITLE COMMITMENT DATED 11/15/2024	MMG
1	10/31/2024	MISCELLANEOUS REVISIONS PER EMAIL DATED 10/15/2024	MMG

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE : (630) 916-6262



NOTES:

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE ANY EXCAVATION BEGINS ALL UTILITY COMPANIES SERVING THE PROPERTY SHOULD BE CONTACTED FOR VERIFICATION OF FIELD LOCATION.

BENCHMARK, DUPAGE COUNTY B.M. # 0102

STATION IS LOCATED AT THE CORNER OF THE INTERSECTION OF ILLINOIS ROUTE 53 WITH THE ILLINOIS PRAIRIE PATH. STATION IS 40.5 FEET EAST OF A WOODEN SOUND BARRIER WALL BETWEEN ILLINOIS ROUTE 53 AND INTERSTATE 355. STATION IS 8.0 FEET NORTH OF THE CENTERLINE OF THE ILLINOIS PRAIRIE PATH. MONUMENT IS A 3.5 INCH BRASS DISK SET ON THE EAST END OF THE NORTH CURB FOR THE PRAIRIE PATH, 0.5 FEET ABOVE PATH GRADE. ELEVATION=714.51 (NAVD 88 DATUM)

SITE BENCHMARK NO. 1:

CROSS CUT ON TOP OF CONCRETE CURB NEAR NORTHEAST CORNER OF SUBJECT PROPERTY JUST SOUTH OF ELECTRIC BOX. ELEVATION=730.77 (NAVD 88 DATUM)

SITE BENCHMARK NO. 2:

CROSS CUT ON TOP OF CONCRETE CURB SOUTH SIDE OF ENTRANCE FROM FINLEY ROAD TO SUBJECT PROPERTY (SECOND ENTRANCE FROM INTERSECTION OF ROOSEVELT ROAD AND FINLEY ROAD). ELEVATION=733.42 (NAVD 88 DATUM)

UPON INSPECTION OF FLOOD INSURANCE RATE MAP NO. 17043001574, EFFECTIVE DATE AUGUST 1, 2019, COMMUNITY NO. 170212 THE PROPERTY LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).

BASIS OF BEARING: ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE.

MATTERS OF TITLE PERTAIN TO FIRST AMERICAN TITLE, ISSUING AGENT: FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 3185976, COMMITMENT DATE NOVEMBER 14, 2024. REVISION NUMBER 1 DATED NOVEMBER 15, 2024.

SCHEDULE "B" PART II ITEMS LISTED AS FOLLOWS:

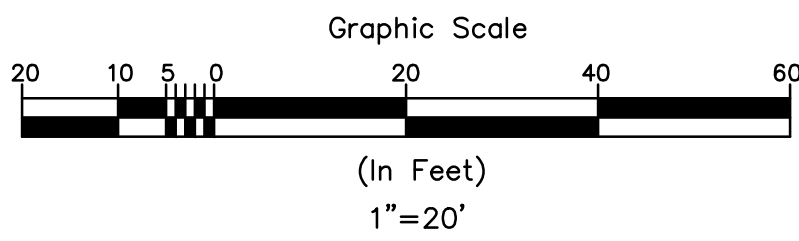
- NOT SURVEY RELATED.
- SURVEYOR ONLY SHOWS THOSE ITEMS PER RECORD DOCUMENTS SUPPLIED BY INSURING TITLE COMPANY.
- SURVEYOR MAKES NO DETERMINATIONS AS TO ENCROACHMENTS, IMPROVEMENTS ARE SHOWN DIMENSIONED RELATIVE TO PROPERTY LINES.
- NOT SURVEY RELATED.
- INGRESS AND EGRESS EASEMENT PER DOCUMENT NUMBERS R72-12515 AND R77-08166 PLOTTED AND SHOWN.
- EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PER DOCUMENT NUMBER R72-12515 PLOTTED AND SHOWN.
- TERMS AND CONDITIONS OF THE EASEMENT PROVISIONS, SEE DOCUMENT FOR PARTICULARS.
- SEWAGE DRAIN EASEMENT PER DOCUMENT NUMBER R70-6445 PLOTTED AND SHOWN.
- 10' NORTHERN ILLINOIS GAS COMPANY EASEMENT PER DOC. NO. R73-11534 PLOTTED AND SHOWN.
- VILLAGE OF LOMBARD UTILITY EASEMENT PER DOC. NO. R73-66862 PLOTTED AND SHOWN.
- REGULATION OF TRAFFIC AGREEMENT, SEE DOCUMENT FOR PARTICULARS.
- NON-EXCLUSIVE EASEMENT PER DOCUMENT NUMBER R72-41405, FOR PARKING, INGRESS AND EGRESS, PEDESTRIANS AND UNDERGROUND PUBLIC UTILITIES, SEE DOCUMENT FOR PARTICULARS.
- COMMONWEALTH EDISON EASEMENT PER DOCUMENT NUMBER R87-137070 PLOTTED AND SHOWN HEREON.
- INGRESS AND EGRESS EASEMENT PER DOCUMENT NUMBER R74-01800 PLOTTED AND SHOWN.
- NOT SURVEY RELATED.
- EASEMENTS FOR PUBLIC UTILITIES PER DOCUMENT NUMBER R77-08166 PLOTTED AND SHOWN HEREON.
- 110 FOOT SETBACK FROM THE CENTERLINE OF ROOSEVELT ROAD PER STATEMENT ON FINLEY-ROOSEVELT ASSESSMENT PLAT DOCUMENT NUMBER R 72-12515, PLOTTED AND SHOWN.
- COMMONWEALTH EDISON EASEMENT PER DOCUMENT NUMBER R87-137070 PLOTTED AND SHOWN HEREON.
- INGRESS AND EGRESS EASEMENT PER DOCUMENT NUMBER R74-01800 PLOTTED AND SHOWN.

NO.	DATE	DESCRIPTION	BY
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1	10/31/2024	MISCELLANEOUS REVISIONS PER EMAIL DATED 10/15/2024	MMG

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE : (630) 916-6262



SANITARY SEWER MH

- 8) SANITARY SEWER MH
RIM 737.77
4" D.I.P. NE INV 729.77
8" VCP S INV 732.34
8" VCP S INV 732.34
9) SANITARY SEWER MH
RIM 731.41
FULL OF WATER
INV INACCESSIBLE
10) SANITARY SEWER MH
(LIFT STATION)
RIM 731.44
NO COVER (FULL OF DEBRIS)

WATER VALVE VAULTS

- 4) WATER VALVE VAULT
RIM 736.45
TOP OF 8" PIPE 731.80
5) WATER VALVE VAULT
RIM 730.54
TOP OF 10" PIPE 725.14
6) WATER VALVE VAULT
RIM 730.66
TOP OF 10" PIPE 725.56

