

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: September 25, 2007 (BOT) Date: October 4, 2007

TITLE: PC 07-31 and PC 07-32: Amendments to the Zoning Ordinance, Sign Ordinance and comprehensive Plan – B4A District

SUBMITTED BY: Department of Community Development *alk*

BACKGROUND/POLICY IMPLICATIONS:
Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petitions. These petitions request:

PC 07-31: Text Amendments to the Lombard Zoning and Sign Ordinances and Comprehensive Plan

- The Village of Lombard requests that the following actions be taken:
1. Approve text amendments to Chapter 155 of the Village Code (the Zoning Ordinance) and Chapter 153 of the Village Code (the Lombard Sign Ordinance) to create a B4A zoning district and establish development regulations for the proposed district. This amendment shall also include any necessary companion codification amendments required for clarity or consistency.
 2. Approve amendments to the Village Comprehensive Plan as needed.

- PC 07-32: Map Amendments to the Lombard Zoning Ordinance and Comprehensive Plan and an Amendment to the Roosevelt Road Corridor Development Moratorium Ordinance**
1. The Village of Lombard is proposing a map amendment to rezone Roosevelt Road Corridor properties currently zoned B3 Community Shopping District, B3PD Community Shopping District Planned Development, B4 Corridor Commercial District or B4PD Corridor Commercial District Planned Development to the B4A Roosevelt Road Commercial District or B4APD Roosevelt Road Commercial District Planned Development.
 2. Approve amendments to the Village Comprehensive Plan.

3. If deemed necessary, grant an amendment to Ordinance 5974, adopted January 4, 2007, which established a development moratorium along the Roosevelt Road Corridor. The amendment would extend the time period of the previously approved development moratorium to coincide with the final approval of the aforementioned map amendments by the Village Board. (*Waiver of First requested for this ordinance only*).

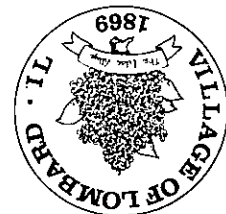
The Plan Commission recommended approval of these petitions.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X	_____	Date	_____
Finance Director X	_____	Date	_____
Village Manager X	M.N.T. Lick	Date	9/24/07

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP, Assistant Village Manager/Director of Community Development *dah*

DATE: October 4, 2007

SUBJECT: PC 07-31 & 07-32: Amendments to the Zoning Ordinance, Sign Ordinance and Comprehensive Plan -- B4A District

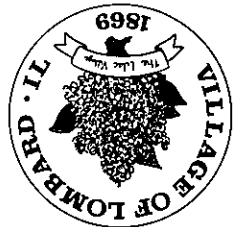
Attached please find the following items for Village Board consideration as part of the October 4, 2007 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC reports for PC 07-31 and 07-32;
3. An Ordinance granting approval of Comprehensive Plan amendments which adopt the Roosevelt Road Corridor Plan as a supplement to the Village's Comprehensive Plan.
4. An Ordinance granting approval of Zoning Ordinance text amendments establishing the B4A District.
5. An Ordinance granting approval of Sign Ordinance text amendments establishing the B4A District.
6. An Ordinance granting approval of Map Amendments rezoning properties within the Roosevelt Road Corridor into the B4A District.
7. An Ordinance extending the temporary moratorium period, as implemented by Ordinance 5974, for up to a two-month period. A waiver of first reading of this Ordinance is requested by staff.

The Roosevelt Road Corridor Report was previously sent to the Trustees as part of the September 6, 2007 Board packet. If you need an additional copy of the report, please let me know.

The Plan Commission recommended approval of the petition. Per the directive of the Village Board, the Plan Commission discussed the incorporation of caps on service retail uses within the Corridor at

the September 17, 2007 meeting. Through their discussion and deliberation, the Plan Commission recommends that an absolute cap of service uses not be incorporated into the Zoning Ordinance. Rather they recommended approval of an amendment to the Comprehensive Plan setting the 25% limit on service commercial uses as a desired goal of the Plan and that the goal be reviewed in three years.



VILLAGE OF LOMBARD

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October 4, 2007

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

Subject: PC 07-31: Text Amendments to the Lombard Zoning and Sign Ordinances (B4A District) & Comprehensive Plan Amendments; and PC 07-32: Map Amendments to the Lombard Zoning Ordinances (B4A District), Comprehensive Plan Amendment; and a Moratorium Ordinance Extension

Village President
 William J. Mueller

Village Clerk
 Brigitte O'Brien

Trustees
 Greg Alan Cron, Dist. 1
 Richard J. Tross, Dist. 2
 John "Jack" T. O'Brien, Dist. 3
 Dana L. Moreau, Dist. 4
 Laura A. Fitzpatrick, Dist. 5
 Rick Soderstrom, Dist. 6

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The Village of Lombard is requesting the following actions be taken:

- For PC 07-31:
1. Approve text amendments to Chapter 155 of the Village Code (the Zoning Ordinance) and Chapter 153 of the Village Code (the Lombard Sign Ordinance) to create a B4A zoning district and establish development regulations for the proposed district. This amendment shall also include any necessary companion codification amendments required for clarity or consistency.
 2. Approve amendments to the Village Comprehensive Plan as needed.

"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."

- For PC 07-32:
1. A map amendment to rezone Roosevelt Road Corridor properties currently zoned B3 Community Shopping District, B3PD Community Shopping District Planned Development, B4 Corridor Commercial District or B4PD Corridor Commercial District Planned Development to the B4A Roosevelt Road Commercial District or B4APD Roosevelt Road Commercial District Planned Development.
 2. Approve amendments to the Village Comprehensive Plan.

"The *Mission* of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

3. If deemed necessary, grant an amendment to Ordinance 5974, adopted January 4, 2007, which established a development moratorium along the Roosevelt Road Corridor. The amendment would extend the time period of the previously approved development moratorium to coincide with the final approval of the aforementioned map amendments by the Village Board.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on September 17, 2007. William Heniff, Senior Planner, stated that since PC 07-31 and PC 07-32 were inter-related, he would make presentations for both cases together. He then showed a PowerPoint presentation (attached) discussing the petitions. The Village of Lombard is proposing text amendments to the Zoning and Sign Ordinances to establish a new B4A Roosevelt Road Corridor Commercial District. This district would create a zoning category and regulations that pertain specifically to the Roosevelt Road Corridor that specifically addresses the findings and recommendations of the Roosevelt Road Corridor planning effort. The map amendment would rezone the selected properties into the B4A District itself. As a companion to the text amendments, an amendment is proposed to the Village's Comprehensive Plan to adopt the Roosevelt Road Report as a supplement to the Village Comprehensive Plan.

Lastly, the petition also includes a provision to extend the Roosevelt Road development moratorium for a short period of time to allow the Plan Commission and Village Board to complete the public hearing process.

Following the attached presentation he referenced the various slides, which described the history of the Roosevelt Road planning effort. He noted that after the development moratorium was established, an ad-hoc committee was established to review various development issues. He thanked Commissioner Olbrysh for his participation on the ad-hoc committee. He noted that they established eight primary goals and the recommendations within each of the goals.

Discussing the first goal - determining preferred uses, he went through and described the proposed changes. These include removing obsolete uses and hotels from the list of permitted or conditional uses. Banks and multiple tenant centers are proposed as conditional uses. A full discussion of the proposed use changes is included within the final report. He then discussed the other goals and recommendation as noted in the presentation.

He then discussed the various actions for consideration. The first step is to consider the report as a companion to the Comprehensive Plan and determine whether it should be recommended for approval.

Mr. Heniff then discussed the proposed text amendments that were included within the report. He then noted that the bulk regulations proposed for the B4A district would mirror those within the B4 District. For properties with B3 zoning, the new regulation would be more restrictive, but it would help prevent piecemeal development. The intent of the ordinance is not to restrict existing business activity, but rather to encourage it as part of a unified development. He noted

that the sign amendments are only intended to mirror the B3 and B4 provisions at this time – the Ad-hoc Committee decided not to further restrict sign size. However, signage should be integrated with the building architecture.

Mr. Heniff then stated that the Village Board directed the Plan Commission to review whether placing caps on the amount of service uses would be appropriate and whether a limitation on service uses should be included within the proposed text amendment. He noted that the Ad-hoc Committee spent a fair amount of time discussing the retail/service use issue. Staff initially conceived the cap idea as a means to directing development activity toward retail uses. Service uses would be permitted provided that such uses did not occupy more than 25 percent of the ground floor area. Any increase above this threshold would be classified as a conditional use and could be applied for in the event that market conditions were not favorable to retail development. The intent of regulation would be to provide a method for providing stronger focus to retail uses over service uses.

He noted that the final report excluded this concept, stating that such regulations could result in excessive vacancies, greater negative impacts on smaller centers, impacts on property values, run contrary to general market forces, and would be contrary to Committee goals. Ultimately, he stated that the Plan Commission should offer a recommendation as to whether caps should be placed upon service businesses. And if so, then what percentage cap is deemed most appropriate?

Mr. Heniff then discussed the proposed map amendment that would rezone the B3 or B4 properties to the B4A District. Any previously established planned developments would maintain their planned development (PD) designation with the rezoning. He noted that the map amendment would eliminate the existing inconsistent application of the B3 and B4 designations and would provide a uniform set of regulations for the Corridor.

Chairperson Ryan then opened the meeting for public comments. No one spoke in favor or in opposition to the petition. He then asked the Commissioners if they had any comments.

Commissioner Sweetser commended the Ad-hoc Committee on creating a practical approach to the report. She then asked about the cap. She asked if it is possible to determine an appropriate balance as with a target vs. absolute number.

Mr. Heniff stated that the cap was offered as a tool to keep the Corridor retail in nature. The Corridor currently has twenty percent service uses, albeit a number of centers are over the 25 percent level.

Commissioner Sweetser stated that being proactive makes sense, but raised concerns about commercial spaces having tenants versus not having tenants.

Mr. Heniff stated that the Committee raised this concern and as such, staff suggested that it would be a conditional use if the 25% is exceeded. He did note that a conditional use is not an absolute guarantee of approval.

Chairperson Ryan noted an example - if a large retail tenant leaves, it could create cap problems for centers.

Commissioner Olbrysh noted service caps created serious discussion among the Ad-hoc Committee members. The Committee created a great road map. The intent of report is to encourage retail, but that has to be considered in the context of market forces. He did not want to establish an arbitrary cap.

Commissioner Burke noted that retail rent rates drive the development market. The market will take care of use mix.

Commissioner Sweetser noted that times change and the cap should be a goal with the Village. She also clarified staff's discussion regarding the cap concept and its application of the conditional use.

Commissioner Olbrysh suggested to set a corridor cap as whole, but not for individual properties.

Mr. Heniff noted that setting a regulation for an overall Corridor could create equity issues. He noted that if the Plan Commission wants it as a goal, it could be in the Plan, if you want it to have regulatory teeth, the regulation should be put into the Zoning Ordinance.

Commissioner Ryan expressed concerns about creating a hard and fast cap.

Commissioner Sweetser suggested that the cap should be a policy statement and follow up in the future to determine trend analysis.

The Commissioners agreed to place a statement in the Plan but not a cap in the Zoning Ordinance.

Mr. Heniff then discussed the proposed development moratorium extension. The nine-month moratorium was enacted to ensure that new developments proceeding under existing regulations would not be approved or constructed in a manner that may not reflect the recommendation of the Ad-hoc Committee's planning effort. The moratorium will expire on October 5, 2007, unless the Village Board grants a time extension to the moratorium. The extension would allow the Plan Commission and Village Board time to consider all facets of the proposed amendments without the rush to approve them. This will also allow for additional public input to be considered in the final Ordinance. Staff only recommends a time extension for up to 60 days, with automatic termination period upon final consideration of amendments.

Chairperson Ryan then opened the meeting for public comments. No one spoke in favor or in opposition to the petition.

Chairperson Ryan then asked the Commissioners for additional discussion.

Commissioner Olbrysh asked if the cap issue came up at the public meetings/open house held by the Ad-hoc Committee. Mr. Heniff noted that there was no public comment at the open house. Most of the attendees were at the open house for informational purposes. Most of the discussion occurred among the committee meetings.

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 Corporate Authorities **approval** of PC 07-31.

In addition, the Plan Commission further recommends that the Village Board **exclude** provisions establishing a cap on service uses within the proposed B4A District.

The Plan Commission also recommends to the Village Board that the Comprehensive Plan be amended to include the Roosevelt Road Corridor Report as part of the Plan, and that the Plan should include a goal that service uses as a whole for the Corridor should not exceed twenty-five percent of the gross floor area, with the Village reviewing the service uses within the Corridor every three years.

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

This item was approved by a 4-0 roll call vote.

Regarding, PC 07-32 the following statement was offered:

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 recommends to the Corporate Authorities **approval** of the map amendments associated with PC 07-32.

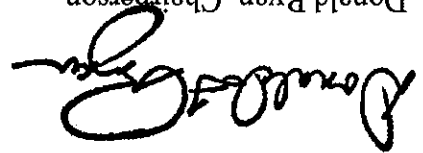
Furthermore, the Plan Commission also recommends approval of a time extension associated with the development moratorium approved as part of Ordinance 5974 for a period of no more than sixty days.

The Plan Commission also recommended approval of a Comprehensive Plan amendment.

This item was approved by a 4-0 roll call vote.

Respectfully,

VILLAGE OF LOMBARD



Donald Ryan, Chairperson
Lombard Plan Commission

att-

c. Petitioner
Lombard Plan Commission

**PC 07-31 & 07-32
Roosevelt Road Corridor Overview**

Intent of Report

- Undertake a review to determine if existing Village Codes produce the desired output.
- Ensure that the economic vitality of the corridor is maintained and/or enhanced through a systematic and comprehensive review.

**PC 07-31 & 07-32
Roosevelt Road Corridor Overview**

Background

- Village Board directed staff to begin a review of the Village's Comprehensive Plan, last updated in January 1998.
- The Board identified the Roosevelt Road Corridor for further review.
- Continual redevelopment activity dictated the need to initiate a comprehensive review.

**PC 07-31 & 07-32
Roosevelt Road Corridor Overview**

- Corridor serves as a primary commercial area and a Strategic Regional Arterial roadway.
- Adjacent land uses create a "first impression" of Lombard to motorists.
- A number of properties within the Corridor are currently in transition:
 - Significant vacancies
 - Non-conforming properties
 - Development & redevelopment activity

**PC 07-32
Requested Actions**

- Map Amendments to the Zoning Ordinance rezoning properties within the Roosevelt Road Corridor into the new B4A District
- Comprehensive Plan Amendment
- If Needed, Amend the Previously Approved Moratorium Ordinance

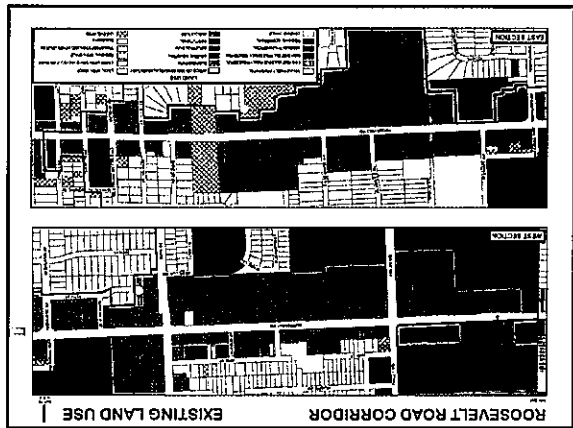
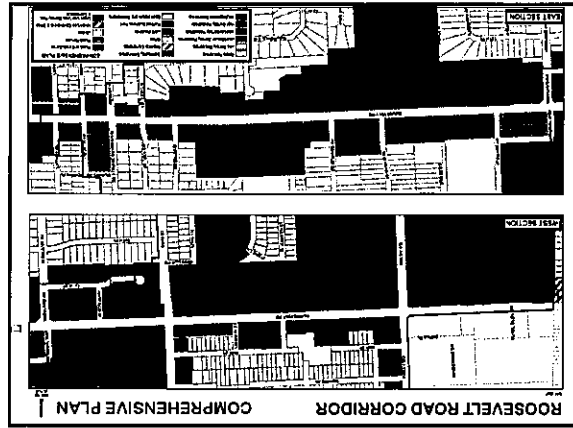
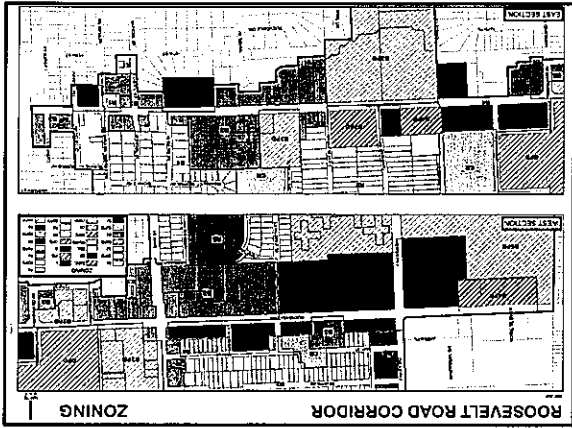
**PC 07-31
Requested Actions**

- Text Amendments to the Zoning and Sign Ordinance establishing a new B4A District
- Comprehensive Plan Amendment – Adopt the Roosevelt Road Report as a supplement to the Plan

**PC 07-31 & 07-32
Roosevelt Road Corridor**

Proposed Text and Map Amendments to the Zoning and Sign Ordinances & Comprehensive Plan Amendments

Plan Commission Public Hearing
September 17, 2007



**PC 07-31 & 07-32
Roosevelt Road Corridor Overview**

Intent of Report

- Address preferred, complimentary and less desirable land uses, design considerations and compatibility elements
- Recommendations for public improvements and desirable outcomes
- Used as the basis for future amendments to Village Code and policies

**PC 07-31 & 07-32
Roosevelt Road Corridor Overview**

Intent of Report

- Collaborative effort:
 - Village government representatives
 - Businesses in the Corridor
 - Property owners in the Corridor
 - Neighboring residents
 - Community at large
- Sets forth recommendations to address the long-term planning vision.
- Guide to maintain and/or enhance the RRC prominence as an economic and community asset.

