


VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) _____ *Waiver of First Requested*
 X Recommendations of Boards, Commissions & Committees (Green)
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES
FROM: David A. Hulseberg, Village Manager
DATE: January 25, 2012 (BOT) Date: February 2, 2012
TITLE: PC 11-25: 321-395 E. Roosevelt Road (Former Lombard Crossings
Development)
SUBMITTED BY: Department of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests

1. Approve an amendment to an annexation agreement (2/3 of Corporate Authorities Vote Required)
2. Approve a planned development amendment (Major Change) to Ordinance 6211, as amended by Ordinances 6344, 6495 and 6623 for property located in the B4APD Roosevelt Road Corridor District, Planned Development, with the following companion conditional uses, deviations and variations, as follows;
 - a) A conditional use, per Section 155.417 (G) (2) of the Lombard Zoning Ordinance to allow for a secondhand stores and rummage shops in excess of 5,000 square feet for proposed Lot 1; and
 - b) A conditional use, per Section 155.417 (G) (2) of the Lombard Zoning Ordinance to allow for a drive through for proposed Lot 1; and
 - c) For each lot, grant a variation from Sections 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking; and
 - d) A deviation to Section 155.417 (G)(3) of the Zoning Ordinance to reduce the minimum lot area for a detention outlot (proposed Lot 3); and
 - e) A deviation from Section 155.417 (G)(4) of the Zoning Ordinance to reduce the minimum lot width for a detention outlot (proposed Lot 3); and
 - f) A deviation from Section 154.507 of the Lombard Subdivision and Development Ordinance to allow an outlot (proposed Lot 3) to not have at least thirty feet (30') of frontage along a public street; and

- g) Grant a variation from Sections 155.417 (G)(7) and (9) of the Zoning Ordinance to reduce the ten percent (10%) open space requirement for proposed Lot 2; and
 - h) A conditional use, per Section 155.417 (G) (2), for off-site parking.
3. Site plan approval with the following deviations from the Lombard Sign Ordinance:
- a. A deviation from the Lombard Sign Ordinance to allow for a freestanding sign on both proposed Lots 1 and 2 to be located closer than seventy-five feet (75') from the center line of the adjacent right-of-way; and
 - b. A deviation from the Lombard Sign Ordinance to allow for 4 walls signs where 2 wall signs are permitted for proposed Lot 1.
4. Approve a major plat of subdivision.

The Plan Commission recommended approval of this request with amended conditions.

Please place this item on the February 2, 2012 Board of Trustees agenda under Items for Separate Action.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____	Date _____
Finance Director X _____	Date _____
Village Manager X _____	Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: David A. Hulseberg, Village Manager

FROM: William Heniff, AICP
Director of Community Development *WH*

DATE: February 2, 2012

SUBJECT: **PC 11-25; 321-395 E. Roosevelt (Former Lombard Crossing)**

On January 23, 2012, the Plan Commission recommended approval of the zoning actions associated with this property. Attached please find the following items for Village Board consideration as part of the February 2, 2012 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 11-25;
3. Plans associated with the petition;
4. An ordinance granting an amendment to a conditional use for a planned development, along with companion conditional uses, variations and deviations, to allow for a 25,500 square foot Goodwill Store and Talent Bridge/Workforce Connection Center (job placement facility) and an outlot.
5. An ordinance authorizing a first amendment to Ordinance 6208, adopted June 19, 2008, authorizing an annexation agreement;

Also on the February 2, 2012 Village Board agenda is a public hearing associated with a first amendment to the annexation agreement for the subject property. Due to economic conditions, the previous developer never proceeded with the project and the land has since been foreclosed upon by the bank. Goodwill now has the entire site under contract and is seeking to amend the annexation agreement to accommodate their proposed development. Some key changes to the annexation agreement include:

- The amendment substitutes the site plans originally approved in the annexation agreement with the petitioner's proposed plans.
- The amendment provides a revised list of variations and deviations allowed. It should be noted that the proposed new plans have less relief associated with it than the previously approved plan.

- The amendment establishes that the proposed outlot shall be developed with either a fast food restaurant, sit down restaurant or retail use permitted under Section 155.417 (G) (1) (a) of the B-4A Roosevelt Road Corridor District.
- The amendment establishes site plan approval authority to the Plan Commission for the outlot.

In addition to the changes to the existing agreement, the amendment maintains several provisions from the previous development. Those include:

- The amendment still requires that the existing billboard is to be removed in 2014, when the existing lease period expires.
- The amendment still requires cross access to the High Pointe Shopping Center to the east.
- The amendment still requires cross access with the York Township Highway Department facility to the south.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

February 2, 2012

Village President
William J. Mueller

Village Clerk
Brigitte O'Brien

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 11-25: 321-395 E. Roosevelt Road (Former Lombard Crossings Development)

Trustees

- Greg Alan Gron, Dist. 1
- Keith T. Giagnorio, Dist. 2
- Zachary C. Wilson, Dist. 3
- Peter Breen, Dist. 4
- Laura A. Fitzpatrick, Dist. 5
- William "Bill" Ware, Dist. 6

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village take the following actions for the subject property located within the B4A - Roosevelt Road Corridor District.

Village Manager
David A. Hulseberg

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

1. Approve an amendment to an annexation agreement.
2. Approve a planned development amendment (Major Change) to Ordinance 6211, as amended by Ordinances 6344, 6495 and 6623 for property located in the B4APD Roosevelt Road Corridor District, Planned Development, with the following companion conditional uses, deviations and variations, as follows;
 - a) A conditional use, per Section 155.417 (G) (2) of the Lombard Zoning Ordinance to allow for a secondhand stores and rummage shops in excess of 5,000 square feet for proposed Lot 1; and
 - b) A conditional use, per Section 155.417 (G) (2) of the Lombard Zoning Ordinance to allow for a drive through for proposed Lot 1; and
 - c) For each lot, grant a variation from Sections 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking; and
 - d) A deviation to Section 155.417 (G)(3) of the Zoning Ordinance to reduce the minimum lot area for a detention outlot (proposed Lot 3); and
 - e) A deviation from Section 155.417 (G)(4) of the Zoning Ordinance to reduce the minimum lot width for a detention outlot (proposed Lot 3); and
 - f) A deviation from Section 154.507 of the Lombard Subdivision and Development Ordinance to allow an outlot (proposed Lot 3) to not have at least thirty feet (30') of frontage along a public street; and
 - g) Grant a variation from Sections 155.417 (G)(7) and (9) of the Zoning Ordinance to reduce the ten percent (10%) open space requirement for proposed Lot 2; and

- h) A conditional use, per Section 155.417 (G) (2), for off-site parking.
3. Site plan approval with the following deviations from the Lombard Sign Ordinance:
- a. A deviation from the Lombard Sign Ordinance to allow for a freestanding sign on both proposed Lots 1 and 2 to be located closer than seventy-five feet (75') from the center line of the adjacent right-of-way; and
 - b. A deviation from the Lombard Sign Ordinance to allow for 4 walls signs where 2 wall signs are permitted for proposed Lot 1.
4. Approve a major plat of subdivision.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on January 23, 2012.

Jay Peirick, 100 E. Wisconsin Avenue, Suite, 1030, of Goodwill Industries provided background on the project. He mentioned how Goodwill has worked closely with Village staff and Goodwill is proud of what they put together. He said they have been looking for a location in Lombard for a while. He went on to say that they are proposing a 1 story, 25,500 s.f. retail store and donation center that will also include a talent bridge and workforce center. He described the materials to be used on the building and mentioned they spend a lot of money on the buildings and take pride in them. The buildings have a warm color palette, clear windows and each retail store and donation center tries to be self-sustaining by selling items dropped off at that specific location. It makes the community feel more integrated with Goodwill and minimizes the trucking operations to the site. The inventory on the sale floor turns every 3-4 weeks. Donations not sold on the floor get recycled. He mentioned they were using green initiatives including the large amount of recycling.

Mr. Peirick stated that although Goodwill is mostly known as a retail store and donation center, their mission is in their support centers providing assistance to the disadvantaged and disabled individuals. Some aspects include; paper shredding division, child care division and they play a big part with meals on wheels. State funding for these operations get cut more and more so it is more important to find other streams of revenue.

Chairperson Ryan asked if anyone was present to speak in favor or against the petition. There was no one to speak in favor or against the petition.

Chairperson Ryan then requested the staff report.

Christopher Stilling, Assistant Director of Community Development, presented the report. He stated that the IDRC report is being submitted into the public record in its entirety. Back in 2008, the Village approved an annexation agreement and planned development with Centrum for the Lombard Crossing project which consisted of a bank, strip center, restaurant and storage facility. Due to economic conditions, Centrum never proceeded with the project and the land has since been foreclosed upon by the bank. Goodwill now has the entire site under contract and is seeking to amend the agreement and planned development and resubdivide the land to allow for a 25,500

square foot Goodwill Store and Talent Bridge/Workforce Connection Center (job placement facility) and an outlot. At this time, a final user for the outlot has not been identified.

Mr. Stilling said the property is subject to the terms and conditions of an existing annexation agreement that was approved as part of the 2008 petition. The petitioner's proposed plans require an amendment to that agreement which will be considered by the Village Board.

With reference to their retail operations, the retail store for Goodwill will be approximately 18,600 square feet in area and consist of a drop off/drive through on the east side of their building. The store would be open 7 days a week and donations would be accepted one 1 hour earlier. Items donated at this location are mostly resold on site. Once an item is dropped off, it is inspected and sorted for quality and if acceptable, brought to the sales floor. A Goodwill truck will come to the store approximately 3-5 times a week during normal operating hours. Hours are 9AM-9PM Monday-Friday, 9AM-7PM Saturday and 10AM-6PM on Sunday.

As another component to the Goodwill retail operations, the petitioner is proposing a Workforce Connection Center and Talent Bridge in an adjacent 6,900 square foot space to the west of the retail store with a separate entrance. Essentially the 25,500 square foot building would function as a multi-tenant commercial building, however all operations would be under Goodwill's control.

The intent of the Workforce Connection Center is to provide assistance to people who are unemployed or underemployed. The center offers help with job search, workshops and provides assistance with resumes and interview preparation. Computers, printers, telephones and internet access are available to users. As noted by Goodwill, employers will also take advantage of Goodwill's Workforce Connection Center to help identify and screen potential candidates. The petitioner anticipates serving dozens of individuals on a weekly basis.

The Talent Bridge is a staffing and recruiting center for organizations Goodwill partners with. Services include:

- Contract Employment Services
- Direct Placement Services
- Recruitment Process Outsourcing
- Professional and Industrial Recruitment and Placement

In addition, this location would also serve as some additional "back of office" space for Goodwill and their Human Resources department. Both uses are permitted in the B4A District.

With regards to the outlot, Mr. Stilling stated that as part of the overall plan, the petitioner is proposing to incorporate a 1 acre outlot (Lot 2) on the eastern side of the site for sale. At the request of Village staff, Goodwill is attempting to market the outlot to restaurant users. Although a user has not been identified yet, the petitioner has prepared 2 conceptual sketches showing how a 3,600 square foot fast-food restaurant with a drive-through or a 6,000 square foot sit-down restaurant could be accommodated on the site. Those plans are shown on Exhibit 21 of the

petitioner's binder. Access to the outlot would be from both the east and west. There is an existing cross access agreement with the High Pointe Center to the east. Any development on Lot 2 would be subject to site plan approval by the Plan Commission, along with any necessary zoning relief. Additional provisions are also placed on the outlot as part of the annexation agreement amendment. In the interim and until the site is fully developed, the petitioner has agreed to provide an access drive connecting the Goodwill development to the High Pointe Center to the east. The balance of the site would be graded and seeded.

As part of the petitioner's plans, they have noted several "Green Initiatives" they plan to incorporate into their use and site plan. According to information provided by the petitioner, they state that not only is their overall use as a resale shop a "green" business, their site plan will incorporate the following other "green" elements:

- Increased amount of open space. The petitioner is doubling the amount of open space from what was previously approved. The Centrum plan had approximately 15% open space whereas this new plan would provide about 29.2% open space. Code requires 12.5% open space.
- The use of LED parking lot lights.
- Installing pervious concrete in the sidewalk that connects the building to Roosevelt Road. The material they are using is called "FilterCrete".

Mr. Stilling stated that for Goodwill's retail use and Workforce Connection Center/Talent Bridge, the Zoning Ordinance requires a minimum of 102 parking spaces (4 spaces/1000 square feet). The petitioner is providing 126 parking spaces.

Staff notes that there is an existing easement on the Chrisos property that granted York Township Highway Department rights to use a fifteen-foot drive aisle and the full access onto Roosevelt Road. The petitioner is working with York Township Highway Department to address the easement. IDOT has reviewed the proposed site plan and finds the full access curb-cut and right-in/right-out curb-cut to be acceptable. However, IDOT will require the petitioner to extend the existing right turn only lane for the right-in/right-out curb cut to the west in the High Point Shopping Center.

The donation drop off area would operate similarly to that of a drive-through for a restaurant. However, in this case, individuals would drive on the east side of the building and make a sharp turn around entering into the drop off area which is covered by a canopy (see figure 1). While this is not a traditional drive through movement, staff and the Village's traffic consultant have reviewed this closely and determined that it would function fine. Staff also visited a Goodwill Store in Woodridge, IL (Boughton Rd. & Woodward Ave.) and they have a similar layout. Staff found that the movement at their Woodridge store worked well.

As part of the submittal, the Village's traffic consultant KLOA reviewed the site for its impact on the Village street network. The petitioner has been working with staff and the Village's traffic consultant to address concerns related to stacking of the donation drop off area and access drives. The following is a summary of KLOA's findings:

- The traffic to be generated by the proposed land uses will not have a significant impact on the surrounding roadway network.
- The access drives, as proposed, will be an improvement over the original land use and the previous approved land use given that the number of curb cuts onto Roosevelt Road will be reduced and a longer throat will be provided at the full ingress/egress access drive.
- Consideration should be given to land banking the proposed 12 parking spaces on the west side of the site.
- The loading area on the south side of the building should be one-way westbound.
- A "Do Not Enter" sign should be posted on the loading area exit drive facing west.
- The exit drive from the donation drop-off lane should be narrowed down to one lane.
- Outbound movements from the donation drop-off lanes should be under stop sign control.

It should be noted that the petitioner's plans have been revised to reflect KLOA's recommendations with the exception of land banking the parking spaces on the west side. The petitioner has indicated that they see a need for those spaces and prefers to install them now. Staff does not object to this request.

Mr. Stilling said that the petitioner has submitted preliminary engineering plans showing how they plan to address stormwater on the site. Stormwater for the entire development will be handled by a detention basin located at the southeast corner of the site. The location of the basin is consistent with the previously approved Centrum plan. All necessary Best Management Practices (BMP's) required by the DuPage County Stormwater Ordinance are being provided.

The petitioner has also provided a materials board for review. The proposed building would be one story in height and constructed entirely of concrete block. The petitioner is proposing 3 different styles and colors of concrete block as part of their overall elevation. Metal awnings would be provided over the front windows of the Goodwill store. No text is being proposed on the awnings. Staff has also included photos of Goodwill's Pewaukee, Wisconsin store which would be very similar to the proposed Lombard location.

