

FIRE AND BUILDING

The Building Inspectional Services Division notes that they do not have any comments on the proposed text amendments at this time. Specific comments would be considered as part of future building permit submittal for projects within the affected corridor.

PLANNING

As part of the Fiscal Year 2007-08 strategic planning activities, the Lombard Village Board identified the Roosevelt Road Corridor (RRC) as an area for further review. They specifically identified pedestrian access issues, desirable and undesirable land uses, signage and general redevelopment concerns as items for special consideration.

The Village Board established a nine-month development moratorium in January, 2007 to ensure that new projects would not be approved or constructed in a manner that may not reflect the recommendations and/or regulations considered as part of the Corridor review.

With the moratorium in place, the Roosevelt Road Corridor Ad-hoc Committee (RRCAC) was formed to discuss existing conditions and development issues within the RRC. The RRCAC undertook a comprehensive review of the corridor, formulated goals and issues for review, offered recommendations, and solicited public input. From this review, recommendations for code amendments and direction to property owners pertaining to future site improvements are offered. The report sets forth recommendations to the Village Board and acts as a guide to enhance the RRC as an economic and community asset.

The study focused upon the uses and activities that affect the overall viability of the Corridor as both a commercial corridor as well as transportation facility. The analysis included a review of land use trends, development standards, signage regulations and the overall aesthetics.

Through this analysis, eight primary goals were established:

1. Identify preferred land uses and activities;
2. Develop a strong and positive image and appearance;
3. Encourage unified, cohesive development;
4. Create a safe environment for pedestrian traffic;
5. Provide adequate buffering and screening;
6. Enhance the corridor as a Strategic Regional Arterial roadway;
7. Address infrastructure and associated utility needs; and
8. Identify appropriate tools for plan implementation.

A land use ranking analysis was completed by the Committee regarding various commercial land uses. The report denotes the overall desire for the Corridor to remain primarily for retail commercial uses. Specific recommendations are offered to address possible impacts of various commercial uses on neighboring properties.

To ensure that the report remains an active document, the following recommendations are offered:

- To address land development recommendations, establishment of a Roosevelt Road Corridor B4A District within the Zoning and Sign Ordinances is recommended. A sample version of B4A District regulations, denoting the permitted use list and other applicable regulations is included within the main report. A copy of the proposed text amendments is attached to this report as well. Should the Plan Commission recommend approval of this petition, the recommendation should include direction to staff and Counsel to codify the amendments accordingly.
- In addition to the Zoning and Sign Ordinance amendments, an overall review of the entire Village Code is warranted to advance the goals noted above.
- The report identifies a desire to consider other right of way improvements and pedestrian accommodations.
- The report also offers additional recommendation on ways to provide additional open space, landscaping, stormwater detention and buffering without negatively impacting the ability to utilize the Corridor for commercial purposes.
- The report will also serve as a guide to property owners, developers and Village staff identifying those items that should be considered as part of any development review.

The final report was approved by the RRCAC in August, 2007. On September 6, the Village Board directed staff to present the report to the Plan Commission for consideration and a final recommendation.

The Village Board is seeking direction from the Plan Commission regarding the following items:

1. Determine whether the Report should be incorporated by reference into the Village's Comprehensive Plan.
2. Develop text and map amendments that advance the Report's recommendations.
3. Review and consider whether additional regulations or caps should be placed upon the amount of service business that can be located on properties within the Corridor.

Text Amendment Discussion

The RRC is comprised of a number of properties zoned within the B3 or B4 District. Many other properties are also part of approved planned developments. To provide a level of uniformity within the district, the final report includes a number of proposed text amendment recommendations. The report identifies establishing a new district (the B4A District) to achieve this goal (Appendix A). The report recognizes the unique nature of the Corridor within the Village and recommends that a separate district be established accordingly. For reference purposes, staff has prepared a response to standards (Appendix B) for text amendments accordingly.

Land Use Discussion

Appendix C illustrates the existing B3 and B4 use regulations and use list for the proposed B4A District. As the table shows, the Committee is only proposing minor modifications to the proposed use list. However, the Village Board also directed the Plan Commission to review the desirability of placing limitations or caps on service uses within the district. This item is discussed as a separate item within the IDRC report below.

Bulk Requirements

The table below shows the existing B3 and B4 bulk regulations and the draft zoning regulations for the B4A District. As the table shows, the proposed B4A bulk requirements are identical to those within the B4 District.

