PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

201-275 W. ROOSEVELT ROAD

June 4, 2018

Title

PC 18-17

Petitioner/Property Owner

Roosevelt Associates Limited Partnership

Next Realty, LLC

5215 Old Orchard Road, 880

Skokie, IL 60077

Property Location

201 W. Roosevelt Road
03-31-403-035
(Trustee District #2)

Zoning

B4A Roosevelt Road Corridor Zoning District

Existing Land Use

Drive through only restaurant

Comprehensive Plan

Community Commercial

Approval Sought

Conditional use to allow for a Drive Through facility and outdoor service area and amendments to the Planned Development within the B4A Roosevelt Road Corridor Zoning District.

Prepared By

Tami Urish
Planner I

LOCATION MAP

PROJECT DESCRIPTION

The petitioner is proposing to replace the existing drive through only Starbucks with a Starbucks restaurant with a drive through and outdoor seating. The proposed project is within a Planned Development that allowed for a third principal building and a third freestanding sign.

APPROVAL(S) REQUIRED

As the existing structure is being removed the following zoning entitlements need to be re-established:

1. Grant a conditional use, pursuant to Section 155.419(G)(2)(b) of the Zoning Ordinance, to allow for a drive-through facility;

2. Grant a conditional use, pursuant to Section 155.419(G)(2)(a) of the Zoning Ordinance, to allow for an outside service area;

3. An amendment to Ordinances 3710 and 3711 which granted approval to allow for the establishment of three principal structures and three (3) freestanding signs on the subject property.

EXISTING CONDITIONS

The subject property is currently improved with a drive through only version of a Starbucks.

PROJECT STATS

Lot & Bulk

Parcel Size:	25,500 sq ft
Building Area:	2,260 sq. ft.
Tenant Area:	2,810 sq. ft.
Lot Coverage:	approx. 90%

Reqd Setbacks & Lot Dimensions – Existing (Proposed)

Front:	57'
Interior Side: (East)	48'
Interior Side: (West)	30'
Rear:	74'
Lot Width:	Approx. 150'

Parking Spaces

Shared – 552 Parking Spaces, includes 18 ADA spaces

Submittals

1. Petition for a public hearing, submitted April 17, 2018;
2. Response to Standards for Conditional Uses; and
3. Plat of Survey, prepared by ALTA/ACSM, dated September 28, 2009 and submitted April 17, 2018.
4. Plans, prepared by Group Z Design Architecture dated and submitted on April 17, 2018.
5. Landscape Plan, prepared by Woolpert dated and submitted on April 17, 2018.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issues or concerns regarding the project at this time. 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 (PES) has no issues or concerns regarding the project at this time. 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***

	Zoning Districts	Land Use
North	B4A	Mixed Commercial
South	R2 and R5	Residential
East	B4A	Commercial/Car Dealership
West	B4A	Commercial/Bank

The subject property is compatible with surrounding land uses of general commercial. The new building is more than 700 feet from the nearest residential properties to the south with the strip center buildings acting as a buffer.

2. ***Comprehensive Plan Compatibility***

The Comprehensive Plan recommends Community Commercial. The proposed restaurant is consistent with this recommendation and surrounding uses.

3. ***Zoning & Sign Ordinance Compatibility***

The proposed structure meets all lot, bulk, and setback standards for the B4A Roosevelt Road Corridor Zoning District.

Conditional use for a drive-through establishment

As shown on the petitioner's plan, they propose a similar configuration as the existing lay out of a single lane drive through facility with required escape lane as part of their petition. Vehicles would enter from the north and proceed in a counter-clockwise fashion around the building. The order menu is located on the southeast side of the building and the pick-up window is located on the north side of the building.

Existing conditions

The plan shows eight stacking spaces, which meets code requirements. However, the counter-clockwise configuration provides additional space for more than eight vehicles to que down the far eastern drive aisle or possibly curves around the drive aisle to the south of the building. This will prevent the hazard of any additional cars blocking traffic on Roosevelt Road.

The petitioner anticipates that the majority of traffic leaving the drive-through will circulate north through the via the driveway onto Roosevelt Road.

In 1993, Ordinance 3710 granted approval of a drive-through for "Caffino drive thru express". "Caffino drive thru express" was once located in the tenant space which is now Starbucks. As the current Starbucks facility is being razed to accommodate the new location, the conditional use to establish a drive through would apply to the new Starbucks location.

Conditional use for an outdoor service area (outdoor dining)

As shown on the petitioner's plans, they are proposing a 550 square foot outdoor dining area to be located immediately west of the building that will be accessible from inside the building. Staff does not object to this request as it allows for an alternate area for patrons to drink/eat if desired. As the property is not located near any residences, impacts of the outdoor dining function are minimal. However, to ensure that the dining function does not extend into the parking lot, staff recommends that the perimeter of the dining area be fenced. Staff would find a four foot high decorative iron fence with an exit gate as an acceptable type of fence.

Amendments to Past Ordinances of Approval

Ordinance 3710 (June 22, 1993) granted approval for the construction of two (2) additional buildings on one zoning lot (where one building existed). Amending Ordinance 3710 would grant approval for the new location (slightly south of the existing building site) of the Starbucks facility. The proposed Starbuck's restaurant will be replacing an existing drive-through only restaurant. Hence, the number of principal structures (3) within the planned development will not change. Staff recommends approval of this request as the number of structures will not be changing. Ordinance 3711 (June 22, 1993) granted approval for a variation to provide for three free standing signs for a shopping center. The proposed Starbuck's restaurant freestanding sign will be replacing the existing Starbuck's freestanding sign. Hence, the number of freestanding signs (3) within the planned development will not change.

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

The circulation of the drive through lane component will be similar as it is replacing an existing drive through lane. The proposed sit down restaurant requires 48 parking spaces per code. As the shopping center has shared parking, an overall review of the parking requirements for the site was completed.

Staff also notes that Ordinance 3712 (June 22, 1993) provided for a 5.5% reduction in the required number spaces for the shopping center. The total number of parking spaces in the shopping center is 552. The total number of proposed parking spaces with the development of the new proposed restaurant is 545 with a loss of seven parking spaces. Staff calculated that per Section 155.602 of the zoning code the required number of parking spaces for the shopping center is 521. The shopping center therefore still maintains a surplus of 24 parking spaces.

As noted above, the circulation of the drive through provides the required eight stacking spaces with additional room to que within the parking lot as opposed to into the street.

5. ***Elevations***

The proposed structure is similar to many of their other free-standing buildings that have been constructed in the Chicago area, as shown on the submitted elevations of comparable stores. Staff is conceptually supportive of the proposed building elevations.

SITE HISTORY

PC 93-16

Conditional use approvals and variations to accommodate the construction of two buildings within the parking lot of the shopping center.

PC 96-10

Conditional use approvals and variations to accommodate the construction of two buildings (Caffino, 201 W. Roosevelt Road [subject property] and Pizzeria Uno, 275 W. Roosevelt Road) within the parking lot of the shopping center.

Certificate of Occupancy

Starbucks Coffee Company occupied the building at 201 W. Roosevelt Road as of October 6, 1999.

PC 07-09

Conditional use approvals and Planned Development amendments for a (Starbucks) restaurant with a drive through and outdoor dining and shopping center signage variations. The project was not pursued and the approvals expired. Staff notes that the location of this proposal was shifted to the west side of the drive aisle providing egress/ingress from Roosevelt Road as opposed to the existing location to the east of the drive aisle.

PC 09-01

Approval for a 132 square foot addition to the existing (Starbucks) building.

FINDINGS & RECOMMENDATIONS

Staff finds that as the proposed drive through facility with outdoor service area and planned development amendments is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance and is appropriate for the site.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for a drive through facility with outdoor service area and finds that the proposed use **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 18-17:

Based on the submitted petition and the testimony presented, the proposed conditional uses do comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit 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 18-17, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with plans prepared by Group Z Design Architecture dated April 17, 2018 submitted as part of this request.
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
3. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval for a conditional shall become null and void unless a time extension has been granted by the Village Board.

Inter-Departmental Review Committee Report approved by:

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

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Responses to Standards of Review for Conditional Use Approval
<u>and Approval of a Planned Unit Development Amendment</u>
(201-275 Roosevelt Road

Roosevelt Associates Limited Partnership ("Petitioner"), as owner of the property commonly known as 201-275 West Roosevelt Road ("Subject Property"), provides the following responses to the standards of review in accordance with Section 155.103(F)(8) and 155.508(A) of the *Lombard Zoning Ordinance* ("Zoning Ordinance") regarding Petitioner's request for (i) conditional use approval to allow (a) an outside service area and (b) a drive-through and drive-in establishment and (ii) an amendment to the planned development approvals previously granted for the Subject Property, all to allow demolition of the existing Starbucks restaurant building ("Existing Building") and associated drive-through and drive-in facility ("Existing Facility") located at 201 West Roosevelt Road on the Subject Property and construction of an approximately 2,260 square foot building ("New Building") with outdoor seating, a single-lane drive-through facility and an escape lane ("New Facility") as illustrated and depicted by the plans and renderings submitted herewith.

