

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

X

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: September 27, 2004 (B of T) Date: October 7, 2004

TITLE: PC 04-29: 621-649 E. Roosevelt Road

SUBMITTED BY: Department of Community Development *DCH*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration a petition requesting that the Village take the following actions on the property:

1. Approve an Annexation Agreement; (2/3 of Corporate Authorities Vote Required)
2. Annex the property into the Village of Lombard;
3. Approve a map amendment to rezone the property from the R1 Single-Family Residence District to the B3 Community Shopping District; and
4. Approve a conditional use for a motor vehicle rental establishment.

(UNINCORPORATED)

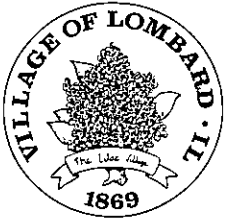
The petitioner is requesting waiver of first reading.

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

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____	Date _____
Finance Director X _____	Date _____
Village Manager X <i>William T. Lichter</i>	Date <i>9/30/04</i>



MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP, Director of Community Development

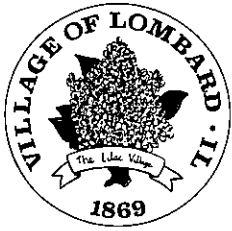
DATE: October 7, 2004

SUBJECT: PC 04-29: 621-649 East Roosevelt Road *DH*

Attached please find the following items for Village Board consideration as part of the October 7, 2004 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 04-29;
3. An Ordinance approving an Annexation Agreement for the subject property;
4. An Ordinance annexing the property into the Village;
5. An Ordinance approving a map amendment rezoning the property into the B3 Community Shopping District; and
6. An Ordinance approving a conditional use for motor vehicle rental, subject to conditions.

The petitioner has requested a waiver of first reading of the associated Ordinances.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148
630/620-5700 FAX: 630/620-8222
TDD: 630/620-5812
www.villageoflombard.org

October 7, 2004

Village President
William J. Mueller

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

Trustees

Joan DeStephano, Dist. 1
Richard J. Tross, Dist. 2
Karen S. Koenig, Dist. 3
Steven D. Sebby, Dist. 4
Kenneth M. Florey, Dist. 5
Rick Soderstrom, Dist. 6

Village Manager
William T. Lichter

Subject: PC 04-29; 621-649 Roosevelt Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, Dan Development, requests that the Village take the following actions on the subject property:

1. Approve an Annexation Agreement
2. Annex the property into the Village of Lombard
3. Approve a map amendment to rezone the property from the R1 Single-Family Residence District to the B3 Community Shopping District
4. Approve a conditional use for a motor vehicle rental establishment

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on September 20, 2004.

Loran Eatman, Vice President of Dan Development, presented the petition. Mr. Eatman began by giving a brief description of the property. He stated that the property was developed as a small retail strip center on Roosevelt Road. He noted that one of the four tenants, Hertz car rental establishment, was a legal use under DuPage County Zoning, but was a conditional use in Lombard's B3 District. He also mentioned that similar approvals were given to an Enterprise car rental establishment that is also located on Roosevelt Road. Mr. Eatman stated that Dan Development was willing to comply with all conditions of approval. He mentioned that Dan Development intended to add parking spaces upon zoning approvals. He noted that Village setback requirement is less than the setback requirements under DuPage County, thereby allowing them to expand their parking lot.

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business 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."

Michelle Kulikowski, Associate Planner, presented the staff report. She stated that the subject property is developed as a commercial strip center with four tenants on the property: Verlo Mattress, Hertz, For Eyes, and Hair Design. There is a designated wetland area on the southern portion of the property. She stated that the subject property is contiguous to the Village from the north and west and is within an area that will ultimately be annexed into the Village per Lombard's boundary agreements. She stated that a companion annexation agreement will be considered by the Board of Trustees, which includes a provision for the future removal of the existing billboard.

Ms. Kulikowski stated that the subject meets all parking and bulk requirements for the B3 Community Shopping District. She stated that no improvements or modifications are proposed to the retail building itself. She mentioned that upon annexation, the petitioner proposes to expand the existing parking lot on the north side of the building to provide for an additional row of parking for patrons. Ms. Kulikowski stated that the proposed location would meet the setback requirements of the B3 District.

In reference to the conditional use, Ms. Kulikowski noted that the motor vehicle rental establishment opened operation on the subject property in the summer of 2004 and was considered a permitted use under DuPage County Zoning Ordinance. She stated that the petitioner is requesting a conditional use approval for a motor vehicle establishment so that they can continue their use as a legally permitted land use upon annexation. She noted that the rental establishment has a lease agreement with the property owner that provides for two drop-off spaces in front of the store and ten vehicle spaces located behind the buildings. Ms. Kulikowski stated that staff would have concerns if a greater number of cars would be rented at this location; however, the limited number of vehicles will ensure that the retail activities of the strip center remain the primary land use. She noted that the parking with the strip center should not be negatively impacted.

Ms. Kulikowski stated that the conditional use is compatible with the surrounding properties, which consist of various retail commercial activities. In 1999, the Village approved a conditional use for motor vehicle rental for a nearby B3-zoned property at 849 E. Roosevelt Road. She also noted that the Comprehensive Plan recommends that the property be used for community commercial uses.

She then noted a change to the IDRC report, which modified condition 4 e for clarity purposes.

Chairperson Ryan then opened the meeting for comments by the Plan Commissioners.

Commissioner Olbrysh asked about Class D vehicles, referring to the amended condition 4 e.

William Heniff, Senior Planner, explained that Class D referred to license provisions. He stated that the intent of the condition is to specify vehicles, not license classifications. Staff proposes an amendment to conditions of approval so that it is clearer as to what types of vehicles are permitted.


Commissioner Olbrysh made a motion to accept the findings of the Inter-Departmental Review Committee as the findings of the Plan Commission and recommend approval of the petition, which was seconded by Commissioner Sweetser.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed variations comply with the standards of the Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 6 to 0, recommended to the Corporate Authorities, **approval** of PC 04-29, subject to the following conditions, as amended:

1. That the petitioner shall enter into an annexation agreement with the Village for the subject property.
2. That the proposed parking lot improvements shall be constructed in accordance with the submitted site plan prepared by Dan Development, Lombard, Illinois dated May 3, 2004.
3. Accessible parking spaces shall be provided in compliance with the provisions of the Illinois Accessibility Code.
4. With respect to the conditional use for the motor vehicle rental establishment, the use shall be operated subject to the following conditions:
 - a. That on-site storage of all rental vehicles shall be parked in the parking lot to the rear (south) of the building.
 - b. That up to two spaces may be provided in the north parking lot for customer drop-off and pick-up purposes.
 - c. No more than twelve rental vehicles may be parked on the site at one time.
 - d. Parking spaces shall be specifically marked and signed to ensure use by rental vehicles only.
 - e. That the motor vehicle rental establishment use shall only be for passenger vehicles, vans weighing 8,000 pounds or less and sport utility vehicles.

Respectfully,

VILLAGE OF LOMBARD


Donald Ryan, Chairperson
Lombard Plan Commission

- c. Petitioner
Lombard Plan Commission

	District Planned Development developed as commercial retail uses
South:	Property zoned R3, Unincorporated DuPage County developed as single family residences
East:	Property zoned B3 Community Shopping District developed as commercial retail uses
West:	Property zoned B3PD Community Shopping District Planned Development and developed as commercial retail uses and property zoned B1, Unincorporated DuPage County developed as commercial retail uses

ANALYSIS

SUBMITTALS

This report is based on the following documents, which was filed with the Department of Community Development:

1. Petition for Public Hearing dated August 31, 2004
2. Plat of survey prepared by Joseph D. Naples, Melrose Park, Illinois dated November 16, 2004
3. Site Plan for parking lot expansion prepared by Dan Development, Lombard, Illinois dated May 3, 2004
4. Plat of annexation, prepared by Webster, McGrath & Ahlberg, Ltd., dated September 10, 2004

DESCRIPTION

The subject property is a commercial strip mall located approximately 150 feet southeast of the intersection of Edgewood Avenue and Roosevelt Road. There is a designated wetland area on the southern portion of the property. The current tenants include Verlo Mattress, Hertz, For Eyes, and Hair Design. The petitioner intends to expand the parking lot upon approval of the annexation and zoning requests.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

Public Works Engineering

The Public Works Engineering Division has no comments or changes.

Private Engineering Services

The Private Engineering Services Division has reviewed the petitioner’s request and has the following comments from an engineering and construction perspective:

Stormwater detention was previously provided in the basement of the building for the entire property, including an area proposed for a parking lot expansion.

BUILDING AND FIRE

The Fire Department/Bureau of Inspection Services has no comments at this time.

PLANNING

Annexation

The subject property is contiguous to the Village of Lombard from the north and west and is within an area that will ultimately be annexed into Lombard per Lombard’s boundary agreements. A companion annexation agreement has been created and will be considered by the Board of Trustees as part of this request.

Compatibility with the Zoning Ordinance

The subject property meets all parking and bulk requirements for the B3 Community Shopping District.

Table 1: Bulk Requirements for B3 Community Shopping District

	Code Requirements	Existing Conditions
Minimum lot area	20,000 s.f.	114,606 s.f
Minimum lot width	100’	200’
Front yard setback	30’	73’
Interior side yard setback	10’	20’
Rear yard setback	30’	443’
Height	Less of 30’/2 stories	1 story
Open space	10%	71.9%
Existing Parking spaces	36 (4 per 1,000 s.f.)	37

No improvements or modifications are proposed to the retail building itself. Upon annexation, the petitioner proposes to expand the existing parking lot on the north side of the building to provide for an additional row of parking for patrons. Its proposed location would meet the setback requirements of the B3 District.

Conditional Use Request

The exiting hair care establishment, mattress store and optical establishments operating on the premises are all listed as permitted uses within the B3 District. The fourth use of the property, motor vehicle rental establishment, opened operation on the subject property in Summer, 2004. While the DuPage County Zoning Ordinance lists motor vehicle rental establishments as permitted uses, the Village's Ordinance lists such uses as conditional uses within the B3 District. The petitioner is requesting conditional use approval for the motor vehicle rental establishment so that they can continue their use as a legally permitted land use upon annexation into the Village.