Future development on Lot 2 would be subject to the site plan approval process. It should be noted that the building elevations and materials proposed for Goodwill's site are critical as the intent of planned development amendments and the B4A District regulations are to encourage unified design. Once a user has been identified on Lot 2, the Plan Commission will have the authority to review the proposed architectural elements of the proposed use on Lot 2 in conjunction with the approved elevations for Goodwill.

The Comprehensive Plan identifies the subject property for Community Commercial Uses. The Roosevelt Road Corridor Study adopted in 2007, set forth a number of recommendations, including:

- Unified image addressing architectural and site aesthetics. Increase green/open space, particularly in viable areas.
- Limit piecemeal development and promote unified development. Encourage or require cross access, cross parking and shared access

- Pedestrian access/circulation accommodations within the development
- Limit the impact on adjacent residential uses
- Enhance the effectiveness of the corridor as a SRA roadway.
- Adequately address infrastructure and utility needs within the corridor.

Based on a review of these provisions, the proposed redevelopment is consistent with the Comprehensive Plan and Roosevelt Road Corridor Plan.

Staff finds that the proposed redevelopment is consistent with the other uses along Roosevelt Road. The subject property is bordered on the north and east by other existing retail commercial uses. To the south of the subject property is an office and storage facility for York Township Highway Department. To the west of the subject property is a motel, which may be subject to redevelopment at some point in the future, and U-Store-It storage center. As the proposed building would be 1 story in height, there would be minimal visual impact to the unincorporated residences located to the south on 13th Place.

As noted, the property is zoned B4APD and is subject to Planned Development Ordinance 6211, as amended by Ordinances 6344, 6495 and 6623 (attached). Other than the request for off-site parking, the zoning actions associated with Goodwill's petition are consistent with the previously approved plan. In fact, this petition has less relief associated with it than the previously approved plan. The proposed new Goodwill requires that the following zoning actions be taken in order to facilitate the development.

Conditional use to allow for a secondhand store and rummage shops in excess of 5,000 square feet for proposed Lot 1;

The petitioner's use of selling secondhand clothing is currently not permitted in the B4A District. As part of PC 12-04, staff has initiated a text amendment to allow for "secondhand stores and rummage shops" in excess of 5,000 square feet as a conditional use. Since secondhand stores typically rely on the donation of goods, which are typically dropped off on-site and for resale, the need for additional review is warranted. This is consistent with the regulations associated with "Attendant Collection Centers". As the Goodwill store will be 18,600 square feet in area, it would meet the minimum size requirements. Staff supports this request as the store and the use would be in character with other retail uses along the corridor. In addition, staff finds that the donation drop-off area function well and will not impact overall circulation.

A conditional use to allow for a drive through for proposed Lot 1;

The proposed Goodwill includes a drive-through facility on the east side of the building for donation drop-off. Sufficient stacking is provided and the proposed drive-through facility will not negatively impact traffic circulation within the development. Staff does not object to this request.

A conditional use for off-site parking;

A conditional use for off-site parking is being requested to benefit the future use on Lot 2. If a sit-down restaurant were to be constructed on Lot 2, the existing lot may not be large enough to accommodate all the required parking. Since the proposed Goodwill site will have excess

parking, any shortfall could be accommodated on the Goodwill site. Staff supports this request since sufficient parking would be provided throughout the overall development and it avoids the need for granting a variation for parking.

A deviation to reduce the minimum lot width and lot area;

Regarding the width and area requirements, the petitioner is seeking this relief, as the overall detention requirements do not require a lot of a size that would meet code provisions. Staff notes that this relief can be conceptually supported given that the lot will not be developed in the future.

For each lot, variations reducing the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking;

By establishing a planned development, arbitrary property lines can be ignored in favor of a more unified and cohesive development. In this case, the proposed access aisles are placed where it makes most sense within the overall project, rather than based upon property lines. This deviation can be supported as it provides for better traffic flow and circulation. Moreover, it also helps minimize traffic on adjacent public streets. Staff has supported such relief for other unified centers.

Grant a variation from Sections 155.417 (G)(7) and (9) of the Zoning Ordinance to eliminate the ten percent (10%) open space requirement for lot 2;

A review of the plans estimated that the proposed development on Lot 2 may not meet the minimum open space requirements. However, given that the site is part of an overall planned development and the lot lines are intended to be more arbitrary, this relief could be supported as the overall open space is significantly more than required and greater than what was previously approved. This approach and requisite relief was also successfully implemented within the Highlands of Lombard planned development and was also approved as part of the original Lombard Crossing development. Furthermore, the total amount of open space provided on Lot 2 could be reviewed as part of the future site plan approval.

The proposed development is considered both a major plat and major development as defined by the Subdivision and Development Ordinance, which would require full public improvements where they are needed. The petitioner's plans do show all the necessary improvements. However the petitioner is seeking the following deviation from the following sections of Subdivision and Development Ordinance:

A deviation to allow for a lot without public street frontage;

Lot 3 requires a deviation from the Subdivision and Development Ordinance to allow a lot without street frontage. Access to Lot 3 will be provided by means of cross access with Lot 1 of the proposed subdivision. Lot 3 would be a detention outlot for the stormwater drainage of the project. Given the overall lot configuration, the grade issues and the built-in cross access provisions, staff does not object to this request.

Approve a major plat of subdivision:

The petitioner has also submitted a plat of subdivision for the development. The petitioner proposes to resubdivide the property to create 3 lots of record. As this development is over one acre in size, the plat will need to be approved by the Village Board. Staff will transmit the final plat to the Board for approval upon approval of final engineering for the development.

As part of the development process, the petitioner is proposing deviations from the Sign Ordinance:

A deviation from Section 153.235 (F) to allow for a shopping center sign to be located closer than seventy-five feet (75') from the center line of the adjacent right-of-way for Lots 1 & 2:

Goodwill is proposing an 18' high freestanding sign on the western side of their site. The sign as proposed would be setback less than 75 feet from the centerline of Roosevelt Road. As noted in past cases with similar relief, planned developments are intended for a unified and compatible design of buildings, structures and site improvements. Since a user has not been identified yet for Lot 2, staff suggested including this relief for that lot as well as it will be required. Staff can support the relief request for Lots 1 and 2.

A deviation from the Sign Ordinance to allow for more than one wall sign per street frontage:

As the proposed Goodwill Building will be considered a multi-tenant shopping center building, signage relief is required for the Goodwill retail store. As shown, the petitioner is proposing a total of 4 wall signs: 3 facing Roosevelt Road and one facing east, not on a street frontage. Two of the signs along the Roosevelt Road frontage advertise Goodwill, while the third is calling attention to the "Donation Center". The fourth sign, located on the east elevation is also for purposes of the "Donation Center". The total sign area of all 4 wall signs is approximately 167.5 square feet, which is well below the total 298 square feet allowed by code. Historically, staff has supported signage deviations for the number of signs provided that the total square footage did not exceed that allowable by code and if existing site conditions warranted such consideration. Signage associated with the TalentBridge/Workforce Connection Center would meet code.

Staff notes that there is an existing billboard located on the subject property. The companion annexation agreement amendment will provide for the removal of the billboard by the petitioner in 2014, when the existing lease period expires.

Mr. Stilling also noted that the existing PACE bus Route 301 runs along Roosevelt Road and could serve this property.

Mr. Stilling said that staff finds that the information presented **meets** the Standards for conditional use, variation and planned development, as submitted by the petitioner and as part of this petition, and as set forth in the Zoning Ordinance, Sign Ordinance and Subdivision and Development Ordinance, and therefore staff recommends approval subject to the revised 10 conditions.

Chairperson Ryan then opened the meeting for comments among the Commissioners.

Commissioner Sweetser asked about the cross access and its impact on the concept plans showing the various types of restaurants. Mr. Stilling said that the plan anticipates that the easement would be realigned to better fit the future user.

Commissioner Sweetser asked about the open space and the difference between what code requires and the previously approved plans. Mr. Stilling stated that the petitioner has nearly doubled what was originally approved. Mr. Stilling said code requires 12.5%.

Commissioner Olbrysh stated that he thought the petition would be an attractive addition to the corridor. He asked about the retaining wall at the rear. Staff responded by stating that the wall is necessary because of the grade changes however, since they are increasing the setback, the wall will be much lower than what was originally shown.

On a motion by Commissioner Sweetser and a second by Commissioner Olbrysh, the Plan Commission voted 6 to 0 that the Village Board approve the petition based on the finding that the petition had met the required Standards as set forth in the Zoning Ordinance.

Based on the submitted petition and the testimony presented, the proposed ordinance amendment does comply with the standards required by the Lombard Zoning Ordinance, Sign Ordinance, Subdivision and Development Ordinance and that the planned development amendment enhances the development and is in the public interest; and, therefore, I move that the Plan Commission adopt the findings included within the Inter-department Group Report as the findings of the Lombard Plan Commission, and recommend to the Corporate Authorities **approval** of the PC 11-25, subject to the following amended conditions:

1. The petitioner shall develop the site and building in accordance with the plans submitted as part of their binder dated January 3, 2012, including the amended plat of subdivision last revised January 4, 2012, and to the materials board submitted, except as modified by the conditions of approval.
2. That the petitioner shall enter into an annexation agreement amendment with the Village for the subject property.
3. The petitioner shall satisfactorily address the comments included within the IDRC report.
4. To minimize parking conflicts on the property and to minimize impacts on adjacent properties, the developer/owner of the property shall allow for cross-access and cross parking between each lot within the proposed development.
5. The site plan and building elevations for the development on Lot 2 shall be subject to site plan approval by the Village.

6. All comments and recommendations noted in the KLOA report dated December 14, 2011, with the exception to land banking the 12 parking spaces, shall be satisfactorily addressed.
7. This approval shall become null and void unless work thereon on Lot 1 is substantially under way within 12 months of the date of the approved ordinance, unless extended by the Board of Trustees prior to the expiration of the ordinance.
8. Prior to the issuance of a building permit, the petitioner shall submit a revised cross access easement or agreement with the York Township Highway Department.
9. Signage for Lot 2 shall consist of channel lettering, unless otherwise approved by the Plan Commission as part of a future Site Plan Approval.
10. Prior zoning approvals not consistent with this petition shall be null and void.

Respectfully,

VILLAGE OF LOMBARD


Donald Ryan, Chairperson
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

HEARING DATE: January 23, 2012

FROM: Department of
Community Development

PREPARED BY: Christopher Stilling, AICP
Assistant Director

TITLE

PC 11-25; 321-395 E. Roosevelt Road (Former Lombard Crossings Development): The petitioner requests that the Village take the following actions on the subject property:

1. Approve an amendment to an annexation agreement.
2. Approve a planned development amendment (Major Change) to Ordinance 6211, as amended by Ordinances 6344, 6495 and 6623 for property located in the B4APD Roosevelt Road Corridor District, Planned Development, with the following companion conditional uses, deviations and variations, as follows;
 - a) A conditional use, per Section 155.417 (G) (2) of the Lombard Zoning Ordinance to allow for a secondhand stores and rummage shops in excess of 5,000 square feet for proposed Lot 1; and
 - b) A conditional use, per Section 155.417 (G) (2) of the Lombard Zoning Ordinance to allow for a drive through for proposed Lot 1; and
 - c) For each lot, grant a variation from Sections 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking; and
 - d) A deviation to Section 155.417 (G)(3) of the Zoning Ordinance to reduce the minimum lot area for a detention outlot (proposed Lot 3); and
 - e) A deviation from Section 155.417 (G)(4) of the Zoning Ordinance to reduce the minimum lot width for a detention outlot (proposed Lot 3); and
 - f) A deviation from Section 154.507 of the Lombard Subdivision and Development Ordinance to allow an outlot (proposed Lot 3) to not have at least thirty feet (30') of frontage along a public street; and
 - g) Grant a variation from Sections 155.417 (G)(7) and (9) of the Zoning Ordinance to reduce the ten percent (10%) open space requirement for proposed Lot 2; and
 - h) A conditional use, per Section 155.417 (G) (2), for off-site parking.
3. Site plan approval with the following deviations from the Lombard Sign Ordinance:

- a. A deviation from the Lombard Sign Ordinance to allow for a freestanding sign on both proposed Lots 1 and 2 to be located closer than seventy-five feet (75') from the center line of the adjacent right-of-way; and
 - b. A deviation from the Lombard Sign Ordinance to allow for 4 walls signs where 2 wall signs are permitted for proposed Lot 1.
4. Approve a major plat of subdivision.

GENERAL INFORMATION

Petitioner: Goodwill Industries of Southeastern WI, Inc.
Attention Jay Peirick
5300 N 118th Court
Milwaukee, WI 53225

Property Owners: Land Holding, LLC
c/o PNC Bank
Two PNC Plaza, 18th Floor
620 Liberty Avenue
Pittsburgh, PA 15222

William C. Chrisos Revocable Living Trust
3524 Venard
Downers Grove, IL 60515

PROPERTY INFORMATION

Existing Zoning: Former O'Hare Towing - B4A Roosevelt Road Corridor District
Former Lombard Lanes – B4A Roosevelt Road Corridor District

Existing Land Use: Vacant (previously developed as Lombard Lanes and O'Hare Towing)

Size of Property: Approximately 4.57 Acres

Comprehensive Plan: Community Commercial (Roosevelt Road Corridor)

Surrounding Zoning and Land Use:

North:	B4 Corridor Commercial District and Developed as restaurant and retail uses.
South:	Property in Unincorporated DuPage County zoned B2 General Business District and developed as office and storage facility for York Township Highway Department
East:	B3PD Community Commercial Planned Development District and developed as High Point Shopping Center
West:	Property in Unincorporated DuPage County zoned B2 General Business District and developed as a motel and a mini-warehouse facility

ANALYSIS

SUBMITTALS

This report is based on the documents filed on December 29, 2011 with the Department of Community Development. The full list of items included as part of this case is provided within the development binder dated January 3, 2012 submitted by the petitioner and made a part of this request. Additional items include:

1. Photos from the Pewaukee, Wisconsin Store.
2. Village of Lombard Ordinances 6211, 6344, 6495 and 6623.
3. Materials board received December 29, 2011.
4. Previously approved plans from the Lombard Crossing Development.

DESCRIPTION

Back in 2008, the Village approved an annexation agreement and planned development with Centrum for the Lombard Crossing project which consisted of a bank, strip center, restaurant and storage facility. Due to economic conditions, Centrum never proceeded with the project and the land has since been foreclosed upon by the bank. Goodwill now has the entire site under contract and is seeking to amend the agreement and planned development and resubdivide the land to allow for a 25,500 square foot Goodwill Store and Talent Bridge/Workforce Connection Center (job placement facility) and an outlot. At this time, a final user for the outlot has not been identified.

Special Note: This petition assumes approval of PC 12-04, Text Amendment to allow secondhand and rummage shops in excess of 5,000 square feet as a conditional use. If PC 12-04 is not approved, this petition cannot be considered as it is currently proposed.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

The Private Engineering Division has the following comments on this petition:

- 1) Stormwater runoff in southwest corner of development shall be collected and detained within the on-site detention facility.
- 2) Watermain bore under Roosevelt Road shall be within 18" casing pipe with valves in 60" vaults on both sides.
- 3) All plantings within detention facility shall be native.
- 4) All other plantings should be native, including low growing grasses in place of typical sod.
- 5) Please note that certification from DuPage County is required for the wetland and floodplain areas along the parcel. Further, approvals from IEPA, IDOT, York Township, and Highland Hills/Flagg Creek are required prior to permit issuance.