Bulk Regulations	B3 District	B4 District	B4A District
Minimum lot area	20,000 sq. ft.	40,000 sq. ft.	40,000 sq. ft.
Minimum lot width	100 feet	150 feet	150 feet
Minimum front yard setback	30 feet	30 feet	30 feet
Minimum interior side yard setback	10 feet	10 feet	10 feet
Minimum corner side yard setback	30 feet	30 feet	30 feet
Minimum rear yard setback	30 feet	30 feet	30 feet
Maximum building height	30 feet or 2 stories	40 feet or 3 stories (45 feet or 4 stories allowed as a conditional use)	40 feet or 3 stories (45 feet or 4 stories allowed as a conditional use)
Minimum open space	10%	10%	10%

Design/Aesthetics

Included within the Report is a review of a number of design/aesthetic recommendations to improve the overall appearance of the Corridor. While some of the recommendations pertain to the public right-of-way and/or code enforcement issues, a number of the recommendations relate directly to the design of new buildings and the associated property improvements.

With respect to landscape improvements, the Report recommends the incorporation of green space in prominent areas of a development, use of land banking for underutilized parking spaces and utilization of decorative landscape in cases where full transitional landscape improvements cannot be provided. The B4A District also sets forth a review process to address building aesthetics and business operations in a more compatible manner for abutting commercial and adjacent residential properties. The district proposes to utilize the existing Inter-Departmental Review Committee (i.e., staff) as a review tool in this process. As is currently the case, the Plan Commission and/or the Village Board would be the approval authority for development with companion relief.

Retail/Service Use Discussion

The RRCAC recognized that some of the uses are more desirable than others (particularly retail uses over services). Staff initially proposed a cap on the percentage (25%) of service uses on a given site, with any increases above the threshold level to be considered a conditional use. The gross floor area in the Corridor currently is comprised of approximately 20% service uses and 80% retail uses on the first floor. Staff argued that as the RRCAC wanted to ensure that retail commercial uses would remain the primary land use within the Corridor, the proposed cap would provide for some service uses, but it would ensure that service uses would not become a primary land use.

Within earlier draft documents for the RRCAC, the following language was offered:

Land Use Allocation

a. Permitted Uses and Activities

In addition to the provisions set forth in subsection 1 and 2 above, uses listed in subsections 2(b) and 3(b) above shall not comprise more than 25 percent of the gross floor area of the ground floor of any building or structure.

b. Conditional Uses and Activities

In addition to the provisions set forth in subsection 1 and 2 above, uses listed in subsections 2(b) and 3(b) comprising more than 25 percent of the gross floor area of the ground floor of any building or structure.

Staff also offered the possibility for exemptions for essential governmental service activities from the cap, recognizing that they are essential public service functions. Notable examples include local governmental offices and services, motor vehicle facilities or state agency services.

Staff also reviewed the impacts on varying types of commercial centers (see Appendix E). In review of the Corridor, only three shopping centers/areas exceeded 100,000 square feet in size (Dania, High Point and Lombard Pines). Each of these properties is anchored by a large retail commercial tenant. In review of the percentages, these sites readily meet the proposed 25% service

limitation. In past meetings, the Committee had generically stated that shopping centers were more desirable than strip commercial centers. The 25% limitation also provides an incentive to develop centers with anchor retail tenants. Staff believes that such a regulation only for larger centers is not as desirable, as the regulation would have limited effect.

The RRCAC ultimately recommended to exclude caps on service uses. The Committee members noted the following concerns with placing a cap on such uses:

1. A cap could create excessive tenant vacancies, as the uses would be further restricted;
2. It could disproportionately negatively impact smaller centers;
3. It could impact property values for properties that are subject to redevelopment;
4. It could impact the ability of center owners from acting quickly to attract desirable tenants;
5. Such a regulation would run contrary to general market forces; and
6. It could be contrary to the Committee goals to promote attractive redevelopment.

The Village Board is seeking a review of this provision by the Plan Commission as to whether a cap on service business should be placed on the corridor. If so, the Board is seeking direction as to whether a 25% cap is appropriate (or some other number). The recommendation from the Plan Commission will need to be included within their motion of approval.