Roosevelt Road Report
Goal 1

Recommendations:

- Automatic land uses should address potential negative visual and aesthetic impacts.
- Existing land uses on unincorporated parcels should be redeveloped with the desired retail commercial nature of the Corridor. If unfeasible, the sites be brought into as close as possible in compliance with Village Code.
- The Zoning Ordinance should be amended to remove functionally obsolete land uses.
- Hotels/motels should not be permitted or conditional uses within the corridor, unless located immediately adjacent to Interstate 355.

Roosevelt Road Report
Goal 1

Recommendations:

- Restaurant uses (without entertainment or dancing) are considered the most desirable land use. Impacts of restaurant uses on adjacent properties (i.e., traffic, waste collection) need to be carefully reviewed.
- Under-represented retail uses (e.g., hardware stores and automotive sales establishments) should be considered as preferred land uses.
- A wide variety of land retail land uses should be encouraged.
- Outdoor land use activities should be tied directly to the principal land use.

Roosevelt Road Report
Goal 1

Recommendations:

- Roosevelt Road should remain a retail commercial corridor.
- Benefits of service uses may be limited. Uses such as financial institutions (bank s) may be beneficial if located within a planned development or as part of a unified redevelopment plan, but are not as desirable as stand-alone establishments.
- Retail establishments and activities should remain the primary land use within integrated shopping centers.

Roosevelt Road Report
Goal 1

Identify preferred land uses and activities along the Corridor

- Intent of the Corridor
- History of Development along Corridor
- Variety of Land Uses
- Use Compatibility
- Market Considerations
- Vacancy Issues
- Impacts on Existing Uses
- Inconsistent Zoning District Regulations

Roosevelt Road Ad-Hoc Committee
Activities

- The RRCAC met on a regular basis through Winter and Spring, 2007.
- Undertook a comprehensive review of the corridor, formulated eight goals and issues for review, offered recommendations and solicited public input.

Roosevelt Road Ad-Hoc Committee
Activities

- Comprised of 11 members; each having a unique perspective and insight
- Membership included RRC property owners and management companies, business tenants, abutting residential property owners as well as a representative from the Plan Commission
- Chaired by two Village Trustees (Richard Soderstrom and Richard Tross)

Roosevelt Road Report
Goal 2

Signage

- Free-standing signage should be architecturally compatible with the associated principal structures.
- The Sign Ordinance should be reviewed to ensure that the regulations achieve the goals recommended for the Corridor.
- Continue efforts to reduce and/or remove the amount of off-premises signage along the corridor. Address as part of zoning approval requests.
- Automatic changeable copy signs are considered a visual nuisance and their placement should be further limited.

Roosevelt Road Report
Goal 2

Site Aesthetics/Open Space

- Stormwater detention facilities should provide open space benefits. Vault detention facilities should be discouraged. Previously developed properties should include provisions to incorporate additional green space to provide detention runoff benefits.
- Detention facilities should incorporate best management practices. Where such facilities cannot be reasonably accommodated on commercial properties, open stormwater detention facilities and open space buffers may be placed upon adjacent residential properties under common ownership as the commercial properties, provided that it achieves the additional benefit of segregating commercial activities from adjacent residential neighborhoods.

Roosevelt Road Report
Goal 2

Site Aesthetics/Open Space

- Green space/landscaping located to maximize visibility
- Additional investment placed upon ancillary improvements (decorative fencing, benches and tables, ornamental lighting, up-lighting or buildings, bollard lighting abutting residential properties, and integrated dumpster enclosures)
- Land banking of parking spaces, where appropriate.
- Properties at major intersections and at the entrance into the village are "gateway parcels". Development activity should include building, signage and/or landscape aesthetic enhancements.

Roosevelt Road Report
Goal 2

Building Architectural Design

- Each building elevation should be aesthetically pleasing.
- New developments should incorporate architectural design elements that create value to the building itself.
- Special measures should be taken to ensure that business operations minimally impact adjacent properties.
- Where landscape buffers and/or building setbacks cannot be achieved, decorative wall screening is recommended.
- Proactive and ongoing code enforcement activities are recommended.

Roosevelt Road Report
Goal 2

Develop a strong and positive image and appearance, which establishes a unified image and sense of place and reinforces and supports commercial and economic activity along the Corridor.

PC 07-31 & 07-32
Proposed Text Amendments

- Appendix D of Report suggests amendments
- Proposes creation of B4A District
- Permitted/conditional uses established
- Design and bulk regulations recommended

Roosevelt Road Ad-Hoc Report
Goal 5

Limit the impact of non-residential uses on adjacent residential uses by providing adequate buffering and screening.

Roosevelt Road Ad-Hoc Report
Goal 5

Recommendations:

- Transitional building and landscape yard setbacks should be incorporated to the greatest extent possible. When feasible, provide decorative screening walls and landscape enhancements.
- Parking lot lighting design should limit light "spill" onto adjacent residential properties. Bollard lighting, recessed lighting, shielded gooseneck lighting and building up-lighting in lieu of traditional light standards are suggested.
- Residentially zoned properties abutting commercial properties in the Corridor may be used for stormwater detention purposes, provided that the affected area is not used for commercial activity.

Roosevelt Road Ad-Hoc Report
Goal 4

Create a safe environment for pedestrian traffic.

Roosevelt Road Ad-Hoc Report
Goal 4

Recommendations:

- Developments shall be designed to appropriately address pedestrian access on and abutting properties.
- Promote coordination of service between travel modes. Development should readily provide for auto/pedestrian and bus/pedestrian links.
- Appropriately designed waiting areas for Pace bus stops, either within the public right of way or on adjacent properties. Pedestrian access to the bus stops should also be addressed.
- Work closely with IDOT and others to review and/or seek funding for additional pedestrian improvements.

Roosevelt Road Report
Goal 3

Limit the effects of piecemeal development by encouraging unified, cohesive development.

Roosevelt Road Report
Goal 3

Recommendations:

- Uniform zoning regulations should be established for the entire corridor.
- Developments shall be designed in a manner that present the appearance of a unified development.
- Development activity should provide for cross-access, shared driveways, cross-parking arrangements, pedestrian linkage, common stormwater detention facilities, compatible building orientation and signage and other unifying design accommodations
- Properties subject to zoning relief should address the impacts of development on adjacent properties
- Piecemeal development activity should be avoided.

Roosevelt Road Ad-Hoc Committee

Goal 8

Identify appropriate tools for implementation of the plan

Roosevelt Road Ad-Hoc Committee

Goal 8

Recommendations:

- Zoning/Sign Ordinance Amendments – New B4A District (as provided in Appendix D)
- Companion Code Review
- Discretionary Review Process
- Capital Improvements
- Promote Economic Development Act vites/Establish Programs as warranted

Roosevelt Road Ad-Hoc Committee

Goal 7

Address infrastructure and associated utility needs within the Corridor

Roosevelt Road Ad-Hoc Committee

Goal 7

Recommendations:

- Seek burial of above ground electrical utilities, particularly utility lines at the eye level.
- Explore installation of decorative lighting within the Corridor.
- Review should include funding impacts upon affected properties.
- Require landscape improvements as part of any new development activity. Plantings should address their exposure to salt.
- Mature parkway trees should not be removed or substantially trimmed unless approved by the Village or IDOT based upon traffic engineering principles or conflicts with other utilities.

Roosevelt Road Ad-Hoc Report

Goal 6

Enhance the effectiveness of the Arterial roadway Corridor as a Strategic Regional

Roosevelt Road Ad-Hoc Committee

Goal 6

Recommendations:

- Cross-access provisions should be required where practical;
- Coordinate development plans with IDOT;
- Comprehensive review all existing curb cuts to determine whether a modified driveway design is warranted;
- Should any improvements be undertaken within the right of way, parkway landscaping, pedestrian access and utility burial should be reviewed;
- Traffic light signal enhancements, innovative control measures and enforcement measures should be pursued as warranted; and
- Pursue grant funding opportunities.

**PC 07-31 & 07-32
Retail/Service Land Use Discussion**

Text Amendment

The Village Board directed the Plan Commission to review this issue further and determine whether a limitation on service uses should be included within the proposed text amendment.

**PC 07-31 & 07-32
Requested Plan Commission Action**

Text Amendment

- Sign Amendments – codifies B4A into Code
- No further restrictions to Code – B4A will mirror B3 and B4 requirements
- Design of sign incorporated into overall design of development project

**PC 07-31 & 07-32
Requested Plan Commission Action**

Text Amendment

- Definitional amendments denoting service and retail commercial uses
- No further restrictions to Code – B4A will mirror B3 and B4 requirements
- B4A planned development standards same as existing B4 requirements
- Other amendments will be for clarity/consistency

**PC 07-31 & 07-32
Requested Plan Commission Action**

Text Amendment – Bulk Requirements

Bulk Requirements	B4A District	B4B District	B4C District
Maximum lot area	40,000 sq. ft.	100,000 sq. ft.	100,000 sq. ft.
Maximum lot width	30 feet	30 feet	30 feet
Maximum front yard setback	10 feet	10 feet	10 feet
Maximum rear yard setback	10 feet	10 feet	10 feet
Maximum corner side yard setback	30 feet	30 feet	30 feet
Maximum three yard setback	30 feet	30 feet	30 feet
Maximum building height	40 feet or 3 stories (40 feet or 3 stories in residential use)	40 feet or 3 stories (40 feet or 3 stories in residential use)	40 feet or 3 stories (40 feet or 3 stories in residential use)
Maximum open space	10%	10%	10%

**PC 07-31 & 07-32
Requested Plan Commission Action**

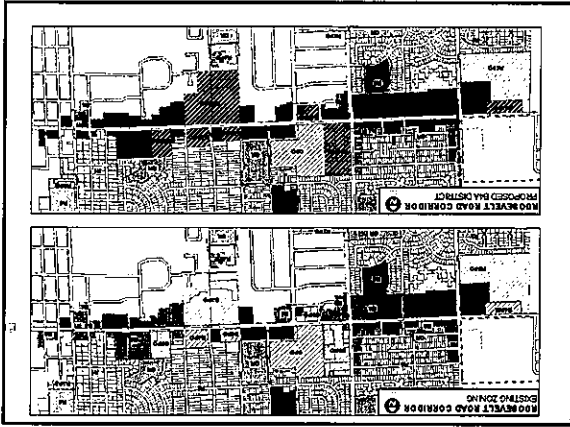
Text Amendment

- Review language included within Report
- Consider public testimony
- Offer recommendation to Village Board regarding proposed text amendments

**PC 07-31 & 07-32
Requested Plan Commission Action**

Comprehensive Plan Amendment

- Review Report
- Consider public testimony
- Offer recommendation to Village Board stating that the Report **should/should not** be recommended for approval as a supplement to the Village Comprehensive Plan



PC 07-31 & 07-32
Requested Plan Commission Actions

Map Amendment

- Review properties proposed to be included within new B4A District
- Consider public testimony
- Offer recommendation to Village Board regarding proposed map amendments

PC 07-31 & 07-32
Requested Plan Commission Actions

Map Amendment

- Corridor a mix of B3, B4, B3PD and B4PD zoning districts
- Inconsistent application of designations
- Recommendation creates unified B4A District

PC 07-31 & 07-32
Retail/Service Land Use Discussion

Considerations

- Pros and cons of regulation
- Existing market conditions
- Policy document vs. regulatory tool

Ultimately, the Plan Commission should offer a recommendation as to whether caps should be placed upon service businesses. If so, then what percentage cap is deemed most appropriate?

PC 07-31 & 07-32
Retail/Service Land Use Discussion

The final report excluded this concept, stating that such regulations could result in:

- excessive vacancies;
- greater negative impacts on smaller centers;
- impact property values;
- run contrary to general market forces; and
- would be contrary to the Committee goals.

PC 07-31 & 07-32
Retail/Service Land Use Discussion

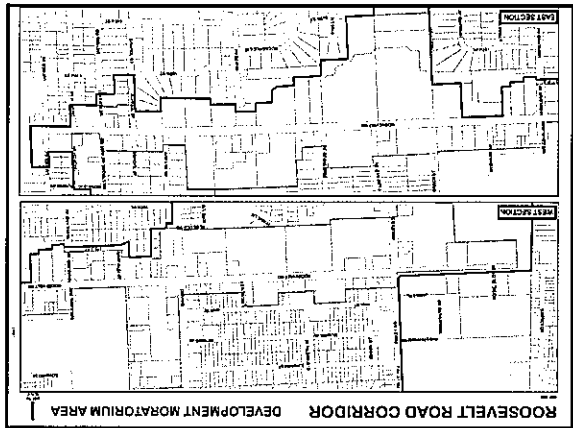
- The Committee considered Zoning Ordinance amendments to cap service uses in the district at 25 percent of the overall gross floor area of the ground floor level within a given building.
- Any increase above this threshold would be classified as a conditional use – address market conditions.
- Intent of regulation would be to provide a method for providing stronger focus to retail uses over service uses.

**PC 07-31 & 07-32
Requested Plan Commission Actions**

- Consider each of the actions included within the IDRC Reports
- Offer recommendations as warranted
- If continuance is approved for proposed text/map amendments, make separate vote relative to the time extension to the development moratorium

**PC 07-31 & 07-32
Development Moratorium**

- The moratorium will expire on October 5, 2007, unless the Village Board grants a time extension to the moratorium.
- Extension would allow Plan Commission/Village Board time to consider all facets of proposed amendment without the rush to approve the proposed amendments. This will also allow for additional public input to be considered in the final Ordinance.
- Staff and Village Counsel only recommend extension for up to 60 days, with automatic termination period upon final consideration of amendments.



**PC 07-31 & 07-32
Development Moratorium**

- The intent was to review regulations affecting development activity within the Corridor.
- Approved by the Corporate Authorities on January 5, 2007 (Ordinance 5974).
- Established for all properties located within the Corridor that are either zoned for commercial purposes or used for commercial purposes.

**PC 07-31 & 07-32
Development Moratorium**

- Established as first step in the overall review (PC 06-36)
- Nine-month moratorium enacted to ensure that new developments proceeding under existing regulations would not be approved or constructed in a manner that may not reflect the recommendations of this planning effort.

**VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission

FROM: Department of Community Development
PREPARED BY: William Heniff, AICP
Senior Planner

HEARING DATE: September 17, 2007

TITLE

PC 07-31; Text Amendments to the Lombard Zoning Ordinance and Sign Ordinance: The Village of Lombard requests that the following actions be taken:

1. Approve text amendments to Chapter 155 of the Village Code (the Zoning Ordinance) and Chapter 153 of the Village Code (the Lombard Sign Ordinance) to create a B4A zoning district and establish development regulations for the proposed district. This amendment shall also include any necessary companion codification amendments required for clarity or consistency.
2. Approve amendments to the Village Comprehensive Plan as needed.

DESCRIPTION

The Village of Lombard is proposing text amendments to the Zoning and Sign Ordinances to establish a new commercial zoning district specifically for selected properties along Roosevelt Road. This district, named the B4A Roosevelt Road Commercial District, would create a zoning category and regulations that standardize and enhance the development regulations along the Corridor. These amendments are part of the first phase of implementing the recommendations set forth within the Roosevelt Road Corridor Ad-hoc Committee (RRCAC) Report. As a companion to the text amendments, an amendment is proposed to the Village's Comprehensive Plan to denote the recommendations of the RRCAC.

This petition is only intended to establish the B4A District itself. The companion map amendments applying the proposed text amendments to the corridor will be considered as part of PC 07-32.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

Public Works staff met with Planning Services Division staff to review their concerns regarding the Roosevelt Road corridor. The comments were included into the final RRCAC report.

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 RRCCAC 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 RRAC 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 RRAC 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 RRAC, 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 B). 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 RRAC 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 RRAC 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

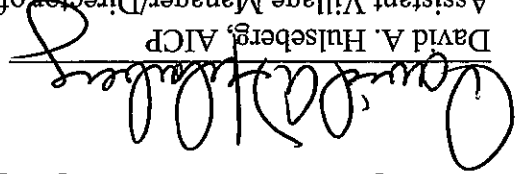
Based on the above findings, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

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 complementary 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 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 (l) 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 facade.