<u>Conditional Use for Outside Service Area</u>

(a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

The establishment, maintenance and operation of the proposed outside service area will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The Village previously determined the foregoing when it approved the establishment of an outside service area at the Subject Property nearly 25 years ago under Ordinance No. 3710. Petitioner now seeks conditional use approval of an outside service area in connection with its proposed demolition of the Existing Building and construction of the New Building and New Facility. Petitioner designed the proposed outside service area to avoid any detriment or endangerment to the public health, safety, morals, comfort or general welfare as reflected in the plans submitted herewith.

(b) That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.

The proposed outside service area will not be injurious to the uses and enjoyment of other property in the immediate vicinity of the Subject Property nor substantially diminish and impair property values within the neighborhood of the Subject Property. The proposed outside service area is of a low land use intensity that is merely accessory to the proposed New Building in replacement of the Existing Building, and it is oriented toward the interior of the Subject Property. As a result, it does not have the ability to cause injury to the uses and enjoyment of adjacent property or diminish or impair neighborhood property values.

(c) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed outside service area will not impede the normal and orderly development and improvement of the surrounding property because it is of a low land use intensity that is merely accessory to the proposed New Building in replacement of the Existing Building, and it is oriented toward the interior of the Subject Property. Additionally, the proposed service area represents new investment in the Subject Property, which is beneficial to those properties surrounding the Subject Property.

(d) That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided.

Public utilities, access roads, drainage and all other facilities necessary to adequately serve the proposed outside service already exist at the Subject Property.

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

The proposed outside service are will not have any impact on traffic congestion in the public streets.

(f) That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the Village of Lombard.

The proposed outside service area is not contrary to the objectives of the Village's current comprehensive plan and, in particular, the Roosevelt Road Corridor plan. In fact, the proposed service area is consistent with that plan's recommendations that "[r]etail establishments and activities should remain the primary land use within integrated shopping centers," "restaurant uses…are considered the most desirable land use" and "outdoor land use activities should be tied directly to the principal land use function of the property."

(g) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

The proposed outside service area will conform to the applicable regulations of the B4A Roosevelt Road Corridor District in which the Subject Property is located.

Conditional Use for Drive-Through and Drive-Through Establishment

(a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

The establishment, maintenance and operation of the New Facility will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The Village previously determined that when it approved the establishment of such a facility at the Subject Property nearly 25 years ago under Ordinance No. 3710. Petitioner now seeks conditional use approval of the New Facility in connection with its proposed demolition of the Existing Building and Existing Facility. Petitioner designed the New Facility to avoid any detriment or endangerment to the public health, safety, morals, comfort or general welfare as reflected in the plans submitted herewith. In fact, the New Facility will improve public safety by providing for increased vehicular stacking in a manner that will not, unlike that portion of the Existing Facility on the south side of the Existing Building, allow three or four stacked vehicles in that Existing Facility to obstruct vehicular ingress and egress to and from Roosevelt Road via the easternmost curb cut on the Subject Property.

(b) That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.

The New Facility will not be injurious to the uses and enjoyment of other property in the immediate vicinity of the Subject Property nor substantially diminish and impair property values within the neighborhood of the Subject Property. The New Facility will improve public safety by providing for increased vehicular stacking in a manner that will not, unlike that portion of the Existing Facility on the south side of the Existing Building, allow three or four stacked vehicles in that Existing Facility to obstruct vehicular ingress and egress to and from Roosevelt Road via the easternmost curb cut on the Subject Property.

(c) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The New Facility will not impede the normal and orderly development and improvement of the surrounding property. In addition to the New Facility representing new investment in the Subject Property, which is beneficial to those properties surrounding the Subject Property, the New Facility will improve public safety by providing for increased vehicular stacking in a manner that will not, unlike that portion of the Existing Facility on the south side of the Existing Building, allow three or four stacked vehicles in that Existing Facility to obstruct vehicular ingress and egress to and from Roosevelt Road via the Subject Property's easternmost curb cut.

(d) That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided.

Public utilities, access roads, drainage and all other facilities necessary to adequately serve the proposed outside service already exist at the Subject Property.

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

The proposed New Facility is designed to minimize traffic congestion in the public streets by providing for increased vehicular stacking in a manner that will not, unlike that portion of the Existing Facility on the south side of the Existing Building, allow three or four stacked vehicles in that Existing Facility to obstruct vehicular ingress and egress to and from Roosevelt Road via the Subject Property's easternmost curb cut.

(f) That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the Village of Lombard.

The New Facility is not contrary to the objectives of the Village's current comprehensive plan and, in particular, the Roosevelt Road Corridor plan. In fact, the New Facility is consistent with that plan's recommendations that "[r]etail establishments and activities should remain the primary land use within integrated shopping centers," "restaurant uses...are considered the most desirable land use" and "outdoor land use activities should be tied directly to the principal land use function of the property."

(g) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

The New Facility will conform to the applicable regulations of the B4A Roosevelt Road Corridor District in which the Subject Property is located.

<u>Planned Development Amendment</u>

(1) Except as modified by and approved in the final development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.

The New Building, New Facility and outside service area comply with all applicable regulations of the B4A Roosevelt Road Corridor District in which the Subject Property is located, and the remaining development existing on the Subject Property will continue to comply with those regulations except as modified by previously approved ordinances applicable to the Subject Property including, specifically, Ordinance Nos. 3710, 3711 and 3712.

(2) Community sanitary sewage and potable water facilities connected to a central system are provided.

Community sanitary sewerage and potable water facilities are currently provided to the Subject Property and will continue to be provided to the Subject Property following demolition of the Existing Building and Existing Facility and construction of the New Building, New Facility and outside service area.

(3) The dominant use in the proposed planned development is consistent with the recommendations of the comprehensive plan of the village for the area containing the subject site.

The dominant use of the planned development at the Subject Property, as proposed to be modified with the New Building, New Facility and outside service area, is consistent with the recommendations of the Village's current comprehensive plan and, in particular, the Roosevelt Road Corridor plan, which provides that "[r]etail establishments and activities should remain the primary land use within integrated shopping centers," "restaurant uses…are considered the most desirable land use" and "outdoor land use activities should be tied directly to the principal land use function of the property."

(4) That the proposed planned development is in the public interest and is consistent with the purposes of this zoning ordinance.

The planned development at the Subject Property, as proposed to be modified with the New Building, New Facility and outside service area, is in the public interest of convenience and continued property investment, is consistent with the Zoning Ordinance's purpose of protecting and promoting the health, safety, comfort, convenience and general welfare, and is in furtherance of the more specific purposes of the Zoning Ordinance identified in Section 155.002 thereof.

(5) That the streets have been designed to avoid (a) inconvenient or unsafe access to the planned development, (b) traffic congestion in the streets which adjoin the planned development and (c) an excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned development.

The New Building, New Facility and outside service area will not cause any inconvenient or unsafe access to the planned development, traffic congestion or excessive burden on public parks, recreation areas, schools and other public facilities that serve the Subject Property. However, the proposed New Facility will minimize traffic congestion in the public streets by providing for increased vehicular stacking in a manner that will not, unlike the Existing Facility on the south side of the Building, allow three or four stacked vehicles in that Existing Facility to obstruct vehicular ingress and egress to and from Roosevelt Road via the Subject Property's easternmost curb cut.

ALTA/ACSM LAND TITLE SURVEY
OF
ROOSEVELT ROAD SHOPPING CENTER
201 - 275 W. ROOSEVELT ROAD

LEGAL DESCRIPTION

PARCEL 1: LOT 1 IN ROOSEVELT PLAZA, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1966 AS DOCUMENT R66-25277, IN DU PAGE COUNTY, ILLINOIS (EXCEPTING THEREFROM THE PROPERTY DESCRIBED IN A DEDICATION AND PLAT IN FAVOR OF THE VILLAGE OF LOMBARD, ILLINOIS DATED APRIL 11, 1973 AND RECORDED JUNE 11, 1973 AS DOCUMENT R73-33871 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT R78-14380).