Sign Ordinance Amendments

In the original review of the Corridor, it was anticipated that freestanding signage code provisions would be amended. However, the Report recommends that additional reductions in the area of freestanding signs should not be pursued at this time. The Report does note that general signage considerations should be subject to further review. The Committee supports the continued removal of off-premise signs (billboards) and additional limitations of selected types of automatic changeable copy signs.

Staff notes that the B4A district designation would be added to the Sign Ordinance and that the regulations pertaining to the district would mirror those regulations already established within the B3 and B4 District.

Comprehensive Plan Discussion

The existing Comprehensive Plan provides general guidelines and policies for the Roosevelt Road corridor (see Appendix D). However, the RRCAC report provides extensive analysis of the Corridor and offers both general and specific recommendations. It also takes into account new development activity since the 1998 Comprehensive Plan was adopted. It also addresses the directive set forth by the Village Board as part of the development moratorium ordinance. As such, staff recommends that the Plan Commission review and accept the recommendations included within the report and recommends that the report be adopted as a supplement to the existing Village Comprehensive Plan.

FINDINGS AND RECOMMENDATIONS

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

Based on the submitted petition and the testimony presented, the proposal does comply with the standards for text amendments required by the Lombard Zoning and Sign Ordinances, 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 07-31.

In addition, the Plan Commission further recommends that the Village Board **include/exclude** provisions establishing a cap on service uses within the proposed B4 District.

The Plan Commission also directs staff to prepare final Ordinance(s) codifying the proposed amendments recommended for approval by the Village Board.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Assistant Village Manager/Director of Community Development

DAH:WJH

Appendix A

Sample Roosevelt Road Corridor B4A District Regulations

Based upon the considerations included within the Report recommendations, the following Roosevelt Road Corridor B4A District regulations are proposed.

ROOSEVELT ROAD CORRIDOR B4A DISTRICT REGULATIONS

A. Purpose

The following regulations are hereby established to promote the health, safety, general welfare and the orderly growth and/or redevelopment of properties within the Roosevelt Road corridor; to achieve the goals and objectives of the Lombard Comprehensive Plan and any special planning efforts undertaken by the Village. This B4A District is intended to provide for specific uses in a planned retail commercial setting that is compatible and complimentary with adjacent uses, including nearby residential neighborhoods which will promote a high level of architectural and landscaping excellence. The establishment of this district shall encourage appropriate design principles for buildings, site planning, landscaping and/or signage. It also sets forth preferred land uses and land use regulations that advance the Comprehensive Plan's overall recommendation of preserving the Corridor as a viable retail commercial corridor.

B. Applicability

The regulations for the Roosevelt Road Corridor B4A District shall apply to all properties within the district boundaries as depicted on the Official Zoning Map. No land use or development within the Roosevelt Road Corridor B4A District boundaries, shall be commenced or approved except in conformance with the provisions of this section.

C. Interpretation, Scope of Regulations

The regulations set forth by this Chapter shall be considered the minimum regulations and shall be uniformly applied, except as provided herein. For development activity occurring subsequent to the enactment of this section, no building structure or land shall be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations herein. These regulations shall not apply to properties for which development approval has been obtained prior to the effective date of this ordinance. However, any future development activity not previously approved by the Village prior to the adoption of this section shall be subject to the regulations set forth herein.

D. Applicability

Because of the unique nature of the Corridor and that regional arterial corridors within Lombard have been identified as "areas of critical concern" due to heavy traffic

movement, and because these corridors traditionally and functionally attract land uses of intense character, all development within this district shall, therefore, be subject to the site plan review provisions by the Village's Inter-departmental Review Committee (IDRC) as specified by Section 155.103 (I) of this Ordinance. The IDRC and Village staff shall provide guidance to the applicant to achieve the provisions set forth herein.