STORM SEWER MH
RIM 731.79
12" RCP N INV 724.29
12" RCP S INV 724.34
15" RCP E INV 723.54
18" RCP W INV 723.19

STORM SEWER STRUCTURES

- 19) STORM SEWER MH
RIM 731.44
12" RCP W INV 726.84
12" RCP E INV 726.99
42" RCP S INV 725.26
42" RCP S INV 725.29
20) CURB CATCH BASIN
FLOW LINE 731.18
12" RCP W INV 727.23
12" RCP W INV 727.28
21) CATCH BASIN
RIM 731.02
8" PVC NW INV 727.97
12" RCP E INV 727.97
22) CATCH BASIN
(FULL OF DEBRIS)
RIM 729.88
(SW & SE PIPE CONNECTION
PER REC.)
23) CATCH BASIN
(LID COLLAPSING ON E. SIDE)
RIM 731.20
8" RCP W INV 727.30
8" RCP NE INV 727.50
24) CATCH BASIN
RIM 731.41
8" RCP NW INV 729.36
8" RCP E INV 728.86
25) INLET
RIM 731.48
8" SE INV 729.61
26) STORM SEWER MH
RIM 736.13
18" RCP W INV 726.29
18" RCP S INV 726.18
27) INLET
RIM 729.82
8" RCP N INV 726.12
28) CATCH BASIN
RIM 730.58
12" RCP E INV 727.28
29) CATCH BASIN
RIM 729.35
4" D.I.P. N INV 726.53
12" RCP S INV 725.85
30) CATCH BASIN
RIM 730.04
12" RCP NE INV 726.65
8" SW INV 726.82
31) STORM SEWER MH
RIM 730.51
12" RCP SW INV 726.21
12" RCP NE INV 725.51±
42" RCP N INV 724.46
42" RCP S INV 724.51
32) CURB CATCH BASIN
FLOW LINE 730.30
12" RCP E INV 726.30
33) CATCH BASIN
RIM 729.78
12" RCP NW INV 727.53
34) CATCH BASIN
RIM 729.43
12" RCP NW INV 726.08
12" RCP SE INV 726.21
35) CATCH BASIN
RIM 728.89
12" RCP SE INV 725.74
12" RCP N INV 725.59
36) STORM SEWER MH
RIM 730.44
48" RCP W INV 723.54
42" RCP S INV 723.99
37) CATCH BASIN
RIM 728.27
4" D.I.P. N INV 724.52
12" RCP W INV 723.73
38) CATCH BASIN
RIM 727.58
12" RCP S INV 724.20
12" RCP E INV 724.07
39) INLET
RIM 729.91
8" RCP SE INV 725.61
40) STORM SEWER MH
RIM 727.29
18" RCP W INV 719.49
18" RCP E INV 720.77
41) STORM SEWER MH
RIM 726.05
12" RCP N INV 721.30
12" RCP S INV PLUGGED
18" RCP E INV 718.60
18" RCP W INV 718.60
42) INLET
RIM 725.71
12" RCP N INV 722.56
43) CATCH BASIN
RIM 724.76
12" RCP N INV 721.61
44) STORM SEWER MH
RIM 726.76
8" VCP W INV 722.46
45) CATCH BASIN
RIM 723.96
12" RCP N INV 720.76
46) STORM SEWER MH
RIM 724.96
12" RCP S INV PLUGGED
18" RCP E INV 717.68
18" RCP W INV 717.68

LEGEND

- TELEPHONE PEDESTAL
 CABLE TV PEDESTAL
 ELECTRIC METER
 ELECTRIC BOX
 FIBER OPTIC HANDHOLE
 MCI HANDHOLE
 TELEPHONE HANDHOLE
 SBC MANHOLE
 TRAFFIC SIGNAL LIGHT
 FLOOD LIGHT
 TRAFFIC SIGNAL CONTROL VAULT
 UTILITY POLE
 UTILITY POLE WITH TRANSFORMER
 "GUY" ANCHOR W/ WIRE
 LIGHT POLES
 GAS METER
 CLOSED COVER DRAINAGE STRUCTURE
 CURB CATCH BASIN
 CATCH BASIN
 INLET
 CURB INLET
 SANITARY SEWER MANHOLE
 CLEANOUT
 MANHOLE
 FIRE HYDRANT
 WATER SERVICE SHUTOFF VALVE
 WATER VALVE VAULT
 WATER SHUTOFF VALVE WITH 8" CASING
 "SIAMESE" CONNECTION
 SIGN POST
 TELEPHONE SERVICE VAULT
 FLAG POLE
 BOLLARD
 MONITORING WELL
 TREE WITH TRUNK DIAM. SIZE
 OVERHEAD WIRES (# OF WIRES)
 STORM SEWER
 SANITARY SEWER
 UNDERGROUND ELECTRIC
 UNDERGROUND MCI LINE
 MCI
 GAS MAIN
 WATER MAIN
 UNDERGROUND TELEPHONE
 UNDERGROUND ELECTRIC & TELEPHONE
 GROUND ELEVATION
 PAVEMENT ELEVATION
 FIN/FLL = FINISHED FLOOR ELEVATION
 T/FDN = TOP OF FOUNDATION ELEVATION
 T/W = TOP OF WALL
 T/T = TOP OF TIMBER WALL
 CONCRETE PAVEMENT
 ASPHALT PAVEMENT
 VILLAGE OF LOMBARD UTILITY EASEMENT PER DOC. NO. R73-66862
 INGRESS & EGRESS EASEMENT PER DOC. NO. R72-12515
 INGRESS & EGRESS EASEMENT RECORDED PER DOC. NO. R74-1800 & SHOWN ON DOC. NO. R77-08166

NOTES:

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE ANY EXCAVATION BEGINS ALL UTILITY COMPANIES SERVING THE PROPERTY SHOULD BE CONTACTED FOR VERIFICATION OF FIELD LOCATION.