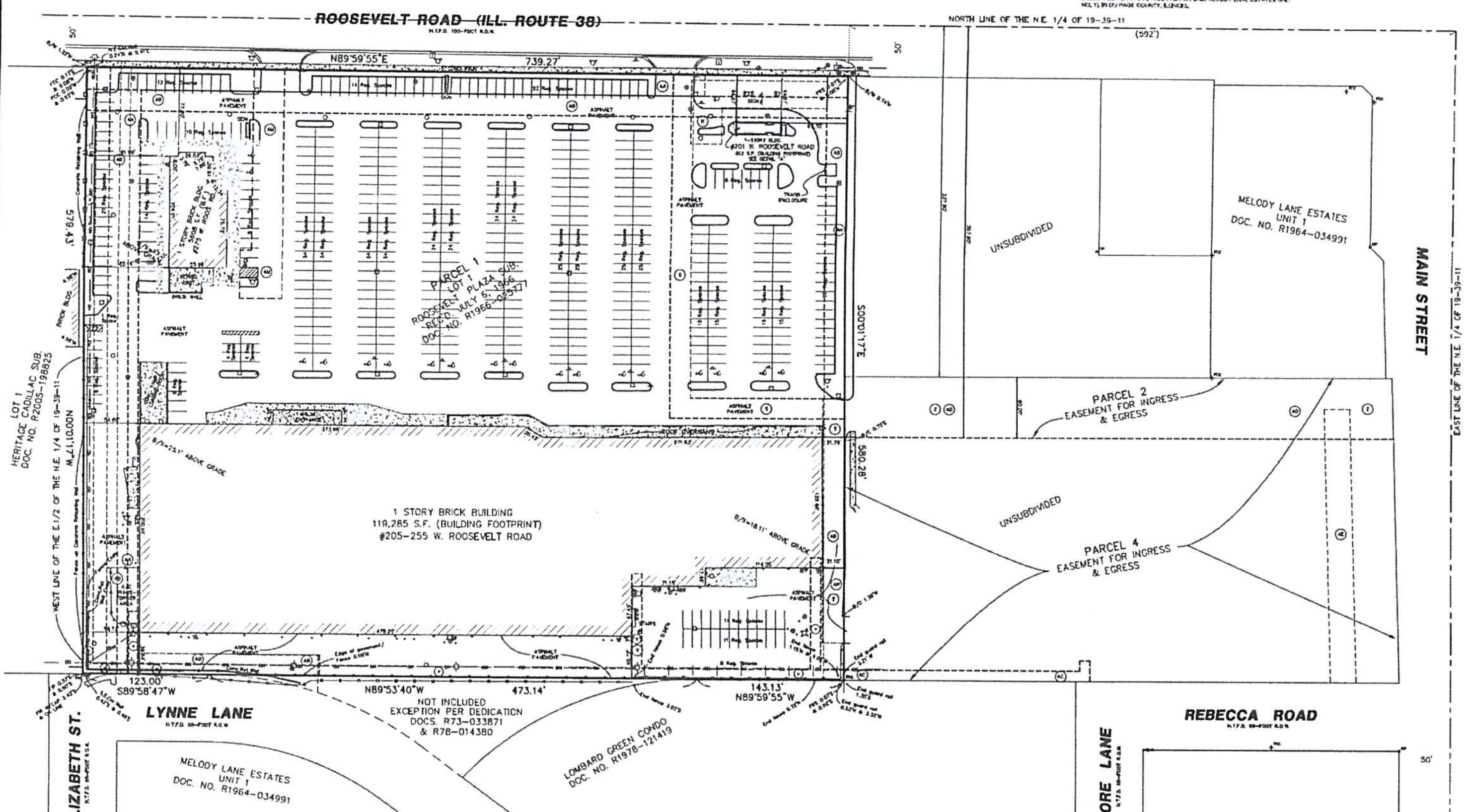
PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE USE AND BENEFIT OF PARCEL 1 AS CREATED BY GRANT MADE BY BERNARD KROH AND FERNE KROH, HIS WIFE, TO FRANK PROPERTIES, INCORPORATED, DATED APRIL 8, 1966 AND RECORDED APRIL 21, 1966 AS DOCUMENT R66-14243, AND AS MODIFIED BY INSTRUMENT RECORDED AS DOCUMENT R66-[illegible], OVER, ACROSS AND UPON THE FOLLOWING DESCRIBED PROPERTY: THE SOUTH 61 FEET OF THE NORTH 367.82 FEET OF THE EAST 592.27 FEET (EXCEPT THAT PART FALLING IN MAIN STREET) OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 3 WAS INTENTIONALLY OMITTED.

PARCEL 4: EASEMENT FOR INGRESS AND EGRESS FOR THE USE AND BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED JUNE 2, 1966 AND RECORDED JUNE 27, 1966 AS DOCUMENT R66-[illegible], BETWEEN WEST SUBURBAN BANK, AS TRUSTEE UNDER TRUST NUMBER 6624, GRANTOR, AND SAMUEL ZELL AND ROBERT LURIE, AS TRUSTEES UNDER TRUST NUMBER 7184, GRANTEE, OVER, ACROSS AND UPON THE FOLLOWING DESCRIBED LAND: THAT PART OF THE EAST 592.27 FEET OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTH OF THE NORTH LINE OF REBECCA ROAD AND THE NORTH LINE OF REBECCA ROAD EXTENDED WEST, AS PER MELODY LANE ESTATES UNIT NO. 1 (EXCEPTING THEREFROM THE NORTH 317.82 FEET THEREOF AND EXCEPT THAT PART DEDICATED FOR MAIN STREET AS PER SAID MELODY LANE ESTATES UNIT NO. 1), IN DU PAGE COUNTY, ILLINOIS.

BASIS OF BEARINGS

ASSUMED THE NORTH LINE OF PROPERTY (LOT 1) TO BE: N 89° 59' 55" E



EASEMENT NOTES

16. EASEMENT IN FAVOR OF THE VILLAGE OF LOMBARD, ILLINOIS, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSURE THE INTEGRITY OF THE STORM DRAINAGE FACILITIES ON THE LAND, SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED AS DOCUMENT NO. R[illegible] AND AS SHOWN ON THE PLAT MADE BY SCHLAF-SEDO DATED AUGUST 21, 1998, AFFECTING THE LAND AS FOLLOWS: [illegible]

23. DECLARATION OF PERPETUAL, NON-EXCLUSIVE ACCESS EASEMENT RECORDED NOVEMBER 18, 1993 AS DOCUMENT [illegible] AND AS SHOWN ON THE PLAT MADE BY SCHLAF-SEDO DATED AUGUST 21, 1998 FOR VEHICULAR INGRESS AND EGRESS, TOGETHER WITH SUCH OTHER PROVISIONS AS CONTAINED THEREIN. [illegible]

26. EASEMENT AGREEMENT RECORDED JUNE 20, 1988 AS DOCUMENT [illegible] AND AS SHOWN ON THE PLAT [illegible]

28. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS [illegible]

29. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS [illegible]

31. GRANT OF EASEMENT RECORDED JUNE 27, 1972 AS DOCUMENT [illegible]

32. EASEMENT IN FAVOR OF THE VILLAGE OF LOMBARD, AN ILLINOIS MUNICIPAL CORPORATION, FOR SANITARY SEWER CONSTRUCTION, OPERATION AND MAINTENANCE [illegible]

33. EASEMENT FOR ROADWAY ACCESS AS ESTABLISHED BY PLAT OF DEDICATION RECORDED JUNE 11, 1973 AS DOCUMENT R73-033871 [illegible]

34. GRANT OF EASEMENT FROM WEST SUBURBAN BANK [illegible] TO COMMONWEALTH EDISON COMPANY [illegible]

35. GRANT OF EASEMENT BY AND BETWEEN WEST SUBURBAN BANK, AMERITECH TELEPHONE COMPANY [illegible]

36. GRANT OF EASEMENT BY WEST SUBURBAN BANK, AMERITECH TELEPHONE COMPANY [illegible]

37. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 & 4 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

43. TERMS AND CONDITIONS CONTAINED IN RESOLUTION NO. [illegible] AUTHORIZING A GRANT OF EASEMENT FOR WATERMAIN RECORDED APRIL 30, 2009 AS DOCUMENT NO. R2009-[illegible]

44. TERMS AND CONDITIONS CONTAINED IN RESOLUTION NO. [illegible] AUTHORIZING A GRANT OF EASEMENT FOR WATERMAIN RECORDED APRIL 30, 2009 AS DOCUMENT NO. R2009-[illegible]

LEGEND

PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
EXISTING LOT LINE
PROPOSED LOT LINE
EX. & PRO. CENTERLINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
EX. & PRO. BUILDING SETBACK LINE
SECTION LINE
EXISTING FENCELINE (CHAIN LINK)
EXISTING FENCELINE (WOOD)
EXISTING FENCELINE (WIRE)
GUARDRAIL
RAILROAD TRACKS
UNDERGROUND CABLE TV
UNDERGROUND CABLE TV (ATLAS INFO)
UNDERGROUND FIBER OPTIC CABLE (ATLAS)
UNDERGROUND ELECTRIC
UNDERGROUND ELECTRIC (ATLAS INFO)
UNDERGROUND TELEPHONE
UNDERGROUND TELEPHONE (ATLAS INFO)
GAS MAIN
GAS MAIN (ATLAS INFO)
WATER MAIN
WATER MAIN (ATLAS INFO)
SANITARY SEWER
SANITARY SEWER (ATLAS INFO)
STORM SEWER
STORM SEWER (ATLAS INFO)
EDGE OF WATER
OVERHEAD WIRES
CURB
DEPRESSED CURB
EXISTING CONTOUR LINE
ASPHALT PAVING OR WATER (LABELED)
UNPAVED ROAD
CONCRETE
WETLANDS
EXISTING BUILDING
MARSH AREA

ABBREVIATIONS

EXISTING TOP OF CURB ELEVATION
EXISTING EDGE OF PAVEMENT ELEVATION
EXISTING SPOT ELEVATION
A.P. ACCESSIBLE PARKING
F.F. FINISHED FLOOR
T.F. TOP OF FOUNDATION
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
VCP VITRIFIED CLAY PIPE
FR. FRAME
BR. BRICK
TC TOP OF CURB
DCP DEPRESSED CURB
GUT GUTTER
EP EDGE OF PAVEMENT
F.L. FLOW LINE
CONC. CONCRETE
BIT. BITUMINOUS
MH MANHOLE
CW CONCRETE WALK
TW TOP OF WALL
BW BOTTOM OF WALL
TP TOP OF PIPE
BW BACK OF WALK
FES FLARED END SECTION
INV INVERT
DIP DUCTILE IRON PIPE
SD STORM DRAIN
SAN SANITARY SEWER
N NORTH
S SOUTH
E EAST
W WEST
CH CHORD BEARING
A ARC LENGTH
R RADIUS
U.E. UTILITY EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
M.U.E. MUNICIPAL UTILITY EASEMENT
I.E. INGRESS & EGRESS EASEMENT
PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
(R.00') RECORD DATUM
0.00' MEASURED DATUM
[0.00'] CALCULATED DATUM
<0.00'> INFORMATION TAKEN FROM DEED
ETIE EXCEPTION TO PLANTED EASEMENT
N.T.F.D. NOTEWORTHY DEDICATED
B/C BUILDING CORNER
B/W BACK OF WALK

LEGEND CONT'D.