The rental establishment has a lease agreement with the property owner that provides for two drop-off spaces in front of the store and ten vehicle spaces located behind the building. Although the car rental office will require more parking spaces than many typical office or retail commercial uses, the ten spaces behind the building are in a rarely used area at the far end of the rear parking lot. Staff would have concerns if a greater number of cars would be rented at this location; however, the limited number of vehicles will ensure that the retail activities of the strip center remain the primary land use. As such, parking within strip center should not be negatively impacted.

The proposed conditional use is compatible with the surrounding development, which consists of various retail and commercial activities. In 1999, the Village of Lombard approved a conditional use for motor vehicle rental for a nearby B3-zoned property at 849 E. Roosevelt Road (PC 99-18). It is consistent with the Comprehensive Plan and will not negatively impact property values.

Compatibility with the Sign Ordinance

No signage package has been submitted with this petition - the existing signage will remain. Any future changes to the signage on the property will be subject to the rules and regulations in the Village Sign Ordinance. The companion annexation agreement will spell out the terms and conditions associated with the removal of the off-premise sign (i.e., billboard) on the property.

Compatibility with the Comprehensive Plan

The Long-Range Plan Map of the Comprehensive Plan recommends that the property be used for community commercial uses. The definition of a Community Commercial area is a commercial area that provides services extending beyond daily living needs and includes comparison-shopping goods, which can include motor vehicles. The use complies with the recommendations of the Comprehensive Plan.

Compatibility with the Surrounding Land Uses

The property is located on the Roosevelt Road commercial corridor and is surrounded on three sides by other commercial properties. The proposed use is compatible with the surrounding land uses to the north, east, and west. Another car rental establishment is located approximately 1,000 feet east of the subject property along Roosevelt Road. The wetland area located on the southern portion of the property creates a buffer between the commercial uses on the property and the

single-family residences to the south. Therefore, staff finds that the existing use of the property is compatible with the adjacent land uses.

FINDINGS AND RECOMMENDATIONS

Staff believes that the map amendment for the subject property and the conditional use for motor vehicle rental is appropriate at the subject location and is compatible with surrounding uses.

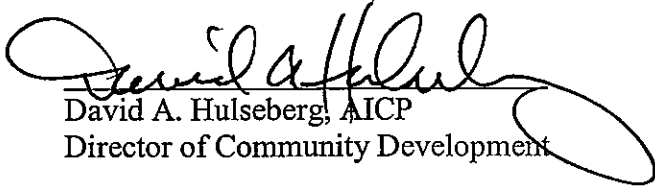
Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of the request:

Based on the submitted petition and the testimony presented, the proposal does comply with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission and therefore, recommend to the Corporate Authorities **approval** of PC 04-29 subject to the following conditions:

1. That the petitioner shall enter into an annexation agreement with the Village for the subject property.
2. That the proposed parking lot improvements shall be constructed in accordance with the submitted site plan prepared by Dan Development, Lombard, Illinois dated May 3, 2004.
3. Accessible parking spaces shall be provided in compliance with the provisions of the Illinois Accessibility Code.
4. With respect to the conditional use for the motor vehicle rental establishment, the use shall be operated subject to the following conditions:
 - a. That on-site storage of all rental vehicles shall be parked in the parking lot to the rear (south) of the building.
 - b. That up to two spaces may be provided in the north parking lot for customer drop-off and pick-up purposes.
 - c. No more than twelve rental vehicles may be parked on the site at one time.
 - d. Parking spaces shall be specifically marked and signed to ensure use by rental vehicles only.
 - e. That the motor vehicle rental establishment use shall only be for Class D vehicles, as determined by the Illinois Secretary of State (i.e., any motor vehicle with a gross vehicle weight restriction of 16,000 lbs. or less, except those vehicles requiring a class A, B, C, L or M license).

Lombard Plan Commission
Re: PC 04-29
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Inter-Departmental Review Group Report Approved By:



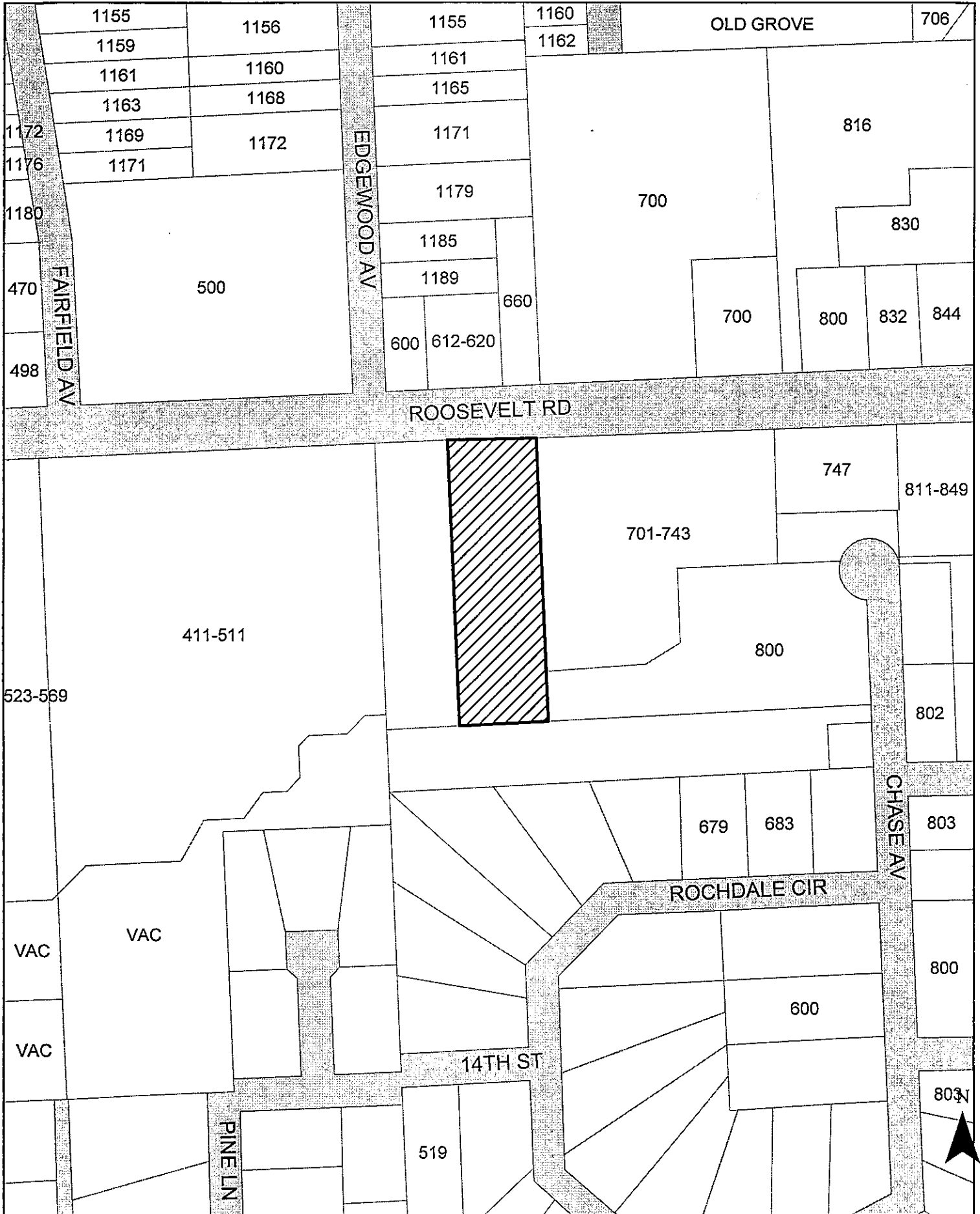
David A. Hulseberg, AICP
Director of Community Development

DAH:WH:mk

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Location Map

PC 04-29: 621-649 E. Roosevelt Road





August 30, 2004

Village of Lombard
Attn: Bill Heniff
255 E. Wilson Avenue
Lombard, IL 60148

Re: 621-649 E. Roosevelt Road, Lombard, IL /Annexation / Rezoning
Petitioner: Cole Taylor Bank Trust #43995 c/o Dan Development Ltd.

Dear Bill,

As regards the Village of Lombard's annexation of the above-referenced property, the Petitioner hereby requests that the above-referenced property be zoned "B-3". Pursuant to Section 155.103 (E)(8)(a) of the Lombard Zoning Ordinance, the Petitioner's response to the "B-3" zoning standards is as follows:

1. "B-3" zoning fits the Village of Lombard's Comprehensive Plan for the general area of the property in question.
2. The property in question is currently zoned "B-2" (commercial) with DuPage County. Village of Lombard's "B-3" commercial zoning is consistent with the DuPage County zoning.
3. "B-3" zoning for the property in question is compatible with the zoning classification of the Roosevelt Road Commercial Corridor.

Sincerely,


Loran K. Eatman, Vice President
Dan Development Ltd.

10 E. 22nd Street

Suite 116

Lombard, IL 60148

Phone (630) 627-0606

Fax (630) 629-0645

www.dandevlopment.com



September 21, 2004

Village of Lombard
Attn: Bill Heniff
255 E. Wilson Avenue
Lombard, IL 60148

Re: 621-649 E. Roosevelt Road, Lombard, IL / Annexation / Rezoning
Petitioner: Cole Taylor Bank Trust #43995 c/o Dan Development Ltd.

Dear Bill,

We hereby request the Lombard Village Board waive the first reading of PC 04-29 at the Village Board meeting on October 7, 2004. This request is to facilitate the parking lot expansion as soon as possible due to favorable weather conditions to complete this work.

Your cooperation is greatly appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Loran K. Eatman".

Loran K. Eatman, Vice President
Dan Development Ltd.

10 E. 22nd Street

Suite 116

Lombard, IL 60148

Phone (630) 627-0606

Fax (630) 629-0645

www.dandevlopment.com

ORDINANCE _____

**AN ORDINANCE AUTHORIZING THE
EXECUTION OF AN ANNEXATION AGREEMENT**

(PC 04-29: 621-649 E. Roosevelt Road)

(See also Ordinance No.(s) _____)

WHEREAS, it is in the best interest of the Village of Lombard, DuPage County, Illinois that a certain Annexation Agreement (hereinafter the "Agreement") pertaining to the property located at 621-649 E. Roosevelt Road, Lombard, Illinois to be entered into; and,

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

WHEREAS, the developer and the legal owners of the lots of record, which are the subject of said Agreement, are ready, willing and able to enter into said Agreement and to perform the obligations as required thereunder; and,

WHEREAS, the statutory procedures provided in Chapter 65 ILCS 5/11-15.1-1 through 5/11-15.1-5, as amended, for the execution of said Agreement have been complied with; a hearing on said Agreement having been held, pursuant to proper notice, by the President and Board of Trustees on October 7, 2004.