PUBLIC WORKS

The Public Works Department has the following comments:

- 1) Plug/abandon all Highland Hills sanitary sewers not being used/reused.
- 2) Show Highland Hills Sanitary District (HHSD) watermain on final engineer plans and verify all HHSD utility locations.
- 3) Pressure connection to existing main not necessary as the main can be shut down.

FIRE DEPARTMENT

The Fire Department has no comments at this time.

BUILDING DIVISION

The Building Division has no comments at this time, but will offer comments though the building permit process.

PLANNING

Zoning History

In 2007, Centrum Properties acquired the former Lombard Lanes property and had a contract to purchase the former O'Hare Towing property, which is currently owned by the Chrisos family. Centrum petitioned the Village for a planned development for a banking facility, a retail building, a drive-through fast-food restaurant and indoor storage facility. Because the O'Hare Towing property was unincorporated at the time of their 2007 application, Centrum also requested an annexation agreement with the Village. Following a recommendation of approval by the Plan Commission, this

item was heard by the Village Board which expressed concerns about the overall development and consistency with the Roosevelt Road Plan. Prior to final consideration of the 2007 petition by the Village, the petitioner withdrew their request.

In 2008, Centrum submitted a new petition for a planned development and annexation agreement for the subject site. Their 2008 plan was slightly different by changing the drive-through fast restaurant to a sit down restaurant without drive through, along with other changes to the annexation agreement. The planned development and annexation agreement were ultimately approved by the Village Board.

Due to economic conditions, Centrum never proceeded with the project and the land has since been foreclosed upon by PNC Bank for the portion of land owned by Centrum. The former O'Hare Towing property was never acquired by Centrum and therefore the Chrisos family still owns the western 1 acre. Goodwill now has the entire site under contract and is seeking to amend the agreement and planned development and resubdivide the land to allow for a 25,500 square foot Goodwill Store and Talent Bridge/Workforce Connection Center and an outlot. Should this amended plan and annexation agreement amendment be approved, all rights to the past approvals would be null and void.

Annexation Agreement Amendment

The property is subject to the terms and conditions of an existing annexation agreement that was approved as part of the 2008 petition. The petitioner's proposed plans require an amendment to that agreement which will be considered by the Village Board.

Proposed Improvements

As noted, Goodwill is seeking approval to amend the originally approved plan and construct a 25,500 building for a retail store to sell secondhand items, donation center, workforce connection center and TalentBridge (job placement facility). As part of their development, Goodwill will also have a 1 acre outlot available for sale.

Retail Operations

The retail store for Goodwill will be approximately 18,600 square feet in area and consist of a drop off/drive through on the east side of their building. The store would be open 7 days a week and donations would be accepted one 1 hour earlier. Items donated at this location are mostly resold on site. Once an item is dropped off, it is inspected and sorted for quality and if acceptable, brought to the sales floor. A Goodwill truck will come to the store approximately 3-5 times a week during normal operating hours. Hours are 9AM-9PM Monday-Friday, 9AM-7PM Saturday and 10AM-6PM on Sunday.

Talent Bridge/Workforce Connection Center

As another component to the Goodwill retail operations, the petitioner is proposing a Workforce Connection Center and Talent Bridge in an adjacent 6,900 square foot space to the west of the retail

store with a separate entrance. Essentially the 25,500 square foot building would function as a multi-tenant commercial building, however all operations would be under Goodwill's control.

The intent of the Workforce Connection Center is to provide assistance to people who are unemployed or underemployed. The center offers help with job search, workshops and provides assistance with resumes and interview preparation. Computers, printers, telephones and internet access are available to users. As noted by Goodwill, employers will also take advantage of Goodwill's Workforce Connection Center to help identify and screen potential candidates. The petitioner anticipates serving dozens of individuals on a weekly basis.

The Talent Bridge is a staffing and recruiting center for organizations Goodwill partners with. Services include:

- Contract Employment Services
- Direct Placement Services
- Recruitment Process Outsourcing
- Professional and Industrial Recruitment and Placement

In addition, this location would also serve as some additional "back of office" space for Goodwill and their Human Resources department. Both uses are permitted in the B4A District.

Outlot

As part of the overall plan, the petitioner is proposing to incorporate a 1 acre outlot (Lot 2) on the eastern side of the site for sale. At the request of Village staff, Goodwill is attempting to market the outlot to restaurant users. Although a user has not been identified yet, the petitioner has prepared 2 conceptual sketches showing how a 3,600 square foot fast-food restaurant with a drive-through or a 6,000 square foot sit-down restaurant could be accommodated on the site. Those plans are shown on Exhibit 21 of the petitioner's binder. Access to the outlot would be from both the east and west. There is an existing cross access agreement with the High Pointe Center to the east. Any development on Lot 2 would be subject to site plan approval by the Plan Commission, along with any necessary zoning relief. Additional provisions are also placed on the outlot as part of the annexation agreement amendment. In the interim and until the site is fully developed, the petitioner has agreed to provide an access drive connecting the Goodwill development to the High Pointe Center to the east. The balance of the site would be graded and seeded.

Green Initiatives

As part of the petitioner's plans, they have noted several "Green Initiatives" they plan to incorporate into their use and site plan. According to information provided by the petitioner, they state that not only is their overall use as a resale shop a "green" business, their site plan will incorporate the following other "green" elements:

- Increased amount of open space. The petitioner is doubling the amount of open space from what was previously approved. The Centrum plan had approximately 15% open space whereas this new plan would provide about 29.2% open space. Code requires 12.5% open space.
- The use of LED parking lot lights.
- Installing pervious concrete in the sidewalk that connects the building to Roosevelt Road. The material they are using is called "FilterCrete".

Additional information about their "green" initiatives can be found on Exhibit 3 of their binder.

Parking

For Goodwill's retail use and Workforce Connection Center/Talent Bridge, the Zoning Ordinance requires a minimum of 102 parking spaces (4 spaces/1000 square feet). The petitioner is providing 126 parking spaces.

Since a user has not been identified for the outlot, parking would be reviewed as part of that future development. Should a sit-down restaurant be proposed for Lot 2, some shared parking may be necessary to ensure the restaurant user meets the parking provisions. The petitioner will be required to provide for cross access and parking for the benefit of both lots. In addition, a conditional use for off-site parking is included in the request to accommodate the shared parking amongst both lots.

Landscaping

The petitioner has submitted a landscape plan that is intended to provide perimeter and internal parking lot landscaping similar to that specified in the Zoning Ordinance. The subject property is not directly adjacent to any residential zoning districts, therefore, transitional landscaping is not required. The plan also shows plantings throughout the site including a combination of shrubs, evergreens and ornamental trees.

When compared to the previously approved plan, a greater amount of open space is being provided with this new plan. The Centrum plan had approximately 15% open whereas this new plan would provide about 29.2% open space. Code requires 12.5% open space.

Trash Enclosures

The petitioner has indicated that they do not plan on having an outside dumpster. A compactor, with interior access only will be used for trash disposal. With reference to the outlot parcel, since no tenant has not been identified yet, the materials of the trash enclosure would be considered as part of that site plan approval process.

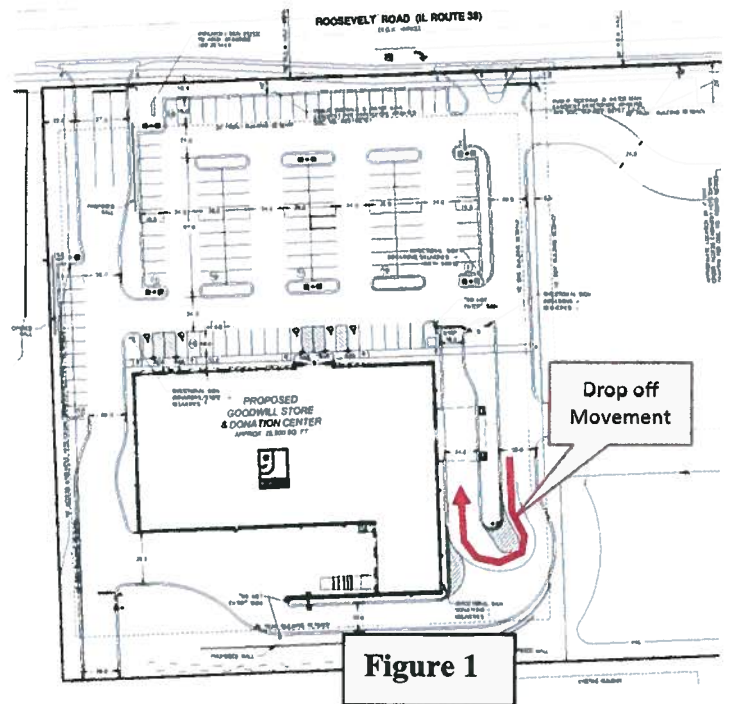
Traffic Analysis/Drop Off Operations

The subject property previously had a full access drive on the Lombard Lanes property and a full access drive on the former O'Hare Towing property. There are existing cross-access easements with

High Pointe Shopping Center located east of the subject property. The cross-access will allow vehicles to exit onto Roosevelt Road at the Fairfield Avenue traffic light. The petitioner's plans do show an access drive connecting to the High Pointe Center to the east on the proposed outlot. This connection would be temporary until such time that a user develops on the outlot.

Staff notes that there is an existing easement on the Chrisos property that granted York Township Highway Department rights to use a fifteen-foot drive aisle and the full access onto Roosevelt Road. The petitioner is working with York Township Highway Department to address the easement. IDOT has reviewed the proposed site plan and finds the full access curb-cut and right-in/right-out curb-cut to be acceptable. However, IDOT will require the petitioner to extend the existing right turn only lane for the right-in/right-out curb cut to the west in the High Point Shopping Center.

The donation drop off area would operate similarly to that of a drive-through for a restaurant. However, in this case, individuals would drive on the east side of the building and make a sharp turn around entering into the drop off area which is covered by a canopy (see figure 1). While this is not a traditional drive through movement, staff and the Village's traffic consultant have reviewed this closely and determined that it would function fine. Staff also visited a Goodwill Store in Woodridge, IL (Boughton Rd. & Woodward Ave.) and they have a similar layout. Staff found that the movement at their Woodridge store worked well.



As part of the submittal, the Village's traffic consultant KLOA reviewed the site for its impact on the Village street network. The petitioner has been working with staff and the Village's traffic consultant to address concerns related to stacking of the donation drop off area and access drives. The following is a summary of KLOA's findings:

- The traffic to be generated by the proposed land uses will not have a significant impact on the surrounding roadway network.
- The access drives, as proposed, will be an improvement over the original land use and the previous approved land use given that the number of curb cuts onto Roosevelt Road will be reduced and a longer throat will be provided at the full ingress/egress access drive.
- Consideration should be given to land banking the proposed 12 parking spaces on the west side of the site.
- The loading area on the south side of the building should be one-way westbound.

- A “Do Not Enter” sign should be posted on the loading area exit drive facing west.
- The exit drive from the donation drop-off lane should be narrowed down to one lane.
- Outbound movements from the donation drop-off lanes should be under stop sign control.

It should be noted that the petitioner’s plans have been revised to reflect KLOA’s recommendations with the exception of land banking the parking spaces on the west side. The petitioner has indicated that they see a need for those spaces and prefers to install them now. Staff does not object to this request.

Stormwater Detention

The petitioner has submitted preliminary engineering plans showing how they plan to address stormwater on the site. Stormwater for the entire development will be handled by a detention basin located at the southeast corner of the site. The location of the basin is consistent with the previously approved Centrum plan. All necessary Best Management Practices (BMP’s) required by the DuPage County Stormwater Ordinance are being provided.

Building Materials

The petitioner has provided a materials board for review. The proposed building would be one story in height and constructed entirely of concrete block. The petitioner is proposing 3 different styles and colors of concrete block as part of their overall elevation. Metal awnings would be provided over the front windows of the Goodwill store. No text is being proposed on the awnings. Staff has also included photos of Goodwill’s Pewaukee, Wisconsin store which would be very similar to the proposed Lombard location.

Future development on Lot 2 would be subject to the site plan approval process. It should be noted that the building elevations and materials proposed for Goodwill’s site are critical as the intent of planned development amendments and the B4A District regulations are to encourage unified design. Once a user has been identified on Lot 2, the Plan Commission will have the authority to review the proposed architectural elements of the proposed use on Lot 2 in conjunction with the approved elevations for Goodwill.

Lighting/Photometrics

The petitioner has submitted a lighting and photometric plan, which would meet code requirements. The proposed lighting fixtures would consist of LED lights. Staff notes that when development occurs on Lot 2, the proposed lighting fixtures would be reviewed as part of the site plan approval process.

Compatibility with the Comprehensive Plan

The Comprehensive Plan identifies the subject property for Community Commercial Uses. The Roosevelt Road Corridor Study adopted in 2007, set forth a number of recommendations, including:

- Unified image addressing architectural and site aesthetics. Increase green/open space, particularly in viable areas.
- Limit piecemeal development and promote unified development. Encourage or require cross access, cross parking and shared access
- Pedestrian access/circulation accommodations within the development
- Limit the impact on adjacent residential uses
- Enhance the effectiveness of the corridor as a SRA roadway.
- Adequately address infrastructure and utility needs within the corridor.

Based on a review of these provisions, the proposed redevelopment is consistent with the Comprehensive Plan and Roosevelt Road Corridor Plan.

Compatibility with the Surrounding Land Uses

The proposed redevelopment is consistent with the other uses along Roosevelt Road. The subject property is bordered on the north and east by other existing retail commercial uses. To the south of the subject property is an office and storage facility for York Township Highway Department. To the west of the subject property is a motel, which may be subject to redevelopment at some point in the future, and U-Store-It storage center. As the proposed building would be 1 story in height, there would be minimal visual impact to the unincorporated residences located to the south on 13th Place.

Compatibility with the Zoning Ordinance

As noted, the property is zoned B4APD and is subject to Planned Development Ordinance 6211, as amended by Ordinances 6344, 6495 and 6623 (attached). Other than the request for off-site parking, the zoning actions associated with Goodwill's petition are consistent with the previously approved plan. In fact, this petition has less relief associated with it than the previously approved plan. The proposed new Goodwill requires that the following zoning actions be taken in order to facilitate the development.

Conditional use to allow for a secondhand store and rummage shops in excess of 5,000 square feet for proposed Lot 1:

The petitioner's use of selling secondhand clothing is currently not permitted in the B4A District. As part of PC 12-04, staff has initiated a text amendment to allow for "secondhand stores and rummage shops" in excess of 5,000 square feet as a conditional use. Since secondhand stores typically rely on the donation of goods, which are typically dropped off on-site and for resale, the need for additional review is warranted. This is consistent with the regulations associated with "Attendant Collection Centers". As the Goodwill store will be 18,600 square feet in area, it would meet the minimum size requirements. Staff supports this request as the store and the use would be in character with other retail uses along the corridor. In addition, staff finds that the donation drop-off area function well and will not impact overall circulation.

A conditional use to allow for a drive through for proposed Lot 1:

The proposed Goodwill includes a drive-through facility on the east side of the building for donation drop-off. Sufficient stacking is provided and the proposed drive-through facility will not negatively impact traffic circulation within the development. Staff does not object to this request.

