

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### 470 and 498 E. Roosevelt Road, Repeal Ordinance 6240 and Map Amendment

June 20, 2022

#### Title

PC 22-14

#### Petitioner

Keystone Planning and Design  
418 Clinton Place  
River Forest, IL 60305

#### Property Owner

Five Flavors, LLC  
6801 Roosevelt Road  
Berwyn, IL 60402

#### Property Location

470 and 498 E. Roosevelt Road  
06-17-403-039; 06-17-403-041

#### Zoning

B4A and B4APD

#### Existing Land Use

Parking Lot and Restaurant

#### Comprehensive Plan

Community Commercial

#### Approval Sought

Repeal Ordinance 6240 and Map  
Amendment from B4APD to B4A

#### Prepared By

Tami Urish  
Planner I



#### PROJECT DESCRIPTION

The restaurant, Rainbow Cone, is consolidating the property behind the building to provide more parking spaces and removing most parking spaces around the building, with the exception of the American with Disabilities Act required parking spaces that will remain near the building. Since the property located at 470 E. Roosevelt Road is within a planned development, and the property located at 498 E. Roosevelt Road is not in a planned development, the 470 E. Roosevelt Road property needs to be rezoned.

#### APPROVAL(S) REQUIRED

The petitioner requests that the Village approve the repeal of Ordinance 6240 in its entirety, and remove the property at 470 E. Roosevelt Road from the geographical boundaries of the Carson Center Planned Development located within the B4A Roosevelt Road Corridor pursuant to Section 155.504(A) of Village Code (major changes in a planned development).

#### EXISTING CONDITIONS

A single tenant building operating an ice cream shop/restaurant use with a drive through occupies the parcel addressed as 498 E. Roosevelt. A parking lot with cross access to the Carson Center multi-tenant strip center next door occupies the parcel addressed as 470 E. Roosevelt.



**PROJECT STATS**

**Lot & Bulk**

Parcel Size 1.8 acres  
(total of both):  
Building Size: ~3,000 SF

**Parking Spaces**

Demand: 36 (2 ADA)  
Supply @ 470 61 (6 ADA)  
Supply @ 498: 30 (2 ADA)

**Submittals**

1. Petition for a public hearing;
2. Response to Standards for a Conditional Use, prepared by the petitioner, dated May 16, 2022;
3. Plat of Consolidation, prepared by Wolf Pack Consulting, LLC, dated May 2, 2021;
4. Site Plan, prepared by the petitioner, dated March 22, 2022.
5. Informational sign exhibit prepared by Corporate Identification Solutions, dated May 10, 2022.

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division requires the ADA spaces to remain nearest the building and both entrances into the building have cross hatched crosswalks. Should the petition be approved, additional comments may be forthcoming during permit review.

**Fire Department:**

The Fire Department has no comments. Should the petition be approved, additional comments may be forthcoming during permit review.

**Private Engineering Services:**

Private Engineering Services has no comments. Should the petition be approved, additional comments may be forthcoming during permit review.

**Public Works:**

The Department of Public Works has no comments. Should the petition be approved, additional comments may be forthcoming during permit review.

**Planning Services Division:**

The Planning Services Division (PSD) notes the following:

***1. Surrounding Zoning & Land Use Compatibility***

	<b>Zoning Districts</b>	<b>Land Use</b>
<b>North</b>	R2	Vacant lot
<b>South</b>	B4A (High Point Center)	Mixed Retail
<b>East</b>	B4A (Drivetime)	Motor Vehicle sales
<b>West</b>	B4A (Carson Center)	Retail

The subject property is located in an established commercial corridor that contains a mixture of businesses. The building is configured as a single tenant structure and is not a multi-tenant strip center by design. The site at 498 E. Roosevelt is non-conforming to the standards of the zoning district, however, the development was approved without any variances by Ordinances 3796 and 3952 for a restaurant with a drive through in the 1990s.