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 Village President and Village Clerk be and hereby are authorized to sign and attest to the Agreement attached hereto and marked Exhibit "A", by and between the Village of Lombard; and,

SECTION 2: This ordinance is limited and restricted to the property generally located at 621-649 E. Roosevelt Road, Lombard, Illinois and legally described as follows:

THE WEST ONE-THIRD (EXCEPT THE WEST 147.0 FEET THEREOF) OF THAT PART OF THE NORTH 627.84 FEET LYING WEST OF THE EAST 300 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH,

Ordinance No. _____
Re: PC 04-29
Page 2

RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY,
ILLINOIS.

Parcel Number: 06-20-200-026

SECTION 3: 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 _____, 2004.

First reading waived by action of the Board of Trustees this _____ day of _____, 2004.

Passed on second reading this _____ day of _____, 2004.

Ayes: _____

Nayes: _____

Absent: _____

Approved this _____, day of _____, 2004.

William J. Mueller, Village President

ATTEST:

Barbara A. Johnson, Deputy Village Clerk

Space above reserved for Recorder's use

**ANNEXATION AGREEMENT DATED OCTOBER 7, 2004 FOR
621-649 E. ROOSEVELT ROAD, LOMBARD, IL**

Parcel No.: 06-20-200-026

AFTER RECORDING RETURN TO:

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

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT (“Agreement”) is made and entered into this 7th day of October, 2004, by and between the Village of Lombard, a municipal corporation (“VILLAGE”) and Dan Development Limited (hereinafter referred to as “OWNER”);

WITNESSETH:

WHEREAS, OWNER is the record owner of the property legally described in EXHIBIT A, attached hereto and made a part hereof (hereinafter referred to as the “SUBJECT PROPERTY”); and

WHEREAS, the SUBJECT PROPERTY is not annexed to the VILLAGE or any other municipal corporation; and

WHEREAS, OWNER is desirous of annexing the SUBJECT PROPERTY, which is not currently within the corporate limits of the VILLAGE, to the VILLAGE; and

WHEREAS, OWNER is proceeding before the appropriate authorities of the VILLAGE to obtain annexation, map amendment and zoning approvals for the SUBJECT PROPERTY as set forth in this Agreement in order to facilitate the continued use of the SUBJECT PROPERTY; and

WHEREAS, the VILLAGE desires to annex and the OWNER desires to have the SUBJECT PROPERTY annexed to the VILLAGE, and each of the parties desires to obtain assurances from the other as to certain provisions of the zoning and other ordinances of the VILLAGE for the SUBJECT PROPERTY when the same has been annexed and to other matters covered by this Agreement for a period of twenty (20) years from and after the execution of this Agreement; and

WHEREAS, the SUBJECT PROPERTY consists of approximately 2.62 acres of land; and

WHEREAS, there are no electors residing on the SUBJECT PROPERTY; and

WHEREAS, all owner(s) of record of the SUBJECT PROPERTY have signed a Petition for Annexation of the SUBJECT PROPERTY to the VILLAGE (hereinafter referred to as the "Annexation Petition"); and

WHEREAS, an application has heretofore been filed with the VILLAGE Clerk for annexation and zoning of the SUBJECT PROPERTY; and

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

WHEREAS, a public hearing was held on September 20, 2004, for the purpose of considering whether the SUBJECT PROPERTY should be rezoned, upon the annexation of the SUBJECT PROPERTY, from the R-1 Single-Family Residential District to the B-3 Community Shopping District, with a conditional use for a motor vehicle rental establishment and the Plan Commission has submitted to the Corporate Authorities of the VILLAGE (the "Corporate Authorities") their findings of fact and recommendations with respect to said application; and

WHEREAS, a public hearing on this Agreement has been held by the Corporate Authorities on the 7th day of October, 2004; and

WHEREAS, the parties wish to enter into a binding agreement with respect to the said annexation, zoning and development 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 Agreement; and

WHEREAS, all public hearings and other actions required to be held or taken prior to the adoption and execution of this Agreement, in order to make the same effective, have been held or taken, including all hearings and actions required in connection with amendments to, variations from and classifications under the Lombard Zoning Ordinance (Chapter 155 of the Lombard Village Code

- hereinafter referred to as the “Zoning Ordinance”), the Lombard Sign Ordinance (Chapter 153 of the Lombard Village Code - hereinafter referred to as the “Sign 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 Agreement; and

WHEREAS, the Corporate Authorities of the VILLAGE and the OWNER deem it to the mutual advantage of the parties and in the public interest that the SUBJECT PROPERTY be annexed to and developed as a part of the VILLAGE as hereinafter provided; and

WHEREAS, the annexation 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, OWNER desires to have the entire SUBJECT PROPERTY rezoned to the B-3 Community Shopping District with a conditional use for a motor vehicle rental establishment.

NOW THEREFORE, in consideration of the premises and the mutual promises herein set forth, the parties hereto agree as follows:

1. **Incorporation of Recitals:** The VILLAGE and OWNER agree that the foregoing recitals are incorporated in this Agreement as if fully recited herein.

2. **Development of SUBJECT PROPERTY:** VILLAGE and OWNER agree that the SUBJECT PROPERTY shall be developed in accordance with the terms of this Agreement and the exhibits attached hereto.

3. **Annexation:** Subject to the provisions of Article 7 of Act 5 of Chapter 65 of the Illinois Compiled Statutes, the VILLAGE and the OWNER shall cause the annexation of the

SUBJECT PROPERTY to occur pursuant to the provisions of Section 5/7-1-8 of Act 5 of Chapter 65 of the Illinois Compiled Statutes.

4. **Zoning:** Upon annexation of the SUBJECT PROPERTY to the VILLAGE as set forth herein, the Corporate Authorities shall, without further public hearings, immediately rezone and classify the entire SUBJECT PROPERTY from the R1 Single Family Residence District to the B3 Community Shopping District under the Zoning Ordinance and grant approval of a conditional use for a motor vehicle rental establishment, subject to the conditions listed in EXHIBIT B attached hereto.

5. **Site Plan Approval:** OWNER intends to continue to operate the SUBJECT PROPERTY in accordance with the existing plat of survey attached hereto as EXHIBIT C and prepared by Webster & Associates, as last revised on November 16, 1973 (the "Site Plan"), which Site Plan is hereby incorporated by reference as the same shall be approved by the Village (with any modifications thereto). In addition, the OWNER intends to improve the SUBJECT PROPERTY with an expanded parking lot in full compliance with the plan attached hereto as EXHIBIT D and entitled "DDL Retail Center Parking Lot Expansion" (hereinafter the "Parking Lot Plan") prepared by Dan Development Ltd.. Except as otherwise specifically provided for herein, said Site Plan is hereby approved as the site plan for the development of the SUBJECT PROPERTY as supplemented by the Parking Lot Plan, with final approval of the Parking Lot Plan shall be subject to the provisions of the Village Code.

6. **Water Utilities:** Village represents and warrants to OWNER as follows:
- A. That it owns and operates a water distribution system within the VILLAGE for water distribution.
 - B. That the VILLAGE system has sufficient capacity to provide and will continue to provide potable water to the SUBJECT PROPERTY, such service to be substantially the same as provided to other commercial areas in the VILLAGE being provided with water by the Village.

Upon execution and recording of this Agreement and recording of an annexation plat for the SUBJECT PROPERTY, the OWNER shall receive in-Village rates for water service.

7. **Sanitary Sewer Facilities:** The SUBJECT PROPERTY is located within the Facilities Planning Area (“FPA”) of the Hinsdale Sanitary District and is currently connected to and is served by a sanitary sewer service system provided by the Hinsdale Sanitary District (the “DISTRICT”). OWNER, at its own expense, shall install and/or maintain sanitary sewer service to the SUBJECT PROPERTY in accordance with the lawful regulations of the DISTRICT, the Village’s Subdivision Ordinance, or as modified by any final engineering plans hereafter approved by the VILLAGE or the DISTRICT for the SUBJECT PROPERTY. OWNER shall grant or dedicate all easements required by the DISTRICT or VILLAGE for the construction of the necessary sanitary sewers serving the SUBJECT PROPERTY. OWNER further agrees to pay the DISTRICT for any future tap-on, connection, and service fees imposed upon the SUBJECT PROPERTY by the DISTRICT.

8. **Storm Drainage Facilities:**

The OWNER shall not be required to provide storm drainage facilities for any existing structures on the SUBJECT PROPERTY. The OWNER has submitted plans to the VILLAGE that demonstrate that the existing detention vault located on the SUBJECT PROPERTY has sufficient capacity to meet the stormwater runoff created as part of the proposed Parking Lot Plan; said plans in relation to the detention vault being attached hereto as EXHIBIT E and made part hereof. Therefore, the VILLAGE shall not require any additional stormwater improvements to meet the detention requirements of the expanded parking lot. However, any future modifications or reconstruction of any buildings, structures and/or parking lot improvements shall be subject to the stormwater management requirements set forth in Chapter 151 of the Village Code.

9. **Easements:** OWNER shall provide or obtain all easements, both on-site and off-site (if applicable), which are necessary or appropriate to enable the SUBJECT PROPERTY to be properly drained and to receive water, sanitary sewer, electric, telephone, gas, and cable television service, with the VILLAGE being named a grantee in all said easements along with the applicable

utility companies and cable television operator. The location for all public improvements shall be as approved by the VILLAGE.

10. **Billboard Removal:** Associated with the annexation of the SUBJECT PROPERTY, OWNER shall be responsible for the removal of the existing legal non-conforming off-premises sign (billboard) located on the SUBJECT PROPERTY within ten (10) years from the date of approval of this Agreement. In consideration of allowing the off-premises sign to remain on the SUBJECT PROPERTY beyond the amortization period expressed in the Sign Ordinance, the VILLAGE shall not be responsible for any costs relating to the removal of the off-premises sign or any compensation that may be due the owner of said off-premise sign as a result of said removal; the OWNER hereby agreeing to be solely responsible for any such costs or compensation.