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 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 complementary 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. Furrers
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, gymsnasiums, 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

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
- c. Other Uses and Activities
 - 18. Sign Printers
 - 19. Tanning Salon
 - 20. Tailor shops
 - 21. Ticket agencies, amusement
 - 22. Travel bureaus and transportation ticket offices
 - 1. Dwelling Units, located above the first (ground) floor

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 facade. The visual effect achieved should complement 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.

Appendix C

Proposed B4A Use List

Roosevelt Road Corridor Proposed B4A Land Use Comparison

Land Use	B3	B4	Proposed B4A
Accessory uses & buildings	P	P	P
Amusement establishments, indoor only	C	P	P
Amusement establishments, outdoor	X	C	C
Amusement parks	X	C	X
Animal hospitals & kennels	X	C	C
Antique shops	P	P	P
Archery ranges	X	C	RC
Art & school supply stores	P	P	P
Art shops or galleries (no auction rooms)	P	P	P
Automobile accessory stores	P	P	P
Automobile repair	C	C	C
Automobile service	C	C	C
Bakeries	X	P	P
Bakeries, retail only	P	P	P
Banks	P	P	C
Barber shops	P	P	P
Beauty shops	P	P	P
Bicycle sales	P	P	P
Boat showrooms, sales & repairs	X	C	RC
Book & stationery stores	P	P	P
Bowling alleys	C	P	RP
Building materials/products, sales & storage	X	C	X
Bus station	C	X	X
Business machine sales	P	P	P
Camera & photographic supply stores	P	P	P
Candy & ice cream stores	P	P	P
Carnivals (permanent)	X	C	X
Carpet & rug stores, retail sales only	P	P	P
Catering services	C	X	C
China & glassware stores	P	P	P
Closet & storage organizer stores	P	P	P
Coltlers, pressing establishments	P	P	RP
Clubs & lodges, nonprofit & fraternal	X	C	C
Com & philatelic stores	P	P	P
Commercial greenhouses & nurseries	X	P	X
Computer hardware/software, sales & service	P	P	P
Construction offices, shops, & yards	X	C	X
Cultural facilities/institutions	C	X	X

P - Permitted Use
 C - Conditional Use
 R P - Reclassified within another Permitted Use
 R C - Reclassified within another Conditional Use
 X - Prohibited Use

Roosevelt Road Corridor Proposed B4A Land Use Comparison

Land Use	B3	B4	Proposed B4A
Custom dressmaker	P	P	R P
Day care centers	C	C	C
Department stores	P	P	P
Drive-in & drive-through establishments/services	C	C	C
Drug stores	P	P	P
Dry cleaning establishments	P	P	P
Dry goods stores	P	P	R P
Electrical & household appliance stores, including radio & television sales	P	P	P
Electrical showrooms & shops	X	P	R P
Financial institutions	P	P	C
Flower shops	P	P	P
Food stores, grocery stores, meat markets & delicatessens, including carry-out & delivery	P	P	P
Four (4) story buildings	X	C	C
Funeral homes	C	P	P
Furniture re-conditioning	X	P	P
Furniture stores, including upholstery	P	P	P
Furrier shops	P	P	P
Garden supply, tools, & seed stores	P	P	P
Gasoline sales	C	C	C
Gift shops	P	P	P
Golf driving ranges	X	C	R C
Hardware stores	P	P	P
Health services, gymnasiums, & weight reduction services	P	P	P
Hobby shops, retail	P	P	P
Home improvement stores	P	P	P
Hotel & convention hall	C	X	X
Hotels & motels	C	P	X
Interior decorating shops	P	P	P
Jewelry stores, including watch repair	P	P	P
Kiddie parks	X	C	X
Laboratories, including research & testing laboratories	X	P	X
Laundrettes, automatic, self-service, only or hand laundries	P	P	X
Learning centers, no outdoor component	P	P	P
Learning centers, with outdoor component	C	C	C
Leather goods & luggage stores	P	P	P
Liquor stores, packaged goods	P	P	P

P - Permitted Use

C - Conditional Use

R P - Reclassified within another Permitted Use

R C - Reclassified within another Conditional Use

X - Prohibited Use

Roosevelt Road Corridor Proposed B4A Land Use Comparison

Land Use	B3	B4	Proposed B4A
Locksmith shops	P	P	P
Machinery/sales	X	C	R,P
Mail order, catalog store	P	P	X
Medical & dental laboratories	C	X	X
Medical supply stores	P	P	P
Meeting hall	C	X	R,C
Miniature golf facilities	X	C	R,C
Mobile homes sales	X	C	X
Model homes & garage displays	X	C	X
Motor vehicle sales	C	C	C
Musical instrument sales	P	P	P
Office supply stores	P	P	P
Offices (professional, governmental)	P	P	P
Off-site parking	C	C	C
Outpatient medical & dental offices & clinics	P	P	P
Outside display & sales	C	C	C
Outside service areas	C	C	C
Paint, glass, & wallpaper stores	P	P	P
Parking lots, commercial or lots other than accessory lots	C	P	X
Pawn shops	X	P	X
Pet grooming services (not including animal hospitals or overnight visits)	P	P	P
Pet shops	P	P	P
Phonograph record & sheet music stores	P	P	R,P
Photographic processing business	X	C	C
Photography studios	P	P	P
Physical culture & massage establishments	C	C	C
Picture framing, retail	P	P	P
Pitch & putt	X	C	R,C
Planned developments	C	C	C
Plumbing showrooms & shops including hot tubs, spas, & supplies	X	P	R,P
Pool halls	C	P	R,P
Post office	P	P	P
Printing & duplicating services	P	P	P
Psychics, ESP, Readers, & fortune tellers	C	C	X
Public utility & service uses	C	C	C
Recreation & community centers, noncommercial	C	X	R,P/C

P - Permitted Use
 C - Conditional Use
 R,P - Reclassified within another Permitted Use
 R,C - Reclassified within another Conditional Use
 X - Prohibited Use

Roosevelt Road Corridor Proposed B4A Land Use Comparison

Land Use	B3	B4	Proposed B4A
Religious institutions	C	C	C
Repair, rental or servicing of any article, the sale of which is a permitted use in the district	P	P	P
Residential uses: dwelling units above the first floor	P	P	P
Restaurants including entertainment and/or dancing	C	C	C
Restaurants including amusement devices	C	C	C
Restaurants (no entertainment/dancing)	P	P	P
Secondhand stores & rummage shops	P	P	X
Sewing machine sales & service household appliances only	P	P	R/P
Shoe & clothing repair stores	P	P	R/P
Shoe stores	P	P	P
Shooting galleries	P	C	X
Sign painters	P	P	P
Silk screening services	P	P	P
Skating rinks	C	P	R/P/C
Tailor shops	P	P	P
Tanning salons	P	P	P
Taverns & cocktail lounges	C	X	X
Taverns & cocktail lounges, not including entertainment and/or dancing	C	X	X
Theaters, drive-in	X	C	X
Theaters, indoor	P	P	P
Ticket agencies, amusement	P	P	P
Tobacco shops	P	P	P
Toy shops	P	P	P
Trailer & camper trailer sales		P	C
Travel bureaus & transportation ticket offices	P	P	P
Variety shops	P	P	P
Videotapes, electronic game cartridges, & similar items sales	P	P	P
Wearing apparel shops	P	P	P
Multi-tenant Shopping Centers	P	P	C

P - Permitted Use

C - Conditional Use

R/P - Reclassified within another Permitted Use

R/C - Reclassified within another Conditional Use

X - Prohibited Use

Appendix D

Relevant Sections of the Existing Lombard Comprehensive Plan

B - Commercial Land-Use

The Land-Use Plan strives to strengthen and reinforce the role and function of existing commercial areas within Lombard and promote new commercial development in selected locations. Particular sensitivity is given to the Village's major street corridors as they are the site of the vast majority of retail and commercial development.

COMMERCIAL DEVELOPMENT POLICIES

The following policies should be used to guide improvement and development within all commercial and retail areas.

1. **Protect and enhance the function of the Village's commercial land-use areas.** The Long-Range Plan provides for different types of commercial areas to meet the long term retail and service needs of the Village, as well as function within the Village's land-use areas. In the implementation of the Plan, actions should be taken to protect and advance the functional role of commercial land-use areas.

2. **Continue to improve and develop Downtown Lombard as the Village's mixed-use and multipurpose Center.** The historic importance of downtown Lombard will remain relevant through continued development and revitalization of the Downtown. The area is planned to provide a mix of land-uses supportive of business, civic and residential activities.

3. **Encourage maintenance and improvement of existing commercial areas.** Existing commercial areas should be improved and upgraded as required. This includes the maintenance of buildings, grounds, and parking and circulation areas. When appropriate, the Village should inform property owners of the importance of maintenance and assist in an assessment of any code violations or nonconformities which could be improved.

4. **Ensure that the design of commercial development reinforces the function of, and does not conflict with the adjoining street system.** Since most commercial areas are located along the Village's major thoroughfares, new or modified access to commercial properties should be carefully designed to minimize conflicts with through traffic movement. Where required, new development or redevelopment should provide traffic control or other improvements required to maintain the integrity and safety of the street system.

5. **Encourage integrated and "shared" parking and circulation designs among commercial developments.** Adequate off-street parking and loading facilities should be provided within all commercial areas. The consolidation of parking and loading facilities for two or more individual uses should be encouraged, but approved and controlled by the Village. "Shared parking" should be encouraged where possible, particularly within planned developments and mixed-use developments.

6. **Ensure the highest quality of new construction and design.** The design and appearance of buildings, site development, landscaping, signage and graphics, and

street furniture should all be of special concern. New commercial construction should promote a distinct image and identity for individual development areas.

7. ***Integrate open space opportunities for visual and activity "relief" in commercial development.*** Open space features should be incorporated into major new commercial and office development projects. These should include the preservation and enhancement of natural environmental features, as well as the provision of landscaped areas, squares, plazas and courtyards.

8. ***Commercial areas should not adversely impact adjacent residential areas.*** Continued adequate screening and buffering should be provided between residential and nonresidential development areas. Commercial operations, including traffic and parking, loading, and business activities should not be allowed to affect neighborhood quality. Noise, safety, and overall maintenance of commercial properties should also continue to be carefully controlled.

COMMERCIAL LAND-USE AREAS DEFINED

The Land-Use Plan promotes a number of types of commercial land-use areas in the Village which allow for a wide range of commercial uses at varying scales. The Plan includes four commercial area designations. These include:

1. *Neighborhood Commercial* - a commercial area which provides convenience goods and services to meet the daily living needs of nearby residents.

2. *Community Commercial* - a commercial area which provides services extending beyond daily living needs and includes comparison shopping goods.

3. *Central Business District* - the historic central business district of the Village of Lombard, generally lying in the area of Main Street and St. Charles Road.

4. *Regional Commercial* - a larger, more intensively developed mixed-use commercial area that serves as a key activity center for the region.

The following paragraphs briefly discuss the geographic locations of each of these land-use areas.

Neighborhood Commercial Areas

There are four existing neighborhood commercial locations that could be enhanced in the future, as described below.

Westmore-Meyers Road at the Illinois Prairie Path

This area is located where Westmore-Meyers Road intersects with the Illinois Prairie Path in the northeast portion of the Village. It is comprised of a number of retail and commercial service uses serving the eastern portion of Lombard. The far western portion of the area (just north of the Prairie Path and directly south of Ahrens Court) is oc-

Community Commercial Areas

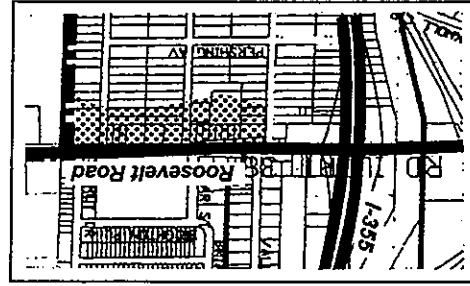
The Long-Range Land-Use Plan Map establishes a number of community commercial areas. Lombard's community commercial areas are situated along its major street corridors as high-lighted below. These locations include and build upon the pattern of existing development.

Roosevelt Road Corridor

With the exception Yorktown Shopping Center, the Roosevelt Road corridor is the Village's largest shopping area and includes an array of retail, commercial, service and office uses. Recommendations for improvement and maintenance of the corridor follow.

In general, most areas of the corridor are planned to remain retail and commercial in use, as currently developed. Larger scale uses along the corridor (such as the automobile dealerships and franchises such as K Mart) are encouraged to remain in the future. Further, while the Land-Use Plan Map generally specifies the extent of commercial development along the corridor, it recognizes that commercial development may require parcels of increased depth to accommodate redevelopment. These situations should be judged on a case-by-case basis while considering the need and emphasis for compact commercial development in close proximity to the street corridor.

Western Unincorporated Commercial Area

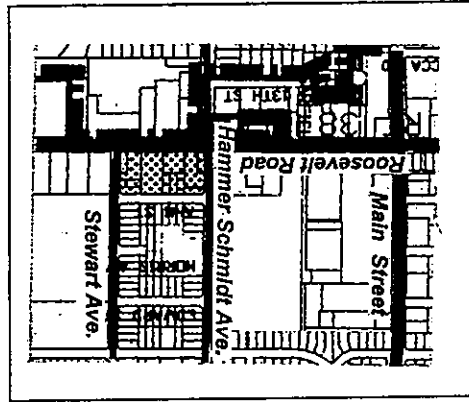


This area is subject to annexation and redevelopment in the future. The location is recommended for community commercial land-use. Because of the area's proximity to I-355, general tenant office and hotel uses should be encouraged. Parcel assemblage and redevelopment should include at least an entire "block face", if not the entire unincorporated frontage (from Surrey Drive west to the I-355 corridor). The depth of development off Roosevelt Road is a function of the scale and type of commercial development anticipated. However, new development should seek to minimize intrusion to adjoining residential areas and should provide for effective and compatible screening and buffering between uses, as is currently required under Village ordinances.

2. The College has established an attractive landscaped yard along the north side of Roosevelt Road. This feature should continue along Roosevelt Road in the expanded campus area to the east. Similar treatment could continue north and along the campus' future eastern boundary along Stewart Avenue.
3. Under any development program, the Village should seek the provision of bicycle and pedestrian access between the Municipal complex and Roosevelt Road.
4. The existing and expanded campus occupy an important visual point in the Village – the intersection of Hammerschmidt Avenue and Roosevelt Road. Village and College officials should collaborate on the design of an entryway feature in this area which will bring attention to both the College and the Village of Lombard.

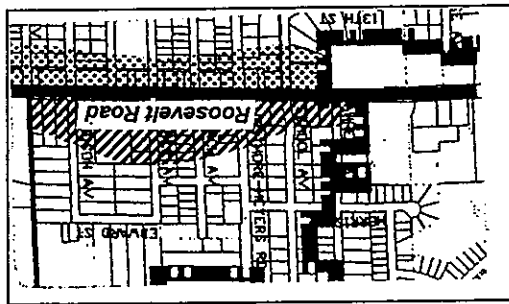
1. The College has been identified an important community facility and should be encouraged to expand.

This location is planned to become part of the National College of Chiropractic. The Village should carefully coordinate any improvement plans with the College to ensure effective transition of this area from commercial to institutional land-use. In addition, the following considerations should be made relative to campus improvements and the surrounding area:



North Side of Roosevelt Road between Hammerschmidt Avenue and Stewart Avenue

The conditions and recommendations for this area are similar to those described above for the western unincorporated area. This area, however, is not seen as an opportunity for hotel or general tenant or corporate office. Further, the frequency of local street intersections with Roosevelt Road should be reduced and any vacated right-of-way could be made available for redevelopment purposes. Annexation and redevelopment of older and obsolete structures and sites in this area should be encouraged.

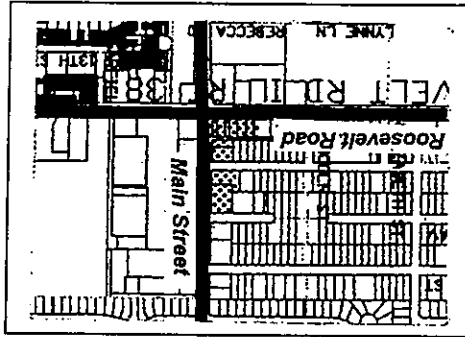


Eastern Unincorporated Commercial Area

1. Seek the reduction on the amount and height of signage along the corridor. The Village should resist the addition of any billboards and encourage the elimination of existing billboards.
 2. Encourage improved private parking areas and site perimeter landscaping. The Village should seek to improve parkway planting and landscaping.
 3. Encourage overhead utilities to be relocated to mutually agreeable corridors or bury utility lines underground.
 4. Complete sidewalks improvements along the corridor and provide for additional conveniently located bus passenger shelters.
- In general, the Village will seek to improve the overall image and appearance of the Roosevelt Road Corridor. Improvements which might be taken include:

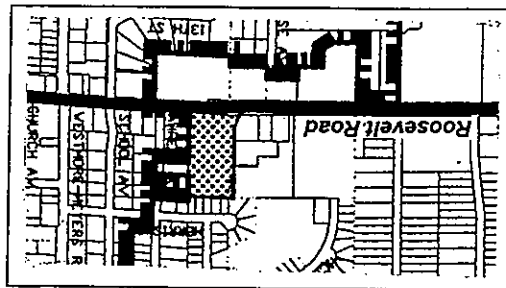
Corridor Appearance and Image

This location could be consolidated and re-developed in the future to provide for more contemporary building and site design as well as improve the image of the intersection. Improvements could also be made through a unified design among properties for access, circulation, and off-street parking and loading. The Village could provide technical assistance to property owners in this regard.