A conditional use for off-site parking:

A conditional use for off-site parking is being requested to benefit the future use on Lot 2. If a sit-down restaurant were to be constructed on Lot 2, the existing lot may not be large enough to accommodate all the required parking. Since the proposed Goodwill site will have excess parking, any shortfall could be accommodated on the Goodwill site. Staff supports this request since sufficient parking would be provided throughout the overall development and it avoids the need for granting a variation for parking.

A deviation to reduce the minimum lot width and lot area:

Regarding the width and area requirements, the petitioner is seeking this relief, as the overall detention requirements do not require a lot of a size that would meet code provisions. Staff notes that this relief can be conceptually supported given that the lot will not be developed in the future.

For each lot, variations reducing the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking:

By establishing a planned development, arbitrary property lines can be ignored in favor of a more unified and cohesive development. In this case, the proposed access aisles are placed where it makes most sense within the overall project, rather than based upon property lines. This deviation can be supported as it provides for better traffic flow and circulation. Moreover, it also helps minimize traffic on adjacent public streets. Staff has supported such relief for other unified centers.

Grant a variation from Sections 155.417 (G)(7) and (9) of the Zoning Ordinance to eliminate the ten percent (10%) open space requirement for lot 2:

A review of the plans estimated that the proposed development on Lot 2 may not meet the minimum open space requirements. However, given that the site is part of an overall planned development and the lot lines are intended to be more arbitrary, this relief could be supported as the overall open space is significantly more than required and greater than what was previously approved. This approach and requisite relief was also successfully implemented within the Highlands of Lombard planned development and was also approved as part of the original Lombard Crossing development. Furthermore, the total amount of open space provided on Lot 2 could be reviewed as part of the future site plan approval.

Compatibility with the Subdivision and Development Ordinance

The proposed development is considered both a major plat and major development as defined by the Subdivision and Development Ordinance, which would require full public improvements where they are needed. The petitioner's plans do show all the necessary improvements. However the petitioner is seeking the following deviation from the following sections of Subdivision and Development Ordinance:

A deviation to allow for a lot without public street frontage;

Lot 3 requires a deviation from the Subdivision and Development Ordinance to allow a lot without street frontage. Access to Lot 3 will be provided by means of cross access with Lot 1 of the proposed subdivision. Lot 3 would be a detention outlot for the stormwater drainage of the project. Given the overall lot configuration, the grade issues and the built-in cross access provisions, staff does not object to this request.

Approve a major plat of subdivision;

The petitioner has also submitted a plat of subdivision for the development. The petitioner proposes to resubdivide the property to create 3 lots of record. As this development is over one acre in size, the plat will need to be approved by the Village Board. Staff will transmit the final plat to the Board for approval upon approval of final engineering for the development.

Compatibility with the Sign Ordinance

As part of the development process, the petitioner is proposing deviations from the Sign Ordinance:

A deviation from Section 153.235 (F) to allow for a shopping center sign to be located closer than seventy-five feet (75') from the center line of the adjacent right-of-way for Lots 1 & 2;

Goodwill is proposing an 18' high freestanding sign on the western side of their site. The sign as proposed would be setback less than 75 feet from the centerline of Roosevelt Road. As noted in past cases with similar relief, planned developments are intended for a unified and compatible design of buildings, structures and site improvements. Since a user has not been identified yet for Lot 2, staff suggested including this relief for that lot as well as it will be required. Staff can support the relief request for Lots 1 and 2.

A deviation from the Sign Ordinance to allow for more than one wall sign per street frontage;

As the proposed Goodwill Building will be considered a multi-tenant shopping center building, signage relief is required for the Goodwill retail store. As shown, the petitioner is proposing a total of 4 wall signs: 3 facing Roosevelt Road and one facing east, not on a street frontage. Two of the signs along the Roosevelt Road frontage advertise Goodwill, while the third is calling attention to the "Donation Center". The fourth sign, located on the east elevation is also for purposes of the "Donation Center". The total sign area of all 4 wall signs is approximately 167.5 square feet, which is well below the total 298 square feet allowed by code. Historically, staff has supported signage deviations for the number of signs provided that the total square footage did not exceed that

allowable by code and if existing site conditions warranted such consideration. Signage associated with the TalentBridge/Workforce Connection Center would meet code.

Staff notes that there is an existing billboard located on the subject property. The companion annexation agreement amendment will provide for the removal of the billboard by the petitioner in 2014, when the existing lease period expires.

FINDINGS AND RECOMMENDATIONS

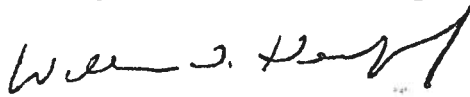
The Department of Community Development finds that the information presented **meets** the Standards for conditional use, variation and planned development, as submitted by the petitioner and as part of this petition, and as set forth in the Zoning Ordinance, Sign Ordinance and Subdivision and Development Ordinance, subject to conditions of approval. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the proposed ordinance amendment does comply with the standards required by the Lombard Zoning Ordinance, Sign Ordinance, Subdivision and Development Ordinance and that the planned development amendment enhances the development and is in the public interest; and, therefore, I move that the Plan Commission adopt the findings included within the Inter-department Group Report as the findings of the Lombard Plan Commission, and recommend to the Corporate Authorities **approval** of the PC 11-25, subject to the following conditions:

1. The petitioner shall develop the site and building in accordance with the plans submitted as part of their binder dated January 3, 2012, including the amended plat of subdivision last revised January 4, 2012, and to the materials board submitted, except as modified by the conditions of approval.
2. That the petitioner shall enter into an annexation agreement amendment with the Village for the subject property.
3. The petitioner shall satisfactorily address the comments included within the IDRC report.
4. To minimize parking conflicts on the property and to minimize impacts on adjacent properties, the developer/owner of the property shall allow for cross-access and cross parking between each lot within the proposed development.
5. The site plan and building elevations for the development on Lot 2 shall be subject to site plan approval by the Village.

6. All comments and recommendations noted in the KLOA report dated December 14, 2011, with the exception to land banking the 12 parking spaces, shall be satisfactorily addressed.
7. This approval shall become null and void unless work thereon on Lot 1 is substantially under way within 12 months of the date of the approved ordinance, unless extended by the Board of Trustees prior to the expiration of the ordinance.
8. Prior to the issuance of a building permit, the petitioner shall submit a revised cross access easement or agreement with the York Township Highway Department.
9. Signage for Lot 2 shall consist of channel lettering, unless otherwise approved by the Plan Commission as part of a future Site Plan Approval.
10. Prior approvals not consistent with this petition shall be null and void.

Inter-Departmental Review Group Report Approved By:



William J. Heniff, AICP
Director of Community Development

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A FIRST AMENDMENT
TO ORDINANCE 6208, ADOPTED JUNE 19, 2008,
AUTHORIZING AN ANNEXATION AGREEMENT**

(PC 11-25: 321-395 E. Roosevelt Road)

(See also Ordinance No.(s) _____)

WHEREAS, Goodwill Industries of Southeastern WI, Inc, (hereinafter referred to as the “Developer”); has petitioned the Village for an amendment to Ordinance Number 6208, adopted June 19, 2008 (hereinafter “ the First Amendment”) to said Ordinance providing for an annexation agreement relative to the property described in Section 3 below (hereinafter the “Subject Property”); and

WHEREAS, said petition of the Developer requests an amendment to Ordinance Number 6208 so as to provide for for the construction of a 25,500 square foot Goodwill Store, with drive-through and Talent Bridge/Workforce Connection Center and an outlet; and

WHEREAS, a public hearing was held by the Village’s Plan Commission on January 23, 2012, pursuant to appropriate and legal notice, for the purpose of considering the petition of the Developer for the amended plan and the Plan Commission has submitted to the Corporate Authorities of the Village its findings and recommendations with respect to said petition; and

WHEREAS, the First Amendment has been drafted and a copy is attached hereto and incorporated herein as Exhibit "A"; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein.

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That Ordinance 6208, adopted June 19, 2008, is hereby amended to include the First Amendment attached hereto and marked Exhibit "A", by and between the Developer and the Village of Lombard.

SECTION 2: That the Village President and Village Clerk be and hereby are authorized to sign and attest to said First Amendment.

SECTION 3: This Ordinance is limited and restricted to the property generally located at 321-395 E. Roosevelt Road, Lombard, Illinois; legally described as follows:

Parcel 1

Highland Lanes Subdivision (except the South 150 feet thereof and except the West 134.5 feet) in the Northwest Quarter of Section 20, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded April 25, 1958 as Document 877665, DuPage County Illinois.

Parcel 2

The West 134.5 feet of Highland Lanes Subdivision (except the South 150 feet thereof) in the Northwest Quarter of Section 20, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded April 25, 1958 as Document 877665 in DuPage County, Illinois.

Parcel Number: 06-20-106-050 and 051

SECTION 4: That all other portions of Ordinance Number 6208, adopted June 19, 2008, and not amended by this Ordinance, shall remain in full force and effect.

SECTION 5: This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed on first reading this _____ day of _____, 2012.

First reading waived by action of the Board of Trustees this _____ day of _____, 2012.

Passed on second reading this _____ day of _____, 2012, pursuant to a roll call vote as follows:

Ayes: _____

Nayes: _____

Absent: _____

Approved by me this _____ day of _____, 2012.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

Published by me in pamphlet from this _____ day of _____, 2012.

Brigitte O'Brien, Village Clerk

Space above reserved for Recorder's use

**FIRST AMENDMENT TO ANNEXATION AND PLANNED
DEVELOPMENT
AGREEMENT DATED JUNE 19, 2008
FOR CENTRUM LOMBARD, L.L.C., LOMBARD, IL**

Parcel No.: 06-20-106-050 and 051

Common Address: 321-395 E. Roosevelt Road

AFTER RECORDING RETURN TO:

**Village of Lombard
Department of Community Development
255 E. Wilson Avenue
Lombard, IL 60148**



**FIRST AMENDMENT TO ANNEXATION AND PLANNED DEVELOPMENT
AGREEMENT**

THIS FIRST AMENDMENT TO ANNEXATION AND PLANNED DEVELOPMENT AGREEMENT (hereinafter referred to as the “Amendment”) is made and entered into this ____ day of _____, 2012, by, between, and among the Village of Lombard, a municipal corporation (hereinafter referred to as the “Village”); Goodwill Industries of Southeastern WI, Inc, (hereinafter referred to as the “Developer”); Land Holding, LLC (hereinafter referred to as the “PNC Property Owner”); and the William C. Chrisos Revocable Living Trust (hereinafter referred to as the “Chrisos Property Owner). (The Village, the Developer, the PNC Property Owner, and the Chrisos Property Owner being sometimes referred to herein individually as a “Party” and collectively as the “Parties”.) (The PNC Property owner and the Chrisos Property Owner shall be defined collectively as the “Owner”, as said term is used in the Agreement, as defined below.)

WITNESSETH:

WHEREAS, the William C. Chrisos Revocable Living Trust is the record owner of the property legally described in EXHIBIT A, attached hereto and made a part hereof (hereinafter referred to as the “Chrisos Property”); and

WHEREAS, Land Holding LLC is the record owner of the property legally described in EXHIBIT B, attached hereto and made a part hereof (hereinafter referred to as the “PNC Property” and is the successor in interest to Centrum Lombard, L.L.C., the “Developer” under the Agreement as defined below); and

WHEREAS, Developer is the contract purchaser of the Chrisos Property and PNC Property (hereinafter collectively referred to as the “Subject Property”); and

WHEREAS, the Village entered into an Annexation Agreement, dated June 19, 2008, that governs the annexation, zoning and development of the Subject Property and that was recorded against the Property with the DuPage County Recorder on September 17, 2008 as Document Number R2008-141122 (hereinafter referred to as the “Agreement”); and

WHEREAS, pursuant to the Agreement, the Chrisos Property has been annexed to the Village and has been rezoned to the B-4A Roosevelt Road Corridor Zoning District with certain conditional uses, both applicable to the Chrisos Property and the PNC Property, as more fully set forth in the Agreement; (hereinafter referred to as the “Previously Approved Plans”); and

WHEREAS, the Developer desires to amend the Previously Approved Plans for the Subject Property for purposes not allowed by the Agreement, and also desires to develop the Subject Property in accordance with a revised site plan, landscape plan and engineering plans that are inconsistent with the provisions of the Agreement; and

WHEREAS, the Developer has filed an application with the Village requesting (i) approval of a planned development amendment for the Subject Property, including certain conditional uses, variations and deviations from Village ordinances , and (ii) approval of a final plat of subdivision for the Subject Property; and

WHEREAS, said application was forwarded to the Plan Commission of the Village; and

WHEREAS, a public hearing was held on _____, 2012, for the purpose of considering whether a planned development amendment with companion conditional uses, variations and deviations should be recommended for the Subject Property, and whether a final plat of subdivision should be recommended for the Subject Property; and

WHEREAS, the Plan Commission has submitted to the Village President and Board of Trustees of the Village (hereinafter referred to as the “Corporate Authorities”) their findings of fact and recommendations with respect to said application; and

WHEREAS, a public hearing on this Amendment was held by the Corporate Authorities on _____, 2012; and

WHEREAS, the Parties wish to amend the Annexation Agreement to accommodate the proposed planned development amendment for the Subject Property and for other related matters pursuant to the provisions of Division 15.1 of Article 11 of Act 5 of Chapter 65 of the Illinois Compiled Statutes, and upon the terms and conditions contained in this Amendment; and

WHEREAS, all public hearings, notices, and other actions required to be held or taken prior to the adoption and execution of this Amendment, in order to make the same effective, have been held or taken, including all hearings, notices, and actions required in connection with the provisions of the Illinois Municipal Code, the Lombard Zoning Ordinance (Chapter 155 of the Lombard Village Code – hereinafter referred to as the “Zoning Ordinance”), and the Lombard Subdivision and Development Ordinance (Chapter 154 of the Lombard Village Code - hereinafter referred to as the “Subdivision Ordinance”), such public hearings and other actions having been held pursuant to public notice as required by law and in accordance with all requirements of law prior to adoption and execution of this Amendment; and

WHEREAS, the Parties deem it to their mutual advantage and in the public interest that the Subject Property developed as a part of, the Village as hereinafter provided; and

WHEREAS, the development and use of the Subject Property as provided herein will promote the sound planning and development of the Village as a balanced community and will be beneficial to the Village; and

WHEREAS, the Corporate Authorities have examined the proposed uses by Developer and have determined that said uses and the development of the Subject Property in accordance with this Amendment comply with the Comprehensive Plan of the Village; and

WHEREAS, the Plan Commission has recommended that certain conditional uses, deviations and variations be granted for the Subject Property from the Subdivision Ordinance and/or the Zoning Ordinance in accordance with the terms of this Amendment; and

WHEREAS, Corporate Authorities and the Developer desire to amend the Agreement as hereinafter set forth;

NOW THEREFORE, in consideration of the premises and the mutual promises herein set forth and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties, the Parties hereto agree as follows:

1. **Incorporation of Recitals:** The Parties agree that the foregoing recitals are incorporated in this Amendment as if fully recited herein.

2. **Development of Subject Property:** The Parties agree that the Subject Property shall be developed and used in accordance with the terms of this Amendment and the exhibits attached hereto. All references in the Agreement to the term “**Subject Property**” shall mean and refer to the Subject Property as defined in this Amendment.

3. **Annexation:** Section 3 of the Agreement shall remain in full force and effect.

4. **Zoning:** Section 4 of the Agreement shall remain in full force and effect.

