

VILLAGE OF LOMBARD  
 B4A ROOSEVELT ROAD CORRIDOR DISTRICT TABLE OF COMPLIANCE  
 CREEKVIEW PLAZA  
 855 EAST ROOSEVELT ROAD, LOMBARD (PIN 06-21-100-013)

SECTION	TERMS	REQUIRED	PROPOSED	APPROVED PROJECT
155.417(E)(F)	The IDRC shall review all applicable permits for new construction to determine compliance with the Chapter. The IDRC shall consider. . . .	Process and standards	Will comply	Complied
155.417(G)(1)	Permitted use list, (a)(iii), (vi), (xi), (xiii), (xviii), (xx), (b)(i), (ii), (vii), (ix), (xi), (xii), (xiii), (xvii), (xx), (xxii)	Most uses could occupy building	Retail, Office, Restaurant, Banquet	Restaurant, Banquet
155.417(G)(2)	Conditional use list (b)(iv)	Drive through (8 min)	Drive through (8-9)	NEW CONDITIONAL USE
155.417(G)(2)(a)(vii)	Conditional use to allow restaurant and banquet with entertainment and dancing	As part of restaurant operations and secondary to principal use	Restaurant/Banquet dancing, entertainment secondary to principal use	Restaurant/Banquet dancing, entertainment secondary to principal use
155.417(G)(6)	Conditional use to allow building over 40 feet	Up to 45 feet	35' feet	Approved above 41'
155.417(G)(10)(b)	Conditional use for outdoor sales and display		NO LONGER NEEDED	Approved for within parking spaces
155.417(G)(3)	Minimum lot area	40,000 SF	106,805 SF	Complied
155.417(G)(4)	Minimum lot width	150 feet	312 feet	Complied
155.417(G)(5)(a)	Front yard	30 feet	+/-86 feet	+/-100
155.417(G)(5)(c)	Interior side yard	10 feet	30' (E); >160' (W)	Complies
155.417(G)(5)(d)	Rear yard	30 feet	+/-175 feet	+/-176 feet
155.417(G)(6)	Maximum building height	40 feet	<40 feet	<40 feet
155.417(G)(7)	10% minimum open space	10,681 SF	+/-51,000 SF	+/-51,000 SF
155.417(G)(8)	Transitional building setbacks	40 feet (rear)	+/-175 feet	+/-136
155.417(G)(9)	Landscaping (see below)			
155.417(G)(10)	Indoor operations	Required	Indoor	Mostly indoor
155.417(G)(10)	Service screening	5' pl strip; 6' barrier	5' pl strip; 6' barrier	Complied
155.417(G)(11)	Signs (see sign table)		Will Comply	Complied
155.417(G)(12)	Parking and loading (see below)	IDOT/screen loading	IDOT/will screen	Complied
155.417(G)(13)	Rooftop mechanicals screened in accord w 155.221, conceal parapet		Mechanicals screened by parapets	Complied
155.417(G)(14)	Lighting (see below)	155.602(A)(10)(d)	Photometrics	Complies