Northwest Corner of Roosevelt Road and Main Street

Because this site lies along and fronts Roosevelt Road and is relatively "deep" attention must be given to the site design and orientation of commercial uses to help ensure visibility and accessibility. Future development must also ensure a compatible relationship with adjoining residential land-uses to the north and east. It would be desirable to create pedestrian connections between new commercial development and the open space to the north of the site. In addition, the extent of development may likely be influenced by the presence of wetlands in the area.



Roosevelt Road at Fairview Avenue

Appendix E
Existing Land Use Percentage Analysis

Land Use Retail/Service Analysis

Multi-Tenant Properties/Centers

Center Name	Address	Establishment Name	Land Use	Category	Est. Sq. Footage (Retail)	Est. Sq. Footage (Service)	Vacant Sq. Ft.	Total Sq. Footage	Est. % of Center as Service
Dania Center	515 W/Roosevelt Rd.	Dania	Furniture Store	Retail	115,200	5,500			
	513 W/Roosevelt Rd.	Dunlop Tress	Motor Vehicle Service	Service		6,300			
	1210 S Finley Rd.	Auto Glass	Motor Vehicle Service	Service		6,800			
	505 W/Roosevelt Rd.	Fifth Third Bank	Financial Institution	Service		5,000			
	1280 S Finley Rd.	Pretop Cleaners	Dry Cleaning	Service					
Total					115,200	23,600	0	138,800	47.00%
	310 W/Roosevelt Rd.	1st Army	Variety Shop	Retail	2,700				
	318 W/Roosevelt Rd.	Cigarettes	Tobacco Shop	Retail	2,700				
	320 W/Roosevelt Rd.	Vision One	Medical / Dental Office	Service		3,600			
	324 W/Roosevelt Rd.	Leslie's Pool Supplies	Sporting Goods	Retail	3,600				
	328 W/Roosevelt Rd.	Moose	Clubs and Lodges	Service		3,600			
	330 W/Roosevelt Rd.	PM Bedroom Gallery	Furniture Store	Retail	11,700				
Total					20,700	7,200	0	27,900	25.81%
	205 W/Roosevelt Rd.	Sport Gym	Gymnasium	Service		12,000			
	225 W/Roosevelt Rd.	Marshalls	Department Store	Retail	24,000				
	229 W/Roosevelt Rd.	Fruitful Yield	Health Food Store	Retail	5,500				
	231 W/Roosevelt Rd.	Famous Footwear	Shoe Store	Retail	6,600				
	275 W/Roosevelt Rd.	Vacant		Vacant			6,600		
	255 W/Roosevelt Rd.	Sports Authority	Sporting Goods	Retail	26,400				
Total					62,500	12,000	6,600	81,100	14.80%
	1300 S Main St.	Signs By Tomorrow	Sign Printers	Service		3,200			
	1300 S Main St. U-V	Walt Window and Door	Home Improvement Store	Retail	5,600				
	1300 S Main St. S-T	Shape Express	Gymnasium	Service		4,800			
	1300 S Main St. I	Ephit Dell	Food Store	Retail	3,200				
	1300 S Main St. G-H	Merit Healthcare	Medical / Dental Office	Service		6,600			
	1300 S Main St. D-F	Travel	Travel Bureau	Service		2,200			
	1300 S Main St. B	Kabob Kate	Restaurant	Retail	2,200				
Total					11,000	16,800	0	27,800	60.43%
	34 W/Roosevelt Rd.	Vacant	Clothing and Apparel	Retail	1,900		1,900		
	36 W/Roosevelt Rd.	Chunni	Beauty Shop	Service		1,900			
	38 W/Roosevelt Rd.	Eve Salon	Restaurant	Retail	1,900				
	40 W/Roosevelt Rd.	Safari	Food Store	Retail	1,900				
	42 W/Roosevelt Rd.	Kwick Pantry	Clothing Store	Retail	1,900				
	44 W/Roosevelt Rd.	Payles Bridal	Beauty Shop	Service		1,900			
	48 W/Roosevelt Rd.	Supreme Nails	Beauty Shop	Service		1,900			
	52 W/Roosevelt Rd.	Dusti Restaurant	Restaurant	Retail	1,900				
	54 W/Roosevelt Rd.	Affinity Cash Loans	Financial Institution	Service		1,900			
Total					9,500	5,700	1,900	17,100	33.33%
	1196 S Main St. F	Medical Center and Pediatrics	Medical / Dental Office	Service		800			
	1196 S Main St.	B & G Hair Design	Beauty Shop	Retail		800			
	1196 S Main St. C-D	Com 2 Computers	Computer / Software Sales	Service	800				
	1196 S Main St. B	David Manna	Beauty Shop	Service		800			
	1196 S Main St. A	State Farm	Offices	Service		800			
	1196 S Main St.	J & P Moving	Offices	Service		800			
Total					800	4,000	0	4,800	83.33%

Center Name	Address	Establishment Name	Land Use	Category	Est. Sq. Footage (retail)	Est. Sq. Footage (service)	Vacant Sq. Ft.	Total Sq. Footage	Est. % of Center as Service
Oxford Corners									
1219 S Main St.	Blockbuster Video	Video Rental	Retail	4,800					
1235 S Main St.	Jimmy Johns	Restaurant	Retail	1,500					
1239 S Main St.	China House	Restaurant	Retail	1,500					
1247 S Main St.	Lombard World Food	Food Store	Retail	1,500					
1249 S Main St.	Medical Center	Medical / Dental Office	Service		1,500				1,500
1285 S Main St.	Cleaners	Dry Cleaning	Service		1,500				1,500
1259 S Main St.	Cyberbiz	Computer Service / Sales	Retail	1,500					
1263 S Main St.	Vacant		Vacant				1,500		
1267 S Main St.	Steve's Cigarettes	Tobacco Shop	Retail	1,500					
1271 S Main St.	Panvaz	Food Store	Retail	1,500					
1275 S Main St.	Vacant		Vacant				3,500		
1281 S Main St.	Edward Jones	Financial Institution	Service			1,200			1,200
Total					3,800	4,200	5,000	23,000	18.26%
West Plaza Centers									
105 E Roosevelt Rd.	Famous Liquors and Deli	Liquor Store	Retail	6,400					
109 E Roosevelt Rd.	Old Town Pizza	Restaurant	Retail	3,000					
111 E Roosevelt Rd.	China Star	Restaurant	Retail	3,300					
113 E Roosevelt Rd.	Madinah Market	Food Store	Retail	3,600					
119 E Roosevelt Rd.	Ink Well Printing	Printing and Duplicating	Service		3,300				3,300
121 E Roosevelt Rd.	DurPage Prosthetic / Orthotic	Medical / Dental Office	Service		3,000				3,000
121 E Roosevelt Rd.	Dental Center	Medical / Dental Office	Service		3,000				3,000
121 E Roosevelt Rd.	Real Estate US	Offices	Service		3,000				3,000
125 E Roosevelt Rd.	Auto Zone	Automobile Accessory Store	Retail	3,600					
127 E Roosevelt Rd.	About Hair	Beauty Salon	Service		2,400				2,400
129 E Roosevelt Rd.	General Dentistry	Medical / Dental Office	Service		2,400				2,400
1210 S Garfield St.	Shoe Repair	Repair / Rental Service	Service	1,000					1,000
1212 S Garfield St.	Hair Salon	Beauty Shop	Service		1,000				1,000
1214 S Garfield St.	Londou & Co.	Offices	Service		1,000				1,000
1216 S Garfield St.	Mr. Franks	Beauty Shop	Service		1,000				1,000
1218-1220 S Garfield St.	Bathroom Crafters	Home Improvement	Retail	1,000					1,000
Total					20,900	21,100	0	42,000	50.24%
1210-1238 S. Highland									
1210 Highland Ave.	VACANT		Vacant		1,200		1,200		
1214 Highland Ave.	Pockets	Restaurant	Retail	1,200					
1218 Highland Ave.	VACANT		Vacant		1,200		1,200		
1222 Highland Ave.	VACANT		Vacant		1,200		1,200		
1226 Highland Ave.	LA Salon Options	Beauty Shop	Service		1,200				1,200
1230 Highland Ave.	F & C Oriental Mart	Food Store	Retail	1,200					
1234 Highland Ave.	Diane's Nails	Beauty Shop	Service		1,200				1,200
1238 Highland Ave.	Alleride Restaurant	Restaurant	Retail	1,200					
Total					3,600	2,400	3,600	9,600	25.00%
Lombard Pines Shopping Center									
1127 S Main St.	Lombard Chiropractic	Medical / Dental Office	Service	1,200					1,200
1125 S Main St. K	Rocky's Hair Studio	Beauty Shop	Service		2,000				2,000
1125 S Main St. J	Weight Watchers	Health / Weight Service	Service		1,400				1,400
1125 S Main St. H	Kelly Nails	Beauty Shop	Service		1,400				1,400
1125 S Main St. F	Smokes	Tobacco Shop	Retail	1,400					
1125 S Main St. D	The Sewing Room	Hobby Shop	Retail	2,100					
1125 S Main St. C	Castle Karts	Entertainment / Amusement Devices	Retail	13,000					
150 E Roosevelt Rd.	Boston Market	Restaurant	Retail	4,800					
1177 S Main St.	Jewel / Osco	Food Store	Retail	62,700					
1141 S Main St.	Hobby Lobby	Hobby Shop	Retail	70,000					
1139 S Main St.	Sarn Ash Music	Music Store	Retail	39,900					
1103 S Main St.	Enchanted Castle	Restaurant	Retail	36,000					
1145 S Main St.	MB	Financial Institution	Service		3,600				3,600
1155 S Main St.	Culver's	Restaurant - Drive-in	Retail	4,800					
Total					234,700	9,600	0	244,300	3.93%

Center Name	Address	Establishment Name	Land Use	Category	Est. Sq. Footage (retail)	Est. Sq. Footage (service)	Vacant Sq. Ft.	Total Sq. Footage	Est. % of Center as Service
330 E. Roosevelt									
330 E Roosevelt Rd. 180		Tuxedos	Clothing and Apparel	Retail	1,000	1,000			
330 E Roosevelt Rd. 170		MI Travel Inc.	Travel Bureau	Service					
330 E Roosevelt Rd. 160		Preferred Title Co.	Home Improvement	Retail	2,400				
330 E Roosevelt Rd. 150		Allstate	Offices	Service		1,500			
330 E Roosevelt Rd. 140		RDD Imaging	Printing and Duplicating	Service		1,500			
330 E Roosevelt Rd. 130		Metro Asian Family Services	Clubs and Lodges / Nonprofit	Service		1,500			
330 E Roosevelt Rd. 120		Cremation Society	Funeral Homes	Service		1,500			
330 E Roosevelt Rd. 100		Kitchens by Design	Home Improvement Office	Service		2,400			
Total					3,400	6,400	0	12,800	73.44%
Carson Center									
406 E Roosevelt Rd.		Palm Beach Tan	Beauty Shop	Service		4,200			
418 E Roosevelt Rd.		Sprint	Cell Phone Store	Retail	2,100				
428 E Roosevelt Rd.		PC Labs	Computer / Software Sales	Retail	2,100				
430 E Roosevelt Rd.		After Hours Formalwear	Clothing and Apparel	Retail	2,100				
432 E Roosevelt Rd.		Great Wraps	Restaurant	Retail	2,400				
438 E Roosevelt Rd.		Kitchen Showroom	Home Improvement Office	Service		3,300			
440 E Roosevelt Rd.		Elensten Brothers	Restaurant	Retail		3,300			
442 E Roosevelt Rd.		Crisp 'N' Clean	Dry Cleaning	Service		3,900			
444 E Roosevelt Rd.		The UPS Store	Packing and Shipping	Service		3,900			
446 E Roosevelt Rd.		Payday Loans	Financial Institution	Service		3,900			
448 E Roosevelt Rd.		Papa John's	Restaurant	Retail	4,200				
450 E Roosevelt Rd.		Insurance Plus	Office	Service		16,800			
Total					16,200	36,000	0	52,200	68.97%
High Point Center									
401 E Roosevelt Rd.		Burger King	Restaurant - Drive-in	Retail	4,500				
411 E Roosevelt Rd.		Panda Express	Restaurant	Retail	2,400				
413 E Roosevelt Rd.		Quizno's	Restaurant	Retail	1,800				
415 E Roosevelt Rd.		H & R Block	Financial Institution	Service		2,400			
417 E Roosevelt Rd.		Blind Spot	Interior Decorating	Retail	2,400				
429 E Roosevelt Rd.		Sport Clips	Beauty Shop	Service		2,700			
425 E Roosevelt Rd.		Currenty Exchange	Financial Institution	Service		2,700			
421 E Roosevelt Rd.		David's Bridal	Clothing and Apparel	Retail	8,400				
441 E Roosevelt Rd.		Hancock Fabrick	Hobby Shop	Retail	15,600				
471 E Roosevelt Rd.		LA Weight Loss	Health / Weight Service	Service		4,200			
481 E Roosevelt Rd.		Babies 'R' Us	Department Store	Retail	36,000				
491 E Roosevelt Rd.		Ultra Foods	Food Store	Retail	50,000				
507 E Roosevelt Rd.		Carpetville	Home Improvement	Retail	3,600				
511 E Roosevelt Rd.		Office Depot	Office Supply Store	Retail	26,000				
521 E Roosevelt Rd.		Vacant	Vacant	Vacant			4,400		
523 E Roosevelt Rd.		Christian Store Outlet	Variety Shop	Retail	4,400				
527 E Roosevelt Rd.		Washington Mutual	Financial Institution	Service		4,400			
531 E Roosevelt Rd.		Vacant	Vacant	Vacant			2,400		
533 E Roosevelt Rd.		Kurron	Learning Center	Service		2,400			
535 E Roosevelt Rd.		Bo Rips	Beauty Shop	Service		2,400			
541 E Roosevelt Rd.		Check 'n' Go	Financial Institution	Service		2,400			
543 E Roosevelt Rd.		Allen Entertainment	Video Sale / Rental	Retail	4,400				
545 E Roosevelt Rd.		AT&T	Cell Phone Store	Retail	3,300				
551 E Roosevelt Rd.		Old Country Buffet	Restaurant	Retail	11,000				
561 E Roosevelt Rd.		Tan Salon	Beauty Shop	Service		11,000			
565 & 567 E Roosevelt Rd.		West Marine	Sporting Goods Store	Retail	9,900				
569 E Roosevelt Rd.		VACANT	Vacant	Vacant			8,800		
581 E Roosevelt Rd.		Pearle Express	Medical / Dental Office	Service		7,000			
501 E Roosevelt Rd.		Hollywood Video	Video Sale / Rental	Retail	10,000				
Total					189,200	44,900	13,200	247,300	18.16%