CABLE TV PEDESTAL
TRAFFIC LIGHT POLE
TRAFFIC CONTROL BOX
TRAFFIC CONTROL VAULT
TRAFFIC LIGHT
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
PAINTED TELEPHONE LINE
FIBER OPTIC CABLE LINE
ANCHOR
GUY POLE
UTILITY POLE
POWER POLE
LIGHT STANDARD
ELECTRIC MANHOLE
ELECTRIC PEDESTAL
ELECTRIC TRANSFORMER PAD
ELECTRIC METER
MANHOLE
ELECTRICAL JUNCTION BOX
ELECTRIC VAULT
ELECTRIC SERVICE OUTLET BOX
PAINTED ELECTRIC LINE
TRANSFORMER PAD
ELECTRIC BOX
SECTION CORNER
PAINTED GAS LINE
GAS VALVE
GAS METER
GAS VALVE VAULT
GAS METER
PIPELINE MARKER
DOWN SPOUT
MONITORING WELL
POST INDICATOR VALVE
WELL HEAD
FLAGPOLE
MAILBOX
SIGN
POST/BOLLARD
PUBLIC PAY TELEPHONE
PARKING METER
WETLAND MARKER
BASKETBALL HOOP
AIR CONDITIONER PAD/UNIT
DECIDUOUS TREE W/ TRUNK SIZE
NON-DECIDUOUS TREE W/ TRUNK SIZE
BUSH
SOIL BORING HOLE W/ NUMBER
QUARTER SECTION CORNER
HEADWALL
CURB INLET
STORM INLET
STORM MANHOLE
FLARED END SECTION
CLEANOUT
SANITARY MANHOLE
HOSE BIB
B-BOX
HYDRANT
WATER VALVE
WATER VALVE VAULT
PAINTED WATER LINE
SPRINKLER HEAD
WATER METER
FOUND DISK IN CONCRETE
FOUND BRASS DISC
FOUND IRON MARKER
FOUND IRON ROD
FOUND RAILROAD SPIKE
FOUND PK NAIL
FOUND MAG NAIL
FOUND CUT CROSS
FOUND IRON PIPE
FOUND IRON BAR
SET TRIANGLE POINT
SET PK NAIL
SET MAG NAIL
SET IRON PIPE
SET CONCRETE MONUMENT WITH BRASS DISC
SET CONCRETE MONUMENT WITH IRON PIPE

GENERAL NOTES

1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
2. ONLY PRINTS OF THIS SURVEY WITH AN EMBOSSED SEAL SHALL BE DESIGNATED OFFICIAL COPIES. THIS SURVEY WAS PREPARED FOR THE SOLE USE OF THE CLIENT AS STATED HEREON AND IS NON-TRANSFERABLE.
3. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
4. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
5. A CURRENT CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NUMBER 1401 008007978 D1 WITH EFFECTIVE DATE AUGUST 17, 2009 WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY. THE PROPERTY IS SUBJECT TO THOSE TITLE EXCEPTIONS LISTED THEREIN. SEE "EASEMENT NOTES" HEREON FOR EASEMENT REFERENCES.
6. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
7. NO UNDERGROUND UTILITIES, OR DRAIN TILES, IF ANY EXIST, SHOWN HEREON.
8. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
9. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
10. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
11. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
12. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION HAVE BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED PURSUANT TO VILLAGE OF LOMBARD ZONING ORDINANCES AS AMENDED.

ZONING CLASSIFICATION

PROPERTY IS ZONED "B4APD" (ROOSEVELT ROAD CORRIDOR DISTRICT PLANNED DEVELOPMENT)

PARKING SPACE COUNT

535 REGULAR
18 HANDICAP
553 TOTAL

AREA

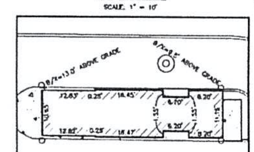
428,664 SQ. FT.
9.8408 ACRES

FLOOD HAZARD NOTE

THIS PROPERTY IS IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS AND INCORPORATED AREAS (COMMUNITY PANEL NO. 17043C0904H) EFFECTIVELY DATED DECEMBER 16, 2004.

DETAIL "A"

SCALE: 1" = 10'



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

TO: Roosevelt Associates, L.P., the Northern Trust Company, & Chicago Title Insurance Company

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1-4, 6 (zoning designation only), 7A, 7B1, 7C, 8-10, 11A AND 14 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

GIVEN UNDER MY HAND AND SEAL THIS 16TH DAY OF SEPTEMBER, A.D. 20 09

Charles W. Bartosz

CHARLES W. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2010
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2011.

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

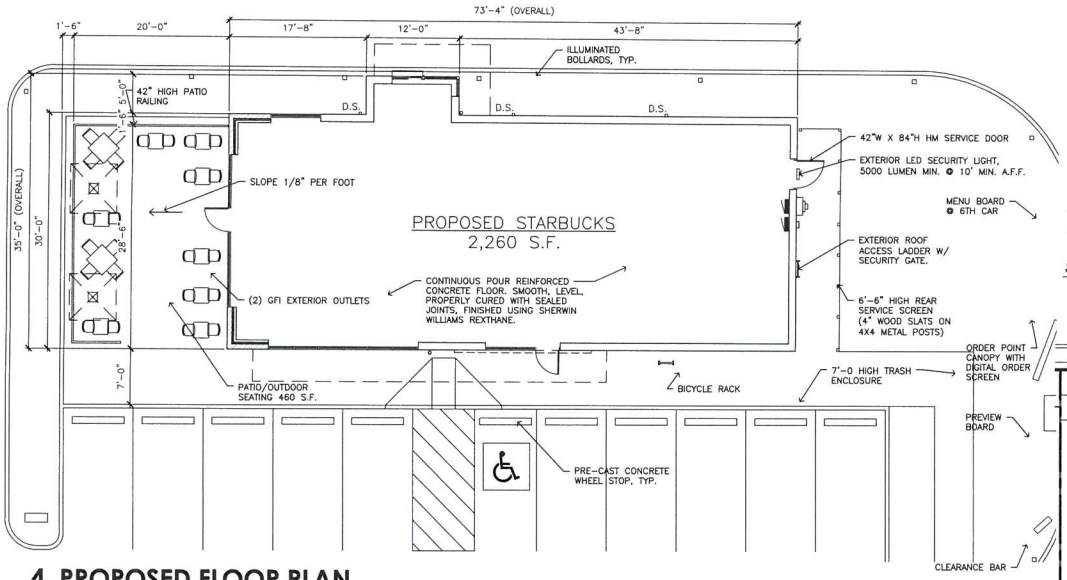
PREPARED FOR:
Next Realty, LLC
400 Skokie Boulevard, Suite 800
Northbrook, IL 60062
847.881.2018

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	09/21/09	PER CLIENT REVIEW COMMENTS			
2	09/28/09	ADDED NEW PARKING SPACES			

ALTA/ACSM LAND TITLE SURVEY
ROOSEVELT ROAD SHOPPING CENTER - LOMBARD, ILLINOIS

DRAFTING COMPLETED: 09/15/09	DRAWN BY: CWB	PROJECT MANAGER: CWB	Project No: 08180
FIELD WORK COMPLETED: 09/10/09	CHECKED BY: CWB	SCALE: 1" = 40'	Group No: VP01.1
			SHEET NO. 1 of 1



4. PROPOSED FLOOR PLAN

SCALE: 1/16" = 1'-0" @ 11"X17"

OFF-STREET PARKING REQUIREMENTS:

RETAIL BUILDING (EXISTING):	119,285 S.F. @ 4 PER 1000 S.F. =	478
OUTLOT RESTAURANT (EXISTING "ROUNDHEADS"):	5500 S.F. @ 16 PER 1000 S.F. =	88
OUTLOT RESTAURANT (PROPOSED "STARBUCKS"):	2200 S.F. @ 12 PER 1000 S.F. =	27
TOTAL REQUIRED OFF-STREET PARKING:		**593**
TOTAL REQUIRED INCLUDING PUD VARIANCE (5.5% REDUCTION):		**561**

