

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

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

X

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: August 28, 2007 (B of T) Date: September 6, 2007

TITLE: Roosevelt Road Development Moratorium

SUBMITTED BY: Department of Community Development *dah*

BACKGROUND/POLICY IMPLICATIONS:

The Department of Community Development presents for discussion the Roosevelt Road Corridor Ad-hoc Committee Report. (DISTRICTS #2 and #6)

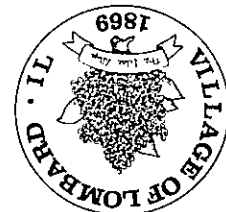
Please place this item for discussion on the September 6, 2007 Village Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X	_____	Date	_____
Finance Director X	_____	Date	_____
Village Manager X	<i>W. Lichter</i>	Date	<i>8/29/07</i>

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 *dash*
Assistant Village Manager/Director of Community Development

DATE: September 6, 2007

SUBJECT: Roosevelt Road Corridor Ad-hoc Committee Report

Attached please find a copy of the Roosevelt Road Corridor Ad-hoc Committee Report. This report is the final work product produced by the Ad-hoc Committee and is intended to meet the mandate set forth within development moratorium Ordinance passed earlier this year.

The focus of the study was to review the private development regulations and desired land uses within the Corridor. The Committee undertook a review of preferred land uses and development issues along the Corridor. The report offers a number of overall corridor recommendations as well as specific improvements that should be undertaken for particular sites.

An executive summary is provided at the beginning of the report. The remainder of the report discussed eight goals identified by the Committee that should be explored, followed by a series of recommendations. The Report includes a number of appendices that supports or supplements the Committee's discussion. Of particular note Appendix D is a draft version of a new zoning district (B4A District) as the first tool of implementation.

ACTION REQUESTED

Please place this item on the September 6, 2007 Board agenda under Items for Discussion. Staff will provide a summary of the report's recommendations and will seek direction from the Board accordingly.

COMMITTEE REPORT

VILLAGE OF LOMBARD ROOSEVELT ROAD CORRIDOR AD HOC COMMITTEE

AUGUST, 2007

AD HOC COMMITTEE MEMBERS

Trustee Rick Soderstrom, Chairperson
Trustee Dick Tross, Alternate Chairperson

Darlene Bartt	Bill Salzman
Gus Danos	Frederick M. Schmidt
Loren Eatman	Ray Schuda
Ron Mensching	Fida Shallwani
Char Miller	William Vivitto
Ronald Olbrysh	

ACKNOWLEDGEMENTS

The following persons have contributed to the development of this Roosevelt Road Corridor Ad Hoc Committee Report:

ROOSEVELT ROAD CORRIDOR AD HOC COMMITTEE

Trustee Rick Soderstrom, Chairperson
Trustee Dick Tross, Alternate Chairperson

Darlene Bartt	Bill Salzman
Gus Danos	Frederick M. Schmidt
Loren Eatman	Ray Schuda
Ron Mensching	Fida Shalwani
Char Miller	William Vivrito
Ronald Olbrysh	

PRESIDENT AND BOARD OF TRUSTEES

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Donald Ryan, Chairperson

Martin Burke	Richard Nelson
Stephen Flint	
Ronald Olbrysh	
Ruth Sweetser	
Sondra Zorn	

STAFF LIAISONS

David A. Huliseberg, AICP, Assistant Village Manager/Community Development Director
William J. Heniff, AICP, Senior Planner

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Executive Summary

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 for special consideration. In anticipation of a future update to the Plan, the report provides a strategic review of the issues, challenges and opportunities that impact the development trends and patterns within the Corridor. From this review, the 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 Village Board established a nine-month development moratorium in January, 2007 to ensure that projects proceeding under existing regulations 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. Ultimately, the RRCAC undertook a comprehensive review of the corridor, formulated goals and issues for review, offered recommendations, and solicited public input. This discussion ultimately led to the goals, issues and recommendations contained within the final report for Village Board consideration.

The study focused upon the uses and activities on adjacent and abutting private properties 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 primary 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, establishments, establishments, and design criteria. 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. The report also recommends reclassification of a number of land uses currently permitted along the Corridor, limitations to selected service establishments, and design criteria.

- 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 Committee identified a desire to consider other right of way improvements and pedestrian accommodations.

- The report offers additional recommendations 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 the Village staff identifying those items that should be considered as part of any development review.