Center Name	Address	Establishment Name	Land Use	Category	Est. Sq. Footage (retail)	Est. Sq. Footage (service)	Vacant Sq. Ft.	Total Sq. Footage	Est. % of Center as Service
812-820 E Roosevelt									
820 E Roosevelt Rd.		Durabull	Home Improvement Office	Service		2,800		2,800	
616 E Roosevelt Rd.		Happness Is Pets	Pet Shop	Retail	2,800			2,800	
612 E Roosevelt Rd.		Mediterranean Market	Food Store	Retail	2,800			2,800	
Total					5,600	2,800	0	8,400	33.33%
621-649 E Roosevelt									
621 E Roosevelt Rd.		Cinco De Mayo	Restaurant	Retail	1,200			1,200	
633 E Roosevelt Rd.		Hertz	Motor Vehicle Service	Service		1,200		1,200	
637-641 E Roosevelt Rd.		For Eyes	Medical / Dental Office	Service		3,000		3,000	
645-649 E Roosevelt Rd.		Attitudes	Beauty Shop	Service		3,000		3,000	
Total					1,200	7,200	0	8,400	71.43%
703-741 E Roosevelt									
703 E Roosevelt Rd.		Rosati's	Restaurant	Retail	1,800			1,800	
705 E Roosevelt Rd.		Travel and Cruise / Wedding	Travel Bureau	Service		1,800		1,800	
707 E Roosevelt Rd.		Seattle Sutton's Healthy Eating	Health Food Store	Retail	1,800			1,800	
711 E Roosevelt Rd.		Lover's Lane	Clothing Store	Retail	1,800			1,800	
715 E Roosevelt Rd.		I Love Dirt	Variety Shop	Retail	1,800			1,800	
717 E Roosevelt Rd.		Jackson Hewitt	Financial Institution	Service		1,800		1,800	
719 E Roosevelt Rd.		Sushi Inn	Restaurant	Retail	1,800			1,800	
723 E Roosevelt Rd.		Cellular Repair	Repair / Rental Service	Service		1,800		1,800	
727 E Roosevelt Rd.		My Pink Closet	Clothes Store	Retail	1,800			1,800	
731 E Roosevelt Rd.		Lil Critter Dog Grooming	Pet Grooming	Service		1,800		1,800	
733 E Roosevelt Rd.		Chiropractor	Medical / Dental Office	Service		1,800		1,800	
735 E Roosevelt Rd.		Fantastic Sams	Beauty Shop	Service		1,800		1,800	
737 E Roosevelt Rd.		Cigarettes	Tobacco Shop	Retail	1,800			1,800	
741 E Roosevelt Rd.		Cellular Advice	Cell Phone Store	Retail	1,800			1,800	
Total					14,400	10,800	0	25,200	42.86%
800 E Roosevelt									
800 E Roosevelt Rd. A		Shahi Nehari & Grill	Restaurant	Retail	9,600			9,600	
800 E Roosevelt Rd. B		Whity Ball	Restaurant w/ Entertainment	Retail	9,600			9,600	
800 E Roosevelt Rd. C		Pro Rider Leather	Leather Goods / Luggage Store	Retail	9,600			9,600	
800 E Roosevelt Rd. D		Family Euro Deli	Food Store	Retail	9,600			9,600	
800 E Roosevelt Rd.		The Shop	Flooring	Retail	45,900			45,900	
810 E Roosevelt Rd.		KFC/A & W	Restaurant - Drive-In	Retail	3,500			3,500	
Total					87,800	0	0	87,800	0.00%
801-849 E Roosevelt									
801 E Roosevelt Rd.		Vacant	Vacant	Vacant			1,200	1,200	
805 E Roosevelt Rd.		Vacant	Vacant	Vacant			1,200	1,200	
813 E Roosevelt Rd.		Top Nails	Beauty Shop	Service		1,200		1,200	
817 E Roosevelt Rd.		Tae KwonDo	Gymnasium / Fitness	Service		1,200		1,200	
825 E Roosevelt Rd.		Pak Mail	Packing and Shipping	Service		1,200		1,200	
829 E Roosevelt Rd.		Rossi Hair Care	Beauty Shop	Service		1,200		1,200	
833 E Roosevelt Rd.		Taj Mahal	Restaurant	Retail	1,200			1,200	
837 E Roosevelt Rd.		Sri Ganesh	Restaurant	Retail	1,200			1,200	
841 E Roosevelt Rd.		Dairy Queen	Restaurant	Retail	1,200			1,200	
845 E Roosevelt Rd.		Thai Orchid	Restaurant	Retail	1,200			1,200	
849 E Roosevelt Rd.		Los Burritos Tapatitos	Restaurant	Retail	1,200			1,200	
Total					6,000	4,800	2,400	13,200	36.36%
892-898 E Roosevelt									
892 E Roosevelt Rd.		American Family Insurance	Office	Service		1,600		1,600	
894 E Roosevelt Rd.		Family Dentist	Medical / Dental Office	Service		1,600		1,600	
896 E Roosevelt Rd.		Al Wahid Meat and Groceries	Food Store	Retail	1,600			1,600	
898 E Roosevelt Rd.		US Cellular	Cell Phone Store	Retail	1,600			1,600	
Total					3,200	3,200	0	6,400	50.00%
1005-1009 E Roosevelt									
1005 E Roosevelt Rd.		CVS Pharmacy	Drug Store	Retail	13,000			13,000	
1009 E Roosevelt Rd.		Subway	Restaurant	Retail	2,400			2,400	
Total					15,400	0	0	15,400	0.00%

912-916 E Roosevelt	916 E Roosevelt Rd.	Steve's Gyro	Restaurant	Retail	1,600					
	912 E Roosevelt Rd.	Debi Grill & Pizza	Restaurant	Retail	1,800					
Total					3,400	0	0	0	3,400	0.000%
Multi-Tenant										
Totals					839,700	224,500	32,700	1,096,900	20.47%	

Single Tenant Properties

Address	Establishment Name	Land Use	Category	Est. Sq. Footage (retail)	Est. Sq. Footage (service)	Est. Sq. Footage (vacant)	Total Sq. Footage	Est. % of Center as Service
725 W Roosevelt Rd.	Lombard Toyota	Motor Vehicle Sales	Retail	32,700				
435 W Roosevelt Rd.	Mobil	Gasoline Sales	Retail	4,500				
345 W Roosevelt Rd.	K-Mart	Department Store	Retail	109,500				
303 W Roosevelt Rd.	Cadillac	Motor Vehicle Sales	Retail	61,200				
45 W Roosevelt Rd.	NA	Offices	Service		9,000			
33 W Roosevelt Rd.	NA	Offices	Service		5,600			
1210 S Main St.	Citibank	Financial Institution	Service		6,300			
1 E Roosevelt Rd.	Jiffy Lube	Motor Vehicle Service	Service		2,800			
225 E Roosevelt Rd.	Walgreens	Drug Store	Retail	14,000				
233 E Roosevelt Rd.	Viceroy of India	Restaurant	Retail	10,000				
241 E Roosevelt Rd.	Delphi Academy	Learning Center	Services		5,200			
601 E Roosevelt Rd.	Murray's Discount Auto	Automobile Accessory Store	Retail	8,400				
747 E Roosevelt Rd.	Century Title	Home Improvement	Retail	4,800				
865 E Roosevelt Rd.	Pep Boys	Motor Vehicle Service / Sales	Retail	20,800				
909 E Roosevelt Rd.	Road Ranger	Gasoline Sales	Retail	17,600				
923 E Roosevelt Rd.	Home Improvement / Kitchen and Bath	Home Improvement	Retail	9,000	2,100			
931 E Roosevelt Rd.	Marathon	Gasoline Sales	Retail	6,100	25,200			
1102 E Roosevelt Rd.	National Tire and Battery	Motor Vehicle Service / Sales	Retail	11,200				
1060 E Roosevelt Rd.	Discount Tire	Motor Vehicle Service / Sales	Retail	9,100				
930 E Roosevelt Rd.	Shell	Gasoline Sales	Retail	9,000				
920 E Roosevelt Rd.	Zelly's	Restaurant	Retail	1,800				
908 E Roosevelt Rd.	Johnson's Fish	Restaurant	Retail	3,200				
900 E Roosevelt Rd.	Mevorah Law Offices	Offices	Service		2,100			
830 E Roosevelt Rd.	Glass Court	Gymnasium	Service		25,200			
844 E Roosevelt Rd.	Popayes	Restaurant - Drive-in	Retail	4,000				
832 E Roosevelt Rd.	Midas	Motor Vehicle Service	Service		4,000			
820 E Roosevelt Rd.	Wendy's	Restaurant - Drive-in	Retail	2,400				
816 E Roosevelt Rd.	Sterling Autobody	Motor Vehicle Service/Repair	Service		28,000			
660 E Roosevelt Rd.	Picchetti Dental	Medical / Dental Office	Service		5,200			
600 E Roosevelt Rd.	American Mattress	Furniture Store	Retail	7,200				
500 E Roosevelt Rd.	VACANT	Vacant	Retail			32,000		
488 E Roosevelt Rd.	Bouna Beef	Restaurant - Drive-in	Retail	4,000				
470 E Roosevelt Rd.	Glenbard Electric Supply	Under demolition	Vacant					
352 E Roosevelt Rd.	Maxfield's	Restaurant	Retail	6,300				
340 E Roosevelt Rd.	Pita House	Restaurant	Retail	1,800				
300 E Roosevelt Rd.	McDonald's	Restaurant - Drive-in	Retail	4,000				
266 E Roosevelt Rd.	The Cash Store	Financial Institution	Service		2,700			
240 E Roosevelt Rd.	Xcessory Depot - Vacant	Vacant	Vacant			5,600		
222 E Roosevelt Rd.	La-Z-Boy	Furniture Store	Retail	26,000				
4 E Roosevelt Rd.	3D Complete Care	Motor Vehicle Service	Service		7,000			
4 E Roosevelt Rd.	White Castle	Restaurant - Drive-in	Retail	2,000				
16 W Roosevelt Rd.	Cars and Trucks Inc.	Motor Vehicle Repair	Service		3,500			
12 W Roosevelt Rd.	Dinettes	Interior Decorating	Retail	3,600				
6 W Roosevelt Rd.	Meincke	Motor Vehicle Service	Service		2,000			
30 W Roosevelt Rd.	Pizza Hut	Restaurant	Retail	2,400				
200 W Roosevelt Rd.	Turtle Wax	Motor Vehicle Service	Service		6,800			
222 W Roosevelt Rd.	Plunkett	Furniture Store	Retail	53,900				
234 W Roosevelt Rd.	Merlin	Motor Vehicle Service	Service		1,800			
244 W Roosevelt Rd.	Carrage Animal Clinic	Animal Hospital	Service		1,800			
256 W Roosevelt Rd.	El Famous Burrito	Restaurant	Retail	2,500				

**VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission
FROM: Department of Community Development
PREPARED BY: William Hentff, AICP Senior Planner
HEARING DATE: September 17, 2007

TITLE

PC 07-32; Map Amendments to the Lombard Zoning Ordinance: The Village of Lombard requests approval of the following actions:

1. A map amendment to rezone Roosevelt Road Corridor properties currently zoned B3 Community Shopping District, B3PD Community Shopping District Planned Development, B4 Corridor Commercial District or B4PD Corridor Commercial District Planned Development to the B4A Roosevelt Road Commercial District or B4APD Roosevelt Road Commercial District Planned Development.
2. Approve amendments to the Village Comprehensive Plan.
3. If deemed necessary, grant an amendment to Ordinance 5974, adopted January 4, 2007, which established a development moratorium along the Roosevelt Road Corridor. The amendment would extend the time period of the previously approved development moratorium to coincide with the final approval of the aforementioned map amendments by the Village Board.

DESCRIPTION

As a companion to PC 07-31, the Village is proposing a map amendment to rezone those designated commercial properties located within the Roosevelt Road Corridor (RRC) from the B3 or B4 District to the newly created B4A district. For properties that have an existing planned development designation established for their property, the planned development designation would carry over to the new district. The Comprehensive Plan map would also reflect the Roosevelt Road Corridor designation as well.

If needed, an amendment to Ordinance 5974 is also included as part of this petition. This action would extend the previously established moratorium in order to allow the Plan Commission and Village Board to consider and adopt the proposed amendments prior to the expiration of the Ordinance.

INTER-DEPARTMENTAL REVIEW COMMENTS

Comments from the Inter-departmental Review Committee (IDRC) are noted in PC 07-31.

PLANNING

The proposed map amendments are an extension of the Roosevelt Road Corridor Ad-hoc Committee (RRCAC) Report and the proposed companion text amendments. The Report discussed at lengths the existing challenges for many of the Corridor properties and the map amendments are intended to be a tool to begin to address the observed deficiencies.

Standards for Map Amendments

Where a map 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). *Compatibility with existing uses of property within the general area of the property in question;*

Staff notes that the RRC properties largely abut or are adjacent to residential areas. As such, special consideration needs to be made to ensure that business uses do not negatively affect those properties. The proposed map amendment is intended to provide a number of tools to help address those potential impacts, beyond the traditional transitional landscape yard requirements.

2). *Compatibility with the zoning classification of property within the general area of the property in question;*

The new B4A District would be uniformity applied to all commercial properties in the Corridor. This will help address existing discrepancies within the Corridor between the B3 and B4 Districts.

3). *The suitability of the property in question to the uses permitted under the existing zoning classification;*

The existing uses are legally established, either as a permitted use, a conditional use or a legal nonconforming use. While these uses are generally compatible with the existing zoning district designation, the intent of the map amendment is to establish a new district specifically designed to address the needs and concerns of the Corridor.

For those nonconforming properties, under Chapter 155, Section 3 of the Zoning Ordinance, if a property is made nonconforming through rezoning, nonconforming buildings and uses can continue to operate and the property may be sold without any impact on the property's legal nonconforming status. However, nonconforming buildings and uses may not be reinstated or reconstructed if they

are damaged or destroyed to the extent of more than 50% of their fair market value. In this scenario, a property owner may have a nonconforming use reinstated by petitioning the Plan Commission for a text amendment to add the nonconforming use to the underlying zoning district, or the Plan Commission may grant a conditional use to allow a nonconforming use to continue on the property.

4). *Consistency with the trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification;*

The trend of development within the corridor is for commercial uses. However, with a number of properties in transition, a full review of all development regulations was undertaken. The proposed text and map amendments are intended to further guide the trend of development within the Corridor.

5). *The compatibility of the surrounding property with the permitted uses listed in the proposed zoning classification;*

Most abutting properties in the Corridor are residential in nature. The proposed amendments are intended to address the impacts of commercial development in a manner that provides for better compatibility while ensuring that the commercial nature of the properties can be operated in a reasonable manner. The amendments also provide for additional aesthetic enhancements to the affected properties, which should improve neighborhood compatibility.

6). *The objectives of the current Comprehensive Plan for the Village of Lombard and the impact of the proposed amendment on the said objectives;*

The proposed amendment to the Comprehensive Plan, which is the adoption of the Roosevelt Road Corridor Ad-hoc Committee (RRCAC) report, is the impetus behind the map amendment. Should the report be adopted, the proposed map amendments would be regulatory tool to implement the Report's recommendations.

7). *The suitability of the property in question for permitted uses listed in the proposed zoning classification.*

The permitted and conditional use list is being amended to remove functionally obsolete uses within the Corridor. The properties within the Corridor would be compatible with the proposed use list.

Development Moratorium

The existing development moratorium will expire on October 5, 2007. Staff added a time extension amendment to the petition to provide the Plan Commission and/or the Village Board with the ability to not rush the petition through the public hearing process. However, Counsel recommended that the time extension should only be granted for a short time period. Staff suggests a 60 day period should be recommended for approval, with the provision that it would automatically expire upon approval of PC 07-31 and PC 07-32.

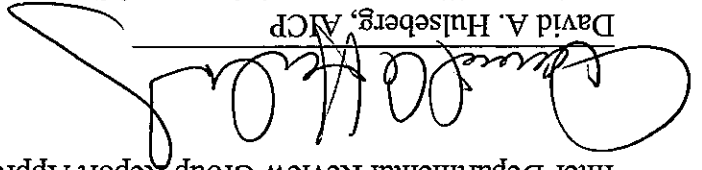
FINDINGS AND RECOMMENDATIONS

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 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 recommends to the Corporate Authorities **approval** of the map amendments associated with PC 07-32.

Furthermore, the Plan Commission also recommends approval of a time extension associated with the development moratorium approved as part of Ordinance 5974 for a period of no more than sixty days (i.e., December 4, 2007).