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155.417(G)(14)(a)	Direct away from adjacent and downward	Cut off shields	Directed except for easement area, variation needed x-access, no uplighting at grade	Current variation for easement and uplighting
155.417(G)(14)(b)	Max resid height light poles	8 feet, <30' from S lot	25' outside res buffer	Complied
155.417(G)(14)(c)	Style compatible with arch/LS		Complies	Complied
155.417(G)(14)(d)	Articulate building/safety		Complies	Complied
155.602(A)(3)(e)	Located in any yard	Any yard	Front	Complied
155.602(A)(3)(f)	Comply with 155.700		See Landscape Plan	Complied
155.602(A)(5), (C)	Length of stalls	18 feet 16.5 feet 16 feet	18 feet 16.5 feet 16 feet	Complied
155.602(A)(5), (C)	Length to lot line/to LS island	16 feet	16.5 feet, 16 feet	Complied
155.602(A)(5)(a), (C)	Size of stalls (width)	9 feet	9 feet	Complied
155.602(B)	Accessible parking (number)	4	4	Complied
155.602(A)(6), (C)	Access aisles/street	24 feet/Safe	24 feet/Safe	Complied
155.602(A)(10)(d)(ii)	Lighting	0.5FC min/2 max avg	Photometrics	Complied, variation
155.602(A)(10)(d)(iii)	Directed away	From lot lines	Directed to easement	Directed to easement
155.602(A)(10)(d)(iii)	Lighting at lot lines	0.5 FC S/ 3 NEW	Variation amid S LS area	Complied
155.602(A)(10)(d)(iv)	Lighting pole height	40 feet	25 feet	Complied
155.602 table 6.3	Parking Required (two-story)	See parking table	82, complies	Variation for parking
155.603(B) Table 6-5	Loading Required	0	1 12x30	Complied (1)
155.603(A)(1)	Location	10' east side yard	5' E side yard, variation	5' E side yard variation
155.603(A)(2)(a)	Size apron access (two-story)	12x30; 60' ap; 24'	12x30; 12x30; 60'	Complies
155.603(A)(6)	Allocation for loading (two-story)	No other allocation	No other allocation	Complies
155.603(B)	Loading number	0 12x30	2 12x30	Complies
155.702(A)(2)	Dir. Comm. Development	Modified LS standard		Available
155.702(B)(C)	LS Plan	Required	Provided	Complied
155.704(A)	Scaling of plants to building	Required	Provided	Complied
155.704(B)	Selection	Non-invasive, strong	Provided	Complied
155.704(C)	Evergreens for screening	Required	Provided	Complied
155.704(D)	Shade trees	Required at 2.5" cal	Provided	Complied
155.704(E)	Soften building walls	Suggested	Provided in part	Provided in part
155.704(G)	Detention/retention	LS required	Provided	Complied
155.704(H)	Permanent means of watering	Required	Irrigation planned	Complied
155.704(I)	Energy conservation	Placements noted	Planned in part	No requirement
155.704(J)	Preservation of plant material	Suggested	Provided west acre	Complied

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155.704(K)	Berming	Sugg when practical	Not practical	Not practical
155.705(B)	Fine grade ROW	Required	Planned	Complied
155.705(C)	Parkway trees	6 required	6 provided	Complied
155.706(B)(1)	Interior LS volume	5% minimum	Complies	Complied
155.706(B)(2)(a)	Disbursement of LS in lot	Required	Provided	Complied
155.706(B)(2)(b)	Minimum island size	120 SF, 7' back2back	120 SF, 7' back2back	Complied
155.706(B)(2)(c)(i)	Ornamentals as sole means	Prohibited	Not proposed	Complies
155.706(B)(2)(c)(ii)	Shade tree ratio	1 per 120 SF LS area	9 of 12	Variation to allow LS Plan
155.706(B)(2)(c)(iii)	Ground cover ratio	50% of LS area	100% of LS area	Complied
155.706(C)(1)	Perimeter parking lot LS width	5 feet	5-10++ feet	Complied
155.706(C)(2)(b)(i)	Front 4' ht shrub or evergreen	157 feet (50%)	100 feet	Variation to allow LS Plan
155.706(C)(2)(b)(ii)	Ground cover ratio front (sod pl)	100%	100%	Variation to allow LS Plan
155.706(C)(3)(a)	Side 4' ht shrub or evergreen	167 feet 50%, 7-9 grp	170 feet, 7-9 grp	Variation to allow LS Plan
155.706(C)(3)(b)	Ground cover ratio side (sod pl)	100%	100%	Complied
155.707(A)(5)(a)	Transition yard LS	30 feet 155.711	35'	Complied 35'
155.707(B)(4)(a)	Fence screen for service areas	6' (5' LS in/25' out)	6' (5' LS in/25' out)	Variation to allow LS Plan
155.707(B)(4)(b)	Shade trees every 25 feet	13 shade trees	13 shade clustered	Variation to allow LS Plan
155.707(B)(4)(c)	Shrubs at 3' grow to 6'+	235 feet (75%)	235 feet	Variation to allow LS Plan
155.707(B)(4)(d)	Unplanted as lawn	100%	Not 100%, no wetland change/planting	Planted as lawn and with wetland seed, variation
155.708(A)	10' wide foundation LS	All sides	CDD auth needed	CDD authorization given
155.709(B)	Width	5' NEW, 30' S	5' NEW, 35' 7" S	Variation to allow LS Plan
155.709(B)(1)	Shade trees every 75 feet	9 shade	5 east, 4 SE clustered	Variation to allow LS Plan
155.709(B)(3)	Ground cover ratio	100%	100%	Variation to allow LS Plan
155.710	Waste enclosure screen	All sides. 6'-8'	All sides. 6'-8'	Complied
155.711	Innovation	Encourage/Reward	Preservation of E acre	Variation to allow LS Plan