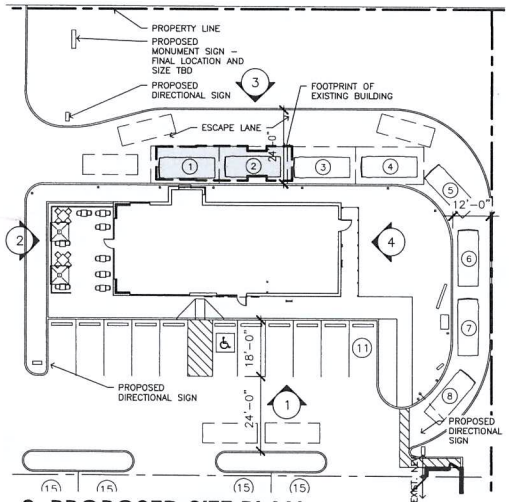
DRIVE-THRU REQUIREMENT:

DRIVE-THRU STACKING REQUIRED BY ZONING ORDINANCE:	8
DRIVE-THRU STACKING PROVIDED:	8
OFF-STREET PARKING - EXISTING:	**552 TOTAL**
OFF-STREET PARKING - PROPOSED:	**546 TOTAL**

5. SITE DATA

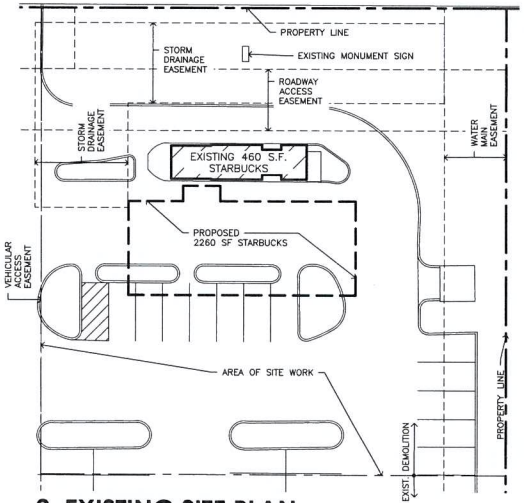
INDEX OF DRAWINGS

A1.0	PLANS
A2.0	ELEVATIONS
A2.1	RENDERINGS
A3.0	SIGNS - PLAN
A3.1	SIGNS - ALLOWABLE
A3.2	SIGNS - PYLON



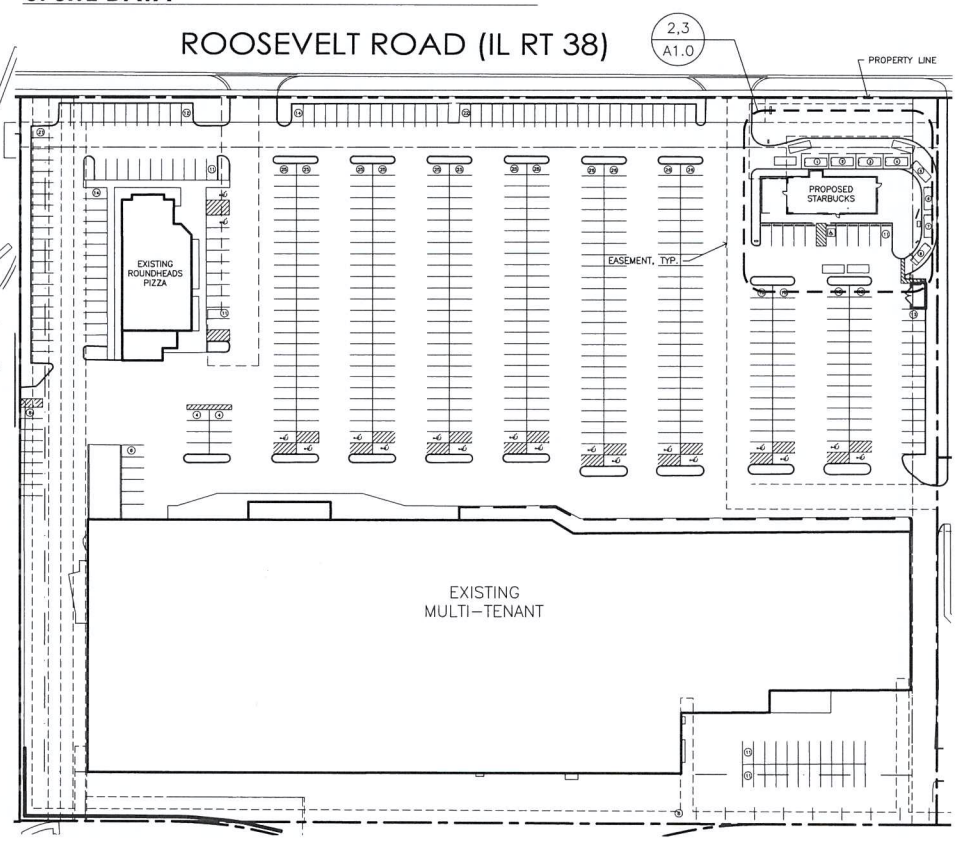
3. PROPOSED SITE PLAN

SCALE: 1" = 40' @ 11"X17"



2. EXISTING SITE PLAN

SCALE: 1" = 40' @ 11"X17"



1. SHOPPING CENTER PLAN

SCALE: 1" = 100' @ 11"X17"

NORTH

GROUP Z DESIGN
ARCHITECTURE

Next REALTY

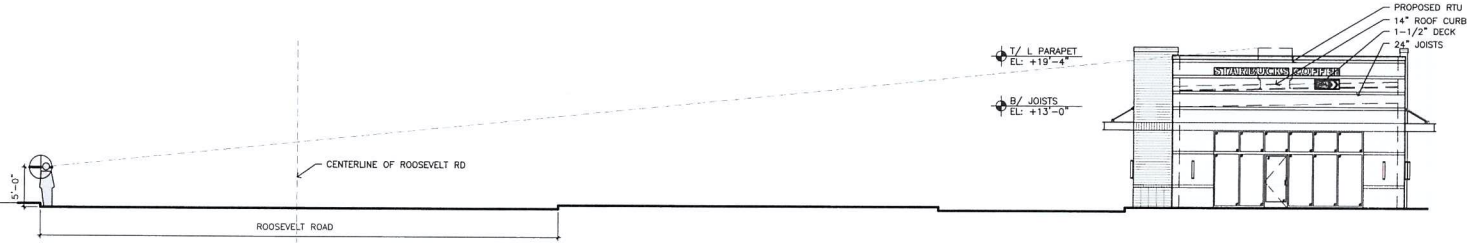
PLANS
STARBUCKS

201 W ROOSEVELT ROAD, LOMBARD, IL

5/16/2018 - Village Plan Commission Review

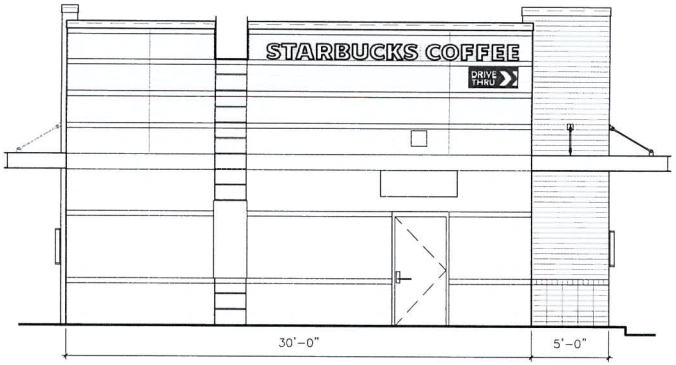
JOB NO. 16117

A1.0



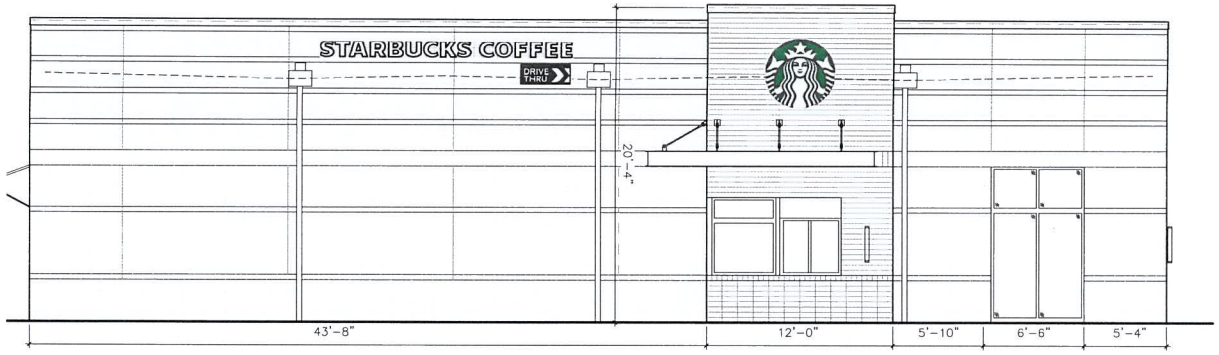
5. RTU SIGHT LINE

SCALE: 1/16" = 1' @ 11"X17"