11. **Contributions:** OWNER shall have no obligation to make any contribution, in cash or in land, to any school district, park district or library district provided the SUBJECT PROPERTY is operated in substantial conformity with this Agreement or pursuant to such other non-residential development plans as may from time to time be approved by the VILLAGE. The foregoing provision shall not eliminate or reduce OWNER's obligation to pay other fees and charges applicable to the SUBJECT PROPERTY pursuant to VILLAGE ordinances.

Furthermore, in consideration of the voluntary nature of the annexation, the VILLAGE agrees to waive all public hearing fees associated with the annexation and zoning of the SUBJECT PROPERTY.

12. **Non-Conforming Provisions:** Upon approval of this Agreement, the VILLAGE recognizes that the existing uses of the SUBJECT PROPERTY (i.e., a retail mattress store, an optometrist /eyeware establishment and a hair care establishment) constitute permitted uses within the B3 Community Shopping District as expressed in the VILLAGE Zoning Ordinance. The motor vehicle rental establishment is hereby permitted as a conditional use within the B3 District, subject to the terms set forth on EXHIBIT B. Nothing in this Agreement shall be construed so as to grant zoning relief or any other relief from the Village Code for any existing uses or structures on the

SUBJECT PROPERTY, other than that noted in Section 4 above. Excluding the existing billboard noted in Section 10 above, the VILLAGE agrees that any legally permitted and constructed buildings or structures on the SUBJECT PROPERTY shall be recognized by the VILLAGE as legal conforming buildings and structures. However, any expansion, alteration, reconstruction or repair of any such buildings or structures, or any change of land use on the SUBJECT PROPERTY, shall conform to all existing provisions of the Village Code. For purposes of this Agreement, a legally permitted and constructed building or structure shall be any building or structure for which a building permit was issued by DuPage County or the VILLAGE prior to the effective date of this Agreement.

13. **Reserved.**

14. **Dedication of Public Improvements:** Following the annexation of the SUBJECT PROPERTY to the VILLAGE and when OWNER has completed any required public improvements, if any, in accordance with applicable provisions of the Subdivision Ordinance, as varied by this Agreement, and said public improvements have been inspected and approved by the VILLAGE Engineer, the VILLAGE shall accept said public improvements subject to the two (2) year maintenance provisions of the Subdivision Ordinance, unless such public improvements have been in place for a period of two years or more preceding the date of annexation. Notwithstanding this Section, stormwater drainage facilities and detention areas located within the SUBJECT PROPERTY shall remain owned by and maintained by the OWNER, and any subsequent owner(s). The acceptance of said public improvements by the VILLAGE shall not be a condition precedent to the issuance of any building or occupancy permit requested of the VILLAGE for the SUBJECT PROPERTY.

15. **Fire District:** It is the VILLAGE'S and OWNER's intent that, by operation of law and in accordance with Illinois Compiled Statutes Chapter 70, Section 705/20, the SUBJECT PROPERTY shall, upon its annexation to the VILLAGE, be disconnected from the fire protection district in which it is located. The OWNER agrees to cooperate with the VILLAGE in regard to facilitating said disconnection. The VILLAGE, however, shall be primarily responsible for the

disconnection and shall make any payments required by 70 ILCS 705/20(e) or pay any legal fees and litigation costs incurred by the VILLAGE relative thereto. The VILLAGE shall provide notice to the fire protection district in the manner required by law.

16. Annexation to Lombard Park District: OWNER agrees to petition the Lombard Park District to have the SUBJECT PROPERTY annexed to the Lombard Park District upon its annexation to the VILLAGE in the event the SUBJECT PROPERTY is not currently annexed to said Park District.

17. Consent to Creation of a Special Service Area: OWNER agrees that it will not object to the imposition of a Special Service Area incorporating the SUBJECT PROPERTY with respect to the construction of any public improvements affecting the area of the SUBJECT PROPERTY and which may become necessary at a future date. The assessment formula for any such future Special Service Area(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.

18. General Provisions:

A. Notices: Any notice required or desired to be given under this Agreement, unless expressly provided to the contrary herein, shall be in writing and shall be deemed to have been given on the date of personal delivery, on the date of confirmed facsimile transmission provided a hard copy of such notice is deposited in the regular mail addressed to the recipient within twenty-four (24) hours following the facsimile transmission, or on the date when deposited in the U.S. Mail, registered or certified mail, postage prepaid, return receipt requested, and addressed as follows:

- (1) If to the VILLAGE or
Corporate Authorities:

President and Board of Trustees

VILLAGE OF LOMBARD

255 East Wilson Avenue

Lombard, Illinois 60148

Phone: (630) 620-5700

Fax: (630) 620-8222

With a copy to:

(a) Village Manager

VILLAGE OF LOMBARD

255 East Wilson Avenue

Lombard, Illinois 60148

Phone: (630) 620-5700

Fax: (630) 620-8222

(b) Director of Community Development

VILLAGE OF LOMBARD

255 East Wilson Avenue

Lombard, Illinois 60148

Phone: (630) 620-5700

Fax: (630) 620-8222

(c) Thomas P. Bayer

KLEIN, THORPE AND JENKINS, LTD.

20 N. Wacker Drive, Suite 1660

Chicago, Illinois 60606

Phone: (312) 984-6400

Fax: (312) 984-6444

(2) If to OWNER:

Dan Development, Ltd
10 E. 22nd Street, Suite 116
Lombard, IL 60148

With a copy to:

Walter J. O'Brien II
O'Brien & Associates, P.C.
1900 Spring Road, Suite 501
Oak Brook, Illinois 60523

or to such other address as any party may from time to time designate in a written notice to the other parties.

B. Continuity of Obligations:

(1) This Agreement shall constitute a covenant running with the land and shall be binding upon and inure to the benefit of the parties hereto, their successors in interest, assignees, grantees, lessees, and upon any successor municipal authorities of the VILLAGE and successor municipalities. Upon the conveyance of any of OWNER's interest in any portion of the SUBJECT PROPERTY or its rights and obligations under this Agreement to the other or a third party ("Transferee"), the rights and obligations of OWNER pertaining to such portion of the SUBJECT PROPERTY or rights and obligations hereunder, shall be deemed assigned to and assumed by such Transferee, and OWNER shall thereupon be released and discharged by the VILLAGE from any further obligation pertaining to such identified rights and duties. Subject to the provisions of this Section 18B, the Transferee shall thereupon be entitled to exercise all rights and authorities and shall perform all duties and obligations of OWNER pertaining to such portion of the SUBJECT PROPERTY.

Upon the condition that the requirements of this subsection have been met, this Agreement shall inure to the benefit of and shall be binding upon OWNER's Transferees, and shall be binding upon the VILLAGE and the successor Corporate Authorities of the VILLAGE. In the event that the requirements of this subsection have not been met, this Agreement shall be binding upon, but shall not inure to the benefit of OWNER's Transferees until such time as OWNER has given the VILLAGE the notice required by this subsection 17B.

In the event of any sale or conveyance by OWNER of the SUBJECT PROPERTY or any portion thereof, OWNER shall notify the VILLAGE in writing, within ten (10) working days after the closing of such sale or conveyance, of any and all Transferees to all or any portion of the SUBJECT PROPERTY. Such written notice shall include identification of the name(s) of such Transferee(s), the date of such sale or conveyance, and a copy of the title opinion identifying the grantee, the real estate sold or conveyed, and such other information as is usually and customarily included in a title opinion for the sale or conveyance of real estate. Failure to give timely notice shall not constitute a default hereunder, but shall be governed by the remaining provisions of this subsection 18B.

- C. Court Contest: In the event the annexation of the SUBJECT PROPERTY, the classification of the SUBJECT PROPERTY for zoning purposes or other terms of this Agreement are challenged in any court proceeding, the period of time during which such litigation is pending, including (without limitation) the appeal time therefor, shall not be included, if allowed by law, in calculating the twenty (20) year period provided in subsection 18T below.
- D. Remedies: The VILLAGE and OWNER, and their successors and assigns, covenant and agree that in the event of default of any of the terms, provisions

or conditions of this Agreement by any party, or their successors or assigns, which default exists uncorrected for a period of ten (10) days after written notice to any party to such default, or such longer period as may be reasonable under the circumstances, the party seeking to enforce said provision shall have the right of specific performance and if said party prevails in a court of law, it shall be entitled to specific performance or other equitable or legal remedy plus the right to recover from the defaulting party the expenses of said litigation including, but not limited to, reasonable attorneys' fees. It is further expressly agreed by and between the parties hereto that the remedy of specific performance herein given shall not be exclusive of any other remedy afforded by law to the parties, or their successor or successors in title.

E. Controlling Effect: All provisions, conditions and regulations as set forth in this Agreement and the documents or plans to which it refers shall supersede all Village ordinances, codes and regulations (other than those which relate to environmental, fire and police protection) that are in conflict with the Agreement, if any, as they may apply to the Subject Property. For this reason, the corporate authorities of the Village shall adopt such ordinances as may be necessary to implement the terms and provisions of this Agreement.

F. Mutual Assistance: The parties hereto agree to take such actions, including the approval, execution and delivery of documents and instruments, and in the Village's case the adoption of ordinances and resolutions, as may be necessary or appropriate from time to time, to carry out the terms, provisions and intent of this Agreement, and to aid and assist each other in carrying out such terms, provisions and intent. Conveyances: Nothing contained in this Agreement shall be construed to restrict or limit the right of OWNER to sell or convey all or any portion of the

SUBJECT PROPERTY, whether improved or unimproved, except as otherwise specifically set forth herein.

G. The VILLAGE agrees, during the term of this Agreement, that it will take no action to disconnect the SUBJECT PROPERTY from the VILLAGE.

H. Survival of Representations: Each of the parties agrees that the representations, warranties and recitals set forth in the preambles to this Agreement are material to this Agreement and the parties hereby confirm and admit their truth and validity and hereby incorporate such representations, warranties and recitals into this Agreement and the same shall continue during the period of this Agreement.

I. Captions and Paragraph Headings: The captions and paragraph headings used herein are for convenience only and are not a part of this Agreement and shall not be used in construing it.