Inter-Departmental Review Group Report Approved By:

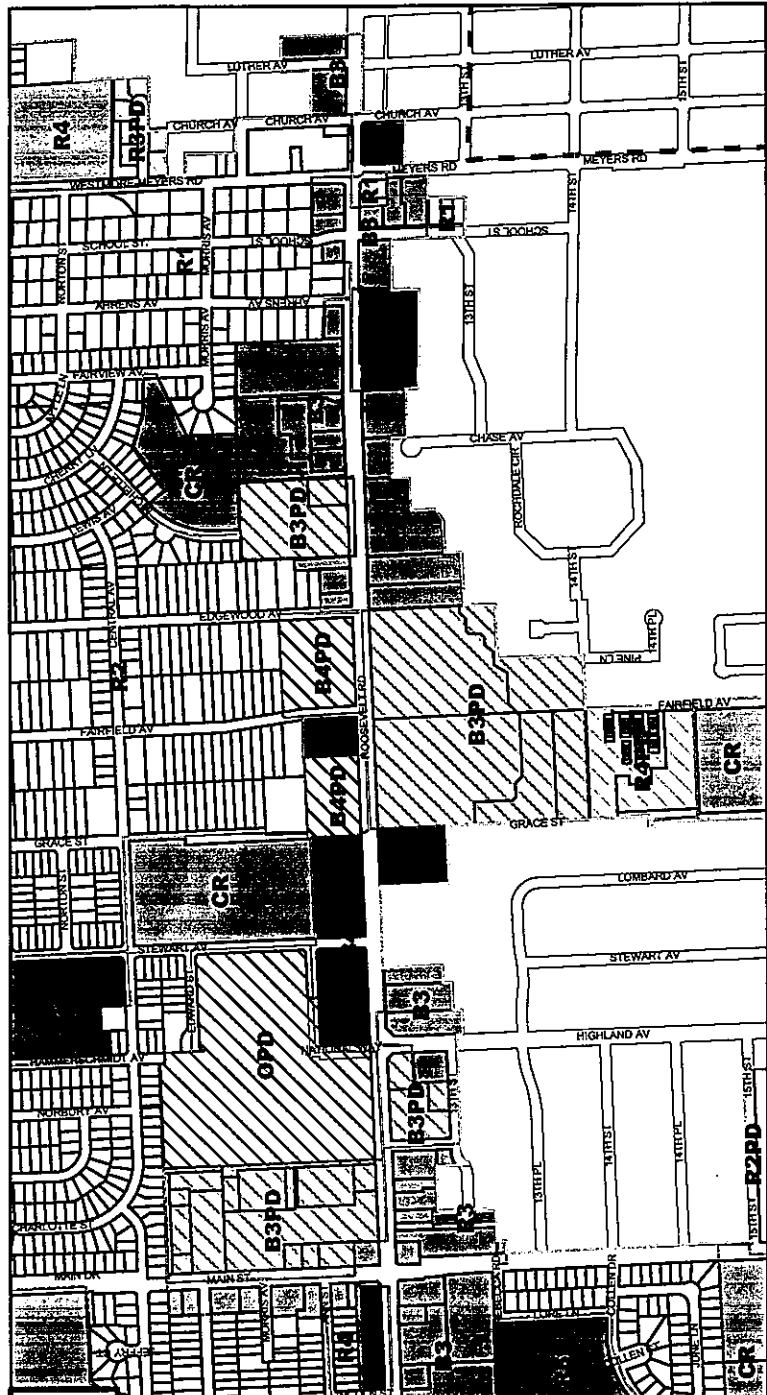


David A. Hulseberg, AICP

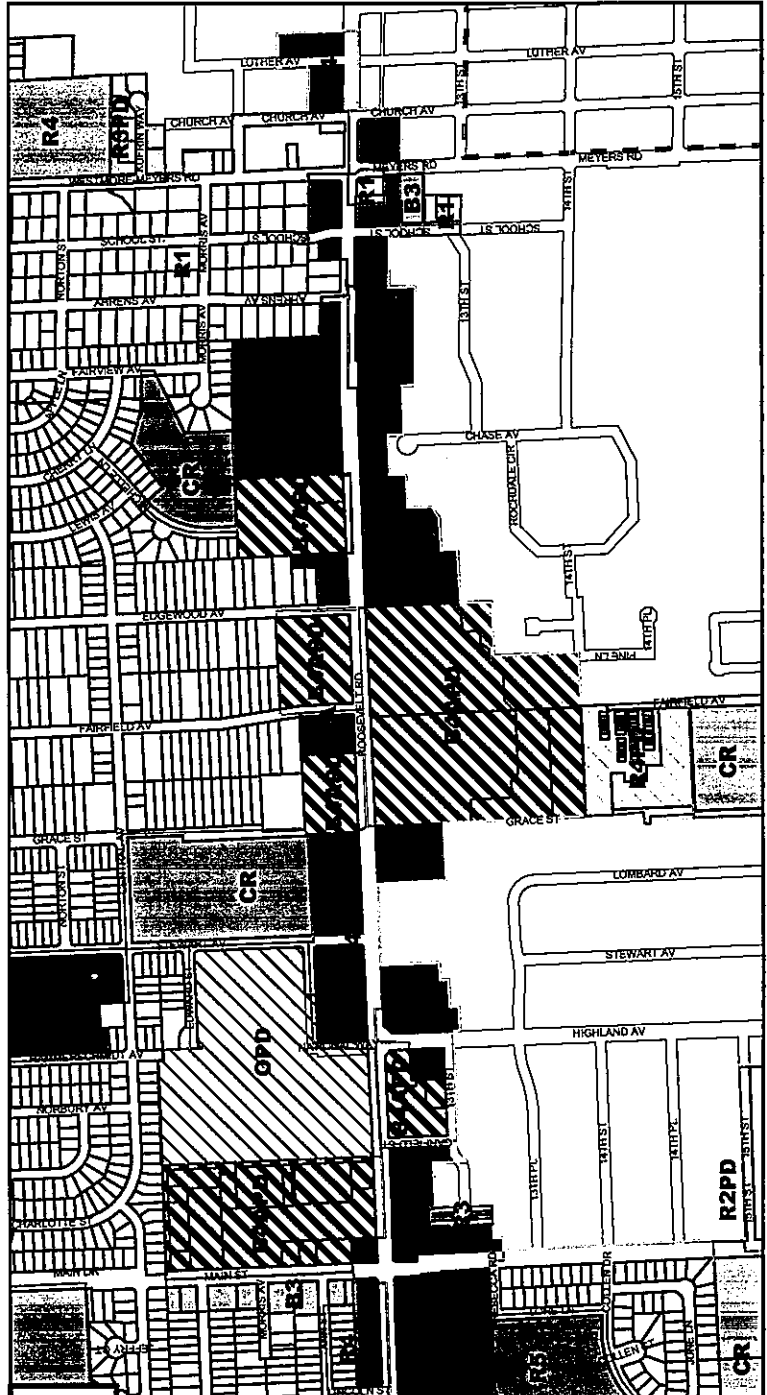
Assistant Village Manager/Director of Community Development

DAH:WJH

ROOSEVELT ROAD CORRIDOR EXISTING ZONING



ROOSEVELT ROAD CORRIDOR PROPOSED B4A DISTRICT





LIMRA MEDICAL ASSOCIATES GROUP

RECEIVED
SEP 12 2007

BADAR ZAHEER, M.D.
COMMUNITY
DEVELOPMENT QUDSIA ZAHEER, M.D.
1196 South Main Street, Suite F
Lombard, IL 60148
Telephone: (630) 916-3000

September 6, 2007

William Heniff, AICP, Senior Planner
Department of Community Development
255 East Wilson Avenue
Lombard, Illinois 60148

Dear Mr. William J. Heniff,
I am a physician that has been living and practicing in this area of Lombard for more than 7 years. I first met you through Mr. Dennis McNicholas about 4 years ago. I agree with the proposed development plan regarding the rezoning, and I think that this will be an improvement for the community in our town, Lombard. I own 5 lots on S. Church St. and 3 lots on Luther Av. The zoning change from B3 to B4, I feel is an immense step forward in the social and economic development here in Lombard. I would like to extend myself to you as a help in the process of this change. Please let me know how I may be of service.

Kind regards,

Badar Zaheer, M.D.
Limra Medical Associates
Cell 773-895-4647
Home 630-850-9202

LIMRA MEDICAL ASSOCIATES
BADAR ZAHEER, M.D.
QUDSIA ZAHEER, M.D.
1196 S. Main Street
Lombard, IL 60148

**AN ORDINANCE AMENDING ORDINANCE NUMBER 4403,
ADOPTED JANUARY 22, 1998, AMENDING THE COMPREHENSIVE PLAN
FOR THE VILLAGE OF LOMBARD, ILLINOIS**

(PC 07-31 & PC 07-32; Roosevelt Road Corridor)

(See also Ordinance No.(s) _____)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted Ordinance 4403, the Lombard Comprehensive Plan; and,

WHEREAS, the Village is requesting an amendment for the purpose of adopting the Roosevelt Road Corridor Ad-hoc Committee Report as a supplement to the Village of Lombard Comprehensive Plan.

WHEREAS, a public hearing thereon has been conducted by the Village of Lombard Plan Commission on September 17, 2007, 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 Comprehensive Plan amendment 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 Ordinance 4403, otherwise known as the Comprehensive Plan of the Village of Lombard, Illinois, be and is hereby amended so as to adopt the Roosevelt Road Corridor Ad-hoc Committee Report as a supplement to and a part of the Village of Lombard Comprehensive Plan.

SECTION 2: That the Lombard Comprehensive Plan shall be amended to include the following goal for the Roosevelt Road Corridor:

1. The Roosevelt Road Corridor should be developed with primarily retail commercial uses. Service commercial uses should not exceed 25 percent of the overall gross floor area of the Corridor. The Village should review the land use percentage breakdown every three years.

SECTION 3: 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 _____, 2007.
First reading waived by action of the Board of Trustees this _____ day of _____, 2007.
Passed on second reading this _____ day of _____, 2007.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2007.

William J. Mueller, Village President

ATTEST:

Brigitte O' Brien, Village Clerk

Published by me this _____ day of _____, 2007.

Brigitte O' Brien, Village Clerk

ORDINANCE

**AN ORDINANCE APPROVING TEXT AMENDMENTS
TO THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

(PC 07-31: Roosevelt Road Corridor B4A District Text Amendments)

WHEREAS, the Village of Lombard maintains a Zoning Ordinance which is found in Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the Board of Trustees deem it reasonable to periodically review said Zoning Ordinance and make necessary changes; and,

WHEREAS, a public hearing to consider a text amendment to the Zoning Ordinance has been conducted by the Village of Lombard Plan Commission on September 17, 2007 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 text amendment 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 15, Chapter 155, Section 405, of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

§155.416 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 that 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 15.602(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 facade.

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 that requires zoning relief shall be scheduled for action by the Plan Commission, the Zoning Board of Appeals and/or the Village Board, whichever is applicable, and upon submittal of an application for a public hearing. 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 complementary 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 Uses

1. Amusement establishments, indoor only
2. Antique shops
3. Art and school supply stores
4. Art shops or galleries, but not including auction rooms
5. Automobile accessory stores
6. Bakeries
7. Bicycle sales
8. Book and stationery stores
9. Business machine sales

10. Camera and photographic supply stores
11. Candy and ice cream stores
12. Carpet and rug stores, retail sales only
13. China and glassware stores
14. Closet and storage organizer store
15. Clothing and apparel establishments
16. Coin and philatelic stores
17. Compact disc, record and sheet music stores
18. Computer hardware and software sales and service
19. Department stores
20. Drug stores
21. Electrical and household appliance stores, including radio and television sales
22. Florists
23. Food stores, grocery stores, meat markets and delicatessens
24. Furniture stores
25. Furrriers
26. Garden supply stores
27. Gift shops
28. Hardware stores
29. Hobby shops, for retail sales of items to be assembled or used away from the premises
30. Home improvement stores and showrooms

31. 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

32. Jewelry stores, including watch repair

33. Leather goods and luggage stores

34. Liquor stores, packaged goods

35. Medical Supply Stores

36. Musical instrument sales

37. Office supply stores

38. Paint, glass, and wallpaper stores

39. Pet shops

40. Restaurants, not including entertainment and dancing

41. Shoe stores

42. Sporting goods stores

43. Theater, indoor

44. Tobacco shops

45. Toy shops

46. Variety shops

47. Videotapes, compact and laser disc, electronic game cartridges and similar items, sales and rental

b. Service 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. 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. 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 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 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.

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 15.221 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 15.602 (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 facade. The visual effect achieved should complement the building character. Lighting should be the minimum required to address traffic and pedestrian safety concerns and aesthetic function.

SECTION 2: That Title 15, Chapter 155, Section 103(C)(3), of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.103 PROCEDURES FOR ADMINISTRATIVE FUNCTIONS

(C) Variations

(3) Eligible Petitioners

An application for a variation may be made by any person, firm or corporation, or by any office, department, board, bureau or commission requesting or intending to request an application for a building permit. Any variation request for properties which have R6, O, B1,

B2, B3, B4, B4A, B5, B5A or I District zoning and which meet the minimum lot area and width requirements for a planned development must be submitted to the Village as a request for a planned development, unless waived per Section 155.502(G).

SECTION 3: That Title 15, Chapter 155, Section 103(E)(3)(c) of the Code of Lombard, Illinois is hereby amended to read in part as follows:

(E) Amendments

(3) Initiation

(c) Planned development approval is also required for any property which is proposed to be rezoned to the R6, O, B1, B2, B3, B4, B4A, B5, B5A and I District and which meets the minimum lot area and width requirements for a planned development. The planned development approval requirement may be waived by the Director of Community Development, per Section 155.502(G).

SECTION 4: That Title 15, Chapter 155, Section 103(I)(2) of the Code of Lombard, Illinois is hereby amended to read in part as follows:

(I) Site Plan Review

(2) Applicability

All applications for building permits in the CR, R3, R4, R5, R6, B1, B2, B3, B4, B4A, B5, B5A, O, and I Districts shall be subject to site plan review approval in accordance with the provisions established below. Petitions for planned developments and conditional uses shall receive site plan review but shall not require site plan review approval. Site plan reviews shall be performed by the Director of Community Development, with the Inter-departmental Review Committee serving as an advisory body, as specified in Section 155.103 (D), above.

SECTION 5: That Title 15, Chapter 155, Section 206(C)(2)(a)(ii) of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.206 REGULATIONS FOR RADIO, SATELLITE & TELEVISION ANTENNAS, TOWERS & DISHES

C. Roof Mounted Towers and Dishes

2. Non-Residential Zoning Districts

a. Location

ii.) Antennas (including, but not limited to, omnidirectional, whip, directional, or panel antennas) associated with personal wireless service facilities shall be allowed only in the B3 Community Shopping District, B4 Corridor Commercial Shopping District, B4A

Roosevelt Road Corridor District, B5 Central Business District, B5A Downtown
Perimeter District, O Office District, and I Limited Industrial District.

SECTION 6: That Title 15, Chapter 155, Section 208(C) of the Code of
Lombard, Illinois is hereby amended to read in part as follows:

§155.208 NUMBER OF BUILDINGS ON A LOT OF RECORD

The provision of more than one (1) lot-of-record shall be permitted
only as follows:

C. R3, R4, R5, R6, O, B1, B2, B3, B4, B4A, B5, B5A, and I Districts. More
than one (1) principal structure on one (1) lot-of-record constitutes a conditional use and may be
allowed pursuant to the provisions of Section 155.103(F) of this Ordinance.

SECTION 7: That Title 15, Chapter 155, Section 210(C)(2)(b) of the Code of
Lombard, Illinois is hereby amended to read in part as follows:

§155.210 ACCESSORY USES, ACTIVITIES, BUILDINGS, AND STRUCTURES

(C) Restrictions in Business and Industrial Districts
(2) Yard Requirements

Yard restrictions on accessory uses and structures shall be as follows:
(b) In the B2, B3, B4 and B4A Districts accessory uses and structures will be
permitted in all required yards subject to the other applicable provisions of this ordinance.

SECTION 8: That Title 15, Chapter 155, Section 221 of the Code of Lombard,
Illinois is hereby amended to read in part as follows:

§155.221 REGULATIONS FOR SCREENING ROOFTOP MECHANICALS

All rooftop mechanical equipment shall be screened in the B1, B2, B3, B4, B4A, B5, B5A, and
O districts. Screening shall also be provided in the I district where a property is adjacent to a
residential district. This requirement shall apply in construction of new buildings, and in any
alteration of mechanical systems of existing buildings that results in significant changes in such
rooftop equipment as required by the provisions of Section 155.303 for nonconforming buildings
and structures.

SECTION 9: That Title 15, Chapter 155, Section 401 of the Code of Lombard,
Illinois is hereby amended to read in part as follows:

§155.401 DISTRICTS

For the purposes of this Ordinance, the Village of Lombard is hereby divided into the following zoning districts:

Office and Business Districts

- O - Office
- B1 - Limited Neighborhood Shopping
- B2 - General Neighborhood Shopping
- B3 - Community Shopping
- B4 - Commercial
- B4A - Roosevelt Road Corridor District
- B5 - Central Business
- B5A - Downtown Perimeter

SECTION 10: That Title 15, Chapter 155, Section 406(C)(3) of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.406 R2 SINGLE-FAMILY RESIDENCE DISTRICT REQUIREMENTS

(C) Conditional Uses

Subject to the provisions- of Section 155.103 (F) of this Ordinance, the following conditional uses may be allowed:

3. Two-Family Dwellings if located on a lot of record abutting a B3 Community Shopping Center District, B4 Corridor Commercial District or B4A Roosevelt Road Corridor District.

SECTION 11: That Title 15, Chapter 155, Section 502(F) of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.502 INTENT OF PLANNED DEVELOPMENTS

(F) Planned developments are required in the following instances:

- (1.) Any property which has R6 or B5 District zoning and on which a principal building is proposed to be constructed.

- (2.) Any property which is rezoned to the R6, O, B1, B2, B3, B4, B4A, B5, B5A or I District and which meets the minimum lot area and width requirements for a planned development.

(3.) Any variation request for a property which has R6, O, B1, B2, B3, B4, B4A, B5, B5A and I District zoning and which meet the minimum lot area and width requirement for a planned development.

SECTION 11: That Title 15, Chapter 155, Section 504 (C) and (D) of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.504 CHANGES IN THE PLANNED DEVELOPMENT

(C) Minor Changes with Deviations to the Sign Ordinance

Changes from an approved planned development which are determined to be minor changes but which would require a deviation in the number, size type, or location of signage within a planned development in an O, B1, B2, B3, B4, B4A, B5, B5A or I District shall require review and approval by the Plan Commission in conjunction with the Site Plan Approval process (Sec. 155.511). Off-premise signs, as defined in Section 153.602 of the Village Sign Ordinance, cannot be approved through the site plan approval process unless specifically allowed for in the initial planned development, or any subsequent amendments thereto.