E. Design Guidelines, Objectives and Considerations

The IDRC shall review all applicable permits for new construction to determine compliance with the Chapter. The IDRC shall consider the following criteria in reviewing an application:

1. **Site Design Considerations:** This section pertains to how the site design impacts adjacent residences and neighborhoods, special management areas, adjacent streets, pedestrian needs, and parking lot function and safety.
 - a. **Compatibility:** The IDRC shall examine the functional relationship of the site to its surroundings, with special consideration of protecting adjacent residential neighborhoods. Particular attention should be given to the location of parking, driveways, outdoor lighting, outdoor use areas and compatibility of uses. Adjoining residential areas shall be protected by maintaining landscape buffers and providing decorative screening walls in locations where transitional setbacks cannot be provided.
 - b. **Traffic Patterns:** The IDRC shall evaluate vehicular, pedestrian and bicycle traffic patterns. The development of land in cooperation with owners of adjoining properties is encouraged where parking, driveways, plazas and entries can be shared. Pedestrian and vehicular safety shall be maximized by properly locating and limiting the number of driveways as required by the Illinois Department of Transportation (IDOT) and Village Code.
 - c. **Off-Street Parking:** The IDRC shall evaluate the arrangement and adequacy of off-street parking facilities and access points. Parking shall be safe, easily accessible and shall not be allowed to dominate the entire development. Plant materials shall accent and define entries. Large paved areas shall be scaled down by introducing different materials. Specialty materials such as tile and brick may be introduced where appropriate.

- d. Loading Areas: The location, arrangement, and dimensions of loading ramps, docks and bays shall minimize visual and noise impacts on adjacent residential areas.
- e. The location of trash receptacles and screening of such undesirable elements such as loading areas, trash receptacles and mechanical equipment shall be screened.
- f. Exterior lighting and illumination upon neighboring properties shall meet the provisions included within Section 155.602(A)(10)(d).

2. Site Landscaping and Buffering: Site landscaping shall buffer unwanted views and sound, create an interesting streetscape, and provide a safe transition between contrasting uses.

- a. The location, height, and materials of walls, fences and screen plantings shall be reviewed. Selection of plant materials should be based on year-round interest, color, branching pattern, etc. Parking lots should be broken up with landscaped buffers to the greatest extent practical. The overall effect of both the perimeter landscaping and the interior landscaping should be one of a relatively consistent tree cover which will shade the pavement and vehicles.
- b. Ensure plans for the on-going landscaping maintenance are achievable.
- c. Open space should be located in a manner that maximizes its visual impact to adjacent rights of way and adjacent properties.
- d. Requisite transitional buffers shall be designed to minimize the impact of ambient noise and light spill on adjoining residential properties.

3. Signage: Signage shall be designed in a manner that minimizes clutter and confusion and comply with provisions herein as well as within the Lombard Sign Ordinance (Chapter 153 of the Village Code). Signage plans for the entire site shall indicate how signs would be illuminated, their design and spatial relationship to other site amenities, including buildings. Signage, window designs and awnings are most effective when color coordinated with the building façade.

4. Utilities: Utility systems shall not detract from the building or site appearance. The size and location of all service systems shall be appropriate and

maintainable. Electrical and telephone service systems shall be buried unless it is not deemed to be practical, as determined by the associated utility company.

5. Building Design Considerations: As part of the review process, the following elements shall be addressed:

- a. **Building Mass:** The relationship to the surrounding uses shall be considered in respect to the scale and massing of the proposed uses.
- b. **Exterior Materials:** Exterior materials and color shall reduce the apparent building mass and blend with the surrounding area. A variety of building colors to break up building mass is encouraged. Architectural elements such as overhangs, trellises, projections and awnings are encouraged to contribute to a building's character.
- c. **Building Elevations:** Building elevation treatments shall be carried to all sides of the building to the greatest extent practical. Building construction and design shall be used to create a structure with substantially equal attractive sides of high quality, rather than placing emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations. Corporate building designs shall be blended to fit within or enhance the Corridor. Roof materials and rooftop mechanical screening shall complement the primary building material and color.
- d. **Accessory Buildings:** Accessory structures and/or additions shall utilize the same materials and design as the primary structure.

F. Plan Review Procedures

As with all applications for major developments and planned development applications, a pre-application meeting is strongly encouraged for development activity within the B4A District prior to submittal of a building permit. The intent of the meeting is to identify project issues, clarify submittal requirements and review the development standards for the B4A District.

Upon the completion of the Development Plan Review, applications for development within the B4A District shall be scheduled for action by the Plan Commission, the Zoning Board of Appeals and/or the Village Board, whichever is applicable. Should the proposal meet all provisions of Village Code, the permit shall then be considered for approval by Village staff.

G. Use Regulations

The uses within the B4A District are designed to permit a wide variety of retail sales activity required to meet the demands of a developing local market and promote attractive development, an open and pleasant street appearance and compatibility with adjacent residential areas. Related personal, professional and business services which are complimentary to the overall corridor and adjacent residences can generally be deemed appropriate, provided that such uses are integrated into the overall context of the corridor.