J. Reimbursement of VILLAGE for Legal and Other Fees and Expenses:

(1) To Effective Date of Agreement: OWNER, concurrently with the approval of this Agreement, shall reimburse the VILLAGE for the following expenses incurred in the preparation and review of this Agreement, and any ordinances, letters of credit, plats, easements or other documents relating to the SUBJECT PROPERTY:

(a) the costs incurred by the VILLAGE for engineering services;

(b) all reasonable attorneys' fees incurred by the VILLAGE in connection with the preparation and review of this Annexation Agreement and the zoning of the SUBJECT PROPERTY; and

- (c) miscellaneous VILLAGE expenses, such as legal publication costs, recording fees and copying expense.

(2) From and After Effective Date of Agreement: Except as provided in this subsection, upon demand by the VILLAGE made by and through its President, OWNER from time to time shall promptly reimburse the VILLAGE for all reasonable expenses and costs incurred by the VILLAGE in the administration of this Agreement, including engineering fees, attorneys' fees and out-of-pocket expenses involving various and sundry matters such as, but not limited to, preparation and publication, if any, of all notices, resolutions, ordinances and other documents required hereunder, the negotiation and preparation of letters of credit and escrow agreements to be entered into as security for the completion of public improvements, and the review by VILLAGE consultants of plans and materials submitted by OWNER.

Such costs and expenses incurred by the VILLAGE in the administration of this Agreement shall be evidenced to the OWNER upon OWNER's request, by a sworn statement of the VILLAGE; and such costs and expenses may be further confirmed by OWNER at their option from additional documents designated from time to time by OWNER relevant to determining such costs and expenses.

Notwithstanding the foregoing, OWNER shall in no event be required to reimburse VILLAGE or pay for any expenses or costs of VILLAGE as aforesaid more than once, whether such are reimbursed or paid through special assessment proceedings, through fees established by VILLAGE ordinances or otherwise.

In the event that any third party or parties institute any legal proceedings against OWNER and/or the VILLAGE, which relate to the terms of this

Agreement, then, in that event, OWNER, on notice from the VILLAGE shall assume, fully and vigorously, the entire defense of such lawsuit and all expenses of whatever nature relating thereto; provided, however:

- (a) OWNER shall not make any settlement or compromise of the lawsuit, or fail to pursue any available avenue of appeal of any adverse judgment, without the approval of the VILLAGE.
- (b) If the VILLAGE, in its sole discretion, determines there is, or may probably be, a conflict of interest between the VILLAGE, OWNER, on an issue of importance to the VILLAGE having a potentially substantial adverse effect on the VILLAGE, then the VILLAGE shall have the option of being represented by its own legal counsel. In the event the VILLAGE exercises such option, then OWNER shall reimburse the VILLAGE, from time to time on written demand from the President of VILLAGE and notice of the amount due, for any expenses, including but not limited to court costs, reasonable attorneys' fees and witnesses' fees, and other expenses of litigation, incurred by the VILLAGE in connection therewith.

In the event the VILLAGE institutes legal proceedings against OWNER for violation of this Agreement and secures a judgment in its favor, the court having jurisdiction thereof shall determine and include in its judgment against OWNER all expenses of such legal proceedings incurred by VILLAGE, including but not limited to the court costs and reasonable attorneys' fees, witnesses' fees, etc., incurred by the VILLAGE in connection therewith (and any appeal thereof). OWNER may, in its sole

discretion, appeal any such judgment rendered in favor of the VILLAGE against OWNER.

- K. No Waiver or Relinquishment of Right to Enforce Agreement: Failure of any party to this Agreement to insist upon the strict and prompt performance of the terms, covenants, agreements and conditions herein contained, or any of them, upon any other party imposed, shall not constitute or be construed as a waiver or relinquishment of any party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.
- L. VILLAGE Approval or Direction: Where VILLAGE approval or direction is required by this Agreement, such approval or direction means the approval or direction of the Corporate Authorities of the VILLAGE unless otherwise expressly provided herein or required by law, and any such approval may be required to be given only after and if all requirements for granting such approval have been met unless such requirements are inconsistent with this Agreement.
- M. Recording: A copy of this Agreement and any amendments thereto shall be recorded by the VILLAGE at the expense of the OWNER.
- N. Authorization to Execute: The officers of OWNER executing this Agreement warrant that they have been lawfully authorized by OWNER's respective Boards of Directors to execute this Agreement on behalf of said OWNER. The President and Clerk of the VILLAGE hereby warrant that they have been lawfully authorized by the VILLAGE Board to execute this Agreement. The OWNER and VILLAGE shall deliver to each other upon request copies of all bylaws, joint venture agreements, resolutions, ordinances or other documents required to legally evidence the authority to so execute this Agreement on behalf of the respective entities.

- O. Amendment: This Agreement sets forth all the promises, inducements, agreements, conditions and understandings between the OWNER and the VILLAGE relative to the subject matter thereof, and there are no promises, agreements, conditions or understandings, either oral or written, express or implied, between them, other than are herein set forth. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless authorized in accordance with law and reduced in writing and signed by them.
- P. Counterparts: This Agreement may be executed in two (2) or more counterparts, each of which taken together, shall constitute one and the same instrument.
- Q. Conflict Between the Text and Exhibits: In the event of a conflict in the provisions of the text of this Agreement and the Exhibits attached hereto, the text of this Agreement shall control and govern.
- R. Definition of VILLAGE: When the term VILLAGE is used herein it shall be construed as referring to the Corporate Authorities of the VILLAGE unless the context clearly indicates otherwise.
- S. Execution of Agreement: This Agreement shall be signed last by the VILLAGE and the President of the VILLAGE shall affix the date on which he/she signs this Agreement on Page 1 hereof, which date shall be the effective date of this Agreement.
- T. Term of Agreement: This Agreement shall be in full force and effect for a term of twenty (20) years from and after the date of execution of this Agreement.

U. Venue: The parties hereto agree that for purposes of any lawsuit(s) between them concerning this Agreement, its enforcement, or the subject matter thereof, venue shall be in DuPage County, Illinois, and the laws of the State of Illinois shall govern the cause of action.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals to this Agreement on the day and year first above written.

VILLAGE OF LOMBARD, an Illinois
Municipal corporation

William J. Mueller
Village President

Barbara A. Johnson
Deputy Village Clerk

DATED: _____

OWNER:

ATTEST:

By: _____

Name: _____

Title: _____

Title: _____

DATED: _____

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 Barbara A. Johnson, personally known to me to be the Deputy 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 Deputy 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 _____, 2004.

Commission expires _____, _____.

Notary Public

STATE OF DUPAGE)
) SS
COUNTY OF ILLINOIS)

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 _____ 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 _____, 2004.

Commission expires _____, _____.

Notary Public

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 the above-named _____, 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 they signed and delivered the said instrument,
as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal this _____ day of _____, 2004

Commission expires _____, _____.

Notary Public

SCHEDULE OF EXHIBITS

- EXHIBIT A: Legal Description of SUBJECT PROPERTY
- EXHIBIT B: Conditions of Approval as Adopted by the VILLAGE
- EXHIBIT C: Existing Site Plan for the SUBJECT PROPERTY
- EXHIBIT D: Parking Lot Plan for the SUBJECT PROPERTY
- EXHIBIT E: Detention Vault Plans

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

The west one-third (except the west 147.0 feet thereof) of that part of the north 627.84 feet lying west of the east 300 feet of the east half of the northeast quarter of Section 20, Township 39 North, Range 11, East of the Third Principal Meridian, In DuPage County, Illinois.

Parcel No.: 06-20-200-026

EXHIBIT B

CONDITIONS OF APPROVAL AS ADOPTED BY THE VILLAGE

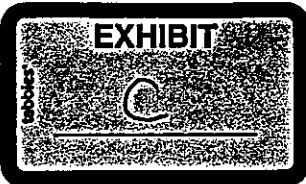
EXHIBIT B

CONDITIONS OF APPROVAL AS ADOPTED BY THE VILLAGE

1. That the petitioner shall enter into an annexation agreement with the Village for the subject property.
2. That the proposed parking lot improvements shall be constructed in accordance with the submitted site plan prepared by Dan Development, Lombard, Illinois dated May 3, 2004.
3. Accessible parking spaces shall be provided in compliance with the provisions of the Illinois Accessibility Code.
4. With respect to the conditional use for the motor vehicle rental establishment, the use shall be operated subject to the following conditions:
 - a. That on-site storage of all rental vehicles shall be parked in the parking lot to the rear (south) of the building.
 - b. That up to two spaces may be provided in the north parking lot for customer drop-off and pick-up purposes.
 - c. No more than twelve rental vehicles may be parked on the site at one time.
 - d. Parking spaces shall be specifically marked and signed to ensure use by rental vehicles only.
 - e. That the motor vehicle rental establishment use shall only be for passenger vehicles, vans weighing 8,000 pounds or less and sport utility vehicles.