5. **Planned Development Approval:** Section 5 of the Agreement is hereby amended to read in its entirety as follows:

“5. **Planned Development Approval:**

A. **Preliminary Plans.** the Village shall approve a conditional use for a planned development amendment for the Subject Property, including approval of a conditional use for a secondhand store and rummage shop in excess of 5,000 square feet, conditional use for an ancillary drive-through facility attached to and a part of the secondhand store and rummage shop principal use, associated variations and deviations as provided in EXHIBIT J, attached hereto and made part hereof, of this amendment, in accordance with the provisions of the Zoning Ordinance and in conformance with the following plans, documents, exceptions and conditions, all of which shall collectively be referred to as the “Approved Preliminary Plans” for the Subject Property:

- i. Preliminary site plan and made a part hereof as EXHIBIT C (hereinafter referred to as the “Preliminary Site Plan”);
- ii. Plat of subdivision and made a part hereof as EXHIBIT D (hereinafter referred to as the “Preliminary Plat”);

- iii. Preliminary landscape plan and made a part hereof as EXHIBIT E (hereinafter referred to as the “Preliminary Landscape Plan”);
- iv. Preliminary building elevations and made a part hereof as EXHIBIT F (hereinafter collectively referred to as the “Preliminary Building Elevations”);
- v. Preliminary engineering plans and made a part hereof as EXHIBIT G (hereinafter referred to as the “Preliminary Engineering Plans”); and
- vi. Preliminary signage plan and made a part hereof as EXHIBIT H (hereinafter referred to as the “Preliminary Signage Plan”).

B. Final Plans. In the event one or more final plans for the development of any portion of the Subject Property substantially conform to the Approved Preliminary Plans as approved herein, the Village shall approve such final plan(s). Village approval of such final plans shall be subject to the following conditions:

- i. Final site plans and final plats of subdivision shall be deemed to substantially conform to the Preliminary Site Plan and Preliminary Plat respectively, notwithstanding changes in the area or dimensions of one or more lots or the relocation of the access points to/from Roosevelt Road provided that (a) the area or dimensions of each lot on the final site plan and final plat of subdivision shall not increase or decrease by more than twenty percent (20%); (b) any relocation of an access point is approved by the Illinois Department of Transportation; and (c) any additional variations or deviations from the Zoning Ordinance not otherwise granted pursuant to EXHIBIT J are approved by the Village;
- ii. Final landscape plans shall be deemed to substantially conform to the Preliminary Landscape Plan notwithstanding the relocation of any trees, ornamental trees, shrubs, ground cover and perennials (hereinafter referred to as the “Landscape Features”) provided that (a) the overall quantity of Landscape Features shall not decrease by more than ten percent (10%); (b) Landscape Features of a like size and quality are used; and (c) any additional variations or deviations from the Zoning Ordinance not otherwise granted pursuant to EXHIBIT J are approved by the Village;
- iii. Final building elevations shall be deemed to substantially conform to the Preliminary Building Elevations notwithstanding changes in building design, height and materials provided that (a) the building design is consistent with the architectural style of the buildings shown on the

Preliminary Building Elevations, (b) the height of any building shall not increase or decrease by more than twenty percent (20%), (c) building materials of a like amount, kind and quality are used; and (c) any additional variations or deviations from the Zoning Ordinance not otherwise granted pursuant to EXHIBIT J are approved by the Village; and

- iv. Final signage plans shall be deemed to substantially conform to the Preliminary Signage Plan notwithstanding changes in the height, width, or length of, or the sign surface area on each side of, any monument or pylon sign provided that (a) the height, width or length of, or the sign surface area on each side of, any monument or pylon sign shall not increase or decrease by more than ten percent (10%) and (b) any additional variations or deviations from the Zoning Ordinance not otherwise granted pursuant to Exhibit J of this Amendment are approved by the Village.

C. Nonconforming Modifications. In the event final plan(s) for the development of any portion of the Subject Property incorporate modifications to the Approved Preliminary Plans which do not substantially conform to the Approved Preliminary Plans as provided in Section 5.B. above (hereto referred to as “Nonconforming Modifications”), such Nonconforming Modifications shall be reviewed by the Village Plan Commission and, if approved by the Plan Commission, such approval shall be final and no further review by the Corporate Authorities shall be required, except as set forth in subsection D below.

In the event the Plan Commission disapproves of all or any of such requested Nonconforming Modifications, the Developer may elect to submit such Nonconforming Modifications to the Corporate Authorities for further review and vote, in which event the Plan Commission decision shall constitute its recommendation to the Corporate Authorities and the Corporate Authorities shall have final authority in approving or denying such requested Nonconforming Modifications subject to Subsection D below.

D. Public Hearings. In the event approval of a final plan in Section 5.B, or approval of a Nonconforming Modification in Section 5.C, requires a deviation or variation from an ordinance of the Village that has not otherwise been previously subject to a public hearing and granted, such deviation or variation shall require a public hearing before the Plan Commission and shall be subject to the review by and sole and exclusive discretionary approval of the Corporate Authorities. The Parties acknowledge and agree that such sole and exclusive discretionary approval shall not require further amendment to the Agreement, as a condition of Village approval.

E. Development of the Subject Property. The Village represents that it shall take all action(s) as may be required and necessary to enact such amendments to, and grant such modifications and departures from, its Zoning Ordinance, the Village’s Sign Ordinance (Chapter 153 of the Village Code – hereinafter referred to as the “Sign Ordinance”) and Subdivision

Ordinance and all other ordinances, codes and regulations, as may be necessary to zone, classify and allow for the development of the Subject Property in the manner described herein; and to enable the Village to fully carry out and perform the terms, covenants, agreements and duties and obligations on its part to be kept and performed as created and imposed by the terms and provisions hereof. The conditional use for a planned development approved by the Corporate Authorities may only lapse or expire pursuant to the following:

- i. In any case where construction of the Goodwill building on Lot 1 is not (a) substantially underway within one (1) year following the date of approval of the first final plan for the Subject Property or (b) completed within forty-eight (48) months following the date of approval of the last final plan for the Subject Property;
- ii. If the approved conditional use for a planned development for any portion of the Subject Property for which a final plan has been approved is not constructed in substantial conformance with such final plan and any conditions established therefore; or
- iii. If construction on a portion of the Subject Property for which a final engineering plan has been approved falls two (2) years behind the schedule approved with such final engineering plan.

In the event that one of the deficiencies identified in i, ii or iii occurs, the Village's Director of Community Development shall notify the Developer in writing by registered or certified mail of the reason for such deficiency and the Developer shall have thirty (30) days following receipt of such notice to correct such deficiency, or such additional time if the Developer is diligently pursuing the correction of such deficiency and such deficiency cannot be corrected within said thirty (30) day period. If the Developer fails to correct such deficiency, the Corporate Authorities shall then authorize the Plan Commission to schedule a public hearing to consider revoking the conditional use permit. After conducting the public hearing, the Plan Commission shall then prepare a written report and recommendation to submit to the Corporate Authorities. Upon receipt of the Plan Commission's report, the Corporate Authorities shall then render a final judgment regarding revoking the conditional use permit and accompanying ordinance. Extensions in the construction schedule may be granted by the Corporate Authorities.

F. Additional Development Requirements. Additionally, notwithstanding any provision hereof to the contrary, the following shall be requirements of the development of the Subject Property:

- i. The Developer shall be responsible for all costs associated with any improvements required by the Illinois Department of Transportation in conjunction with the development of the Subject Property.

- ii. Any trash enclosure screening required by Section 155.710 of the Zoning Ordinance shall be constructed of a material that is consistent with the material that is used for the principal building served by said enclosure;
- iii. Only channel lettering shall be used for wall signs on Lot 1, except any signage associated with business logos or donation center as shown on EXHIBIT H;
- iv. Signage for Lot 2 shall consist of channel lettering, unless otherwise approved by the Plan Commission as part of a future Site Plan Approval
- v. Awnings, if any, shall not contain any text; ”

6. **Signage:** Section 6 of the Agreement shall remain in full force and effect

7. **Water Utilities:** Section 7 of the Agreement shall remain in full force and effect.

8. **Sanitary Sewer Facilities:** Section 8 of the Agreement shall remain in full force and effect.

9. **Storm Drainage Facilities:** Section 9 of the Agreement shall remain in full force and effect.

10. **Easements:** Section 10 of the Agreement shall remain in full force and effect.

11. **Billboard Removal:** Section 11 of the Agreement shall remain in full force and effect.

12. **Contributions:** Section 12 of the Agreement shall remain in full force and effect.

13. **Fees:** Section 13 of the Agreement shall remain in full force and effect.

14. **Variations and Deviations from Local Codes:** Section 14 of the Agreement is hereby amended to read in its entirety as follows:

“14. **Variations and Deviations from Local Codes:** The specific variations and deviations from the Village’s ordinances, rules, and codes as set forth in this Section have been requested, approved and shall be permitted with respect to the development, construction, and use of the Subject Property (hereinafter referred to as the “Permitted Variations and Deviations”) upon approval by the Village. In the event there are any variations or deviations that are presently indicated on the Approved Preliminary Plans, but not explicitly stated in this Section, that shall in no way invalidate or nullify the conditional use for a planned development or the Approved Preliminary Plans. Rather, those variations or deviations that are not so indicated shall nevertheless be considered lawful and approved variations or deviations, as if fully set forth in this Section, without need for further action on the part of the Village unless such variations or deviations were not previously noticed for a public hearing in which case the Village shall be

required to hold such hearing prior to granting approval of such variations or deviations. The Permitted Variations and Deviations are as fully set forth on EXHIBIT J, attached hereto and made part hereof.”

15. Dedication of Public Improvements: Section 15 of the Agreement shall remain in full force and effect.

16. Fire District: Section 16 of the Agreement shall remain in full force and effect.

17. Final Engineering Approval: Section 17 of the Agreement shall remain in full force and effect.

18. Special Assessment or Special Service Areas: Section 18 of the Agreement is hereby amended to read in its entirety as follows:

“**18. Special Assessment:**

A. With regard to the Subject Property, the Owner and the Developer agree that they shall retain the right to object, as permitted by law, to the imposition of a special assessment incorporating the Subject Property with respect to the construction of any public improvements affecting the Subject Property, other than decorative lighting fixtures for which Owner and Developer agree not to object, and which may become necessary at a future date. The assessment formula for any such future special assessment(s) shall be determined as required by law, taking into account the relative benefit to the Subject Property as a result of the public improvements constructed.”

19. Section 19 of the Agreement is hereby amended to read in its entirety as follows:

“**19. Additional Development Provisions for Lot 2:** Notwithstanding any provision of this Agreement to the contrary, the Village and Developer agree as follows:

A. Use: Lot 2, as depicted on the Preliminary Plat, shall be developed with a fast food restaurant, sit down restaurant or retail use permitted under Section 155.417 (G) (1) (a) of the B-4A Roosevelt Road Corridor District. The Village agrees that the footprint of the building on Lot 2, as shown on the Preliminary Site Plan, may be modified to conform to the design of the particular use developed on Lot 2, provided that said footprint shall otherwise conform to the provisions of this Agreement.

B. Site Plan Approval: The Village agrees to permit development on Lot 2, as depicted on the Preliminary Site Plan, pursuant to the site plan approval process described in Section 155. 511 of the Zoning Ordinance, provided that the proposed development conforms to all applicable code and ordinances of the Village, except as amended and identified as Permitted Variations and Deviations.

Any drive-through associated with the development and use on Lot 2 shall require a public hearing and conditional use approval by the Village, as established by Section 155.417 (G) (2) of the Zoning Ordinance. The Parties acknowledge and agree that the conditional use approval for a drive-through shall not require an amendment to this Agreement and to the extent such requests are subject to the Village's discretionary approval, such approval shall be within the Village's sole and absolute discretion to grant or deny. In the event that site plan approval for Lot 2 is not granted by the time construction of the remaining portion of the Subject Property is substantially underway, said Lot 2 shall be graded to a level surface, seeded or paved and maintained in a clean and attractive condition until such time as Lot 2 is further developed.

C. Property Taxes: At no time during the term of this agreement shall the Owner or Developer apply for a real estate tax exemption relative to the property identified as Lot 2 on the Preliminary Site Plan and Preliminary Plat.”

20. Section 20 of the Agreement is hereby deleted in its entirety.

21. Section 21 of the Agreement is hereby amended to read in its entirety as follows:

“21. Additional Development Provisions for Lot 1: Notwithstanding any provision of this Amendment to the contrary, the Village and Developer agree as follows:

A. Site Plan Approval: The Village agrees to permit development on Lot 1, as depicted on the Preliminary Plat, with a 25,500 square foot Goodwill Store and Talent Bridge with a companion drive-through facility as depicted on the Preliminary Site Plan. The Village and the Developer agree that the Village shall not be required to issue a building permit (other than sitework, utility and foundation permits which shall be issued upon Developer's application for such permits and satisfaction of Village requirements for the issuance of such permits) for the construction of the principal building on Lot 1 until the Developer has:

i. Commenced construction of all required Drainage Facilities and Detention Areas for the Subject Property.

B. Certificate of Occupancy/Zoning Certificate: The Village and the Developer agree that the Village shall not be obligated to issue a conditional or final Certificate of Occupancy/Zoning Certificate for the occupancy of the principal building on Lot 1, unless:

i. All drive aisles, parking areas and parking lot lighting improvements as depicted on EXHIBIT L, attached hereto and made part hereof; to be constructed on Lot 1 and Lot 2, have been completed per the approved final development plans. This provision may be amended by the Village, in its sole discretion, if it is found that completion of a portion or portions of the parking lot, drive aisles or parking lot lighting will not affect the

safe access/egress to and from Lot 1 and Lot 2 to either driveway entrance to Roosevelt Road.”

22. Annexation to Lombard Park District: Section 22 of the Agreement shall remain in full force and effect.

23. General Provisions: Sections 23 A (2), (3) and (4) of the Agreement are hereby amended to read in its entirety as follows:

“(2) If to Developer:

Goodwill Industries of Southeastern WI, Inc
Attention: Doug Nass
5300 N 118th Court
Milwaukee, WI 53225

With a copy to:

(3) If to Chrisos Property Owner:

William C. Chrisos Revocable Living Trust
3524 Venard
Downers Grove, IL 60515

With a copy to:

(4) If to PNC Property Owner:

Land Holding, LLC
c/o PNC Bank
Two PNC Plaza, 18th Floor
620 Liberty Avenue
Pittsburgh, PA 15222

With a copy to:”

Shannon S. Vukmir, Esquire
SITKO BRUNO
2740 Smallman Street

Suite 300
Pittsburgh, PA 15222
Direct Dial: 412.431.0331
Fax: 412.431.8825
svukmir@sitkobruno.com

24. That EXHIBITS A through J, and EXHIBIT L, attached hereto, and made part hereof, are hereby substituted for EXHIBITS A through J, and EXHIBIT L, as attached to the Agreement.

25. That all provisions of the Agreement, not amended by this Amendment, shall remain in full force and effect as if set forth herein.

IN WITNESS WHEREOF, the Parties hereto have set their hands and seals to this Amendment as of the day and year first above written.

VILLAGE OF LOMBARD, an Illinois
Municipal corporation

William J. Mueller
Village President

Brigitte O'Brien
Village Clerk

DATED: _____

DEVELOPER:
Goodwill Industries of Southeastern
Wisconsin, Inc.