BENCHMARK: DUPAGE COUNTY B.M. # 0102

STATION IS LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF ILLINOIS ROUTE 53 WITH THE ILLINOIS PRAIRIE PATH. STATION IS 40.5 FEET EAST OF A WOODEN SOUND BARRIER WALL BETWEEN ILLINOIS ROUTE 53 AND INTERSTATE 555. STATION IS 8.0 FEET NORTH OF THE CENTERLINE OF THE ILLINOIS PRAIRIE PATH. MONUMENT IS A 3.5 INCH BRASS DISK SET ON THE EAST END OF THE NORTH CURB FOR THE PRAIRIE PATH, 0.5 FEET ABOVE PATH GRADE. ELEVATION=714.51 (NAVD 88 DATUM)

SITE BENCHMARK NO. 1:

CROSS CUT ON TOP OF CONCRETE CURB NEAR NORTHEAST CORNER OF SUBJECT PROPERTY JUST SOUTH OF ELECTRIC BOX. ELEVATION=730.77 (NAVD 88 DATUM)

SITE BENCHMARK NO. 2:

CROSS CUT ON TOP OF CONCRETE CURB SOUTH SIDE OF ENTRANCE FROM FINLEY ROAD TO SUBJECT PROPERTY (SECOND ENTRANCE FROM INTERSECTION OF ROOSEVELT ROAD AND FINLEY ROAD). ELEVATION=733.42 (NAVD 88 DATUM)

UPON INSPECTION OF FLOOD INSURANCE RATE MAP NO. 17043C030574, EFFECTIVE DATE AUGUST 1, 2019, COMMUNITY NO. 170212 THE PROPERTY LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).

BASIS OF BEARING: ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE.

MATTERS OF TITLE PERTAIN TO FIRST AMERICAN TITLE, ISSUING AGENT: FIRST AMERICAN TITLE INSURANCE COMPANY. COMMITMENT NUMBER 3185976, COMMITMENT DATE NOVEMBER 14, 2024. REVISION NUMBER 1 DATED NOVEMBER 15, 2024.

SCHEDULE "B" PART II ITEMS LISTED AS FOLLOWS:

- 1) NOT SURVEY RELATED
2) SURVEYOR ONLY SHOWS THOSE ITEMS PER RECORD DOCUMENTS SUPPLIED BY INSURING TITLE COMPANY.
3) SURVEYOR MAKES NO DETERMINATIONS AS TO ENCROACHMENTS, IMPROVEMENTS ARE SHOWN DIMENSIONED RELATIVE TO PROPERTY LINES.
4-26) NOT SURVEY RELATED
27) INGRESS AND EGRESS EASEMENT PER DOCUMENT NUMBERS R72-12515 AND R77-08166 PLOTTED AND SHOWN.
28) EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PER DOCUMENT NUMBER R72-12515 PLOTTED AND SHOWN.
29) TERMS AND CONDITIONS OF THE EASEMENT PROVISIONS. SEE DOCUMENT FOR PARTICULARS.
30) EASEMENT GRANTED TO ILLINOIS BELL TELEPHONE COMPANY ALONG SOUTH SIDE OF ROOSEVELT AND WEST SIDE OF FINLEY ROADS PER DOCUMENT NUMBER 479824, NO SPECIFIC LOCATION GIVEN.
31) SEWAGE DRAIN EASEMENT PER DOCUMENT NUMBER R70-6445 PLOTTED AND SHOWN.
32) 10' NORTHERN ILLINOIS GAS COMPANY EASEMENT PER DOC. NO. R73-11534 PLOTTED AND SHOWN.
33) VILLAGE OF LOMBARD UTILITY EASEMENT PER DOC. NO. R73-66862 PLOTTED AND SHOWN.
34) REGULATION OF TRAFFIC AGREEMENT. SEE DOCUMENT FOR PARTICULARS.
35) NON-EXCLUSIVE EASEMENT PER DOCUMENT NUMBER R72-41405, FOR PARKING, INGRESS AND EGRESS, PEDESTRIANS AND UNDERGROUND PUBLIC UTILITIES. SEE DOCUMENT FOR PARTICULARS.
36 & 37) DOCUMENT NUMBER R2000-054772, ILLINOIS ENVIRONMENTAL PROTECTION ENVIRONMENTAL NO FURTHER REMEDIATION LETTER. SEE DOCUMENT FOR PARTICULARS.
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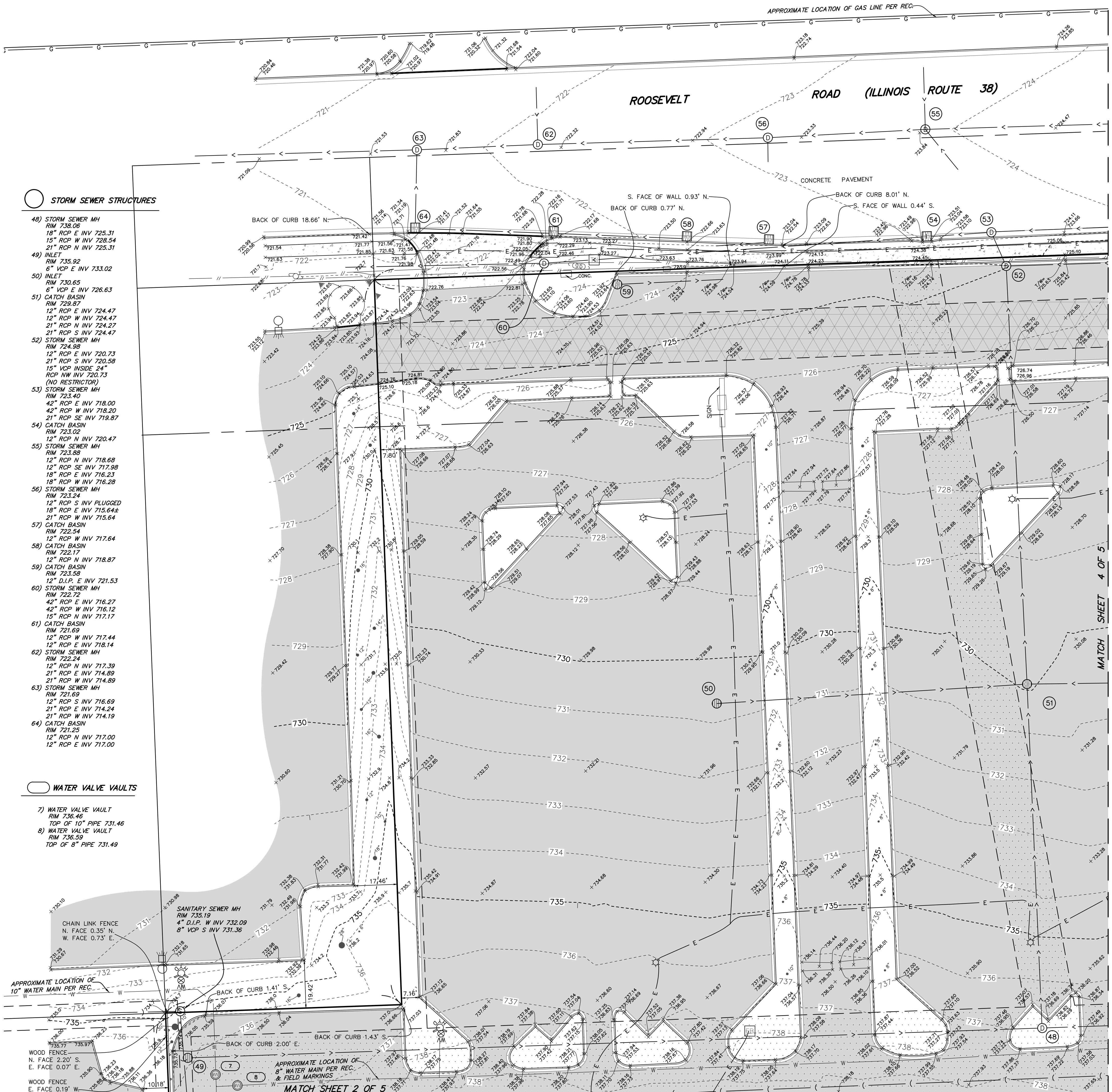
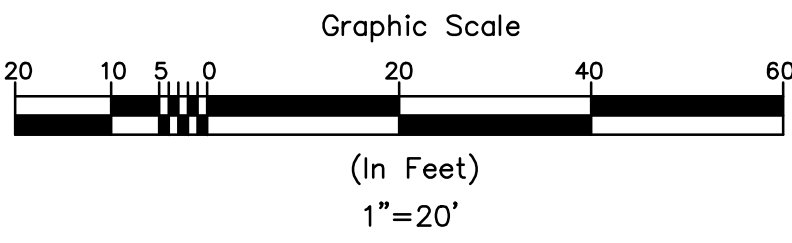
NO.	DATE	DESCRIPTION	BY
2	11/26/2024	REVISED PER TITLE COMMITMENT DATED 11/15/2024	MMG
1	10/31/2024	MISCELLANEOUS REVISIONS PER EMAIL DATED 10/15/2024	MMG