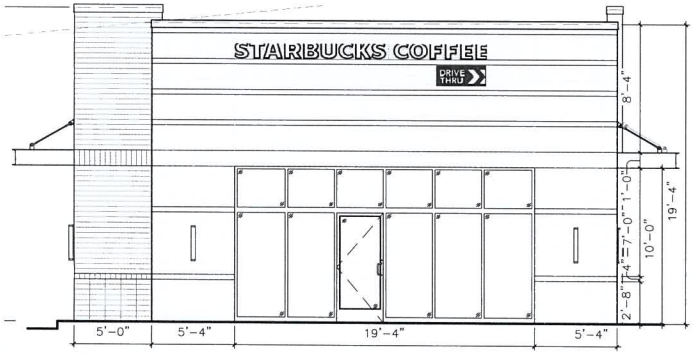
4. EAST ELEVATION

SCALE: 1/8" = 1' @ 11"X17"



3. NORTH ELEVATION

SCALE: 1/8" = 1' @ 11"X17"



2. WEST ELEVATION

SCALE: 1/8" = 1' @ 11"X17"

1. SOUTH ELEVATION

SCALE: 1/8" = 1' @ 11"X17"

NOTE: ALL SIGNS BY TENANT

GROUP Z DESIGN
ARCHITECTURE

Next REALTY

ELEVATIONS
STARBUCKS
201 W ROOSEVELT ROAD, LOMBARD, IL

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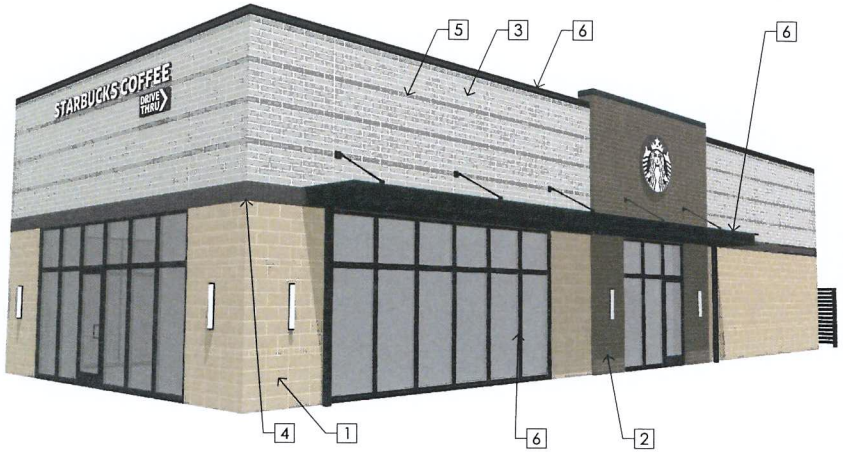
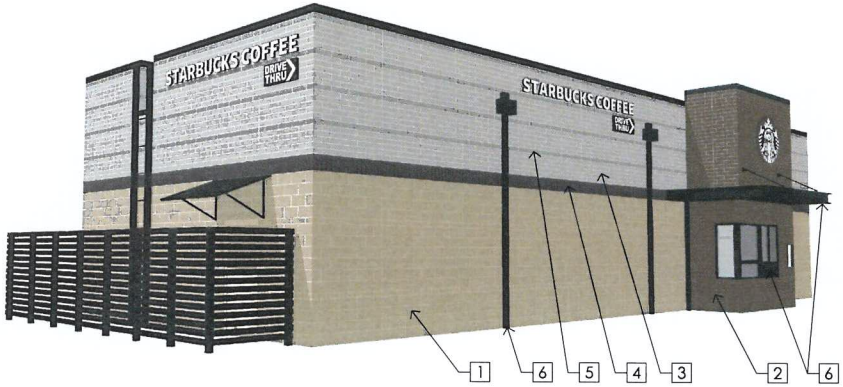
JOB NO. 1611-1

A2.0



SOUTHWEST VIEW

SOUTHEAST VIEW



NORTHEAST VIEW

1 "DEER CREEK" - HARVARD BRIK MASONRY
2 "DARKWOOD" - HARVARD BRIK MASONRY
3 "WHITE" - HARVARD BRIK MASONRY
4 "MIDWEST SLATE" - TRENDSTONE PLUS MASONRY
5 "MIDWEST WHITE" - TRENDSTONE MASONRY
6 CHARCOAL/BLACK PAINTED METAL

MATERIAL KEY

EXISTING SHOPPING CENTER BUILDING COLORS

NEW MATERIALS WILL MATCH EXISTING SHOPPING CENTER BUILDING COLORS

GROUP Z DESIGN
ARCHITECTURE

Next REALTY

3D RENDERINGS
STARBUCKS
201 W ROOSEVELT ROAD, LOMBARD, IL

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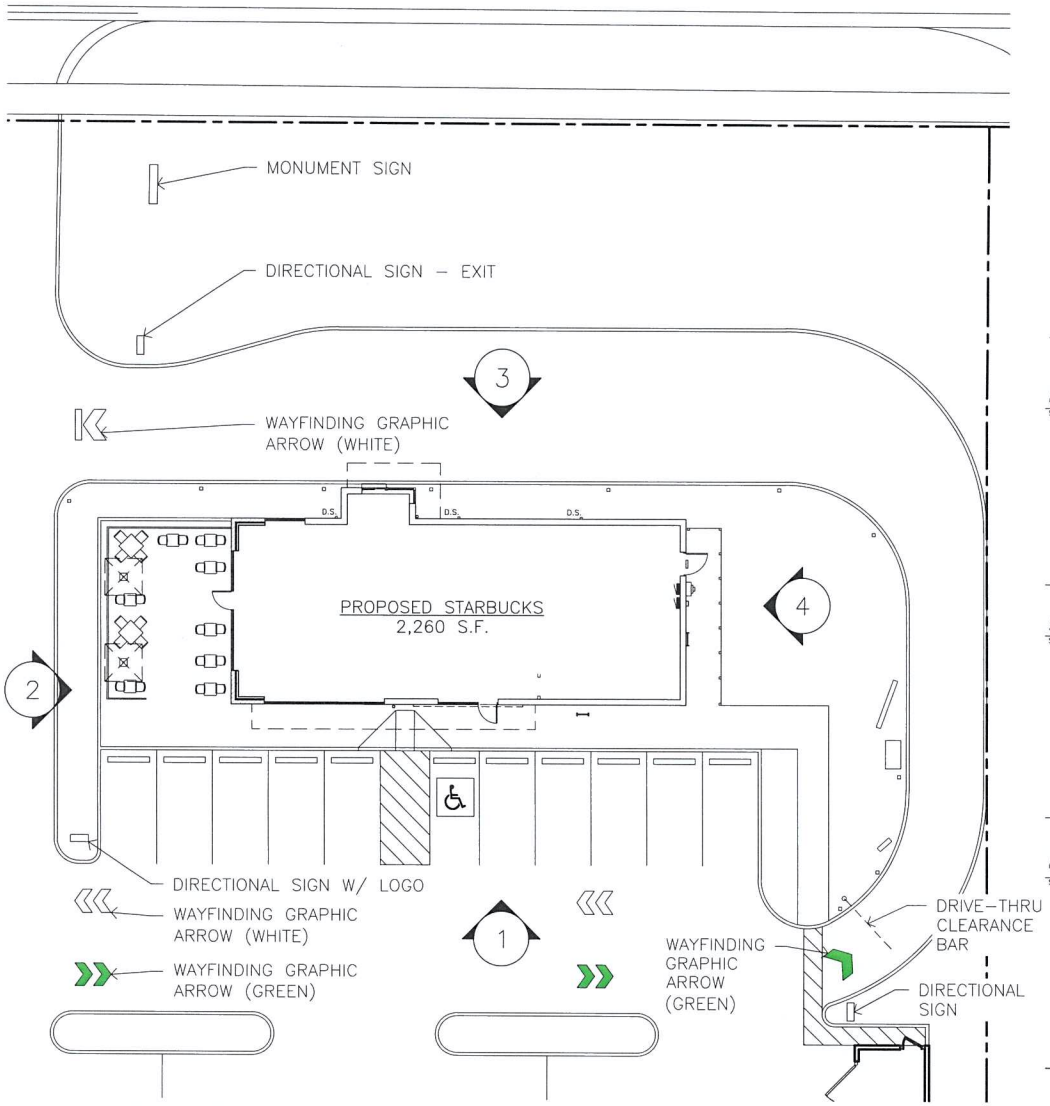
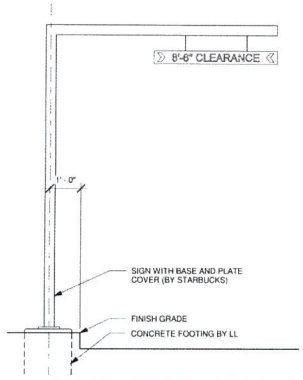
A2.1



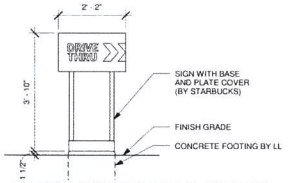
7. SITE PLAN - SIGNAGE

SCALE: 1" = 20' @ 11"x17"