EXHIBIT C

EXISTING SITE PLAN FOR THE SUBJECT PROPERTY



PLAT OF SURVEY

OF THE WEST ONE-THIRD OF THE NORTH 627.84 FEET, LYING WEST OF THE EAST 300.0 FEET THEREOF, OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

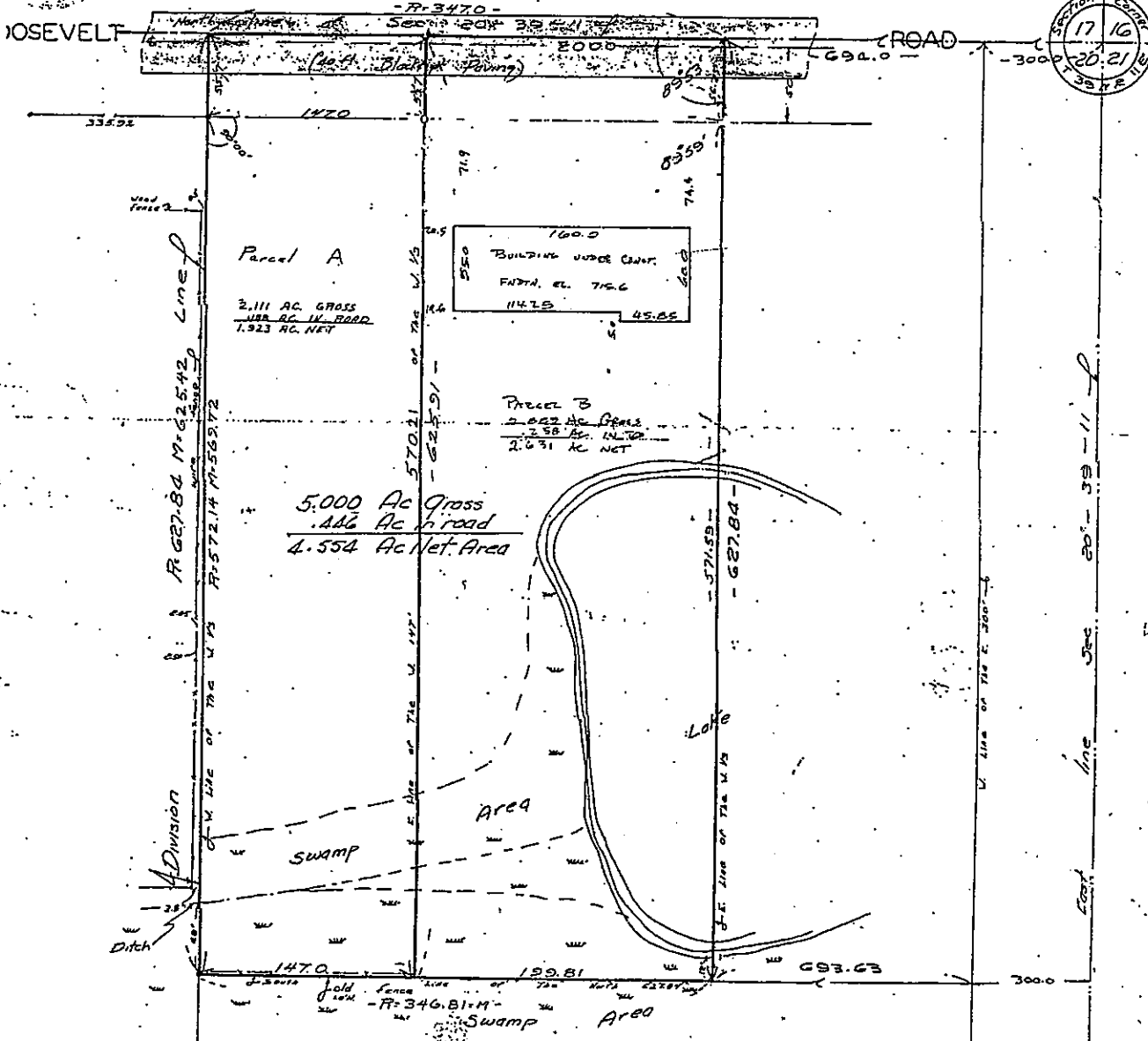
PARCEL "A"

THE WEST 147 FEET OF THE WEST ONE-THIRD OF THAT PART OF THE NORTH 627.84 FEET LYING WEST OF THE EAST 300 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

PARCEL "B"

THE WEST ONE-THIRD (EXCEPT THE WEST 147.0 FEET THEREOF) OF THAT PART OF THE NORTH 627.84 FEET LYING WEST OF THE EAST 300 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

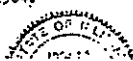
RECORDED ON PARCEL B LOCATED JULY 1, 1967



STATE OF ILLINOIS) COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT I, EDGAR E. WEBSTER, III, ILLINOIS LAND SURVEYOR NO. 1354, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY THE ANNEXED PLAT WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. IRON STAKES AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, THIS 10TH DAY OF AUGUST, A.D. 1964.

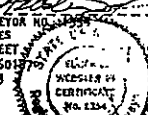


EDGAR E. WEBSTER, III
ILLINOIS LAND SURVEYOR NO. 1354
WEBSTER, WEBSTER AND ASSOCIATES

STATE OF ILLINOIS) COUNTY OF DU PAGE)

RESURVEYED AND DIVIDED INTO PARCELS "A" AND "B" AS SHOWN HEREON THIS 16TH DAY OF NOVEMBER, A.D. 1973.

JOS. O. NAPLES
ILLINOIS LAND SURVEYOR NO. 1354
WEBSTER & ASSOCIATES
207 NAPERVILLE STREET
WHEATON, ILLINOIS 60179
PHONE: 312-668-7603



PREPARED FOR:
JOS. O. NAPLES
8700 W. NORTH AVE.
MELROSE PARK, ILLINOIS

C-18826

EXHIBIT D

PARKING LOT PLAN FOR THE SUBJECT PROPERTY

CONTRACT NO. 04153
 DATE 05/03/2004
 PROJECT NAME DDL Retail Center
 PROJECT ADDRESS 621-649 E. Roosevelt Road
 PROJECT CITY/LA/ST Lambard, IL

DATE 04/15/04
 TIME 10:00 AM
 DRAWN BY [Name]
 CHECKED BY [Name]
 PROJECT NO. 04153
 SHEET NO. 05/03/2004

DDL Retail Center
 Parking Lot Expansion
 621-649 E. Roosevelt Road
 Lambard, IL

DATE 05/03/2004
 TIME 10:00 AM
 DRAWN BY [Name]
 CHECKED BY [Name]
 PROJECT NO. 04153
 SHEET NO. 05/03/2004

DATE 05/03/2004
 TIME 10:00 AM
 DRAWN BY [Name]
 CHECKED BY [Name]
 PROJECT NO. 04153
 SHEET NO. 05/03/2004

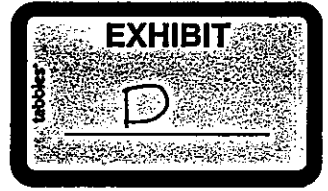
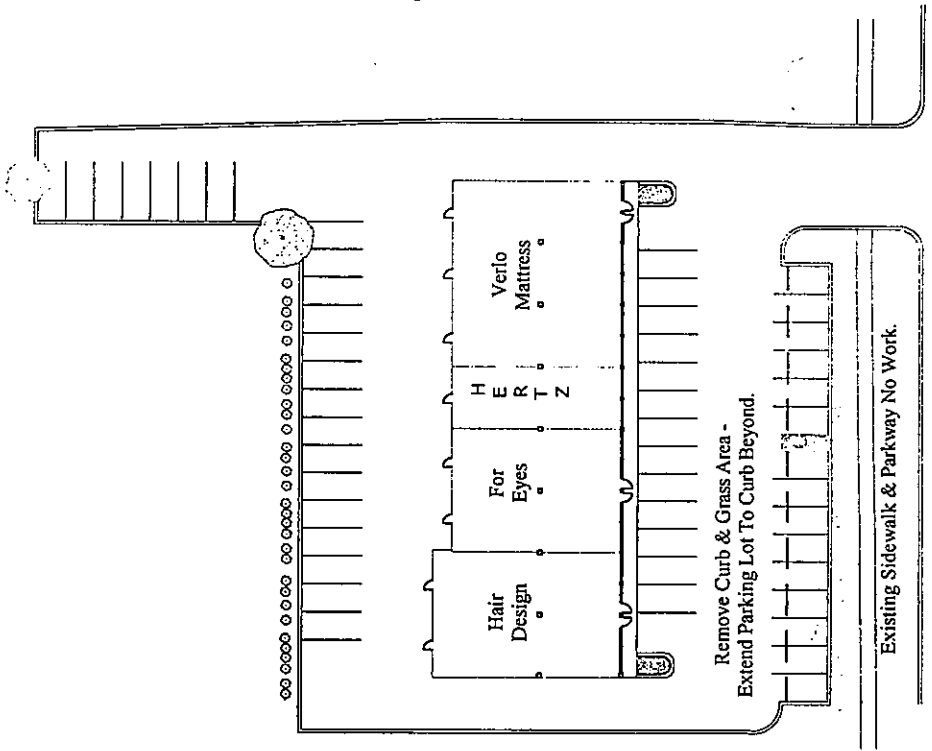
DATE 05/03/2004
 TIME 10:00 AM
 DRAWN BY [Name]
 CHECKED BY [Name]
 PROJECT NO. 04153
 SHEET NO. 05/03/2004

DATE 05/03/2004
 TIME 10:00 AM
 DRAWN BY [Name]
 CHECKED BY [Name]
 PROJECT NO. 04153
 SHEET NO. 05/03/2004

DATE 05/03/2004
 TIME 10:00 AM
 DRAWN BY [Name]
 CHECKED BY [Name]
 PROJECT NO. 04153
 SHEET NO. 05/03/2004

This document is a graphic representation of the improvements to be constructed. Alterations to the plan may occur during construction and the buildout and will be responsibility of the tenant.

Approved By: _____ Tenant Representative
 Date: _____
 Approved By: _____ Landlord Representative
 Date: _____



ROOSEVELT ROAD

Existing Sidewalk & Parkway No Work.

Remove Curb & Grass Area -
 Extend Parking Lot To Curb Beyond.