Prior to 2007, the property at 470 E. Roosevelt Road was developed as an electrical contractor’s office and shop (Glenbard Electric). The property was sold to the property owners of the Carson’s Center located at 400-450 E. Roosevelt Road and the building on the property was razed. The property owners at the time were granted approval to utilize the existing parking lot for the benefit of the Carson’s Center, west of the vacant lot, by including it in the established planned development until such time that the property could be redeveloped.

The new property owners are seeking to improve access to the drive through portion of the restaurant by expanding the parking availability on this existing parking lot for the benefit of Rainbow Cone. A permit will be required to restripe the parking lot.

**2. *Comprehensive Plan Compatibility***

The Comprehensive Plan recommends Community Commercial. The existing restaurant with drive through use is consistent with this designation.

**3. *Zoning Compatibility***

The petitioner is proposing to consolidate two properties. Repealing Ordinance 6240, rezoning and a subsequent map amendment of one of the parcels is being sought. The proposal seeks to improve the conditional use of the drive through that was approved in 1993 and 1995.

It was noted by staff in 2008 (PC 08-28) that the expectation for the property located at 470 E. Roosevelt Road was to be redeveloped. Staff now finds that combining the two properties is a satisfactory redevelopment option.

**4. *Site Plan: Access & Circulation***

The site is accessed by Roosevelt Road and Fairfield Avenue. There is a traffic signal at the intersection. Parking is not allowed on either street.

The petitioner proposes to remove all parking spaces on the 498 E. Roosevelt Road parcel with the exception of the three required ADA parking spaces and four standard parking spaces. Additional parking for the restaurant will be provided by the 470 E. Roosevelt Road parcel's parking lot. The property owner has found that at times the parking lot around the building gets overwhelmed with customers attempting to park or utilize the drive through. By shifting the parking exclusively to the north, the congestion is expected to improve. The property owner of 498 E. Roosevelt Road recently purchased 470 E. Roosevelt Road and subsequently submitted a plat of consolidation to the Village for this plan.

**5. *Cross Access with Neighboring Property***

Two driveways on the west side of the subject property provide access to the shopping center located at 400-450 E. Roosevelt Road. Prior to selling 470 E. Roosevelt Road to the petitioner, the owner of the shopping center established a cross access easement over the two driveways for the benefit of the properties at 470 and 498 E. Roosevelt Road (R2021-14926). The easement ensures the existing circulation pattern among the three properties will remain unchanged.

**6. *Signage***

No zoning relief is requested for signage. The petitioner will install new informational signage at the parking lot entrances and a permit will be required.

**7. *Lighting***

No changes to the lighting are occurring at this time. Should the business change the lighting in the future they will need to apply for a permit and submit a photometric plan.

**8. *History***

470 E. Roosevelt Road



PC 08-28 (400-470 E. Roosevelt Road) Ordinance 6240: Amendment to Ordinance 5456 to allow for a Vacant Property (470 E. Roosevelt Road) to be included within the geographical extent of the Carson's Center Planned Development with the following conditions:

1. The subject property shall be developed and operated in conformance with the site plan prepared by GEA Architects, dated August 3, 2008 and made a part of this petition.
2. The existing south entrance drive to Fairfield Road shall be redesigned as a right-in, right-out access drive.
3. A perpetual cross-access agreement shall be executed between the subject properties.
4. A cross-park agreement shall also be executed between the subject properties until such time that the 470 E. Roosevelt Road property is redeveloped.
5. The petitioner shall satisfactorily address the IDRC comments [list of engineering items for the permit of the parking lot].

#### 498 E. Roosevelt Road

PC 93-30, Ordinance 3794: Annexation of 498 E. Roosevelt into the Village of Lombard

Ordinance 3795: Map amendment for the purpose of rezoning the property from R1 Single Family Residence District to B4 Corridor Commercial District

Ordinance 3796: Conditional Use for a restaurant with drive-through service and outdoor seating.

PC 95-01, Ordinance 3952: Conditional Use for a restaurant with drive-through service and outdoor seating. Different site plan than the site plan submitted for PC 93-30. Both site plans were approved without variances.