In addition to the overall goals, a sub-area analysis was undertaken to identify site specific recommendations for individual properties and block faces.

The recommendation and issues identified within the report are intended to serve as the basis for future actions by the Village. Upon completion, the report will be transmitted to the Village Board for consideration. If accepted, the report will then serve as a strategic planning document for future code amendments, planning activities and will ultimately be incorporated into the overall Village Comprehensive Plan.

Introduction

As part of the Fiscal Year 2007-08 strategic planning activities, the Lombard Village Board directed staff to begin a review of the Village's Comprehensive Plan, which was last updated in January 1998. This effort serves as a visioning document and guide to the public and staff as to what the Board identifies as key priorities within the Village. Through this discussion, the Board identified the Roosevelt Road Corridor (RRC) as an area for further review. The Board identified pedestrian access issues, desirable and undesirable land uses, signage, and general redevelopment concerns.

Supplementing the current Village of Lombard Comprehensive Plan and in anticipation of a future update to the Plan, this report provides a strategic review of the issues, challenges and opportunities that impact the development trends and patterns within the Corridor. This report sets forth recommendations to the Lombard Village Board and address the long-term planning vision for the RRC. This report acts as a guide document to maintain and/or enhance the RRC prominence as an economic and community asset.

As noted in the 1998 Plan, the RRC is identified for community commercial shopping purposes. With the exception Yorktown Shopping Center, the RRC is the Village's largest shopping area and includes an array of retail, commercial, service and office uses. In general, most areas of the Corridor are planned to remain designated for retail commercial uses, reflecting existing development activity. However, continuing ongoing redevelopment activity dictated the need to initiate a comprehensive review of the Corridor.

This report is a collaborative effort between the Village and business and property owners within the District, neighboring residents as well as the community at large. The intent is to address preferred, complimentary and less desirable land uses, design considerations, compatibility elements and suggestions for public improvements and desirable outcomes where appropriate. The recommendations contained within this report provide a guide to property to all stakeholders within the Corridor and will ultimately be used as the basis for future amendments to Village Code and policies as warranted.

Report Background

The Roosevelt Road Corridor serves as a primary commercial area and a Strategic Regional Arterial roadway within the Village. Roosevelt Road itself is a primary arterial roadway and the adjacent land uses create a "first impression" of Lombard to passing motorists. While the Corridor has been developed with commercial uses that have served the commercial shopping needs of the community over the past few decades, a number of properties within the Corridor are currently in transition. These properties currently have or may have significant vacancies in the near future. Other sites are slated for development or redevelopment activity. At the same time, property owners and developers are seeking direction from the Village regarding development proposals. Meanwhile, a number of properties are nonconforming as they were developed prior to current development regulations and/or present a tired appearance.

The purpose and intent of the RRC analysis is to undertake a greater overall review of the Corridor to determine if existing Village Codes produce the desired output. From this review, the recommendations for code amendments and direction to property owners pertaining to future site improvements are offered.

It is essential that the zoning and development regulations established for properties within the corridor reflect the goals set forth within the Comprehensive Plan and the desires of the community. Also of great importance is ensuring that the economic vitality of the corridor is maintained and/or enhanced through a systematic and comprehensive review. The Village Board has raised concerns regarding the future development trends along the Corridor through its strategic planning/visioning session and has suggested to staff that the Corridor be reviewed and recommendations should be made that address these concerns.