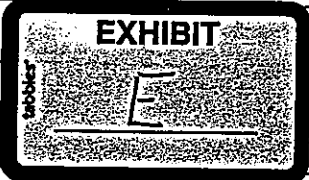


0 10 20 30

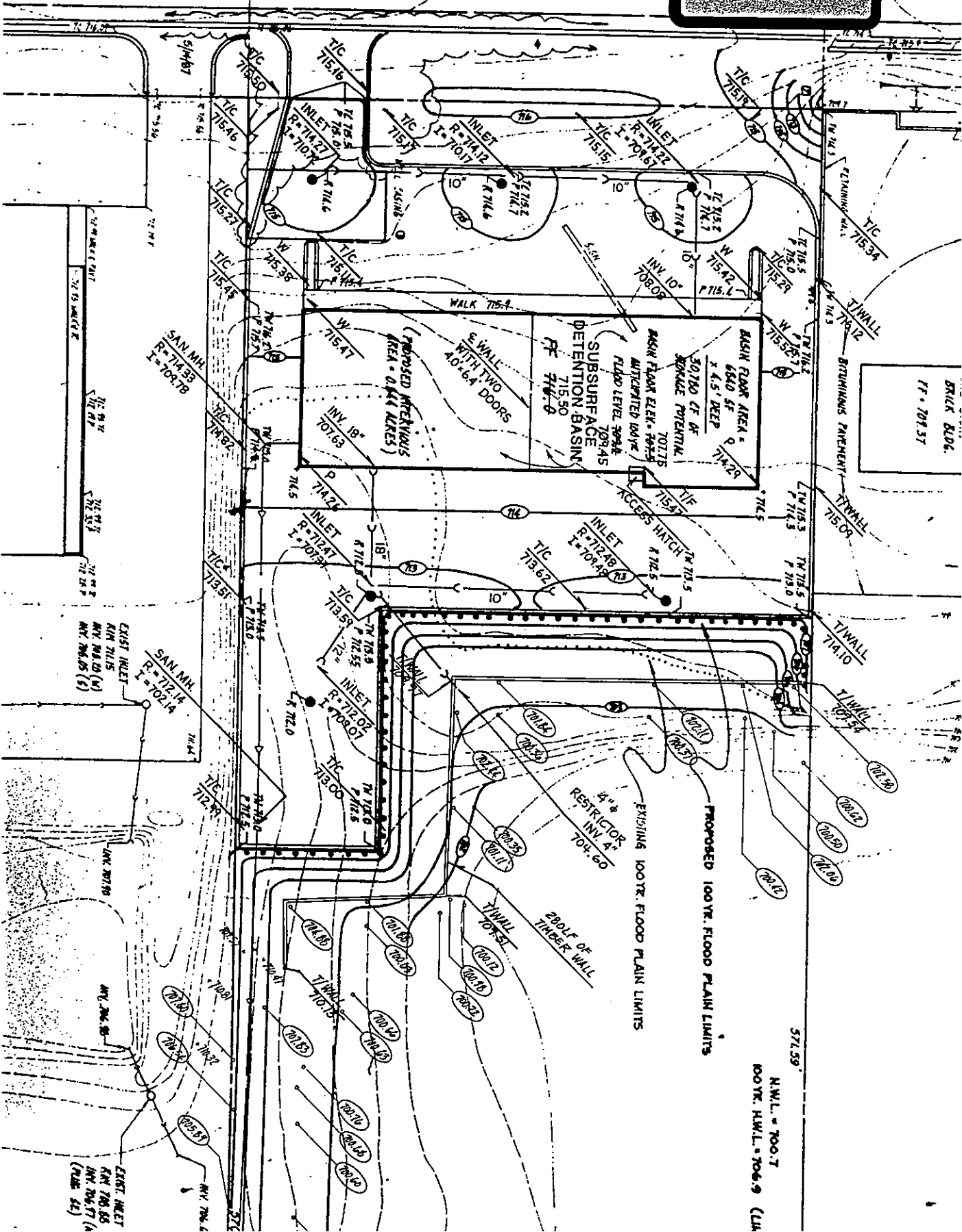
- EXISTING exterior wall
- EXISTING wall
- new wall
- STAIR
- STAIR OUTLET
- DATA/PHONE
- Tenant furniture

EXHIBIT E

DETENTION VAULT PLANS



200 0'



BRICK BLDG.
1F - 701.37

PROPOSED 100 YR. FLOOD PLAIN LIMITS

EXISTING 100 YR. FLOOD PLAIN LIMITS

571.59'
N.W.L. = 700.7
100 YR. H.W.L. = 706.9 (LMA)

BASIN FLOOR AREA = 6540 SF
X 4.5' DEEP
30,180 CF OF
APPROXIMATE POTENTIAL
WATER
FLOOD LEVEL 709.45
SUERSURFACE
DETENTION BASIN
715.50
715.50

W. WALL
WITH TWO
4.0 x 6.4' DOORS

(PROPOSED MECHANICAL
AREA - 0.444 ACRES)

4" x
RESTRICTOR
ON HO.
IN V.

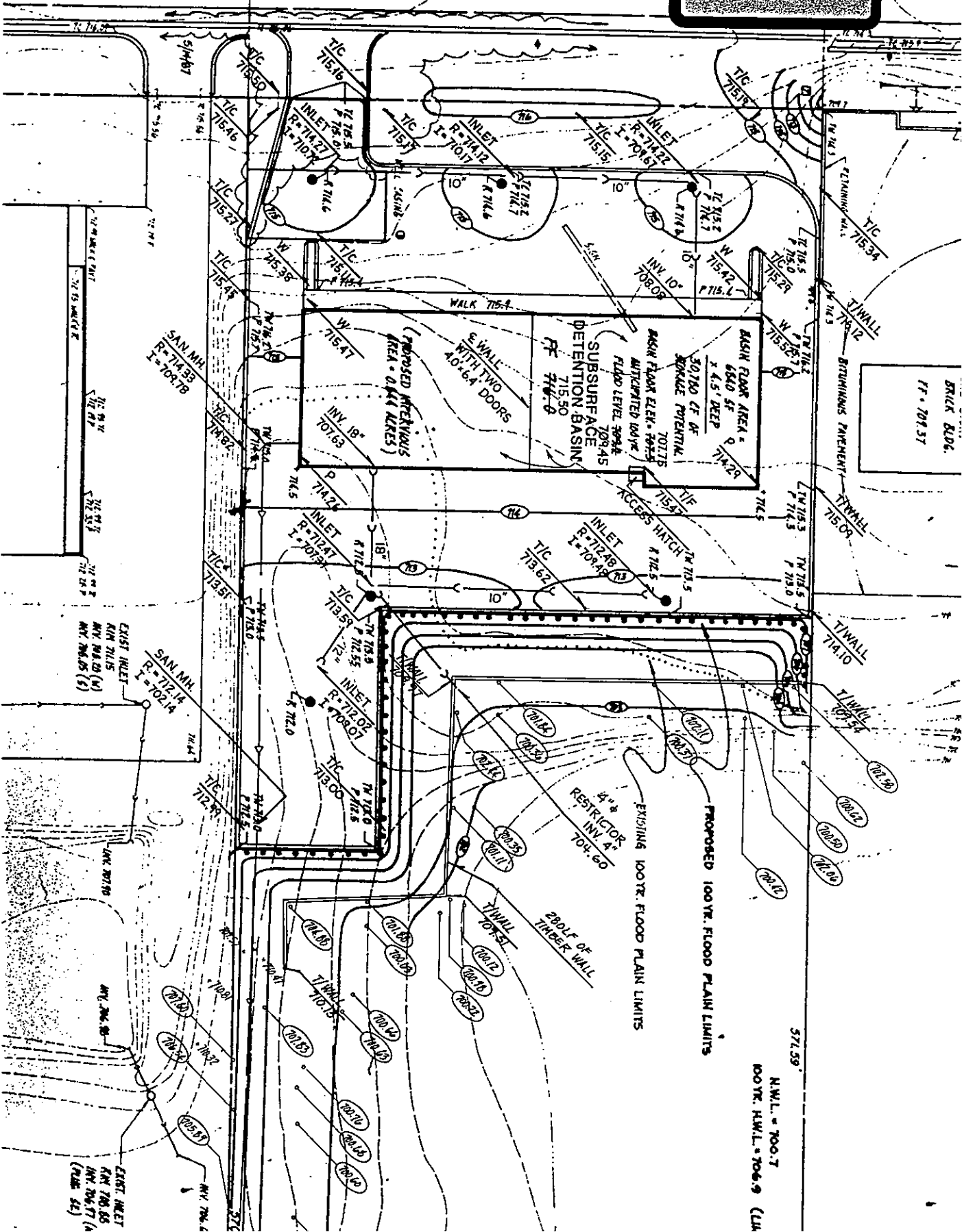
200 LF OF
TRAPPER WALL

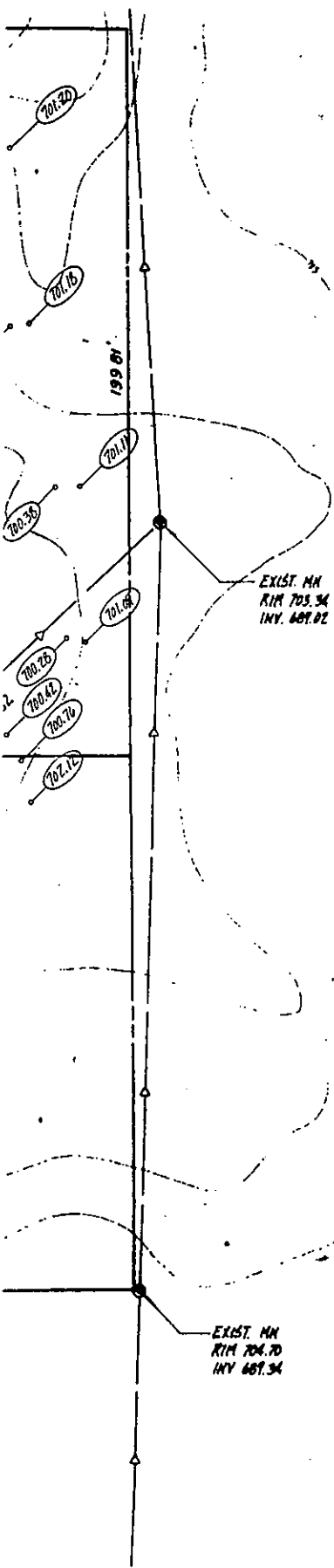
SAN. MH.
P. = 715.33
I. = 708.78

SAN. MH.
P. = 712.14
I. = 702.14

EXIST. INLET
RIM 711.5
INV. 708.20 (W)
INV. 706.25 (S)

EXIST. INLET
RIM 708.55
INV. 706.57 (A)
INV. 704.52 (PLUM. SE.)





FILL PLACED IN FLOOD PLAIN

ELEVATION	S.F.	C.F.	CUMULATIVE C.F.
701	0	0	0
702	505	293	293
703	648	617	910
704	1098	873	1783
705	2763	1731	3714
706	6336	4550	8264
707	9693	8015	16279

COMPENSATORY STORAGE POTENTIAL

S.F.	C.F.	CUMULATIVE C.F.
0	0	0
0	0	0
4104	2052	2052
9162	6633	8685
7668	8415	17100
5823	6746	23846
1917	3870	27716

EXISTING STORAGE POTENTIAL

ELEVATION	AREA	VOLUME	CUMULATIVE
700.7	0.545	0	0
701.0	0.691	0.105	0.105
702.0	1.076	0.974	1.079
703.0	1.272	1.194	2.273
704.0	1.393	1.343	3.616
705.0	1.533	1.663	5.279
706.0	1.700	1.867	7.146
706.9	1.871	1.706	8.852 CU. FT.