(D) Minor Changes with Deviations from Parking Requirements

Changes from an approved planned development which are determined to be minor changes but would require a deviation in the number of parking spaces on an individual lot within a planned development in an R6, O, B3, B4, B4A, B5, B5A or I District shall require review and approval by the Plan Commission in conjunction with the Site Plan Approval process (Sec. 155.511). The petitioner must demonstrate that any reductions in the number of parking spaces requested through the site plan approval process for an individual unit or lot within a planned development meets the following requirements:

SECTION 12: That Title 15, Chapter 155, Section 509 of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.509 MINIMUM SIZE REQUIREMENTS FOR PLANNED DEVELOPMENTS

In order to accrue the intended benefits of a planned development sought through these regulations, the area of a planned development shall conform to the following minimum area requirements for the district in which it is located.

District	Minimum Size	CR-Conservation no minimum requirement
Frontage		

Recreation District		Family Residence R0-Single 45,000 sq ft
		300'

District		
R1-Single Family Residence District	30,000 sq ft	225'
R2-Single Family Residence District	22,500 sq ft	180'
R3-Attached Single-Family Residence District	22,500 sq ft	180'
R4-Limited General Residence District	22,500 sq ft	180'
R5-General Residence District	22,500 sq ft	180'
R6-Central Residence District	No minimum requirement	
O-Office District	45,000 sq ft	300'
B1-Limited Neighborhood Shopping District	22,500 sq ft	180'

B2-General Neighborhood Shopping District	22,500 sq ft	180'
B3-Community Shopping District	60,000 sq ft	300'
B4-Corridor Commercial District	120,000 sq ft	450'
B4A-Roosevelt Road Corridor District	120,000 sq ft	450'
B5-Central Business District	no minimum requirement	
B5A-Downtown Perimeter District	no minimum requirement	
I-Limited Industrial District	60,000 sq ft	240'

§155.602 OFF-STREET PARKING

(A) General Requirements
 3) Location

(b) Off-site parking spaces may be used to serve non-residential uses in the R6, O, B3, B4, B4A, B5A and I Districts. No off-site parking space shall be located further than 300 feet from the main entrance of the principal building to be served. Off-site parking shall be a conditional use in the above districts. Off-site parking facilities shall be subject to Section 155.602 (A) (4), below.

SECTION 13: That Title 15, Chapter 155, Section 602 (A)(5)(a) of the Code of Lombard, Illinois is hereby amended to read in part as follows:

5) Size (a) In the B1, B2, B3, B4, B4A, B5 and B5A Districts the width of parking spaces shall not be less than 9 feet, zero inches.

SECTION 14: That Title 15, Chapter 155, Section 603 (C)(1)(b) of the Code of Lombard, Illinois is hereby amended to read in part as follows:

C. Cargo Container Regulations

1. General Provisions

b. Properties in Commercial or Office Districts

The placement of cargo containers on Commercial and Office Districts (B1, B2, B3, B4, B4A, B5, B5A and O) shall be restricted to designated loading berth areas meeting the provisions enumerated in Section 155.603(A). In no instance shall cargo containers be placed in front of the front wall of a principal building.

SECTION 15: That Title 15, Chapter 155, Section 707 (A)(5) of the Code of Lombard, Illinois is hereby amended to read as follows:

§155.707 TRANSITIONAL YARD LANDSCAPING

Where transitional landscape yards are required in the district regulations of each district, such landscape yards shall be improved in conformance with the following requirements which shall be provided in addition to other required landscaping.

A. Size of Transitional Landscape Yards

The size of transitional landscape yards in the districts identified below shall be as follows:

1. R3, R4 and R5 Districts

Wherever a rear yard or interior side yard lot used for attached single-family or multiple-family residential use in the R3, R4 or R5 District abuts a lot in the CR, R1, R2 or an existing, detached single-family residence in the R3 District, a transitional landscape yard 30 feet in width shall be provided along such lot line.

2. R6 District

Wherever a rear yard or interior side yard lot used for attached single-family or multiple-family residential use in the R6 District abuts a lot in the CR, R1, R2 or an existing, detached single-family residence in the R3 District, a transitional landscape yard 20 feet in width shall be provided along such lot line.

3. B1, B2, B5 or B5A Districts

Wherever a rear yard or interior side yard lot in the B1, B2, B5 or B5A District abuts a lot in the CR or a Residence District, a transitional landscape yard 10 feet in width shall be provided along such lot line.

4. O, B3 and B4 Districts
Wherever a rear yard or interior side yard lot in the O, B3 and B4 District abuts a lot in the CR or a Residence District, a transitional landscape yard 30 feet in width shall be provided along such lot line.

5. B4A District

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.

6. I District
Wherever a rear yard or interior side yard lot in the I District abuts a lot in the CR or a Residence District, a transitional landscape yard 30 feet in width shall be provided along such lot line.

SECTION 16: That Title 15, Chapter 155, Section 707 (B)(5) of the Code of Lombard, Illinois is hereby amended to read in part as follows:

B. Transitional Landscape Yard Improvements
Within the transitional landscape yards defined above, required planting and fencing shall be required to conform with the following provisions:

5. O, B3, B4 and B4A Districts
Within required transitional landscape yards the following improvements shall be required:

SECTION 17: That Title 15, Chapter 155, Section 802 of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.802 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.

SECTION 18: That 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 _____, 2007.

First reading waived by action of the Board of Trustees this _____ day of _____, 2007.

Passed on second reading this _____ day of _____, 2007.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2007.

William J. Mueller, Village President

ATTEST:

Brigitte O' Brien, Village Clerk

Published by me this _____ day of _____, 2007.

Brigitte O' Brien, Village Clerk

ORDINANCE

**AN ORDINANCE APPROVING TEXT AMENDMENTS
TO THE LOMBARD SIGN ORDINANCE
TITLE 15, CHAPTER 153 OF THE CODE OF LOMBARD, ILLINOIS**

(PC 07-31: Text Amendments to the Lombard Sign Ordinance)

WHEREAS, the Village of Lombard maintains a Sign Ordinance which is found in Title 15, Chapter 153 of the Code of Lombard, Illinois; and,

WHEREAS, the Board of Trustees deem it reasonable to periodically review said Zoning Ordinance and make necessary changes; and,

WHEREAS, a public hearing to consider a text amendment to the Sign Ordinance has been conducted by the Village of Lombard Plan Commission on September 17, 2007 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 text amendment 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 15, Chapter 153, Section 210, of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§153.210AUTOMATIC CHANGEABLE COPY

Automatic Changeable Copy signs are allowable as a component of a wall or freestanding sign and shall be included in the total area of the sign. Automatic Changeable Copy signs are allowable only in the CR, B3, B4, B4A and B5 zoning districts on property with a minimum of 500 lineal front footage in accordance with the following provisions:

SECTION 2: That Title 15, Chapter 153, Section 234, of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§153.234SANDWICH BOARD SIGNS

Sandwich board signs are signs which are permitted to be placed on public sidewalks and which are intended for pedestrian-oriented businesses only. It is unlawful to construct, erect, or maintain any Sandwich Board Signs without complying with the following provisions:

A. Applicability: Sandwich board signs shall be permitted only for businesses which meet all of the following criteria:

1. The property on which the business is located is zoned B1, B2, B3, B4, B4A, B5 or B5A.

SECTION 3: That Title 15, Chapter 153, Section 505, of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§153.505 B3, B4 AND B4A COMMUNITY SHOPPING DISTRICT REQUIREMENTS

(A) Purpose Statement

The B3, B4 and B4A Community and Corridor Shopping Districts are designed to provide for the needs of a much larger consumer population than is served by the B1 or B2 Districts; thus a wider range of uses and structure sizes is permitted for both daily and occasional shopping. These districts are generally located astride regional and major arterial roadways.

The intent of the B3, B4 and B4A Community and Corridor Shopping District sign regulations is to provide for the need of businesses and enterprises located in the district for identification by passing vehicular traffic, while protecting the vehicular traffic for the adverse affects of visual distraction, and enhancing the aesthetics of the district by preventing visual clutter. Because the traffic on the regional and major arterial roadways tends to move at a higher rate and volume than other traffic in the village, the size and scale of signage within the district is greater than that permitted in other districts.

(B) Permitted Signs

All signs located in the B3, B4 and B4A Community and Corridor Shopping Districts shall conform to the specific requirements set forth in this Ordinance. In any B3, B4 and B4A Community and Corridor Shopping Districts no sign shall be permitted except the following named signs:

- (1) Signs not subject to permit fee in accordance with provisions set forth in Section 153.205.

(2) Signs not subject to permit in accordance with provisions set forth in Section 153.206, except a business flag may only be flown in conjunction with the flag of the United States of America.

(3) Automatic Changeable Copy Signs, in accordance with the provisions set forth in Section 153.210.

(4) Awnings and canopies, in accordance with the provisions set forth in Section 153.211. In addition, no awning or canopy sign shall be erected or maintained in any B3, or B4 District unless it also meets all of the following requirements:

(a) Area:

1) The total sign surface area of all awning or canopy signs on any single parcel of property shall not exceed one times the lineal front footage of the property, excepting that each business shall be entitled to a minimum of twenty-five (25) square feet of sign surface area. The total sign surface area of any single awning or canopy sign shall not exceed one-hundred (100) square feet.

2) If the awning or canopy sign is to be back a minimum of one hundred twenty (120) feet from the property line which the sign shall face, then the total sign surface area of all awning, canopy or wall signs on the single parcel of property shall not exceed two times the lineal front footage of the property. The total sign surface area of a single awning or canopy sign shall not exceed two-hundred (200) square feet.

3) If the awning or canopy sign is to be set back a minimum of two-hundred forty (240) feet from the property line which the sign shall face, then the total sign surface area of all awning, canopy or wall signs on the single parcel of property shall not exceed two times the lineal front footage of the property. However, the total sign surface area of a single awning or canopy sign shall not exceed fifty (50%) percent of the permitted signage.

(5) Development Signs, in accordance with provisions set forth in Section 153.215.

(6) Freestanding Signs, in accordance with the provisions set forth in Section 153.216. No freestanding sign shall be erected or maintained within any B3, B4 and B4A Shopping Districts unless it also meets all of the following requirements:

(a) Display: No business establishment shall display a freestanding sign unless the establishment is directly accessible by car and provides a minimum of four parking spaces on the premises where such freestanding sign is displayed.

(b) Area:

1) No freestanding sign shall exceed fifty (50) square feet in sign surface area unless specifically regulated below.

2) Any freestanding sign fronting on a state right-of-way shall not exceed one hundred twenty five (125) square feet in sign surface area.

(c) Setback:

1) The leading edge of freestanding signs shall not protrude beyond the edge of the adjacent right-of-way unless specifically regulated below.

2) Any freestanding sign fronting on a state right-of-way shall be set back not less than seventy-five (75) feet from the centerline of the adjacent right-of-way.

(d) Height:

1) The height of a freestanding sign shall not exceed twenty (20) feet unless specifically regulated below. In all cases height shall be measured from grade at the edge of the right-of-way to the top of the sign.

2) The height of any freestanding sign fronting on a state right-of-way shall not exceed twenty-five (25) feet. In all cases height shall be measured from grade at the edge of the right-of-way to the top of the sign.

(e) Number: No more than one freestanding sign shall be maintained on any one parcel of property.

(f) Distance Between Signs: All freestanding signs shall be located at least one-hundred (100) feet apart; provided, however, that if such freestanding signs comply with all other provisions except the requisite distance between signs, and it is not reasonable to so comply with the distance between signs requirement, such freestanding signs shall be allowed to be maintained.

(g) Freestanding Sign Design: Unless otherwise prohibited by the Lombard Building Code, the exterior appearance of all freestanding signs located within the B4A District shall be of the same or compatible material as the principal building on the respective property.

(7) Informational Signs, in accordance with the provisions set forth in Section 153.218.

(8) Marquees, in accordance with the provisions set forth in Section 153.220.

(9) Motor Fuel Rate Sign, in accordance with the provisions set forth in Section 153.224.

(10) Off-premise signs in the B3, B4 or B4A Districts in accordance with the provisions set forth in Section 153.226.

(11) Projecting Signs, in accordance with the provisions set forth in Section 153.228. No projecting sign shall be erected or maintained in any B3, B4 or B4A District unless it also meets all of the following requirements:

(a) Area: The total sign surface area of all projecting signs on any single parcel of property shall not exceed one-half time the lineal front footage of the property.

(12) Real Estate Signs, in accordance with the provisions set forth in Section 153.229.

(13) Sandwich Board Signs, in accordance with the provisions set forth in Section 153.234.

(14) Shopping Center Identification Signs, in accordance with the provisions set forth in Section 153.234.

(15) Temporary Signs, in accordance with the provisions set forth in Section 153.237.

(16) Under Canopy Signs, in accordance with the provisions set forth in Section 153.239.

(17) Valance Signs, in accordance with the provisions set forth in Section 153.240.

(18) Valet parking signs, in accordance with the provisions set forth in Section 153.241.

(19) Wall signs in accordance with the provisions set forth in Section 153.242. In addition, no wall sign shall be erected or maintained in any B3, B4 or B4A District unless it also meets all of the following requirements:

SECTION 4: That 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 _____, 2007.

First reading waived by action of the Board of Trustees this _____ day of _____, 2007.
Passed on second reading this _____ day of _____, 2007.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2007

William J. Mueller, Village President

ATTEST:

Brigitte O' Brien, Village Clerk

Published by me this _____ day of _____, 2007.

Brigitte O' Brien, Village Clerk

ORDINANCE

**AN ORDINANCE APPROVING A MAP AMENDMENT (REZONING)
TO THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

(PC 07-32: Roosevelt Road Corridor)

(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, an application has heretofore been filed requesting a map amendment for the purpose of rezoning the properties described in Section 2 hereto from B3 Community Commercial District or the B4 Corridor Commercial District to B4A Roosevelt Road Corridor District; and,

WHEREAS, said application also requests any properties in which a planned development had been legally established on the properties described in Section 2 hereto, to remain established for the respective properties, but within the B4A Roosevelt Road Corridor District; and

WHEREAS, a public hearing thereon has been conducted by the Village of Lombard Plan Commission on September 17, 2007, 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;

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 15, Chapter 155 of the Code of Lombard, Illinois, otherwise known as the Lombard Zoning Ordinance, be and is hereby amended so as to rezone the properties described in Section 2 hereto to B4A Roosevelt Road Corridor District.

SECTION 2: This ordinance is limited and restricted to the properties that are located within the Village of Lombard, are either zoned for commercial purposes or used for commercial purposes, (other than properties zoned Office District Planned Development), and which are located either adjacent to or within the immediate area of the South side of Roosevelt Road, from the Western Village boundary, (located West of Finley Road at the Milton Township/York Township boundary line), on the West, to Church Street on the East, or the North side of Roosevelt Road, from Finley Road on the West to just East of Luther Avenue on the East, all as more specifically identified by common addresses and permanent tax index numbers as follows:

Common Address	Permanent Tax Index Number
725 W. Roosevelt	06-19-100-032
525 W. Roosevelt	06-19-100-033
505 W. Roosevelt	06-19-100-029
1210 S. Finley	06-19-100-025
1280 S. Finley	06-19-100-017
513-523 W. Roosevelt	06-19-100-015
435 W. Roosevelt	06-19-200-009
351 W. Roosevelt	06-19-200-012
345 W. Roosevelt	06-19-200-013
444 W. Roosevelt	06-18-418-015
438 W. Roosevelt	06-18-418-008
428 W. Roosevelt	06-18-418-009
418 W. Roosevelt	06-18-418-010
404 W. Roosevelt	06-18-418-023
350 W. Roosevelt	06-18-419-043
340 W. Roosevelt	06-18-419-032
310-330 W. Roosevelt	06-18-419-047
300 W. Roosevelt	06-18-419-048
303 W. Roosevelt	06-19-200-014
256 W. Roosevelt	06-18-420-028
244 W. Roosevelt	06-18-420-027
234 W. Roosevelt	06-18-420-018
222 W. Roosevelt	06-18-420-014
201-275 W. Roosevelt	06-19-201-021
200 W. Roosevelt	06-18-420-015
201 W. Roosevelt	06-19-201-022
34-54 W. Roosevelt	06-18-421-046
45 W. Roosevelt	06-19-201-015

06-19-201-018	1300 S. Main
06-19-201-003	33 W. Roosevelt
06-19-201-020	1210 S. Main
06-18-421-043	30 W. Roosevelt
06-18-421-044	22 W. Roosevelt
06-18-421-037	16 W. Roosevelt
06-18-421-027	12 W. Roosevelt
06-18-421-034	6 W. Roosevelt
06-18-421-028	10 W. Roosevelt
06-18-421-045	1196 S. Main
06-20-100-039	1281 S. Main
06-20-100-065	1 E. Roosevelt
06-20-100-067	105 E. Roosevelt
06-20-100-068	109-121 E. Roosevelt
06-20-100-069	125-127 E. Roosevelt
06-20-100-077	1210-1220 S. Garfield
06-17-305-046	1103-1177 S. Main
06-17-305-041	1145 S. Main
06-17-305-042	1155 S. Main
06-17-305-043	1103-1177 S. Main
06-17-305-006	4 E. Roosevelt
06-17-305-045	150 E. Roosevelt
06-17-305-044	1177 S. Main
06-17-305-021	1103-1177 S. Main
06-17-305-007	1141 S. Main
06-17-305-029	1103-1177 S. Main
06-17-305-038	1103-1177 S. Main
06-17-305-039	1103-1177 S. Main
06-17-305-012	1133-1139 S. Main
06-17-305-033	1103-1177 S. Main
06-17-305-017	1103 S. Main
06-17-305-030	1105-1111 S. Main
06-17-305-031	1115-1119 S. Main
06-17-305-032	1121-1127 S. Main
06-20-100-076	NW Corner of Garfield & 13 th St.
06-20-110-001	201 E. Roosevelt
06-20-110-005	112-116 W. 13 th
06-20-100-004	120-124 E. Roosevelt
06-20-110-002	205 W. Roosevelt