ORDER NO. 24-22850 REV 2
SHEET 4 OF 5

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE : (630) 916-6262



LEGEND

- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- ELECTRIC METER
- ELECTRIC BOX
- FIBER OPTIC HANDHOLE
- MCI HANDHOLE
- TELEPHONE HANDHOLE
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- GROUND ELEVATION
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- FIN/FL = FINISHED FLOOR ELEVATION
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- CONCRETE PAVEMENT
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- ASPHALT PAVEMENT
- VILLAGE OF LOMBARD UTILITY EASEMENT PER DOC. NO. R73-66862
- INGRESS & EGRESS EASEMENT PER DOC. NO. R72-12515
- INGRESS & EGRESS EASEMENT RECORDED PER DOC. NO. R74-1809 & SHOWN ON DOC. NO. R77-08164

NOTES:

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE ANY EXCAVATION BEGINS ALL UTILITY COMPANIES SERVING THE PROPERTY SHOULD BE CONTACTED FOR VERIFICATION OF FIELD LOCATION.

BENCHMARK: DUPAGE COUNTY B.M. # 0102

STATION IS LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF ILLINOIS ROUTE 53 WITH THE ILLINOIS PRAIRIE PATH. STATION IS 40.5 FEET EAST OF A WOODEN SOUND BARRIER WALL BETWEEN ILLINOIS ROUTE 53 AND INTERSTATE 355. STATION IS 8.0 FEET NORTH OF THE CENTERLINE OF THE ILLINOIS PRAIRIE PATH. MONUMENT IS A 3.5 INCH BRASS DISK SET ON THE EAST END OF THE NORTH CURB FOR THE PRAIRIE PATH, 0.5 FEET ABOVE PATH GRADE. ELEVATION=714.51 (NAVD 88 DATUM)

SITE BENCHMARK NO. 1:

CROSS CUT ON TOP OF CONCRETE CURB NEAR NORTHEAST CORNER OF SUBJECT PROPERTY JUST SOUTH OF ELECTRIC BOX. ELEVATION=730.77 (NAVD 88 DATUM)

SITE BENCHMARK NO. 2:

CROSS CUT ON TOP OF CONCRETE CURB SOUTH SIDE OF ENTRANCE FROM FINLEY ROAD TO SUBJECT PROPERTY (SECOND ENTRANCE FROM INTERSECTION OF ROOSEVELT ROAD AND FINLEY ROAD). ELEVATION=733.42 (NAVD 88 DATUM)

BASIS OF BEARING: ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE.