PROPOSED STORAGE POTENTIAL

ELEVATION	AREA	VOLUME	CUMULATIVE
700.7	0.545	0	0
701.0	0.691	0.105	0.105
702.0	1.076	0.974	1.079
703.0	1.306	1.241	2.320
704.0	1.405	1.074	3.394
705.0	1.709	1.006	4.400
706.0	1.805	1.771	6.171
706.9	1.915	1.667	7.838 CU. FT.

SUBSURFACE DETENTION POTENTIAL

ELEVATION	AREA	VOLUME	CUMULATIVE
707.5	0	0	0
708.0	6840	9470	9470
709.0	6840	6040	15510
710.0	6840	6840	17100
711.0	6840	6840	23940
712.0	6840	6840	30780 CU. FT.

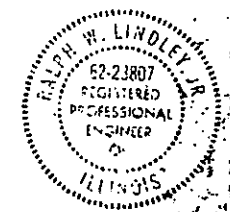
ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, R. WILLIAM LINDLEY, A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS WITH TRAINING IN THE FIELD OF CIVIL ENGINEERING, CERTIFY THAT THE ELEVATION DATA AND LOCATION INFORMATION HEREON SHOWN WERE OBTAINED AND PLOTTED ON BEHALF OF DAN MANAGEMENT CORPORATION BY LINDLEY & SONS, INC. UNDER MY PERSONAL DIRECTION.

DATED AT HINSDALE, ILLINOIS THIS 16th DAY OF NOVEM
ber, A.D., 1987.

Ralph W. Lindley



ILLINOIS REGISTERED PROFESSIONAL ENGINEER NO. 62-23807

RECORD DRAWING

703.0	1.506	1.041	2.547
704.0	1.408	1.041	3.955
705.0	1.709	1.041	5.664
706.0	1.805	1.771	7.435
706.5	1.915	1.662	9.102

SUBSURFACE DETENTION POTENTIAL

<u>ELEVATION</u>	<u>AREA</u>	<u>VOLUME</u>	<u>CUMULATIVE</u>
707.5	0	0	0
708.0	6840	3420	3420
709.0	6840	6840	10260
710.0	6840	6840	17100
711.0	6840	6840	23940
712.0	6840	6840	30780 CU.FT.

ENGINEER'S CERTIFICATE

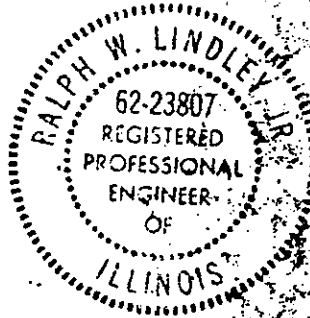
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, R. WILLIAM LINDLEY, A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS WITH TRAINING IN THE FIELD OF CIVIL ENGINEERING, CERTIFY THAT THE ELEVATION DATA AND LOCATION INFORMATION HEREON SHOWN WERE OBTAINED AND PLOTTED ON BEHALF OF DAN MANAGEMENT CORPORATION BY LINDLEY & SONS, INC. UNDER MY PERSONAL DIRECTION.

DATED AT HINSDALE, ILLINOIS THIS 6th DAY OF Novem
ber, A.D., 1987.

R. W. Lindley

ILLINOIS REGISTERED PROFESSIONAL ENGINEER NO. 62-23807



RECORD DRAWING

Grading Plan

**DAN MANAGEMENT
ROOSEVELT ROAD COMMERCIAL II**

- 1-25-88 REV. TO ILLUST. STM. SEWER & GRADG NOTE
- 12-14-88 TIMBER WALL
- 11-5-87 RECORD INFO ADDED
- 6-6-89 ADD RECORD INFORMATION

ORDINANCE _____

**AN ORDINANCE ANNEXING CERTAIN TERRITORY
TO THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS**

(PC 04-29: 621-649 E. Roosevelt Road)

(See also Ordinance No.(s) _____)

WHEREAS, a written petition, signed by the legal owners and electors of record of all land within the territory hereinafter described, has been filed with the Village Clerk of the Village of Lombard, DuPage County, Illinois, requesting that said territory be annexed to the Village of Lombard; and,

WHEREAS, the said territory is not within the corporate limits of any municipality, but is contiguous to the Village of Lombard; and,

WHEREAS, all notices of said annexation, as required by (Chapter 65 ILCS 5/7-1-1), have been given to the appropriate parties in a timely manner as required by Statute (copies of said Notices being attached hereto as Exhibit "A", and made part hereof).

WHEREAS, it is in the best interest of the Village of Lombard that said territory be annexed thereto.

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 territory described in Section 2 below be and the same is hereby annexed to the Village of Lombard, DuPage County, Illinois, pursuant to (Chapter 65 ILCS 5/7-1-8).

SECTION 2: This ordinance is limited and restricted to the property indicated on the attached Plat of Annexation attached hereto as Exhibit "B", and generally located at 621-649 E. Roosevelt Road, Lombard, Illinois and legally described as follows:

Ordinance No. _____
Re: PC 04-29
Page 2

THE WEST ONE-THIRD (EXCEPT THE WEST 147.0 FEET THEREOF) OF THAT PART OF THE NORTH 627.84 FEET LYING WEST OF THE EAST 300 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-20-200-026

SECTION 3: The new boundary of the Village of Lombard shall extend to the far side of any adjacent rights-of-way, and shall include all of every right-of-way within the area annexed hereby.

SECTION 4: The Village Clerk is hereby directed to record with the Recorder of Deeds and to file with the County Clerk, a certified copy of this Ordinance, and the original Plat of Annexation.

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 _____, 2004.

First reading waived by action of the Board of Trustees this _____ day of _____, 2004.

Passed on second reading this _____ day of _____, 2004.

Ayes: _____

Nayes: _____

Absent: _____

Approved this _____ day of _____, 2004.

Ordinance No. _____
Re: PC 04-29
Page 3

William J. Mueller, Village President

ATTEST:

Barbara A. Johnson, Deputy Village Clerk

ORDINANCE _____

**AN ORDINANCE APPROVING A MAP AMENDMENT (REZONING)
TO THE LOMBARD ZONING ORDINANCE
TITLE XV, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

(PC 04-29: 621-649 E. Roosevelt Road)

(See also Ordinance Nos. _____)

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

WHEREAS, an application has heretofore been filed requesting a map amendment for the purpose of rezoning the property described in Section 2 hereto from the R1 Single-Family Residence District to B3 Community Shopping District; and,

WHEREAS, a public hearing thereon has been conducted by the Village of Lombard Plan Commission on September 20, 2004 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 rezoning 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 Title XV, Chapter 155 of the Code of Lombard, Illinois, otherwise known as the Lombard Zoning Ordinance, be and is hereby amended so as to

Ordinance No. _____
Re: PC 04-29
Page 2

rezone the property described in Section 2 hereof from the R1 Single-Family Residence District to the B3 Community Shopping District.

SECTION 2: This ordinance is limited and restricted to the property located at 621-649 E. Roosevelt Road Lombard, Illinois and legally described as follows:

THE WEST ONE-THIRD (EXCEPT THE WEST 147.0 FEET THEREOF) OF THAT PART OF THE NORTH 627.84 FEET LYING WEST OF THE EAST 300 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel Identification Number: 06-20-200-026

SECTION 3: That the official zoning map of the Village of Lombard be changed in conformance with the provisions of this ordinance.

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 _____, 2004.

First reading waived by action of the Board of Trustees this _____ day of _____, 2004.

Passed on second reading this _____ day of _____, 2004.

Ayes: _____

Nayes: _____

Absent: _____

Approved this _____ day of _____, 2004.

Ordinance No. _____
Re: PC 04-29
Page 3

William J. Mueller, Village President

ATTEST:

Barbara A. Johnson, Deputy Village Clerk

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A CONDITIONAL USE
FOR A CAR RENTAL ESTABLISHMENT
PURSUANT TO TITLE 15, CHAPTER 155, SECTION 414 (C) OF THE
LOMBARD ZONING ORDINANCE**

(PC 04-29: 621-649 E. Roosevelt Road)

(See also Ordinance No.(s) _____)

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 subject property is zoned B3 Community Shopping District; and,

WHEREAS, an application has been filed requesting approval of a conditional use to provide for a car rental establishment on the property described in Section 2 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on September 20, 2004 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendation with the President and Board of Trustees recommending approval of the conditional use 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 a Conditional Use is hereby granted for the property described in Section 2 below and pursuant to Title 15, Chapter 155, Section 414 (C) of the Village of Lombard Zoning Ordinance so as to allow for a motor vehicle rental establishment on the subject property, subject to the conditions noted in Section 3.

SECTION 2: That this ordinance is limited and restricted to the property generally located at 621-649 E. Roosevelt Road, Lombard, Illinois and legally described as follows:

THE WEST ONE-THIRD (EXCEPT THE WEST 147.0 FEET THEREOF) OF THAT PART OF THE NORTH 627.84 FEET LYING WEST OF THE EAST 300 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel Identification Number: 06-20-200-026

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

1. That the petitioner shall enter into an annexation agreement with the Village for the subject property.
2. That the proposed parking lot improvements shall be constructed in accordance with the submitted site plan prepared by Dan Development, Lombard, Illinois dated May 3, 2004.
3. Accessible parking spaces shall be provided in compliance with the provisions of the Illinois Accessibility Code.
4. With respect to the conditional use for the motor vehicle rental establishment, the use shall be operated subject to the following conditions:
 - a. That on-site storage of all rental vehicles shall be parked in the parking lot to the rear (south) of the building.
 - b. That up to two spaces may be provided in the north parking lot for customer drop-off and pick-up purposes.
 - c. No more than twelve rental vehicles may be parked on the site at one time.
 - d. Parking spaces shall be specifically marked and signed to ensure use by rental vehicles only.

Ordinance No. _____
Re: PC 04-29
Page 3

- e. That the motor vehicle rental establishment use shall only be for passenger vehicles, vans weighing 8,000 pounds or less and sport utility vehicles.

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 _____, 2004.

First reading waived by action of the Board of Trustees this ____ day of _____, 2004.

Passed on second reading this ____ day of _____, 2004.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____, day of _____, 2004.

William J. Mueller, Village President

ATTEST:

Barbara A. Johnson, Deputy Village Clerk