1. Permitted Uses. The following land uses are permitted in the Roosevelt Road Corridor B4A District, subject to the provisions of this Chapter.

a. Retail Commercial Uses

1. Accessory uses and buildings, incidental to and on the same zoning lot as the permitted use, which are constructed and operated in conformance with Section 155.210
2. Amusement establishments, indoor only
3. Antique shops
4. Art and school supply stores
5. Art shops or galleries, but not including auction rooms
6. Automobile accessory stores
7. Bakeries
8. Bicycle sales
9. Book and stationery stores
10. Business machine sales
11. Camera and photographic supply stores
12. Candy and ice cream stores
13. Carpet and rug stores, retail sales only
14. China and glassware stores

15. Closet and storage organizer store
16. Clothing and apparel establishments
17. Coin and philatelic stores
18. Compact disc, record and sheet music stores
19. Computer hardware and software sales and service
20. Department stores
21. Drug stores
22. Electrical and household appliance stores, including radio and television sales
23. Florists
24. Food stores, grocery stores, meat markets and delicatessens
25. Furniture stores
26. Furriers
27. Garden supply stores
28. Gift shops
29. Hardware stores
30. Hobby shops, for retail sales of items to be assembled or used away from the premises
31. Home improvement stores and showrooms
32. Interior decorating shops, including upholstering and making of draperies, slip covers, and other similar articles, when conducted as part of the retail operations and secondary to the principal use
33. Jewelry stores, including watch repair

- 34. Leather goods and luggage stores
- 35. Liquor stores, packaged goods
- 36. Medical Supply Stores
- 37. Musical instrument sales
- 38. Office supply stores
- 39. Paint, glass, and wallpaper stores
- 40. Pet shops
- 41. Restaurants, not including entertainment and dancing
- 42. Shoe stores
- 43. Sporting goods stores
- 44. Theater, indoor
- 45. Tobacco shops
- 46. Toy shops
- 47. Variety shops
- 48. Videotapes, compact and laser disc, electronic game cartridges and similar items, sales and rental

b. Service Commercial Uses

- 1. Barber shops
- 2. Beauty shops
- 3. Dry cleaning establishments for the cleaning and pressing of dry goods, as follows:
 - a) Receiving stations, processing to be done elsewhere
 - b) Dry cleaning establishments, including processing, provided that all of the following requirements are met:

- 1) That the dry cleaning use shall be a service retail use and shall not consist of the processing of garments from other dry cleaning establishments.
 - 2) That the total basket capacity of all units on the premises, as established by the manufacturer of the respective dry cleaning machine, shall not exceed 200 pounds.
 - 3) That the dry cleaning process shall only use solvents approved by the Fire Department.
 - 4) That all activities associated with the dry cleaning establishment shall be operated per the Illinois Environmental Protection Agency regulations.
4. Funeral homes
 5. Furniture upholstery, repair, and reconditioning
 6. Health services, gymnasiums, and weight reduction services
 7. Learning Centers, with no outdoor component
 8. Locksmith shops
 9. Offices—business, professional and governmental
 10. Outpatient Medical and Dental Offices and Clinics
 11. Pet Grooming Services (not including animal hospitals or overnight visits)
 12. Photography studios, including the developing of film and pictures when conducted as part of the retail business on the premises
 13. Picture framing, when conducted for retail trade on the premises only
 14. Post offices and parcel packing and shipping establishments
 15. Printing and duplicating services
 16. Repair, rental, and servicing of any article the sale of which is a permitted use in the district
 17. Silk screening services

18. Sign Printers

19. Tanning Salon

20. Tailor shops

21. Ticket agencies, amusement

22. Travel bureaus and transportation ticket offices

c. Other Uses and Activities

1. Dwelling Units, located above the first (ground) floor

2. Conditional Uses. The following uses are considered conditional uses and shall be subject to the provisions set forth in Section 155.103 (F) of this Ordinance.

a. Retail Commercial Uses

1. Amusement establishments, outdoor

2. Gasoline sales (or any expansion of a principal, secondary or ancillary use on the same lot as a gasoline sales establishment)