### **FINDINGS & RECOMMENDATIONS**

Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

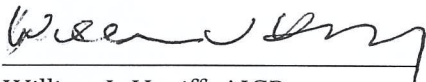
The Inter-Departmental Review Committee has reviewed the standards for the request to repeal Ordinance 6240 in its entirety, and remove the property at 470 E. Roosevelt Road from the geographical boundaries of the Carson Center Planned Development located within the B4A Roosevelt Road Corridor, and a map amendment from B4APD Roosevelt Road Corridor District Planned Development to B4A and Roosevelt Road Corridor District and finds that the proposed repeal and map amendment **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 22-14:

Based on the submitted petition and the testimony presented, the proposed repeal of Ordinance 6240 in its entirety, and the removal of the property at 470 E. Roosevelt Road from the geographical boundaries of the Carson Center Planned Development located within the B4A Roosevelt Road Corridor, and a map amendment from B4APD Roosevelt Road Corridor District Planned Development to B4A and Roosevelt Road Corridor District does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the repeal and map amendment is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the

findings of the Plan Commission, and recommend to the Village Board **approval** of PC 22-14, subject to the following conditions:

1. The existing south entrance drive to Fairfield Road shall be remain as a right-in, right-out access drive;
2. The petitioner shall record a plat of consolidation, combining 470 E. Roosevelt Road and 498 E. Roosevelt Road into one lot of record; the cross access easement pertaining to the driveways on the west side of the property (R2021-149626) shall be referenced on the plat of consolidation;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11) and
5. That the petitioner shall keep the frontage along Roosevelt Road available ADA customer parking.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

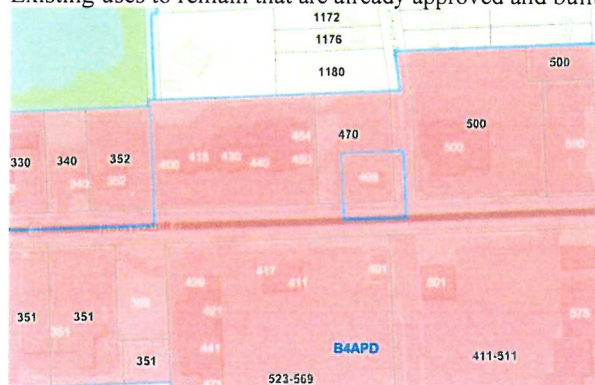
c. Petitioner



**Rainbow Cone Lombard Plat Consolidation and Rezoning  
STANDARDS FOR MAP AMENDMENTS (REZONINGS)  
from B4APD to B4A Roosevelt Road corridor**

1. *Compatibility with existing uses of property within the general area of the property in question;*
  - a. 498 E. Roosevelt Road is an existing drive-thru food service use, and the building /site has also been a food service use even before that. The owners of 498 E. Roosevelt Road have acquired the existing to remain parking lot north of their parcel. This request is to consolidate the parcel north of 498 E. Roosevelt with it to create a larger parcel, offer on-site parking to the food service use, and become B4A zoning from B4APD. Existing uses remain. There are many other restaurants and services along this commercial corridor.

2. *Compatibility with the zoning classification of property within the general area of the property in question;*
  - a. Direct compatibility with all same zoning commercial uses along Roosevelt road and with residential zoning to the north like all other adjacent commercial properties. Existing uses to remain that are already approved and built.



b.

3. *The suitability of the property in question to the uses permitted under the existing zoning classification.*
  - a. Existing drive-thru food service use that has been already built and approved. This use is also a permitted use in this district. On-site parking is now offered after this consolidation and rezoning, another permitted use
4. *Consistency with the trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification;*
  - a. This district serves the larger community by offering a “viable retail commercial corridor” Much of the area is already built with existing single-story commercial buildings, which ours matches in scale.
5. *The compatibility of the surrounding property with the permitted uses listed in the proposed zoning classification.*
  - a. All properties to the south (across Roosevelt Road), the east and west are all commercial properties offering permitted restaurants, services, and more to the community. This is



all compatible with our uses. The properties to the north of the consolidate parcel are single-family residential, and the existing parking lot has existing landscape screening to this residential district, making it compatible by offering existing to remain uses (no changes for any of the neighbors) with required buffers.