1200 S. Highland	06-20-110-003
1210-1238 S. Highland	06-20-100-062
222 E. Roosevelt	06-17-312-029
230 E. Roosevelt	06-17-312-028
16 W. Ann	06-17-312-001
225 E. Roosevelt	06-20-106-079
273 E. Ann	06-17-312-004
277 E. Ann	06-17-312-005
281 E. Ann	06-17-312-006
240 E. Roosevelt	06-17-312-032
1178 S. Stewart	06-17-312-010
1180 S. Stewart	06-17-312-011
244 E. Roosevelt	06-17-312-030
266 E. Roosevelt	06-17-312-023
233 E. Roosevelt	06-20-106-074
241 E. Roosevelt	06-20-106-075
300 E. Roosevelt	06-17-316-003
330 E. Roosevelt	06-17-316-008
340 E. Roosevelt	06-17-316-006
352 E. Roosevelt	06-17-316-007
351 E. Roosevelt	06-20-106-050
400-450 E. Roosevelt	06-17-403-045
523-581 E. Roosevelt	06-20-200-036
523-581 E. Roosevelt	06-20-200-037
523-581 E. Roosevelt	06-20-200-038
470 E. Roosevelt	06-17-403-039
498 E. Roosevelt	06-17-403-041
500 E. Roosevelt	06-17-404-044
411-511 E. Roosevelt	06-20-200-039
411-511 E. Roosevelt	06-20-200-040
600 E. Roosevelt	06-17-405-018
601 E. Roosevelt	06-20-200-025
621-629 E. Roosevelt	06-20-200-026
612-620 E. Roosevelt	06-17-405-030
660 E. Roosevelt	06-17-405-015
700-800 E. Roosevelt	06-17-406-049
810 E. Roosevelt	06-17-406-050
816 E. Roosevelt	06-17-406-048
830 E. Roosevelt	06-17-406-045

820 E. Roosevelt	06-17-406-038
844 E. Roosevelt	06-17-406-051
701-743 E. Roosevelt	06-20-200-006
747 E. Roosevelt	06-20-200-024
832 E. Roosevelt	06-17-406-034
811-849 E. Roosevelt	06-20-204-008
850 E. Roosevelt	06-16-309-019
890-898 E. Roosevelt	06-16-309-014
855 E. Roosevelt	06-21-100-013
865 E. Roosevelt	06-21-100-014
909 E. Roosevelt	06-21-100-015
912-916 E. Roosevelt	06-16-310-022
1160 S School	06-16-310-021
920 E. Roosevelt	06-16-311-011
930 E. Roosevelt	06-16-311-017
923 E. Roosevelt	06-21-102-001
1208 S. Myers	06-21-102-021
900 E. Roosevelt	06-16-310-012
908 E. Roosevelt	06-16-310-013
927 E. Roosevelt	06-21-102-017
931 E. Roosevelt	06-21-102-025
1005-1009 E. Roosevelt	06-21-103-023
1060 E. Roosevelt	06-16-317-020
1102 E. Roosevelt	06-16-318-013

SECTION 3: For any properties listed in Section 2 above in which in which a planned development had been legally established, the planned development shall remain established for the respective properties, but within the B4A Roosevelt Road Corridor District.

SECTION 4: That the official zoning map of the Village of Lombard be changed in conformance with the provisions of this ordinance.

SECTION 5: 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 _____, 2007.

Brigitte O' Brien, Village Clerk

Published by me this _____ day of _____, 2007.

Brigitte O' Brien, Village Clerk

ATTEST:

William J. Mueller, Village President

Approved this _____, day of _____, 2007.

Absent:

Nays:

Ayes:

Passed on second reading this _____ day of _____, 2007.

D. That it is in the best interests of the Village to extend the Temporary Moratorium, as provided for in Ordinance No. 5974, adopted January 4, 2007, for an additional two (2) month period, to the first meeting of the President and Board of Trustees in December, 2007.

C. That in light of the impact of this Ordinance upon certain provisions of the Village's Zoning Code, the Plan Commission held a public hearing, pursuant to proper notice, on September 17, 2007, in regard to the extension of the Temporary Moratorium as provided for by Ordinance No. 5974, adopted January 4, 2007, and did recommend approval of the extension of said Temporary Moratorium in the event the President and Board of Trustees needed additional time to take action in regard to the Plan Commission's recommendation relative to the Roosevelt Road Corridor, for an additional two (2) month period (to the first meeting of the President and Board of Trustees in December of 2007).

B. That while said tasks as referenced above have been completed by the Village's Community Development Department within the initial Temporary Moratorium period, and the Plan Commission has completed its review and made its recommendation to the President and Board of Trustees, the President and Board of Trustees needs additional time to analyze and take action upon the Plan Commission's recommendation.

A. That pursuant to Ordinance No. 5974, adopted January 4, 2007, the President and Board of Trustees imposed a temporary moratorium upon the acceptance of applications for certain development/redevelopment, as more specifically identified in Section 2A of said Ordinance No. 5974, relative to the Roosevelt Road Corridor as described in Exhibit A attached hereto and made part hereof, so that the Village's Community Development Department would have sufficient time to perform certain tasks as more fully set forth in Section 3 of said Ordinance No. 5974 (hereinafter the "Temporary Moratorium").

SECTION 1: The President and Board of Trustees find as follows:

BE IT ORDAINED by the President and Board of Trustees of the Village of Lombard, DuPage County, Illinois, as follows:

AN ORDINANCE EXTENDING THE TEMPORARY MORATORIUM UPON DEVELOPMENT WITHIN THE ROOSEVELT ROAD CORRIDOR, AS IMPLEMENTED BY ORDINANCE NO. 5974, ADOPTED JANUARY 4, 2007, AND AMENDING TITLE 15 OF THE LOMBARD VILLAGE CODE IN RELATION THERETO

ORDINANCE NO. _____

SECTION 2: Based on the findings set forth in Section 1 above, the Temporary Moratorium upon the acceptance of applications for certain development/redevelopment, as more specifically identified in Section 2A of Ordinance No. 5974, adopted January 4, 2007, is hereby extended through and including December 6, 2007, at which time said Temporary Moratorium shall cease, unless otherwise extended by the President and Board of Trustees.

SECTION 3: That Ordinance No. 5974, adopted January 4, 2007, is hereby amended by revising Section 2B thereof to read in its entirety as follows:

"B. Limited Time Period. The Temporary Moratorium, unless sooner terminated by ordinance duly adopted by the President and Board of Trustees without further notice or hearing, shall remain in full force and effect for a period of eleven (11) months and shall terminate at 12:01 a.m. on December 7, 2007."

SECTION 4: That all other provisions of Sections 1, 2 and 3 of Ordinance No. 5974, adopted January 4, 2007, not amended hereby, shall remain in full force and effect.

SECTION 5: That Title 15, Chapter 150, Section 150.369 of the Lombard Village Code is hereby amended to read in its entirety as follows:

"§150.369 TEMPORARY MORATORIUM.

The provisions of this Chapter 150 shall be subject to the Temporary Moratorium imposed by Ordinance Number 5974, adopted January 4, 2007, as amended by Ordinance Number _____, adopted October 4, 2007, from 12:01 a.m. on January 5, 2007, through 12:01 a.m. on December 7, 2007, unless terminated sooner by action of the President and Board of Trustees."

SECTION 6: That Title 15, Chapter 153, Section 153.005 of the Lombard Village Code is hereby amended to read in its entirety as follows:

"§153.005 TEMPORARY MORATORIUM.

The provisions of this Chapter 153 shall be subject to the Temporary Moratorium imposed by Ordinance Number 5974, adopted January 4, 2007, as amended by Ordinance Number _____, adopted October 4, 2007, from 12:01 a.m. on January 5, 2007, through 12:01 a.m. on December 7, 2007, unless terminated sooner by action of the President and Board of Trustees."

SECTION 7: That Title 15, Chapter 154, Section 154.106 of the Lombard Village Code is hereby amended to read in its entirety as follows:

“§154.106 TEMPORARY MORATORIUM.

The provisions of this Chapter 154 shall be subject to the Temporary Moratorium imposed by Ordinance Number 5974, adopted January 4, 2007, as amended by Ordinance Number _____, adopted October 4, 2007, from 12:01 a.m. on January 5, 2007, through 12:01 a.m. on December 7, 2007, unless terminated sooner by action of the President and Board of Trustees.”

SECTION 8: That Title 15, Chapter 155, Section 155.03 of the Lombard Village Code is hereby amended to read in its entirety as follows:

“§155.03 TEMPORARY MORATORIUM.

The provisions of this Chapter 155 shall be subject to the Temporary Moratorium imposed by Ordinance Number 5974, adopted January 4, 2007, as amended by Ordinance Number _____, adopted October 4, 2007, from 12:01 a.m. on January 5, 2007, through 12:01 a.m. on December 7, 2007, unless terminated sooner by action of the President and Board of Trustees.”

SECTION 9: Upon adoption of this Ordinance, the Village's Community Development Department shall forward a copy of the Ordinance to the taxpayer of record for each parcel listed on Exhibit A.

SECTION 10: In light of the urgency in adopting this Ordinance so as to immediately begin the extension of the Temporary Moratorium, pursuant to a two-thirds (2/3rds) vote of the Corporate Authorities, as required by 65 ILCS 5/1-2-4, this Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

Passed on first reading this _____ day of _____, 2007.

First reading waived by action of the Board of Trustees this 4th day of October, 2007.

Passed on second reading this 4th day of October, 2007, pursuant to a roll call vote as follows:

AYES:

NAYS:

Brigitte O'Brien
Village Clerk

ATTEST:

William J. Mueller
Village President

APPROVED by me this 4th day of October, 2007.

ABSENT:

Common Address	Permanent Tax Index Number
725 W. Roosevelt	06-19-100-032
525 W. Roosevelt	06-19-100-033
505 W. Roosevelt	06-19-100-029
1210 S. Finley	06-19-100-025
1280 S. Finley	06-19-100-017
513-523 W. Roosevelt	06-19-100-015
435 W. Roosevelt	06-19-200-009
351 W. Roosevelt	06-19-200-012
345 W. Roosevelt	06-19-200-013
444 W. Roosevelt	06-18-418-015
438 W. Roosevelt	06-18-418-008
428 W. Roosevelt	06-18-418-009
418 W. Roosevelt	06-18-418-010
404 W. Roosevelt	06-18-418-023
350 W. Roosevelt	06-18-419-043
340 W. Roosevelt	06-18-419-032
310-330 W. Roosevelt	06-18-419-047
300 W. Roosevelt	06-18-419-048
303 W. Roosevelt	06-19-200-014
256 W. Roosevelt	06-18-420-028
244 W. Roosevelt	06-18-420-027
234 W. Roosevelt	06-18-420-018
222 W. Roosevelt	06-18-420-014
201-275 W. Roosevelt	06-19-201-021
200 W. Roosevelt	06-18-420-015
201 W. Roosevelt	06-19-201-022
34-54 W. Roosevelt	06-18-421-046
45 W. Roosevelt	06-19-201-015

All properties that are located within the Village of Lombard, are either zoned for commercial purposes or used for commercial purposes, (other than properties zoned Office District Planned Development), and which are located either adjacent to or within the immediate area of the South side of Roosevelt Road, from the Western Village boundary, (located West of Finley Road at the Milton Township/York Township boundary line), on the West, to Church Street on the East, or the North side of Roosevelt Road, from Finley Road on the West to just East of Luther Avenue on the East, all as more specifically identified by common addresses and permanent tax index numbers as follows:

Roosevelt Road Corridor

Exhibit A

1300 S. Main	06-19-201-018
33 W. Roosevelt	06-19-201-003
1210 S. Main	06-19-201-020
30 W. Roosevelt	06-18-421-043
22 W. Roosevelt	06-18-421-044
16 W. Roosevelt	06-18-421-037
12 W. Roosevelt	06-18-421-027
6 W. Roosevelt	06-18-421-034
10 W. Roosevelt	06-18-421-028
1196 S. Main	06-18-421-045
1281 S. Main	06-20-100-039
1 E. Roosevelt	06-20-100-065
105 E. Roosevelt	06-20-100-067
109-121 E. Roosevelt	06-20-100-068
125-127 E. Roosevelt	06-20-100-069
1210-1220 S. Garfield	06-20-100-077
1103-1177 S. Main	06-17-305-046
1145 S. Main	06-17-305-041
1155 S. Main	06-17-305-042
1103-1177 S. Main	06-17-305-043
4 E. Roosevelt	06-17-305-006
150 E. Roosevelt	06-17-305-045
1177 S. Main	06-17-305-044
1103-1177 S. Main	06-17-305-021
1141 S. Main	06-17-305-007
1103-1177 S. Main	06-17-305-029
1103-1177 S. Main	06-17-305-038
1103-1177 S. Main	06-17-305-039
1133-1139 S. Main	06-17-305-012
1103-1177 S. Main	06-17-305-033
1103 S. Main	06-17-305-017
1105-1111 S. Main	06-17-305-030
1115-1119 S. Main	06-17-305-031
1121-1127 S. Main	06-17-305-032
NW Corner of Garfield & 13 th St.	06-20-100-076
201 E. Roosevelt	06-20-110-001
112-116 W. 13 th	06-20-110-005
120-124 E. Roosevelt	06-20-100-004
205 W. Roosevelt	06-20-110-002
1200 S. Highland	06-20-110-003
1210-1238 S. Highland	06-20-100-062
222 E. Roosevelt	06-17-312-029
230 E. Roosevelt	06-17-312-028
16 W. Ann	06-17-312-001
225 E. Roosevelt	06-20-106-079

912-916 E. Roosevelt	06-16-310-022
909 E. Roosevelt	06-21-100-015
865 E. Roosevelt	06-21-100-014
855 E. Roosevelt	06-21-100-013
890-898 E. Roosevelt	06-16-309-014
850 E. Roosevelt	06-16-309-019
811-849 E. Roosevelt	06-20-204-008
832 E. Roosevelt	06-17-406-034
747 E. Roosevelt	06-20-200-024
701-743 E. Roosevelt	06-20-200-006
844 E. Roosevelt	06-17-406-051
820 E. Roosevelt	06-17-406-038
830 E. Roosevelt	06-17-406-045
816 E. Roosevelt	06-17-406-048
810 E. Roosevelt	06-17-406-050
700-800 E. Roosevelt	06-17-406-049
660 E. Roosevelt	06-17-405-015
612-620 E. Roosevelt	06-17-405-030
621-629 E. Roosevelt	06-20-200-026
601 E. Roosevelt	06-20-200-025
600 E. Roosevelt	06-17-405-018
411-511 E. Roosevelt	06-20-200-040
411-511 E. Roosevelt	06-20-200-039
500 E. Roosevelt	06-17-404-044
498 E. Roosevelt	06-17-403-041
470 E. Roosevelt	06-17-403-039
523-581 E. Roosevelt	06-20-200-038
523-581 E. Roosevelt	06-20-200-037
523-581 E. Roosevelt	06-20-200-036
400-450 E. Roosevelt	06-17-403-045
351 E. Roosevelt	06-20-106-050
352 E. Roosevelt	06-17-316-007
340 E. Roosevelt	06-17-316-006
330 E. Roosevelt	06-17-316-008
300 E. Roosevelt	06-17-316-003
241 E. Roosevelt	06-20-106-075
233 E. Roosevelt	06-20-106-074
266 E. Roosevelt	06-17-312-023
244 E. Roosevelt	06-17-312-030
1180 S. Stewart	06-17-312-011
1178 S. Stewart	06-17-312-010
240 E. Roosevelt	06-17-312-032
281 E. Ann	06-17-312-006
277 E. Ann	06-17-312-005
273 E. Ann	06-17-312-004

1160 S School	06-16-310-021
920 E. Roosevelt	06-16-311-011
930 E. Roosevelt	06-16-311-017
923 E. Roosevelt	06-21-102-001
1208 S. Myers	06-21-102-021
900 E. Roosevelt	06-16-310-012
908 E. Roosevelt	06-16-310-013
927 E. Roosevelt	06-21-102-017
931 E. Roosevelt	06-21-102-025
1005-1009 E. Roosevelt	06-21-103-023
1060 E. Roosevelt	06-16-317-020
1102 E. Roosevelt	06-16-318-013