By: _____

Name: _____

Title: _____

CHRISOS PROPERTY OWNER:

William C. Chrisos Revocable Living Trust

By: _____

Name: _____

Title: _____

PNC PROPERTY OWNER:

Land Holding, LLC

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that William J. Mueller, personally known to me to be the President of the Village of Lombard, and Brigitte O'Brien, personally known to me to be the Village Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2012.

Commission expires _____.

Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO
HEREBY CERTIFY that the above-named _____ and
_____, are personally known to me to be the _____
and _____ of the WILLIAM C. CHRISOS REVOCABLE
LIVING TRUST and also personally known to me to be the same persons whose names are
subscribed to the foregoing instrument as such _____ and
_____ respectively, and that they appeared before me this day in person and
severally acknowledged that as such _____ and _____ they signed
and delivered the said instrument, consenting to its recordation, pursuant to authority given by
said trust as their free and voluntary act, and as the free and voluntary act and deed of said trust,
for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal this _____ day of _____,
2012.

Commission expires _____, _____.

Notary Public

SCHEDULE OF EXHIBITS

EXHIBIT A:	Legal Description of Chrisos Property
EXHIBIT B:	Legal Description of PNC Property
EXHIBIT C:	Preliminary Site Plan
EXHIBIT D:	Preliminary Plat
EXHIBIT E:	Preliminary Landscape Plan
EXHIBIT F:	Preliminary Building Elevations
EXHIBIT G:	Preliminary Engineering Plans
EXHIBIT H:	Preliminary Signage Plans
EXHIBIT I:	Previously Approved Plans
EXHIBIT J:	Approved Deviations and Variations
EXHIBIT K:	Intentionally Left Blank
EXHIBIT L:	Parking Lot Improvements on Lots 1 and 2

EXHIBIT A: LEGAL DESCRIPTION OF CHRISOS PROPERTY

THE WEST 134.5 FEET OF HIGHLAND LANES SUBDIVISION (EXCEPT THE SOUTH 150 FEET THEREOF) IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 1958 AS DOCUMENT 877665, IN DUPAGE COUNTY, ILLINOIS.

EXHIBIT B: LEGAL DESCRIPTION OF PNC PROPERTY

HIGHLAND LANES SUBDIVISION (EXCEPT THE SOUTH 150 FEET THEREOF AND EXCEPT THE WEST 134.5 FEET) IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 1958 AS DOCUMENT 877665, DUPAGE COUNTY, ILLINOIS.

EXHIBIT C: PRELIMINARY SITE PLAN

EXHIBIT D: PRELIMINARY PLAT

HIGHLAND LANES 1ST RESUBDIVISION



LEGEND

- SET CONCRETE MONUMENT
- ▬ FOUND CUT BOUNDARY
- ▬ SET BOUNDARY
- ▬ SET BOUNDARY
- ▬ EXISTING EASEMENT RIGHTS
- ▬ EXISTING EASEMENT RIGHTS
- ▬ EXISTING EASEMENT RIGHTS
- ▬ PROPOSED EASEMENT RIGHTS

AREA TABLE

LOT	SQ. FT.	ACRES
LOT 1	140,544	3.23
LOT 2	42,863	0.98
LOT 3	17,386	0.40
TOTAL	200,803	4.61

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 PRIOR WRITTEN CONSENT OF ATWELL

PROPERTY INDEX NUMBER
 0-20-100-001



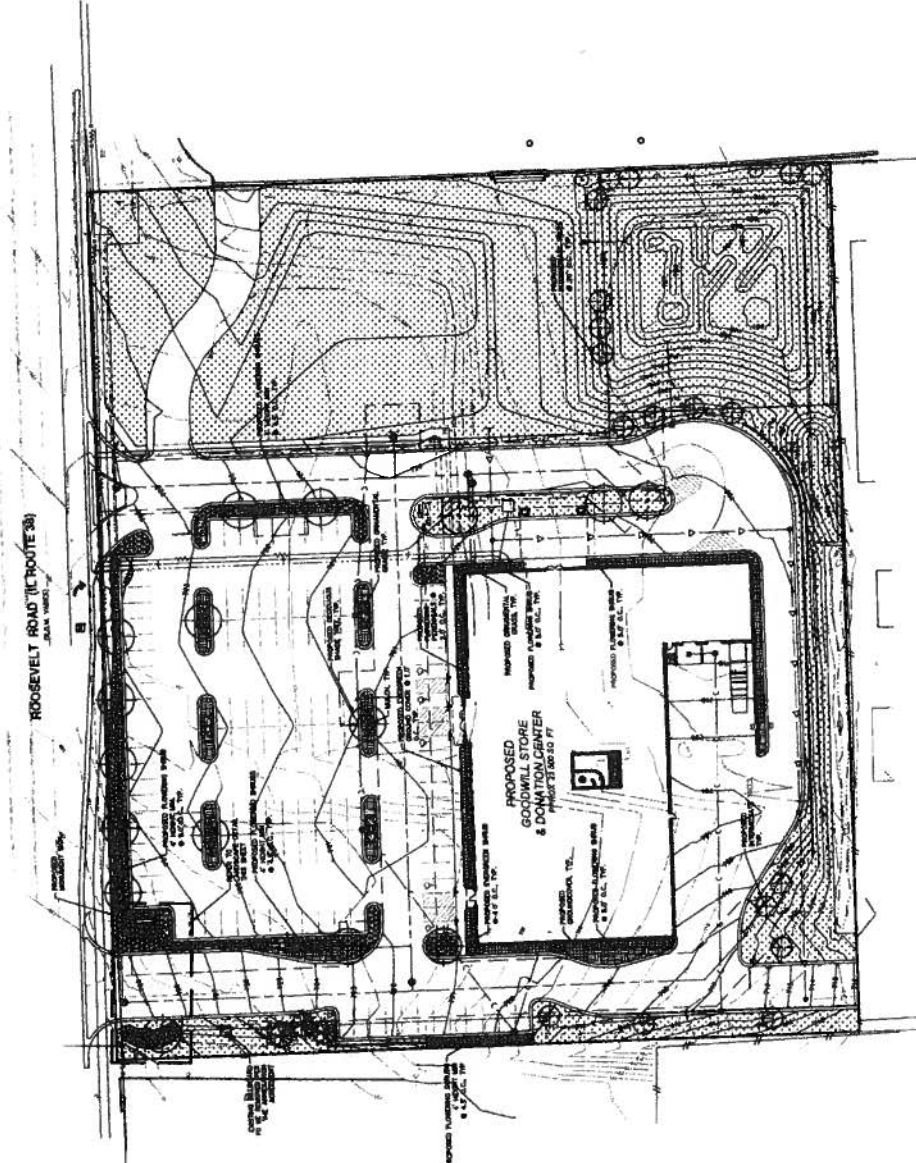
ATWELL
 Lead Planners & Surveyors
 1240 EAST OAK STREET, SUITE 100
 OAK BROOK, ILLINOIS 60151
 TEL: 630-584-1000
 FAX: 630-584-1001
 WWW.ATWELLDESIGN.COM

PERSPECTIVE DESIGN, INC.
 TOWN 38 NORTH, RANGE 11 EAST
 VILLAGE OF LOMBARD
 DUPAGE COUNTY, ILLINOIS

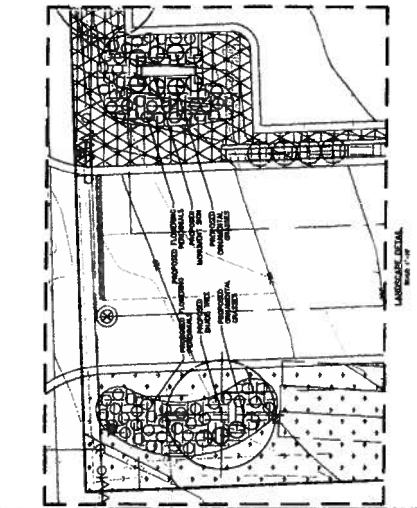
DATE: 01/04/2012
 SHEET NO. 1 OF 2

PRELIMINARY

EXHIBIT E: PRELIMINARY LANDSCAPE PLAN



- LEGEND**
- PROPOSED 3/4" DIA. (12" DIA.)
 - PROPOSED 1" DIA. (12" DIA.)
 - PROPOSED 1 1/2" DIA. (12" DIA.)
 - PROPOSED 2" DIA. (12" DIA.)
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 - PROPOSED 2880" DIA. (12" DIA.)
 - PROPOSED 2940" DIA. (12" DIA.)
 - PROPOSED 3000" DIA. (12" DIA.)
 - PROPOSED 3060" DIA. (12" DIA.)
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 - PROPOSED 3180" DIA. (12" DIA.)
 - PROPOSED 3240" DIA. (12" DIA.)
 - PROPOSED 3300" DIA. (12" DIA.)
 - PROPOSED 3360" DIA. (12" DIA.)
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 - PROPOSED 3480" DIA. (12" DIA.)
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 - PROPOSED 4020" DIA. (12" DIA.)
 - PROPOSED 4080" DIA. (12" DIA.)
 - PROPOSED 4140" DIA. (12" DIA.)
 - PROPOSED 4200" DIA. (12" DIA.)
 - PROPOSED 4260" DIA. (12" DIA.)
 - PROPOSED 4320" DIA. (12" DIA.)
 - PROPOSED 4380" DIA. (12" DIA.)
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 - PROPOSED 12000" DIA. (12" DIA.)



LANDSCAPE SUMMARY
 LOT SIZE (GROSS) WITH DETENTION: 2.88 ACRES
 LANDSCAPE AREA: 1.07 ACRES
 PERCENT LANDSCAPING: 37.2%

811
 Know what's below.
 Call before you dig.

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EXHIBIT F: PRELIMINARY BUILDING ELEVATIONS

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

NOT FOR CONSTRUCTION

PERSPECTIVE DESIGN, INC.
1125 W. North Avenue
Westfield, WI 53228
Tel: (414) 202-1780 Fax: (414) 202-1781

New Building For
Goodwill Store & Donation Center
Roosevelt Road (IL Route 88) Lombard, IL

PROPOSED ELEVATIONS

Drawing Title: _____
Date: 12/21/11
Scale: 1/8" = 1'-0"

A2.1

Sheet: 11-000
Job: _____

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EXTERIOR MATERIALS SCHEDULE

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

NO.	DESCRIPTION	QUANTITY	UNIT	SCALE: 1/8" = 1'-0"
1	BRICK, COMMON, 2 1/2" x 3 1/2" x 8"			
2	BRICK, FACE, 2 1/2" x 3 1/2" x 8"			
3	CONCRETE, 4" THICK			
4	CONCRETE, 6" THICK			
5	CONCRETE, 8" THICK			
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290	CONCRETE			

A22

DATE: 07/25/71
SCALE: 1/8" = 1'-0"
DRAWN: NEM
JOB: 11-1000
SHEET: 11-1000

PROPOSED
ELEVATIONS



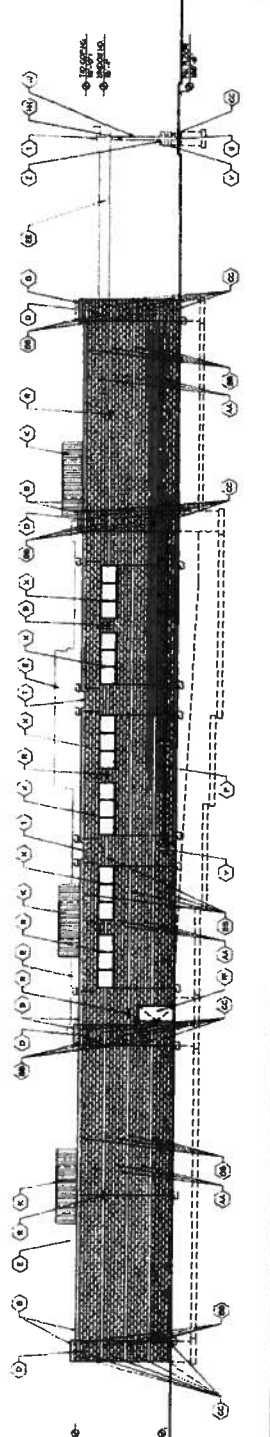
PERSPECTIVE
DESIGN, INC.
1125 W. North Avenue
Rt. 1, Box 1528
Tulsa, Okla. 74102-1790 P.O. Box 1102-1781

NEW BUILDING FOR
Goodwill Store & Donation Center
Roosevelt Road (Rt. Route 98) Lombard, II

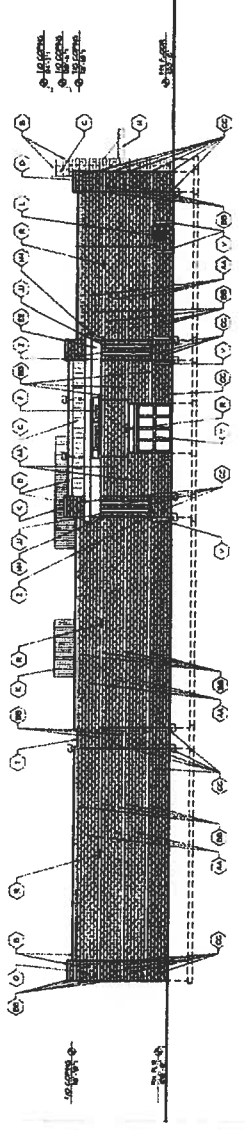
Revisions:

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



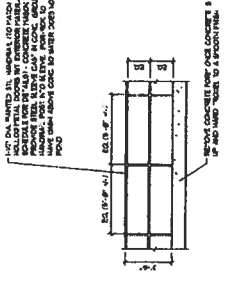
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 EXTERIOR MATERIALS SCHEDULE
SCALE: NTS

NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	BRICK, COMMON, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	SEE SPEC.
2	CONCRETE, 4" THICK, 1500 PSI	100	SQ. YD.	SEE SPEC.
3	WOOD, 2" x 4" SIPS	100	LF	SEE SPEC.
4	WOOD, 2" x 6" SIPS	100	LF	SEE SPEC.
5	WOOD, 2" x 8" SIPS	100	LF	SEE SPEC.
6	WOOD, 2" x 10" SIPS	100	LF	SEE SPEC.
7	WOOD, 2" x 12" SIPS	100	LF	SEE SPEC.
8	WOOD, 2" x 14" SIPS	100	LF	SEE SPEC.
9	WOOD, 2" x 16" SIPS	100	LF	SEE SPEC.
10	WOOD, 2" x 18" SIPS	100	LF	SEE SPEC.
11	WOOD, 2" x 20" SIPS	100	LF	SEE SPEC.
12	WOOD, 2" x 22" SIPS	100	LF	SEE SPEC.
13	WOOD, 2" x 24" SIPS	100	LF	SEE SPEC.
14	WOOD, 2" x 26" SIPS	100	LF	SEE SPEC.
15	WOOD, 2" x 28" SIPS	100	LF	SEE SPEC.
16	WOOD, 2" x 30" SIPS	100	LF	SEE SPEC.
17	WOOD, 2" x 32" SIPS	100	LF	SEE SPEC.
18	WOOD, 2" x 34" SIPS	100	LF	SEE SPEC.
19	WOOD, 2" x 36" SIPS	100	LF	SEE SPEC.
20	WOOD, 2" x 38" SIPS	100	LF	SEE SPEC.
21	WOOD, 2" x 40" SIPS	100	LF	SEE SPEC.
22	WOOD, 2" x 42" SIPS	100	LF	SEE SPEC.
23	WOOD, 2" x 44" SIPS	100	LF	SEE SPEC.
24	WOOD, 2" x 46" SIPS	100	LF	SEE SPEC.
25	WOOD, 2" x 48" SIPS	100	LF	SEE SPEC.
26	WOOD, 2" x 50" SIPS	100	LF	SEE SPEC.
27	WOOD, 2" x 52" SIPS	100	LF	SEE SPEC.
28	WOOD, 2" x 54" SIPS	100	LF	SEE SPEC.
29	WOOD, 2" x 56" SIPS	100	LF	SEE SPEC.
30	WOOD, 2" x 58" SIPS	100	LF	SEE SPEC.
31	WOOD, 2" x 60" SIPS	100	LF	SEE SPEC.
32	WOOD, 2" x 62" SIPS	100	LF	SEE SPEC.
33	WOOD, 2" x 64" SIPS	100	LF	SEE SPEC.
34	WOOD, 2" x 66" SIPS	100	LF	SEE SPEC.
35	WOOD, 2" x 68" SIPS	100	LF	SEE SPEC.
36	WOOD, 2" x 70" SIPS	100	LF	SEE SPEC.
37	WOOD, 2" x 72" SIPS	100	LF	SEE SPEC.
38	WOOD, 2" x 74" SIPS	100	LF	SEE SPEC.
39	WOOD, 2" x 76" SIPS	100	LF	SEE SPEC.
40	WOOD, 2" x 78" SIPS	100	LF	SEE SPEC.
41	WOOD, 2" x 80" SIPS	100	LF	SEE SPEC.
42	WOOD, 2" x 82" SIPS	100	LF	SEE SPEC.
43	WOOD, 2" x 84" SIPS	100	LF	SEE SPEC.
44	WOOD, 2" x 86" SIPS	100	LF	SEE SPEC.
45	WOOD, 2" x 88" SIPS	100	LF	SEE SPEC.
46	WOOD, 2" x 90" SIPS	100	LF	SEE SPEC.
47	WOOD, 2" x 92" SIPS	100	LF	SEE SPEC.
48	WOOD, 2" x 94" SIPS	100	LF	SEE SPEC.
49	WOOD, 2" x 96" SIPS	100	LF	SEE SPEC.
50	WOOD, 2" x 98" SIPS	100	LF	SEE SPEC.
51	WOOD, 2" x 100" SIPS	100	LF	SEE SPEC.

4 LOADING DOCK GUARDRAIL DETAIL
SCALE: NTS



5 NOT USED
SCALE: NTS

6 NOT USED
SCALE: NTS

7 NOT USED
SCALE: NTS

EXHIBIT G: PRELIMINARY ENGINEERING PLANS



GOODWILL STORE - LOMBARD

ROOSEVELT ROAD

LOMARD, IL 62401

DUPAGE COUNTY

PRELIMINARY ENGINEERING PLANS

ENGINEER

ATWELL, LLC.

1245 EAST DIEHL ROAD, SUITE 100

NAPERVILLE, IL 60563

PHONE: (630) 577-0800

FAX: (630) 577-0900

DEVELOPER

BERENGARIA DEVELOPMENT

100 E. WISCONSIN AVENUE, SUITE 1030

MILWAUKEE, WI 53202

PHONE: (414) 287-9880

FAX: (414) 755-7373

ARCHITECT

PERSPECTIVE DESIGN, INC.

11525 W. NORTH AVENUE

WAUWATOSA, WI 53226

PHONE: (414) 302-1780

FAX: (414) 302-1781



Know what's below.
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SITE LOCATION MAP
NOT TO SCALE

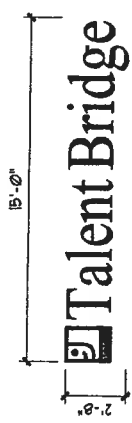
SHEET INDEX

- C-01 COVER SHEET
- C-02 SITE LAYOUT/DIMENSION PLAN
- C-03 GRADING PLAN
- C-04 STORM SEWER PLAN
- C-05 UTILITY PLAN
- C-06 LANDSCAPE PLAN

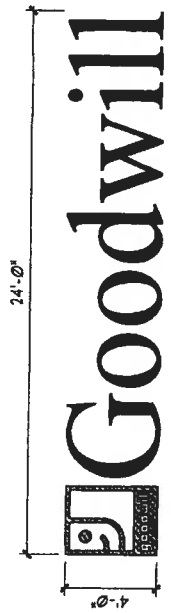
<p>ATWELL PERSPECTIVE DESIGN, INC. ROOSEVELT ROAD, LOMBARD, IL PRELIMINARY ENGINEERING COVER SHEET</p>	SECTION 20	<p>ATWELL PERSPECTIVE DESIGN, INC. ROOSEVELT ROAD, LOMBARD, IL PRELIMINARY ENGINEERING COVER SHEET</p>
	<p>1700 N. NORTH AVENUE 11 EAST VILLAGE OF LOMBARD DUPAGE COUNTY, ILLINOIS</p>	<p>DATE: 10/14/2011 SCALE: AS SHOWN</p>

EXHIBIT H: PRELIMINARY SIGNAGE PLANS

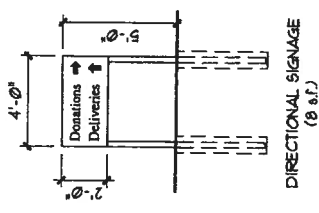
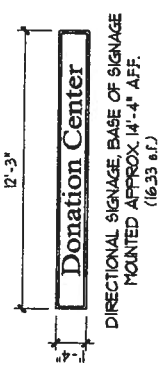
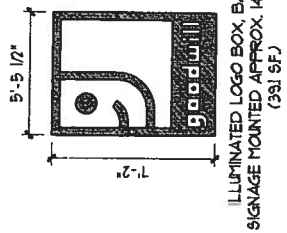
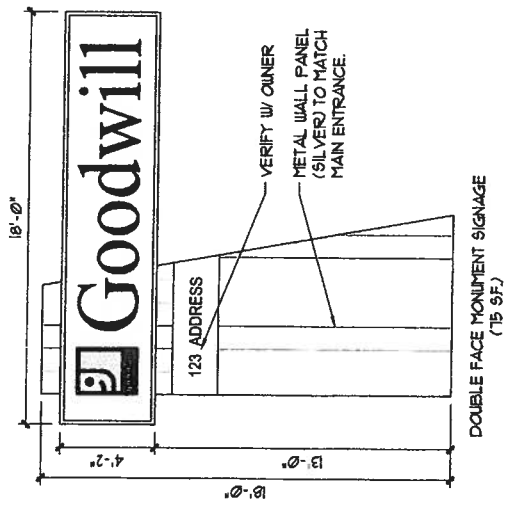
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INDIVIDUALLY BACK-LIT RAISED ALUMINUM CHARACTERS W/ PLASTIC LENS.
 BASE OF SIGNAGE MOUNTED APPROX. 16'-4" AFF.
 (140 s.f. PROVIDED)



INDIVIDUALLY BACK-LIT RAISED ALUMINUM CHARACTERS W/ PLASTIC LENS. BASE OF SIGNAGE MOUNTED APPROX. 11'-8" AFF.
 (56 s.f. PROVIDED)



NOTE: GOODWILL TO SUBMIT ALL GROUND MOUNTED DIRECTIONAL SIGNAGE FOR APPROVAL PRIOR TO INSTALLATION.

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Storage For:
Goodwill Store & Donation Center
 Roosevelt Road (IL Route 38) Lombard, IL

PERSPECTIVE DESIGN, INC.
 11525 W. North Avenue
 Wauwatosa, WI 53226
 Tel: (414) 302-1780 Fax: (414) 302-1781



Drawing Title:
SIGNAGE

THIS BOX IS 1/2" x 1/2"

Date:	12/25/11
Scale:	3/16"=1'-0"
Drawn:	NEM
Job:	11-080
Sheet:	

A2.3

A2.1	DRAWING TITLE PROPOSED ELEVATIONS	DATE: 12/27/11 DRAWN BY: J. J. [unreadable] CHECKED BY: [unreadable]	PROJECT NO.: 11-000 JOB: [unreadable]	PERSPECTIVE DESIGN, INC. 11525 W. NORTH AVENUE WILSON, WI 53228 TEL: 414-322-1730 FAX: 414-322-1781
New Building For: Goodwill Store & Donation Center Roosevelt Road DL Route 981 Lombard, IL				

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

NOT USED SCALE: N/A	NOT USED SCALE: N/A	NOT USED SCALE: N/A	NOT USED SCALE: N/A	NOT USED SCALE: N/A	NOT USED SCALE: N/A	NOT USED SCALE: N/A																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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NOT FOR CONSTRUCTION

FOR ESTIMATING AND REVIEW ONLY

- PRELIMINARY -

PROPOSED ELEVATIONS

Drawing Title: **PROPOSED ELEVATIONS**

Client: **Goodwill Store & Donation Center**

Address: **Goodwell Road (Rt. Route 38) Lombard, IL**

Architect: **PERSPECTIVE DESIGN, INC.**

11255 W. 125th Street
Morton Grove, IL 60053
Tel: (847) 302-1780 Fax: (847) 302-1781

A22

Sheet

DATE: 02/24/11

DESIGNER: J. J. J. J.

DATE: 02/24/11

DATE: 02/24/11

DATE: 02/24/11

EXTERIOR MATERIALS SCHEDULE

SCALE: NTS

NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	BRICK, COMMON, 2 1/2" x 3 1/2" x 8"	10000	SQ. YD.	
2	CONCRETE, 4" THICK	500	SQ. YD.	
3	CONCRETE, 6" THICK	100	SQ. YD.	
4	CONCRETE, 8" THICK	50	SQ. YD.	
5	CONCRETE, 10" THICK	20	SQ. YD.	
6	CONCRETE, 12" THICK	10	SQ. YD.	
7	CONCRETE, 14" THICK	5	SQ. YD.	
8	CONCRETE, 16" THICK	2	SQ. YD.	
9	CONCRETE, 18" THICK	1	SQ. YD.	
10	CONCRETE, 20" THICK	1	SQ. YD.	
11	CONCRETE, 22" THICK	1	SQ. YD.	
12	CONCRETE, 24" THICK	1	SQ. YD.	
13	CONCRETE, 26" THICK	1	SQ. YD.	
14	CONCRETE, 28" THICK	1	SQ. YD.	
15	CONCRETE, 30" THICK	1	SQ. YD.	
16	CONCRETE, 32" THICK	1	SQ. YD.	
17	CONCRETE, 34" THICK	1	SQ. YD.	
18	CONCRETE, 36" THICK	1	SQ. YD.	
19	CONCRETE, 38" THICK	1	SQ. YD.	
20	CONCRETE, 40" THICK	1	SQ. YD.	
21	CONCRETE, 42" THICK	1	SQ. YD.	
22	CONCRETE, 44" THICK	1	SQ. YD.	
23	CONCRETE, 46" THICK	1	SQ. YD.	
24	CONCRETE, 48" THICK	1	SQ. YD.	
25	CONCRETE, 50" THICK	1	SQ. YD.	
26	CONCRETE, 52" THICK	1	SQ. YD.	
27	CONCRETE, 54" THICK	1	SQ. YD.	
28	CONCRETE, 56" THICK	1	SQ. YD.	
29	CONCRETE, 58" THICK	1	SQ. YD.	
30	CONCRETE, 60" THICK	1	SQ. YD.	
31	CONCRETE, 62" THICK	1	SQ. YD.	
32	CONCRETE, 64" THICK	1	SQ. YD.	
33	CONCRETE, 66" THICK	1	SQ. YD.	
34	CONCRETE, 68" THICK	1	SQ. YD.	
35	CONCRETE, 70" THICK	1	SQ. YD.	
36	CONCRETE, 72" THICK	1	SQ. YD.	
37	CONCRETE, 74" THICK	1	SQ. YD.	
38	CONCRETE, 76" THICK	1	SQ. YD.	
39	CONCRETE, 78" THICK	1	SQ. YD.	
40	CONCRETE, 80" THICK	1	SQ. YD.	
41	CONCRETE, 82" THICK	1	SQ. YD.	
42	CONCRETE, 84" THICK	1	SQ. YD.	
43	CONCRETE, 86" THICK	1	SQ. YD.	
44	CONCRETE, 88" THICK	1	SQ. YD.	
45	CONCRETE, 90" THICK	1	SQ. YD.	
46	CONCRETE, 92" THICK	1	SQ. YD.	
47	CONCRETE, 94" THICK	1	SQ. YD.	
48	CONCRETE, 96" THICK	1	SQ. YD.	
49	CONCRETE, 98" THICK	1	SQ. YD.	
50	CONCRETE, 100" THICK	1	SQ. YD.	

LOADING DOCK GUARDRAIL DETAIL

SCALE: NTS

NOTE: CONCRETE CURB AND CONCRETE 18" HIGH AND 4" WIDE SHALL BE CAST IN PLACE.