6. *The objectives of the current Comprehensive Plan for the Village of Lombard and the impact of the proposed amendment of the said objectives;*
  - a. No amendments proposed to the current Comprehensive Plan for the Village of Lombard. The objectives of the plan remain in effect as we offer no physical changes to the buildings, buffers, landscaping, drive entry points, etc. code requirements.
  
7. *The suitability of the property in question for permitted uses listed in the proposed zoning classification.*
  - a. Permitted uses such as restaurants with on-site parking are suitable for this property with access from Roosevelt Road and also Fairfield. Existing access, entry, exits to the site to remain as well as existing building and parking and circulation.



PREPARED FOR:  
FIVE FLAVORS, LLC  
8401 ROOSEVELT RD  
BLOOMINGTON, ILLINOIS 62422-1519

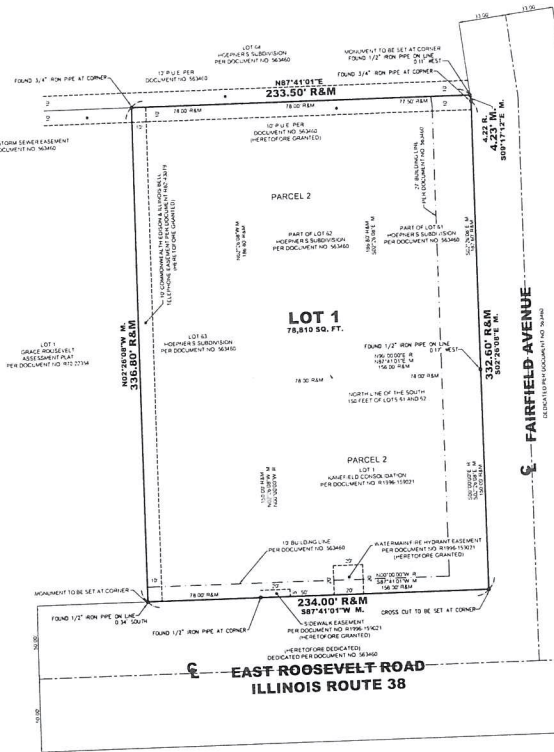
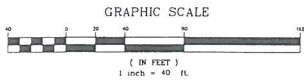
# RAINBOW CONE CONSOLIDATION

BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

COMMON ADDRESS: 472 1/2 EAST ROOSEVELT ROAD, LOMBARD, ILLINOIS  
PIN: 56-17-403-841-000 (PARCEL 1)  
PIN: 56-17-403-200-000 (PARCEL 2)

SUBMITTED BY AND RETURN TO:  
VILLAGE OF LOMBARD  
233 EAST WILSON AVENUE  
LOMBARD, ILLINOIS 60148  
(630) 456-5124

- LEGEND**
- MONUMENT FOUND
  - RECORD DIVISION
  - MEASURED MEASUREMENT
  - PUBLIC UTILITY AND DRAINAGE EASEMENT
  - PUBLIC UTILITY EASEMENT



**UTILITY AND DRAINAGE EASEMENT PROVISIONS**

EASEMENTS ARE HEREBY RESERVED FOR THE VILLAGE OF LOMBARD AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISES FROM THE VILLAGE OF LOMBARD INCLUDING, BUT NOT LIMITED TO COMMONWEALTH EDISON COMPANY AT AT INCHON GAS COMPANY, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS MARKED 'E' & 'D' ON THIS PLAN FOR THE PERPETUAL RIGHT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND INCLUDING OVERLAPPING DRAINAGE, STORM AND SANITARY CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES OVER UPON ALONG UNDER AND THROUGH LAND INDICATED EASEMENT TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK FOR PROVIDING CONNECTION THEREOF ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES NO PERMANENT BUILDINGS SHALL BE PLACED ON LAND EASEMENT BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE ABOVE SAID USES OR RIGHTS WHERE AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF LOMBARD

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF LOMBARD AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVISION HEREBY OVER THE ENTIRE EASEMENT AREA FOR GOVERNMENTAL SERVICES INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE

EASEMENTS ALSO ARE RESERVED FOR CABLE COMMUNICATIONS COMPANIES ALONG WITH THE PUBLIC UTILITIES ALREADY REFERENCED

NOTHING SET FORTH ABOVE IS INTENDED TO SUPERSSEDE ANY REQUIREMENTS CONTAINED IN ANY FRANCHISE AGREEMENT BETWEEN THE GRANTEEES AND THE VILLAGE OF LOMBARD OR DU PAGE COUNTY, ILLINOIS WHERE A CONFLICT EXISTS BETWEEN THE GRANT OF EASEMENT AND ANY FRANCHISE AGREEMENT OR WHERE THE PROVISIONS OF ANY SUCH FRANCHISE AGREEMENT ARE RESTRICTIVE THAT THE LANGUAGE IN THIS GRANT OF EASEMENT IN THE LANGUAGE OF SAID FRANCHISE AGREEMENT SHALL BE CONTROLLING UPON EACH OF THE GRANTEEES

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, IN ALL PLACES SHOWN ON THIS PLAN AS WELL AS OTHER PUBLIC WAYS AND PLACES CONVEYED TO OR RESERVED TO THE VILLAGE OF LOMBARD AND NOT CONSTRUCTED OR BREACHED IN ANY SUCH EASEMENT AREA, SUCH AS BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY

**OWNER'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE LAND DESCRIBED ON THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREIN AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

BY \_\_\_\_\_  
OWNER

**DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE VILLAGE OF LOMBARD ILLINOIS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

DIRECTOR OF COMMUNITY DEVELOPMENT

**NOTARY PUBLIC CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT \_\_\_\_\_ IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH OWNER, APPEARED BEFORE ME THIS \_\_\_\_\_ DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/IT/ THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AT HIS/HER/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

BY \_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

**SCHOOL DISTRICT STATEMENT**

PURSUANT TO SECTION 109 OF THE PLAT ACT, 85 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE ATTACHED PLAT LIES IN THE FOLLOWING SCHOOL DISTRICTS:

GRADE SCHOOL DISTRICT #44  
ADDRESS 150 WEST MADISON STREET, LOMBARD, ILLINOIS

HIGH SCHOOL DISTRICT #42  
ADDRESS 596 CRESCENT BOULEVARD, GLEN ELLEN, ILLINOIS

JR. COLLEGE DISTRICT #52  
ADDRESS 425 22ND STREET, GLEN ELLEN, ILLINOIS

**OWNER** \_\_\_\_\_  
**OWNER** \_\_\_\_\_

**VILLAGE BOARD CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

APPROVED BY THE VILLAGE PRESIDENT AND THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

VILLAGE PRESIDENT \_\_\_\_\_  
VILLAGE CLERK \_\_\_\_\_

**VILLAGE COLLECTOR'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

COLLECTOR FOR THE VILLAGE OF LOMBARD, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, NOR ANY DEFERRED PAYMENTS, THAT HAVE BEEN APPROPRIATED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT

DATED AT LOMBARD, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

LOMBARD VILLAGE COLLECTOR \_\_\_\_\_

**OWNER/ENGINEER CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DISPOSITION OF SUCH SURFACE WATERS AND PUBLIC AREAS OR DRAINS WHICH SUCH SUBDIVISION HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL NOT BE GENERATED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION

OWNER \_\_\_\_\_ PROFESSIONAL ENGINEER \_\_\_\_\_  
NAME \_\_\_\_\_ NAME \_\_\_\_\_  
DATE \_\_\_\_\_ FIRM \_\_\_\_\_  
DATE \_\_\_\_\_

**COUNTY CLERK'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO RECEIVABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT THEY HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT

GIVEN UNDER MY NAME AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

COUNTY CLERK \_\_\_\_\_

**RECORDER'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

THIS INSTRUMENT NUMBER \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF DUPAGE COUNTY, ILLINOIS, AGREED SAID ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M