3. Motor vehicle sales

4. Outside display and sales of products the sale of which is a permitted or conditional use in this district

5. Outside service areas for other permitted or conditional uses in this district

6. Restaurants, which include entertainment, dancing, and/or amusement devices

7. Recreational vehicle sales

b. Service Commercial Uses

1. Animal hospitals and kennels

2. Banks and financial institutions
3. Clubs and lodges, nonprofit and fraternal
4. Day Care Center
5. Drive-through and drive-in establishments/services
6. Learning Centers, with outdoor component
7. Motor vehicle repair
8. Motor vehicle service
9. Photographic processing business
10. Therapeutic massage establishments (as defined and regulated by Chapter 12, Section 122 of the Code of Ordinances)
11. Recreational vehicle sales
12. Religious Institutions

c. Other Uses and Activities

1. Dwelling Units, located above the first floor, where all the requirements of Section 155.412(B)(1) of this Code are not met.
2. Off-site parking, in conformance with Section 155.602 (A) (3) (b) of this Ordinance
3. Parking lots and structures, as the principal use of the property
4. Planned developments in conformance with Section 155.500 of this Ordinance
5. Public utility and service uses
6. Four (4) story buildings and buildings which are forty feet (40') to forty-five feet (45') in height.

7. Shopping centers, consisting of more than one principal business on a zoning lot
8. More than one principal building on a zoning lot
9. Accessory uses and buildings, incidental to and on the same zoning lot as the conditional use, which are constructed and operated in conformance with Section 155.210 of this Ordinance

3. Minimum Lot Area

All uses located within this district shall have a minimum lot area of 40,000 square feet.

4. Minimum Lot Width

All uses located within this district shall have a minimum lot width of 150 feet.

5. Minimum Building Setbacks

All principal buildings and structures shall have minimum setbacks from property lines in conformance with the following:

- a. Front Yards - 30 feet
- b. Corner Side Yards - 30 feet
- c. Interior Side Yards - 10 feet
- d. Rear Yards - 30 feet

6. Maximum Building Height

The height of any building in this district shall not exceed three (3) stories or forty feet (40'), whichever is less; except that buildings may be allowed to be four (4) stories or forty-five feet (45'), whichever is less, as a conditional use.

7. Minimum Open Space

The minimum open space required for each use shall not be less than ten percent (10%) of the lot area.

8. Transitional Building Setbacks

Wherever a rear yard or interior side yard lot in the B4A District abuts a lot in the CR or a residence district, all principal and accessory buildings and structures shall be set back from the abutting lot line a distance of 40 feet.

9. Landscaping

All uses in the B4A District shall conform to the provisions of Section 155.700 of this Ordinance. In addition, the following landscape yard provisions shall be met:

- a. Wherever a rear yard or interior side yard lot in the B4A District abuts a lot in the CR or a residence district, a transitional landscape yard 30 feet in width shall be provided along the abutting lot line and improved in accordance with the provisions of Section 155.711 of this Ordinance.
- b. For properties in which the full provisions set forth in subsection a above cannot be met due to existing building encroachments, the applicant may also provide a decorative wall and landscape plantings within the requisite transitional landscape yard. The final design of the wall shall be reviewed by the IDRC and shall be constructed of building materials consistent with the principal structure.

10. Restrictions on Business Uses

The operation and design of business uses shall conform to the following restrictions:

- a. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
- b. All business activities, servicing, processing, and storage, except for off-street parking or loading, shall be conducted within completely enclosed buildings; except that outside display and sales, outdoor service areas, and drive-through/drive-in services may be allowed as conditional uses pursuant to Section 155.103 (F) of this Ordinance.
- c. All service entrances, loading areas and spaces must be fully screened from the nearby property and view from a public street. Such screening shall consist of a five (5) foot wide planting strip consisting of trees, decorative walls and or landscaping combination that will provide a six (6) foot high barrier.
- d. All dumpsters and trash handling areas shall be enclosed and screened from public view. Screening shall be at least six (6) feet in height. Any such storage area shall be constructed of materials and colors compatible with those of the primary building(s). Chain link fencing (with or without slats) is not allowed.

11. Signs

Signs shall be allowed in the B4A District in accordance with the regulations established in the Village of Lombard Sign Ordinance.