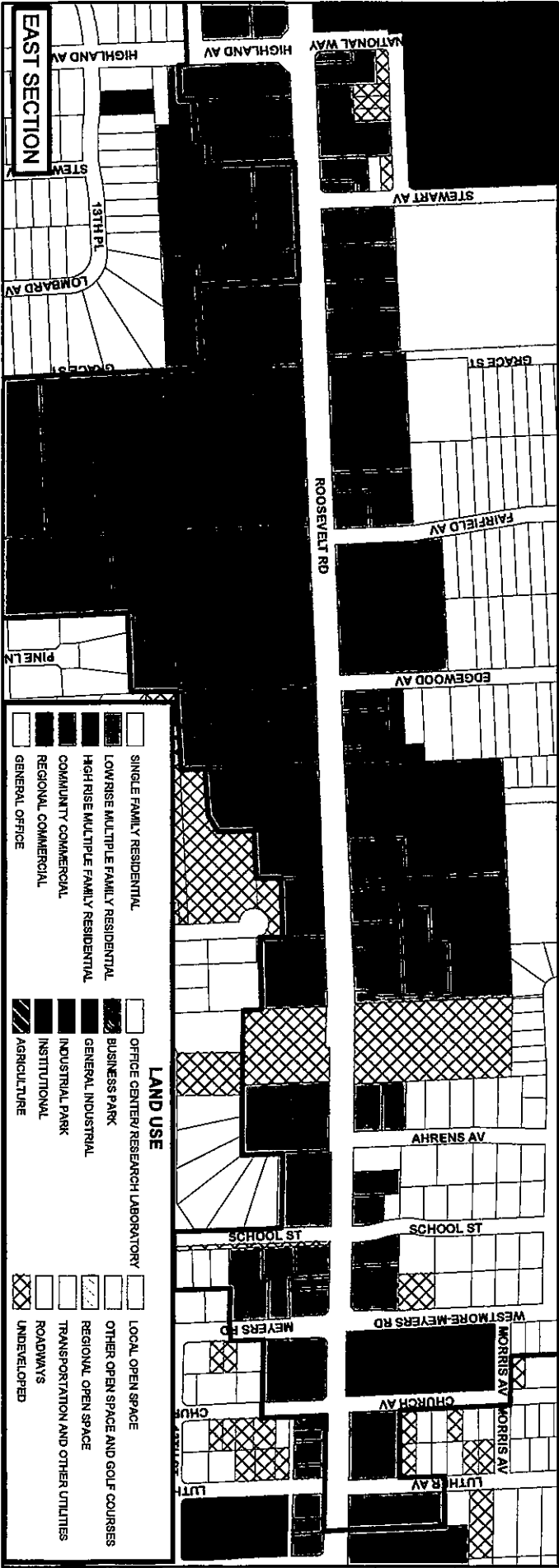
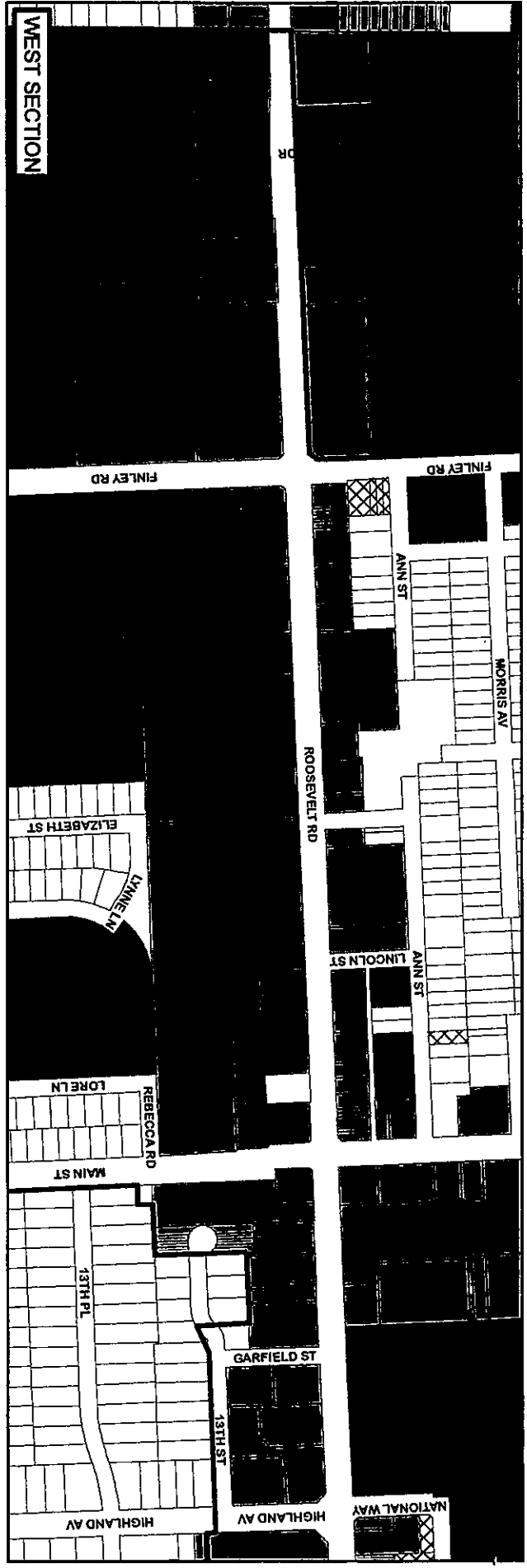
As shown on Map 1, the RRC is primarily improved with commercial uses. Map 2 depicts an aerial layout of the existing built environment. The 1998 Comprehensive Plan recommends that the corridor be developed for commercial purposes (Map 3). Map 4 shows the existing zoning designations for properties within and abutting the Corridor.