MATTERS OF TITLE PERTAIN TO FIRST AMERICAN TITLE, ISSUING AGENT: FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 3185976, COMMITMENT DATE NOVEMBER 14, 2024. REVISION NUMBER 1 DATED NOVEMBER 15, 2024.

SCHEDULE "B" PART II ITEMS LISTED AS FOLLOWS:

- NOT SURVEY RELATED.
- SURVEYOR ONLY SHOWS THOSE ITEMS PER RECORD DOCUMENTS SUPPLIED BY INSURING TITLE COMPANY.
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- EASEMENT GRANTED TO ILLINOIS BELL TELEPHONE COMPANY ALONG SOUTH SIDE OF ROOSEVELT AND WEST SIDE OF FINLEY ROADS PER DOCUMENT NUMBER 479824, NO SPECIFIC LOCATION GIVEN.
- SEWAGE DRAIN EASEMENT PER DOCUMENT NUMBER R70-6445 PLOTTED AND SHOWN.
- 10' NORTHERN ILLINOIS GAS COMPANY EASEMENT PER DOC. NO. R73-11534 PLOTTED AND SHOWN.
- VILLAGE OF LOMBARD UTILITY EASEMENT PER DOC. NO. R73-66862 PLOTTED AND SHOWN.
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- NON-EXCLUSIVE EASEMENT PER DOCUMENT NUMBER R72-41405, FOR PARKING, INGRESS AND EGRESS, PEDESTRIANS AND UNDERGROUND PUBLIC UTILITIES. SEE DOCUMENT FOR PARTICULARS.
- 36 & 37) DOCUMENT NUMBER R2000-054772, ILLINOIS ENVIRONMENTAL PROTECTION PROGRAM NO FURTHER REMEDIATION LETTER. SEE DOCUMENT FOR PARTICULARS.
- 38-40) NOT SURVEY RELATED.
- EASEMENTS FOR PUBLIC UTILITIES PER DOCUMENT NUMBER R77-08166 PLOTTED AND SHOWN HEREON.
- 110 FOOT SETBACK FROM THE CENTERLINE OF ROOSEVELT ROAD PER STATEMENT ON FINLEY-ROOSEVELT ASSESSMENT PLAT DOCUMENT NUMBER R 72-12515, PLOTTED AND SHOWN.
- COMMONWEALTH EDISON EASEMENT PER DOCUMENT NUMBER R87-137670 PLOTTED AND SHOWN HEREON.
- INGRESS AND EGRESS EASEMENT PER DOCUMENT NUMBER R74-01800 PLOTTED AND SHOWN.

NO.	DATE	DESCRIPTION	BY
2	11/28/2024	REVISED PER TITLE COMMITMENT DATED 11/15/2024	MMG
1	10/31/2024	MISCELLANEOUS REVISIONS PER EMAIL DATED 10/15/2024	MMG

BURJ PLAZA—505 WEST ROOSEVELT ROAD (MULTI-TENANT)
505 W. Roosevelt Road, Lombard, DuPage County, Illinois
(Permanent Index No. 06-19-100-029)

REQUEST FOR DRIVE THROUGH CONDITIONAL USE
AND EXISTING CONDITIONS VARIATIONS

ITEMIZATION OF RELIEF (1/24/25)

1. A conditional use pursuant to Section 155.103(F) of the Zoning Ordinance in order to allow a drive through accessory to a restaurant (see Section 155.417(G)(2)(b)(iv));
2. A conditional use pursuant to Section 155.103(F) of the Zoning Ordinance in order to recognize existing off-site parking throughout the shopping center (R1972-041405) and allow the use of parking spaces situated at 505 West Roosevelt Road to support use at 1210 Finley Road and 515 W. Roosevelt Road in conformance with Section 155.602(A)(3)(b) while also allowing shopping center cross-parking as covenanted in 1972 (see Section 155.417(G)(2)(c)(ii));
3. Variations pursuant to Section 155.103(C) of the Zoning Ordinance to allow the continuation of conditions existing since 1977, and later with the expansion of rights of way, to remain:
 - a. From Section 155.417(G)(3), and 155.417(G)(5)(c) which impose certain lot size (40,000 SF) and interior side yard (10 feet) standards subject to compliance with the site plan and landscape plan on file with the Village which shall be deemed part of any ordinance authorizing the variations; and
 - b. From Sections 155.417(G)(9) and 155.417(G)(12) which impose certain landscaping (Article XI), and parking lot design (Article X) standards subject to compliance with the site plan and landscape plan on file with the Village which shall be deemed part of any ordinance authorizing the variations.