12. Off-Street Parking and Loading

Off-street parking and loading facilities, accessory to uses allowed in the B4A District, shall be provided in accordance with the regulations established in Section 155.600 of this Ordinance. The number, size and design of all parking spaces, driveways and loading areas for all development within the B4A District shall also comply with all other relevant provisions of Sections 97, 150, 153, 154 and 155 of the Village Code and the following requirements listed below:

- a. Access control and driveway locations will be evaluated pursuant to Village and IDOT standards. Shared-access driveways are desirable and may be required whenever possible in order to minimize the number of access points to streets.
- b. Off-street loading areas shall be effectively screened from adjacent residential areas and public rights of way.

13. Rooftop Mechanicals

All rooftop mechanical equipment shall be screened in accordance with the regulations established in Section 155.221 of this Ordinance. Parapet walls and enclosing walls, louvers and grills shall be used to conceal from view all equipment on site or on the roofs of buildings and shall be compatible with the exterior elevation of the building.

14. Exterior Lighting

Exterior lighting shall be designed as part of the architectural and landscape plan for the site. Site lighting should serve functional, safety and aesthetic purposes. Site and security lighting shall be designed to enhance the quality of the development. Screening of lights from residential areas and glare from traffic areas shall be required. Site lighting shall be in compliance with the Section 155.602 (A)(10)(d) of the Zoning Ordinance, and the following standards listed below:

- a. Site lighting shall be directed downward and away from adjacent properties. Light sources shall incorporate cut off shields.
- b. Light standards on properties within thirty feet from a property line abutting a residentially zoned property shall not exceed eight feet in height.

- c. The style of light fixtures and their location shall be compatible with the architectural design and landscaping. All freestanding poles and wall mounted exterior light fixtures shall be decorative.
- d. Night lighting of buildings should highlight special features to articulate the façade. The visual effect achieved should compliment the building character. Lighting should be the minimum required to address traffic and pedestrian safety concerns and aesthetic function.

Section 155.800: Definitions

RETAIL COMMERCIAL ESTABLISHMENT: Any establishment wherein the primary occupation is the sale or rental of merchandise for use or consumption by the immediate purchaser.

SERVICE COMMERCIAL ESTABLISHMENT: Any establishment wherein the primary occupation is providing assistance, knowledge and/or other financial services, as opposed to products, to individuals, businesses and other enterprises.

Appendix B Standards for Text Amendments

Where a text amendment is proposed, the Plan Commission shall make findings based upon the evidence presented to it in each specific case with respect to, but not limited to, the following matters:

1) The degree to which the proposed amendment has general applicability within the Village at large and not intended to benefit specific property;

The proposed text amendments would not benefit any single property but are intended to provide uniform regulations over the entire Corridor. It is intended to create a district that standardizes minimum lot sizes and lot widths and other general bulk requirements within the corridor. The use list is intended to standardize permitted and conditional uses, and will eliminate piecemeal B3 and B4 designations in the Corridor.

2) The consistency of the proposed amendment with the objectives of this ordinance and the intent of the applicable zoning district regulations;

The B4A District concept is consistent with the overall structure of the Zoning Ordinance by designating similar properties to be regulated in a similar manner.

3) The degree to which the proposed amendment would create nonconformity;

Any uses that are changed or removed from the permitted use list would become legal nonconforming uses. For properties with B3 zoning, the lot and area sizes and bulk requirements would be affected if they were not in compliance with code. Bulk requirements for B4 properties would remain largely unaffected.

4) The degree to which the proposed amendment would make this ordinance more permissive;

The amendment would make the ordinance more permissive in only a few minor instances. For example, the amendments would provide for alternate methods of screening for transitional yards.

5) The consistency of the proposed amendment with the Comprehensive Plan;

The Report is intended to be a supplement to the Comprehensive Plan. If adopted, the proposed amendments mirror the Report's recommendations.

6) The degree to which the proposed amendment is consistent with Village policy as established in previous rulings on petitions involving similar circumstances.

The proposed amendment is consistent with the Village Board's general desire to see Roosevelt road remain an active and vital retail Corridor. It is intended to codify design schemes previously approved by the board for selected development on a corridor-wide scale.

Plan Commission
Re: PC 07-31
Page 24

Appendix C
Proposed B4A Use List

Plan Commission
Re: PC 07-31
Page 25

Appendix D

Relevant Sections of the Existing Lombard Comprehensive Plan

Appendix E

Existing Land Use Percentage Analysis