NOT USED

SCALE: NTS

NOT USED

SCALE: NTS

NOT USED

SCALE: NTS

NOT USED

SCALE: NTS

SOUTH ELEVATION

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

EAST ELEVATION

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

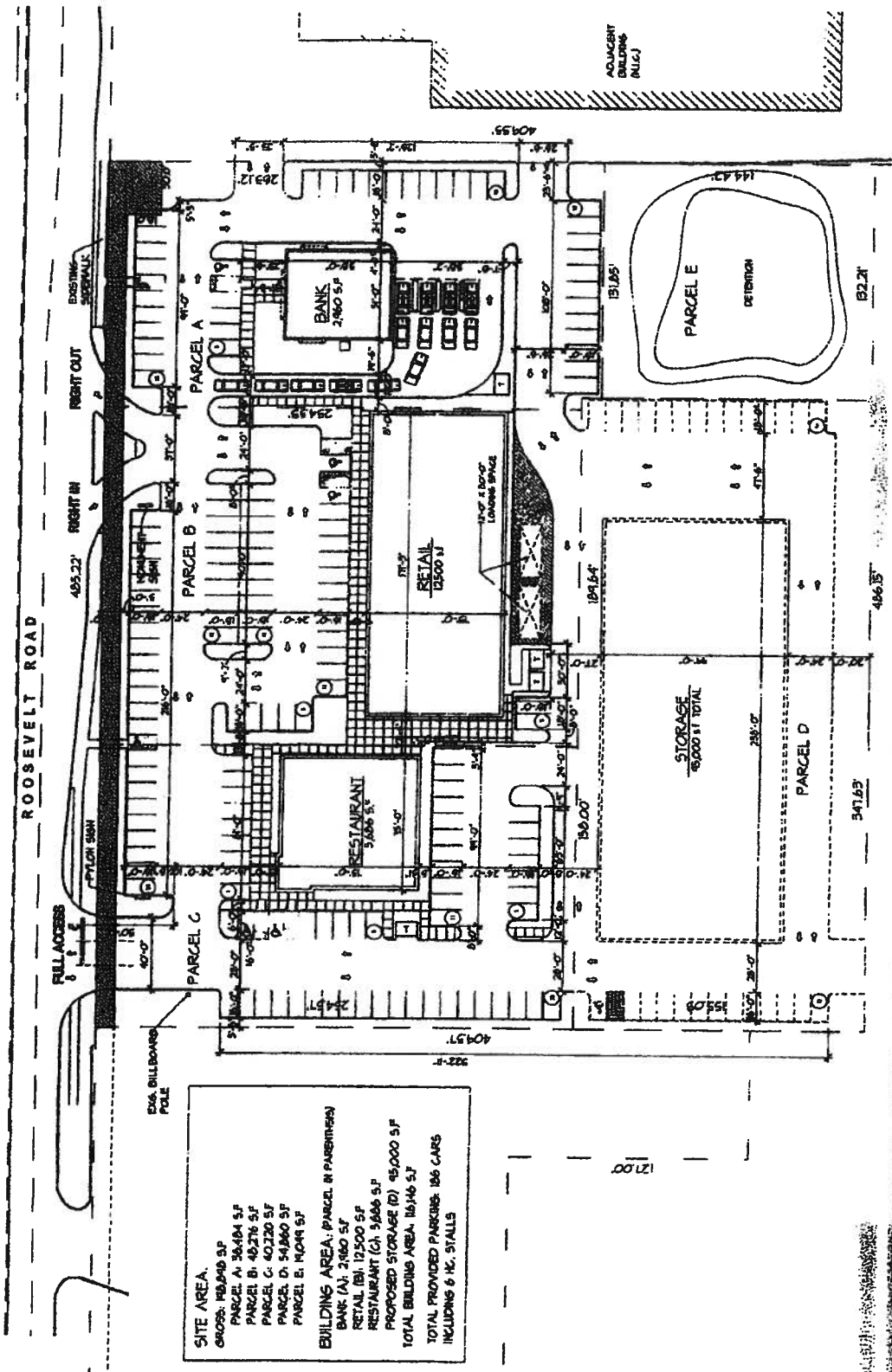
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SCALE: NTS

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EXHIBIT I: PREVIOUSLY APPROVED PLANS

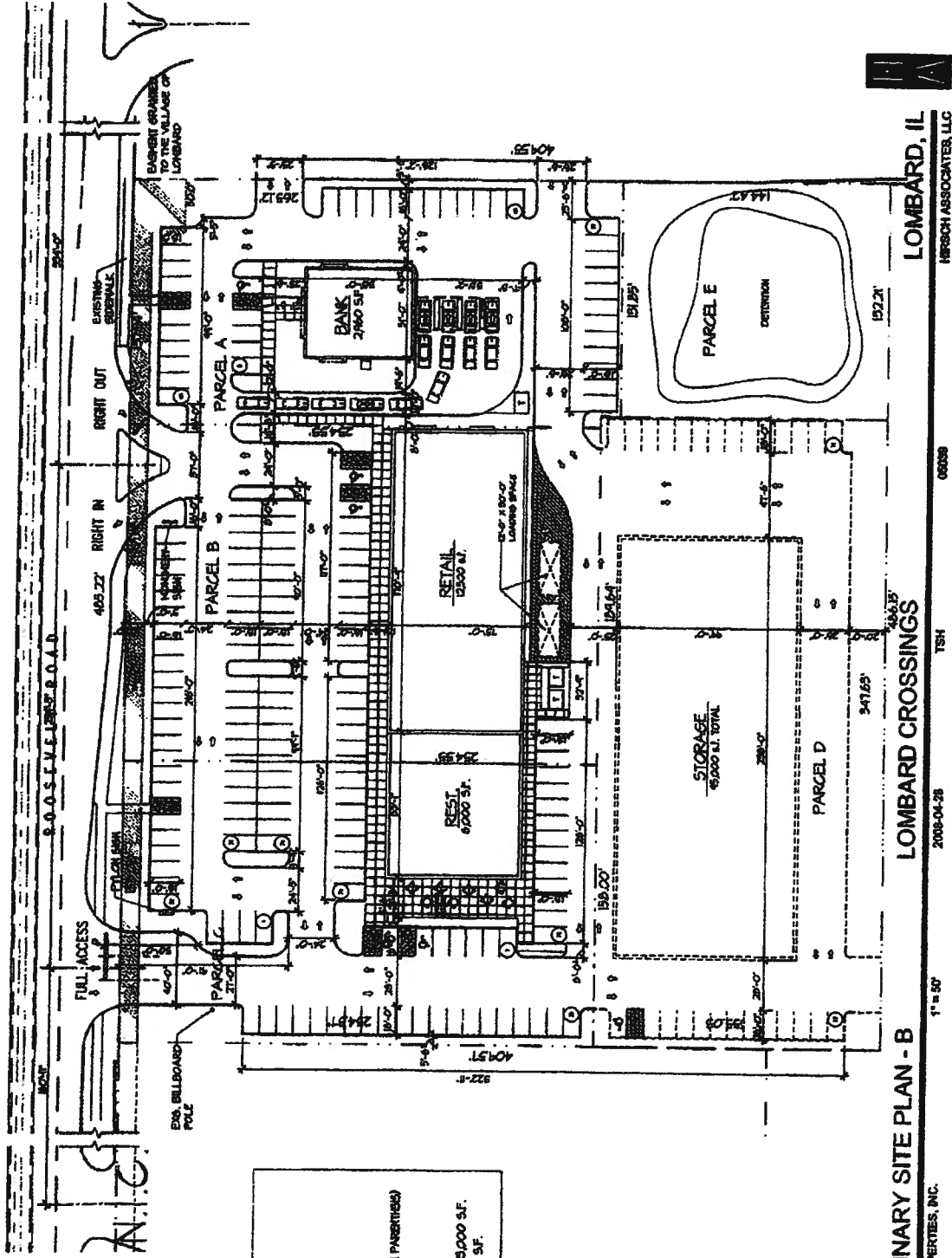


SITE AREA.
 GROSS: 162,146 SF
 PARCEL A: 36,484 SF
 PARCEL B: 40,276 SF
 PARCEL C: 40,230 SF
 PARCEL D: 54,860 SF
 PARCEL E: 10,396 SF

BUILDING AREA: (PARCEL IN PARENTHESES)
 BANK (A): 2,800 SF
 RETAIL (B): 12,500 SF
 RESTAURANT (C): 5,800 SF
 PROPOSED STORAGE (D): 95,000 SF
 TOTAL BUILDING AREA: 116,146 SF

TOTAL PROVIDED PARKING: 186 CARS
 INCLUDING 6 HC. STALLS

Centrum Properties, Inc.
 Lombard Crossings Site Plan
 Architecture + Planning



SITE AREA:	
Parcel A	140,220 SF
Parcel B	149,278 SF
Parcel C	156,404 SF
Parcel D	154,861 SF
Parcel E	98,081 SF
BUILDING AREA (PARCEL II PARENTS):	
BANK (A)	2,140 SF
RETAIL (B)	12,500 SF
REST. (C)	6,000 SF
PROPOSED STORAGE (D)	45,000 SF
TOTAL BUILDING AREA:	69,640 SF

LOMBARD, IL
 HERSCH ASSOCIATES, LLC

LOMBARD CROSSINGS
 TSH
 2008-04-28

PRELIMINARY SITE PLAN - B
 CENTRUM PROPERTIES, INC.
 1" = 50'

EXHIBIT J: APPROVED DEVIATIONS AND VARIATIONS

NOTE: ALL PARCEL DESIGNATIONS ON THIS EXHIBIT J ARE TO THE PARCELS AS SHOWN ON THE PRELIMINARY SITE PLAT ATTACHED AS EXHIBIT D TO THIS AGREEMENT TO WHICH THIS EXHIBIT IS ALSO ATTACHED.

1. Approve an amendment to an annexation agreement.
2. Approve a planned development amendment (Major Change) to Ordinance 6211, as amended by Ordinances 6344, 6495 and 6623 for property located in the B4APD Roosevelt Road Corridor District, Planned Development, with the following companion conditional uses, deviations and variations, as follows;
 - a) A conditional use, per Section 155.417 (G) (2) of the Lombard Zoning Ordinance to allow for a secondhand stores and rummage shops in excess of 5,000 square feet for proposed Lot 1; and
 - b) A conditional use, per Section 155.417 (G) (2) of the Lombard Zoning Ordinance to allow for a drive through for proposed Lot 1; and
 - c) For each lot, grant a variation from Sections 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking; and
 - d) A deviation to Section 155.417 (G)(3) of the Zoning Ordinance to reduce the minimum lot area for a detention outlot (proposed Lot 3); and
 - e) A deviation from Section 155.417 (G)(4) of the Zoning Ordinance to reduce the minimum lot width for a detention outlot (proposed Lot 3); and
 - f) A deviation from Section 154.507 of the Lombard Subdivision and Development Ordinance to allow an outlot (proposed Lot 3) to not have at least thirty feet (30') of frontage along a public street; and
 - g) Grant a variation from Sections 155.417 (G)(7) and (9) of the Zoning Ordinance to reduce the ten percent (10%) open space requirement for proposed Lot 2; and
 - h) A conditional use, per Section 155.417 (G) (2), for off-site parking.
3. Site plan approval with the following deviations from the Lombard Sign Ordinance:
 - a. A deviation from the Lombard Sign Ordinance to allow for a freestanding sign on both proposed Lots 1 and 2 to be located closer than seventy-five feet (75') from the center line of the adjacent right-of-way; and
 - b. A deviation from the Lombard Sign Ordinance to allow for 4 walls signs where 2 wall signs are permitted for proposed Lot 1.

EXHIBIT K:
[LEFT INTENTIONALLY BLANK]

EXHIBIT L: PARKING LOT IMPROVEMENTS ON LOTS 1 AND 2

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A PLANNED DEVELOPMENT AMENDMENT TO
ORDINANCE 6211 WITH COMPANION CONDITIONAL USES, VARIATIONS AND
DEVIATIONS**

(PC 11-25: 321-395 E. Roosevelt Road)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Subdivision and Development Ordinance, otherwise known as Title 15, Chapter 154 of the Code of Lombard, Illinois; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Sign Ordinance, otherwise known as Title 15, Chapter 153 of the Code of Lombard, Illinois; and,

WHEREAS, the subject property is zoned B4A Roosevelt Road Corridor District; and,

WHEREAS, on June 19, 2008, the President and Board of Trustees of the Village of Lombard adopted Ordinance 6211 granting a conditional use for a planned development with companion variations and deviations, conditional use for a bank/financial institution, a multiple tenant retail center, a drive thru establishment, outdoor dining/service area and a use exception for a storage center; to provide for the approval of the submitted site plans included as part of the petition; and

WHEREAS, an application has heretofore been filed requesting approval of a planned development amendment along with companion conditional uses, deviations and variations to provide for the construction of a 25,500 square foot Goodwill Store, with drive-through and Talent Bridge/Workforce Connection Center and an outlot in the B4A District with variations and deviations from the Lombard Zoning Ordinance (Title 155 of the Village Code), Sign Ordinance (Title 153 of the Village Code) and Subdivision and Development Ordinance (Title 155 of the Village Code) as set forth in Section 1 below, on the property described in Section 2 below; and subject to the conditions set forth in Section 3 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on January 23, 2012 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the petition as described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the following relief is hereby granted for the Subject Property, as described in Section 2 below, subject to the conditions set forth in Section 3 below:

1. Approve an amendment to an annexation agreement.
2. Approve a planned development amendment (Major Change) to Ordinance 6211, as amended by Ordinances 6344, 6495 and 6623 for property located in the B4APD Roosevelt Road Corridor District, Planned Development, with the following companion conditional uses, deviations and variations, as follows;
 - a) A conditional use, per Section 155.417 (G) (2) of the Lombard Zoning Ordinance to allow for a secondhand stores and rummage shops in excess of 5,000 square feet for proposed Lot 1; and
 - b) A conditional use, per Section 155.417 (G) (2) of the Lombard Zoning Ordinance to allow for a drive through for proposed Lot 1; and
 - c) For each lot, grant a variation from Sections 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking; and
 - d) A deviation to Section 155.417 (G)(3) of the Zoning Ordinance to reduce the minimum lot area for a detention outlot (proposed Lot 3); and
 - e) A deviation from Section 155.417 (G)(4) of the Zoning Ordinance to reduce the minimum lot width for a detention outlot (proposed Lot 3); and

- f) A deviation from Section 154.507 of the Lombard Subdivision and Development Ordinance to allow an outlot (proposed Lot 3) to not have at least thirty feet (30') of frontage along a public street; and
 - g) Grant a variation from Sections 155.417 (G)(7) and (9) of the Zoning Ordinance to reduce the ten percent (10%) open space requirement for proposed Lot 2; and
 - h) A conditional use, per Section 155.417 (G) (2), for off-site parking.
3. Site plan approval with the following deviations from the Lombard Sign Ordinance:
- a) A deviation from the Lombard Sign Ordinance to allow for a freestanding sign on both proposed Lots 1 and 2 to be located closer than seventy-five feet (75') from the center line of the adjacent right-of-way; and
 - b) A deviation from the Lombard Sign Ordinance to allow for 4 walls signs where 2 wall signs are permitted for proposed Lot 1.
4. Approve a major plat of subdivision.

SECTION 2: That this Ordinance is limited and restricted to the property located at 321-395 E Roosevelt, Lombard, Illinois and legally described as follows:

Parcel 1

Highland Lanes Subdivision (except the South 150 feet thereof and except the West 134.5 feet) in the Northwest Quarter of Section 20, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded April 25, 1958 as Document 877665, DuPage County Illinois.

Parcel 2

The West 134.5 feet of Highland Lanes Subdivision (except the South 150 feet thereof) in the Northwest Quarter of Section 20, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded April 25, 1958 as Document 877665 in DuPage County, Illinois.

Parcel Number: 06-20-106-050 and 051; (the "Subject Property").

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. The petitioner shall develop the site and building in accordance with the plans submitted as part of their binder dated January 3, 2012, including the amended plat of

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Re: PC 11-25

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subdivision last revised January 4, 2012, and to the materials board submitted, except as modified by the conditions of approval.

2. That the petitioner shall enter into an annexation agreement amendment with the Village for the subject property.
3. The petitioner shall satisfactorily address the comments included within the IDRC report.
4. To minimize parking conflicts on the property and to minimize impacts on adjacent properties, the developer/owner of the property shall provide for cross-access and cross parking between each lot within the proposed development.
5. The site plan and building elevations for the development on Lot 2 shall be subject to site plan approval by the Village.
6. All comments and recommendations noted in the KLOA report dated December 14, 2011, with the exception to land banking the 12 parking spaces, shall be satisfactorily addressed.
7. This approval shall become null and void unless work thereon on Lot 1 is substantially under way within 12 months of the date of the approved ordinance, unless extended by the Board of Trustees prior to the expiration of the ordinance.
8. Prior to the issuance of a building permit, the petitioner shall submit a revised cross access easement or agreement with the York Township Highway Department.
9. Signage for Lot 2 shall consist of channel lettering, unless otherwise approved by the Plan Commission as part of a future Site Plan Approval.
10. Prior zoning approvals not consistent with this petition shall be null and void.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2012.

First reading waived by action of the Board of Trustees this _____ day of _____, 2012.

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Passed on second reading this ____ day of _____, 2012, pursuant to a roll call vote as follows:

Ayes: _____

Nayes: _____

Absent: _____

Approved by me this _____ day of _____, 2012.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

Published by me in pamphlet from this ____ day of _____, 2012.

Brigitte O'Brien, Village Clerk