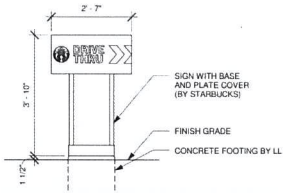
6. DRIVE-THRU CLEARANCE BAR

SCALE: NTS



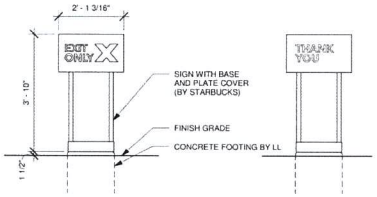
5. DIRECTIONAL SIGN

SCALE: NTS



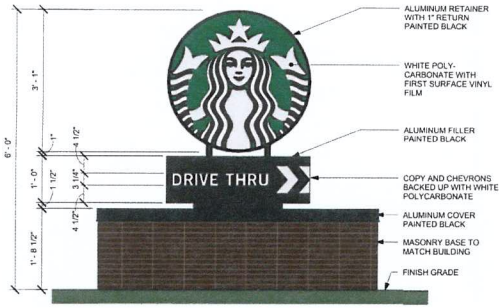
4. DIRECTIONAL SIGN W/ LOGO

SCALE: NTS

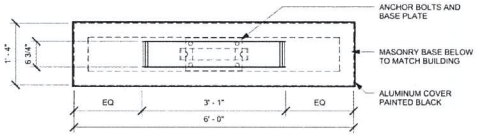


3. DIRECTIONAL SIGN - EXIT

SCALE: NTS



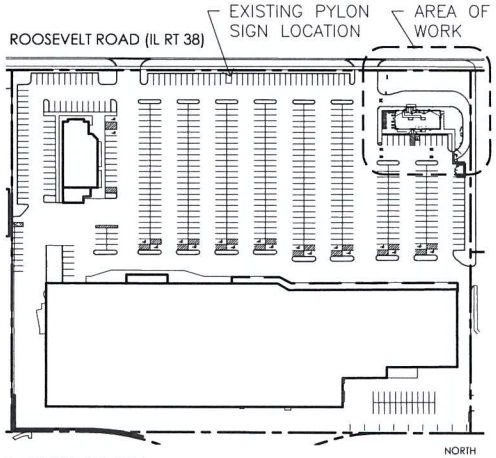
ELEVATION



PLAN

2. MONUMENT SIGN

SCALE: NTS



1. KEY PLAN

SCALE: 1" = 200' @ 11"x17"

GROUP Z DESIGN
ARCHITECTURE

Next REALTY

SIGNS - PLAN
STARBUCKS
201 W ROOSEVELT ROAD, LOMBARD, IL

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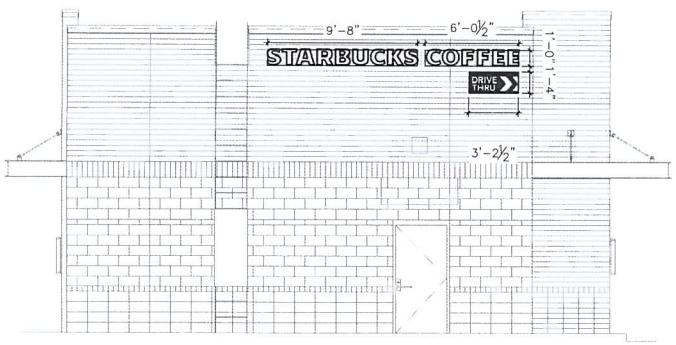
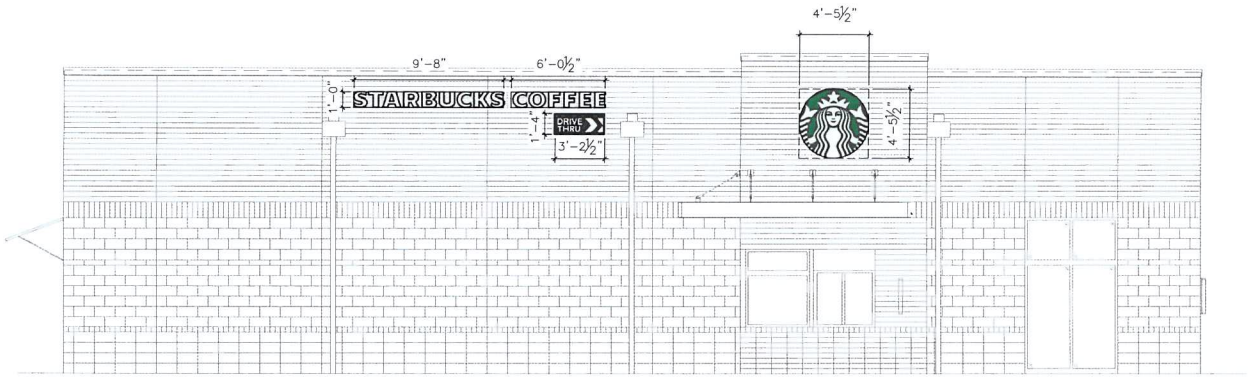
A3.0

ALLOWABLE WALL SIGN AREA:	100.0 SF
EAST ELEVATION:	20.0 SF
NORTH ELEVATION:	40.0 SF
WEST ELEVATION:	20.0 SF
SOUTH ELEVATION:	20.0 SF
TOTAL:	100.0 SF



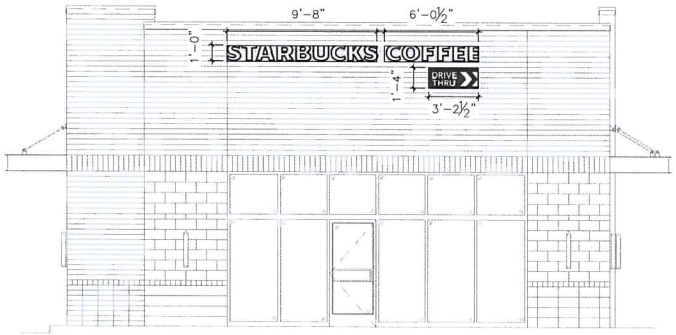
4. EAST ELEVATION

SCALE: 1/8" = 1' @ 11"X17"



3. NORTH ELEVATION

SCALE: 1/8" = 1' @ 11"X17"



2. WEST ELEVATION

SCALE: 1/8" = 1' @ 11"X17"

1. SOUTH ELEVATION

SCALE: 1/8" = 1' @ 11"X17"