DUPAGE COUNTY RECORDER OF DEEDS \_\_\_\_\_

**SUBVEYOR'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

BY LICENSE EXPIRES NOVEMBER 30, 2022

**SUBVEYOR'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

I DO HEREBY CERTIFY THAT I, MICHAEL NELSON AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NUMBER 035-3095, HAVE SURVEYED AND CONSIDERED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: LOT 1, ANNEFIELD CONSOLIDATION, BEING A CONSOLIDATION OF THE SOUTH 150 FEET OF LOTS 81 AND 82 IN WHEATON'S SUBDIVISION, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, 1996 AS DOCUMENT NUMBER 1996-195021 IN DUPAGE COUNTY, ILLINOIS

PARCEL 2: LOTS 81 AND 82, EXCEPT THE SOUTH 150 FEET OF SAID LOTS AS MEASURED ALONG THE EAST AND WEST LINES THEREOF AND ALL OF LOT 81 IN WHEATON'S SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 29, 1996 AS DOCUMENT NUMBER 1996-195021 IN DUPAGE COUNTY, ILLINOIS

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF

TOTAL AREA = 76,810 SQUARE FEET OR 1.809 ACRES

I CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF LOMBARD OR WITHIN ONE AND A HALF MILES OF THE CORPORATE LIMITS OF THE VILLAGE OF LOMBARD WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND CODE AMENDED

I FURTHER CERTIFY THAT BASED UPON A REVIEW OF THE FEDERAL EROSION MANAGEMENT ACTION PLAN (FEAP) FLOOD INSURANCE RATE MAPS COMMUNITY PANEL 170403101 WITH AN EFFECTIVE DATE OF AUGUST 1, 2011, I AM OF THE OPINION THAT THE PROPERTY PLATTED HEREBY IS SITUATED IN ZONE 'X' AND AS SUCH IS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DESIGNATED BY FLOOD INSURANCE RATE MAPS

I HEREBY AUTHORIZE AN AGENT OF THE VILLAGE OF LOMBARD, ILLINOIS TO RECORD THIS PLAT OF SUBDIVISION WITH THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS

GIVEN UNDER MY HAND AND SEAL AT WESTMONT, ILLINOIS THIS 2ND DAY OF MAY, 2022

MICHAEL J. NELSON  
PROFESSIONAL LAND SURVEYOR NO. 035-3095





No	Description	Date
1	PREVIOUS	1/14/2022
3	CONSOLIDATE	3/22/22

**SITE PLAN  
CONSOLIDATED**

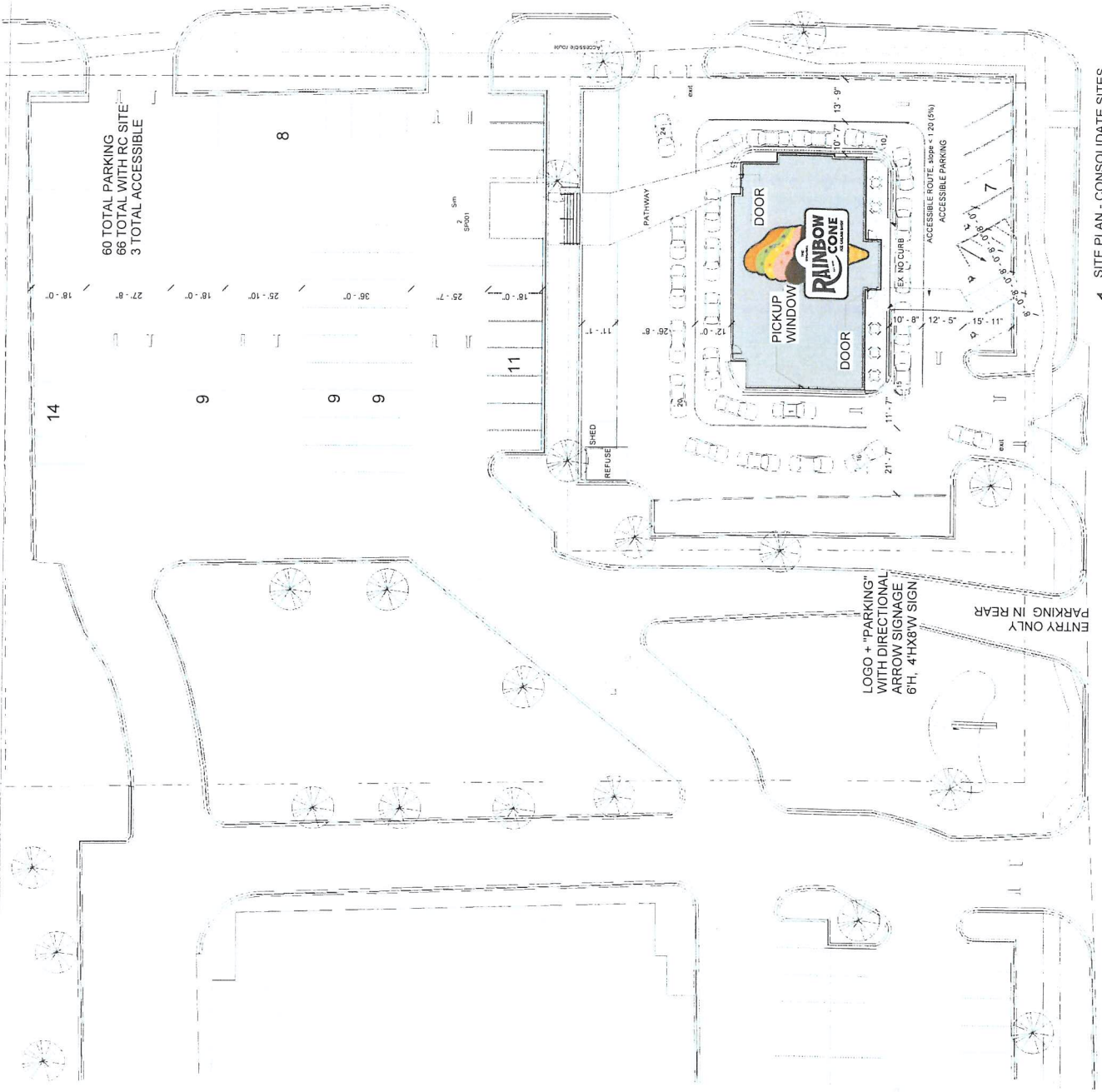
**SP100**

**FAIRFIELD AVE**

**1 SITE PLAN - CONSOLIDATE SITES**

1/16" = 1'-0"

**ROOSEVELT RD**



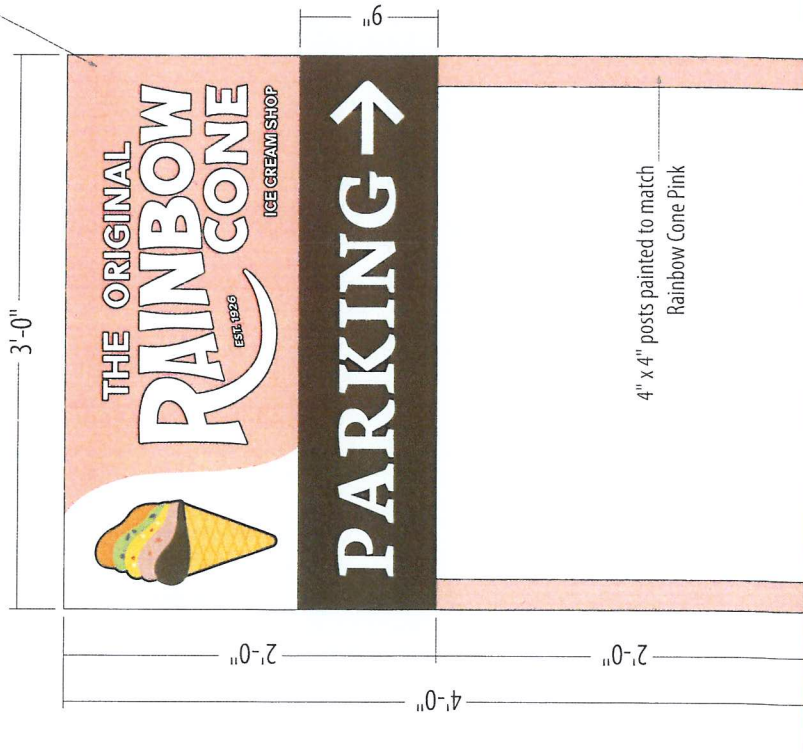
Total Off-Street Parking Spaces Provided	Number of Accessible Parking Spaces Required
1 to 25	1
26 to 50	2
51 to 75	3