BURJ PLAZA
505-515 W. Roosevelt Road, 1210 Finley Road, Lombard, DuPage County, Illinois
Permanent Index Nos. 06-19-100-025, 06-19-100-025, and 06-19-100-029

PHASING DESCRIPTION

PROPERTY SEARCH: January 2018

INITIATION OF PLANNING: October 2024

ACQUISITION: December 2024

PHASE ONE: January 2025-July 2025 (515 permitting and construction, some tenant buildouts)

1. Build out the northern portion of the existing Dania building for retail storefronts and Usmania.
2. Limited sidewalk work surrounding the proposed retail storefront area along the building.
3. Restripe majority of the existing parking area to provide the necessary parking needed for the restaurant/retail storefront uses.
4. Reuse existing parking lot lighting. Install a sanitary sewer service to serve the restaurant/retail storefronts and future banquet facility.
5. Modify existing signage near Roosevelt Rd frontage and add new Lot 3 sign at the southern access on Finley Rd.
6. Demolition of existing automotive repair building on 515 and temporary cover before Phase Three.
7. Signage
 - a. Watch us change, development signage, space available
 - b. Temporary revision to Dania pole sign
 - c. Wall sign preparation
8. OCCUPANCY: Summer 2025

PHASE TWO: January 2025-July 2025 (zoning conditional uses (505/1210), permits, econ. incentive)

1. Conditional use for 505 drive through.
2. Conditional use for 1210 smoking establishment.
3. Expand and modify existing drive-thru on 505.
4. Exterior elevation modifications to existing building on Lot 505, no or limited building footprint impact.
5. Add multipaneled 8' monument sign on north side of 505 at northeast corner (N-S face orient.).
6. Define driveway on the south side of 1210.

7. Remove existing pole sign at southeast corner of 1210 and new multipaneled 10' monument sign near that location.
8. Improve landscaping on both lots. Open space compliance on 1210.
9. Incentive inducement if needed. Continue incentive work.
10. Traffic discussions and planning SE corner of 515 at Finley
11. OCCUPANCY: Summer 2025

PHASE THREE: February/March 2025-Spring 2026 (banquet and parking areas)

1. Conclude incentive work.
2. Planned development approval for shopping center possible depending on staff review and status of SE Finley Road driveway and traffic controls. (NOTE: if no zoning relief is required for Phase 3, the PD would be part of Phase Four only. If PD occurs in Phase Three, then portions of Phase 4 would advance to Phase Three, but new outlot buildings are 2026 or later.)
3. Build out the remainder of the existing Dania building for a banquet facility.
4. Curb, landscape and driveway extension and throat work between 515 and Finley Road.
5. Improve parking lot and delivery area on 515.
6. Add 35' sign at driveway on Roosevelt Road and remove existing tall sign in that area.
7. All new site lighting for the property.
8. Landscape new islands and perimeter areas.
9. Add 20' sign at SE Finley Road driveway if staging of traffic control and sidewalk permit.
10. OCCUPANCY: Grand Opening Memorial Day Weekend 2026

PHASE FOUR: Summer/Fall 2025-Spring/Summer 2029

1. PD application if not already accomplished and incentive did not require it earlier.
2. Entitle two new lots and buildings within 515 and immediately west of 505 and 1210.
3. Traffic control on Finley Road at SE driveway on 515.
4. Provide new sidewalk and dec. parkway trees on Finley Road along 515 frontage as part of traffic signal improvement.
5. Construction of one or both new outlot buildings depending on incentive terms.
6. OCCUPANCY: Outside Date TBD