NOTE: ALL SIGNS BY TENANT

GROUP Z DESIGN
ARCHITECTURE

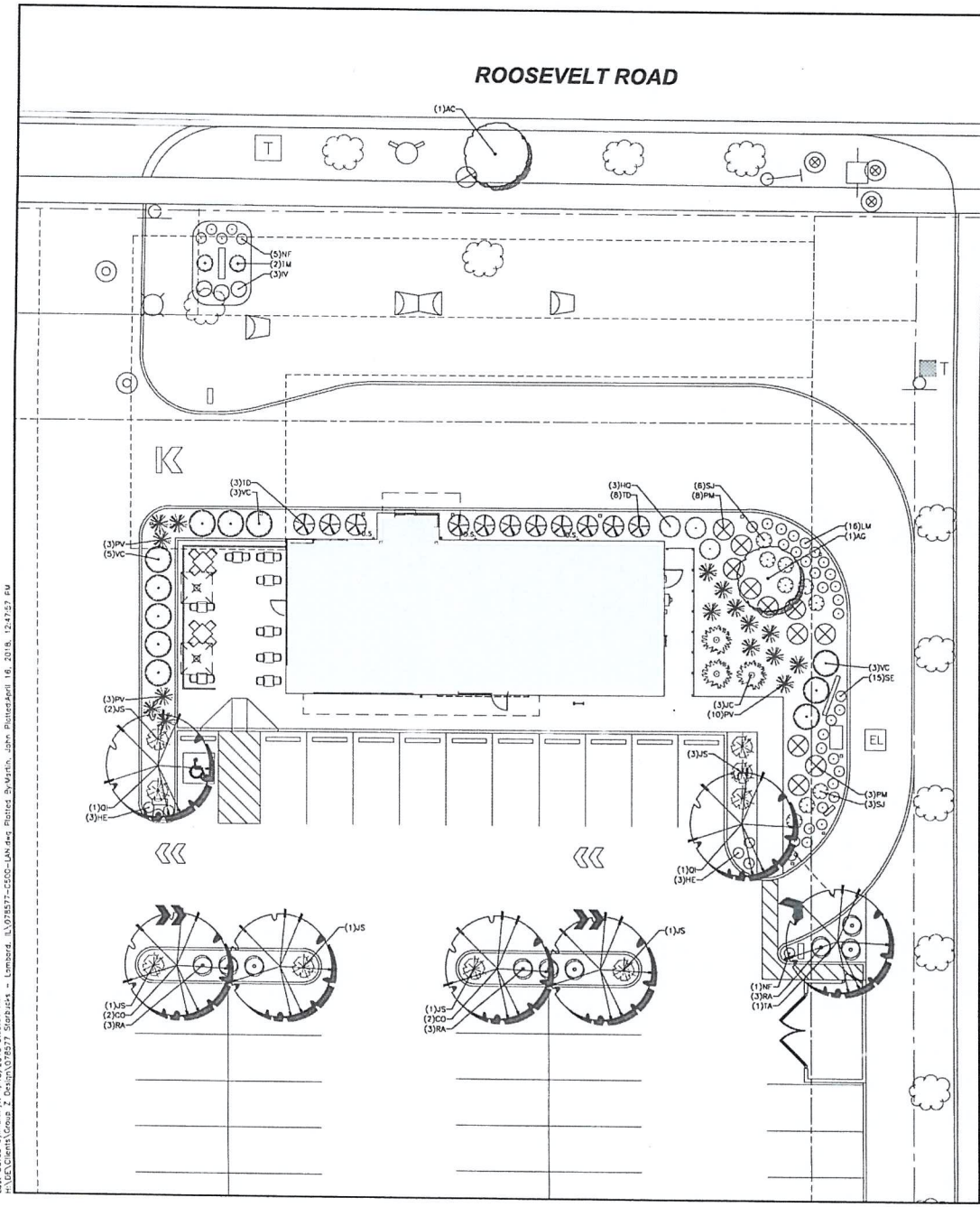
Next REALTY

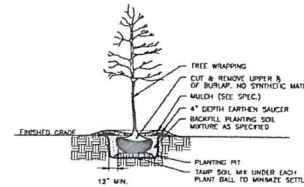
SIGNS - ALLOWABLE
STARBUCKS
201 W ROOSEVELT ROAD, LOMBARD, IL

5/16/2018 - Village Plan Commission Review

JOB NO. 1611.1

A3.1



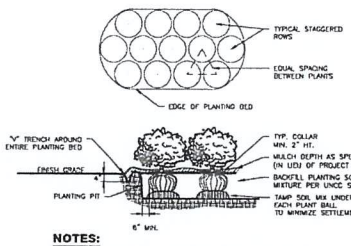


NOTES:

1. REMOVE ALL TREATED OR PLASTIC COATED BURLAP (SYNTHETIC MATERIAL), WIRE OR NYLON TWINE FROM PLANT BALL.
2. INSTALL TOP OF PLANT BALL 3"-4" ABOVE FINISH GRADE.
3. SOAK PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.
4. WRAP TREES FROM GROUND TO LOWEST BRANCHES WITH BURLAP OR TREE WRAP PAPER. SECURE NEAR TOP AND BOTTOM WITH HEMP STRING ONLY.
5. SEE SPECIFICATIONS FOR OTHER PLANTING REQUIREMENTS.
6. WHEN PROJECT MANUAL/ SPECS. DOES NOT PROVIDE DEPTH, MULCH SHALL BE 3" MIN.

1 TYPICAL TREE BED

NTS



NOTES:

1. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
2. INSTALL TOP OF PLANT BALL 2" ABOVE FINISH GRADE.
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.
5. WHEN CONTAINER GROWN PLANT MATERIAL IS USED IN LIEU OF BALLED AND BURLAP MATERIAL, REMOVE THE CONTAINER COMPLETELY.
6. WHEN PROJECT MANUAL/ SPECS. DOES NOT PROVIDE DEPTH, MULCH SHALL BE 3" MIN.

2 TYPICAL SHRUB PLANTING BED

NTS

TAG	QTY	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	REMARKS
SHADE TREE						
CO	4	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
QI	2	Quercus imbricaria	Shingle Oak	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
TA	1	Taxodium distichum	Bald Cypress	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
ORNAMENTAL TREE						
AC	1	Acer ginnala 'Embers'	Embers Amur Maple	B&B	2.5" cal. 8'ht. 4'wd.	Full, well shaped, single-stem
AC	1	Amelanchier x grandiflora 'Autumn Brilliance'	Apple Serviceberry	B&B	2.5" cal. 8'ht. 4'wd.	Full, well shaped, single-stem
EVERGREEN SHRUB						
JC	3	Juniperus chinensis 'Keteleeri'	Keteleeri Upright Juniper	B&B	48"ht. x 24"wd.	Full, vigorous
JS	9	Juniperus chinensis sargentii 'Viridis'	Green Sargent Juniper	#3 cont.	12"ht. x 18"wd.	Full, vigorous
PM	11	Pinus mugo 'Mops'	Dwarf Mugo Pine	#3 cont.	18"ht. x 18"wd.	Full, vigorous
TD	11	Taxus x media 'Densiformis'	Dense Yew	#3 cont.	18"ht. x 18"wd.	Full, vigorous
TM	2	Taxus x media 'Everlow'	Everlow Yew	#3 cont.	12"ht. x 18"wd.	Full, vigorous
DECIDUOUS SHRUB						
HQ	3	Hydrangea quercifolia 'Munchkin'	Munchkin Oakleaf Hydrangea	#3 cont.	18"ht. x 18"wd.	Full, vigorous
IV	3	Ilex virginica 'Little Henry'	Little Henry Sweetspire	#3 cont.	18"ht. x 18"wd.	Full, vigorous
RA	9	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#3 cont.	12"ht. x 18"wd	Full, vigorous
SJ	9	Spiraea japonica 'Little Princess'	Little Princess Spirea	#3 cont.	18"ht. x 18"wd.	Full, vigorous
VC	11	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	#3 cont.	18"ht. x 18"wd.	Full, vigorous
ORNAMENTAL GRASS						
PV	18	Panicum virgatum 'Shenandoah'	Shenandoah Red Switchgrass	#2 cont.		Full, vigorous
PERENNIAL						
HE	6	Hemerocalis 'Happy Returns'	Happy Returns Daylily	#1 cont.		
LM	16	Liriope muscari 'Big Blue'	Big Blue Lilyope	#1 cont.		
NF	6	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#1 cont.		
SE	15	Sedum ellacombianum	Yellow Stonecrop	#1 cont.		

* QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL QUANITIES OF PLANTS ON LANDSCAPE PLAN.

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GRAPHIC SCALE IN FEET

LANDSCAPE NOTES:

1. LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING, IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
2. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
3. GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
4. ALL SHRUB AND GROUNDCOVER BEDS TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF CLEAN SHREDDED HARDWOOD MULCH.
5. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-12 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE. AMEND BACKFILL WITH TOPSOIL MIX. BACKFILL AND TAMP BOTTOM OF HOLE PRIOR TO PLANTING SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GRADE.
6. TOPSOIL MIX TO BE 4 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL (I.E. NATURE'S HELPER OR PRO MIX).
7. EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
8. SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS. LIME AND FERTILIZER TO BE DISTRIBUTED PRIOR TO LAYING SOD. ALL DISTURBED AREAS (INCLUDING RIGHT-OF-WAYS) NOT RECEIVING PLANTINGS TO RECEIVE 4 INCHES OF TOPSOIL AND SODDED.
9. SOD TO BE DELIVERED FRESH (CUT LESS THAN 24 HOURS PRIOR TO ARRIVING ON SITE), LAID IMMEDIATELY, ROLLED AND WATERED THOROUGHLY WITHIN ONE HOUR OF INSTALLATION.
10. ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
11. ALL PARKING ISLANDS TO BE BERMED UP 6"-10" WITH CLEAN FRIABLE TOPSOIL PRIOR TO PLANTING.
12. ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK, AND THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
13. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
14. ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
15. WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.

LANDSCAPE CODE SUMMARY:

ARTICLE XI – LANDSCAPE REQUIREMENTS

RIGHT-OF-WAY LANDSCAPING (155.705)
PROVIDE ONE PARKWAY TREE FOR EVERY FORTY LINEAR FEET IN THE RIGHT-OF-WAY

ROOSEVELT ROAD (150LF)
= 3.75 TREES REQUIRED
= 3 EXISTING AND 1 NEW TREE PROVIDED

PARKING LOT INTERIOR LANDSCAPING (155.706.B)
ONE SHADE TREE REQUIRED FOR EVERY 120 SF OF INTERIOR LANDSCAPE AREA AND 50% LIVE GROUNDCOVER

780 SF OF INTERIOR PARKING LOT LANDSCAPE
= 6.5 TREES REQUIRED
= 7 TREES AND 18 SHRUBS PROVIDED

PARKING LOT PERIMETER LANDSCAPING (155.706.C)
NOT REQUIRED

TRANSITIONAL YARD LANDSCAPING (155.707)
NOT REQUIRED

FOUNDATION LANDSCAPING (155.708)
TEN FOOT STRIP AROUND PERIMETER OF BUILDING

218 LF OF BUILDING PERIMETER
= 2,160 SF OF FOUNDATION PLANTINGS
= 2,200+ SF PROVIDED

PERIMETER LOT LANDSCAPING (155.709)
NOT REQUIRED

PERMANENT SOD BLEND

90% FINE LEAF FESCUE (FESTUCA ARUNDINACEA)
REBEL, REBEL II, WRANGLER, BONANZA, MOJAVE OR EQUAL
10% KENTUCKY BLUEGRASS (POA PRATENSIS)
MIDNIGHT, RUGBY II, MERION VARIETIES OR EQUAL
98% PURITY AND 85% GERMINATION
85% WEED FREE

No.	DATE	REVISION
1	04/17/18	VILLAGE PLAN COMMISSION REVIEW

PROJECT No: 78577
DATE 04/17/18
DES. JM
DR. JM
CKD. JG

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FAX: 630.495.3731

STARBUCKS
201 W ROOSEVELT ROAD
LOMBARD, IL

LANDSCAPE PLAN

SHEET NO.
C500

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