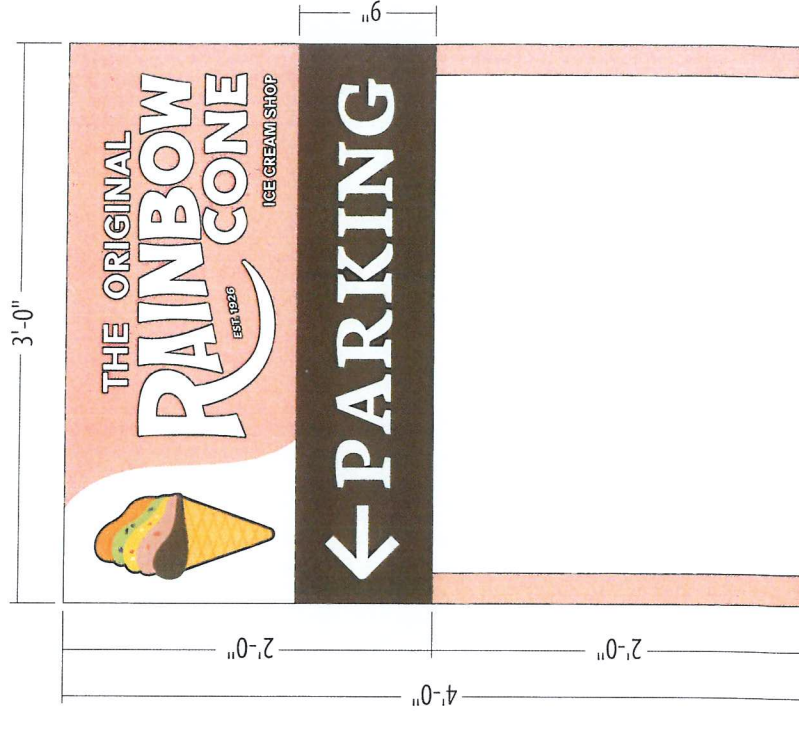
Figure 502.3 (b)  
Diagonal Parking Space Access Aisle

2 2018 IL ACCESSIBILITY CODE  
12" = 1'-0"

2'-0" x 3'-0" panel with  
digitally printed graphics applied



**SIDE A**



**SIDE B**



**CORPORATE IDENTIFICATION SOLUTIONS**

**CUSTOMER**  
BUONA BEEF-RAINBOW CONE  
**SITE NUMBER**  
N/A

**LOCATION**  
SKOKIE, IL  
**ACCOUNT REP**  
MIKE SHELLY

**DRAWN BY**  
MH  
**DATE**  
05/10/22

**REVISION**  
01  
**SCALE**  
NTS

**CORPORATE ID SOLUTIONS**  
5563 N ELSTON AVE.  
CHICAGO, IL 60630  
P: 773-763-9600 | F: 773-763-9606  
CORPORATEIDSOLUTIONS.COM

**CUSTOMER ACCEPTANCE**  
THIS DRAWING IS THE PROPERTY OF CORPORATE IDENTIFICATION SOLUTIONS, INC. CHICAGO, IL AND CONTAINS PROPRIETARY AND CONFIDENTIAL INFORMATION. THIS DRAWING IS TRANSFERRED TO THE CUSTOMERS AND SUPPLIERS OF CORPORATE IDENTIFICATION SOLUTIONS, INC. BY WAY OF INFORMATION ONLY AND NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF CORPORATE IDENTIFICATION SOLUTIONS, INC.

**SIGNATURE**

**DATE**