ROOSEVELT ROAD CORRIDOR

MAY 2007

EXISTING LAND USE

NOT TO SCALE



EAST SECTION

WEST SECTION

LAND USE

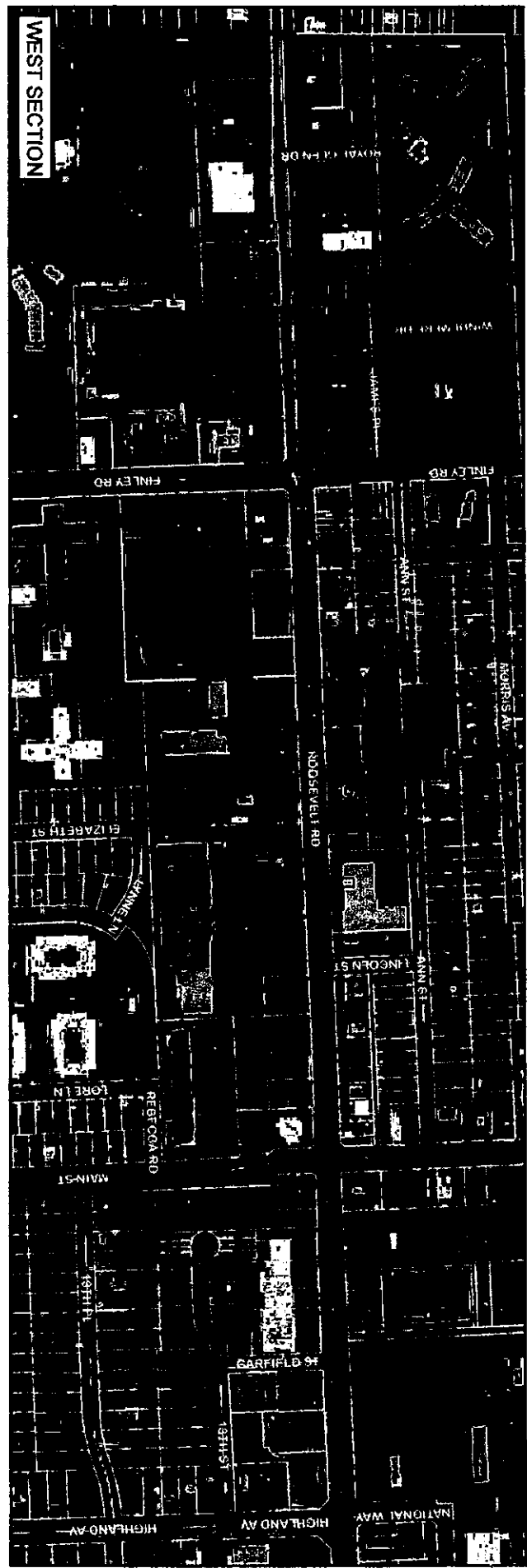
- SINGLE FAMILY RESIDENTIAL
- LOW RISE MULTIPLE FAMILY RESIDENTIAL
- HIGH RISE MULTIPLE FAMILY RESIDENTIAL
- COMMUNITY COMMERCIAL
- REGIONAL COMMERCIAL
- GENERAL OFFICE
- OFFICE CENTER/RESEARCH LABORATORY
- BUSINESS PARK
- GENERAL INDUSTRIAL
- INDUSTRIAL PARK
- INSTITUTIONAL
- AGRICULTURE
- LOCAL OPEN SPACE
- OTHER OPEN SPACE AND GOLF COURSES
- REGIONAL OPEN SPACE
- TRANSPORTATION AND OTHER UTILITIES
- ROADWAYS
- UNDEVELOPED

ROOSEVELT ROAD CORRIDOR

AERIAL PHOTO (2006)

MAY 2007

NOT TO SCALE

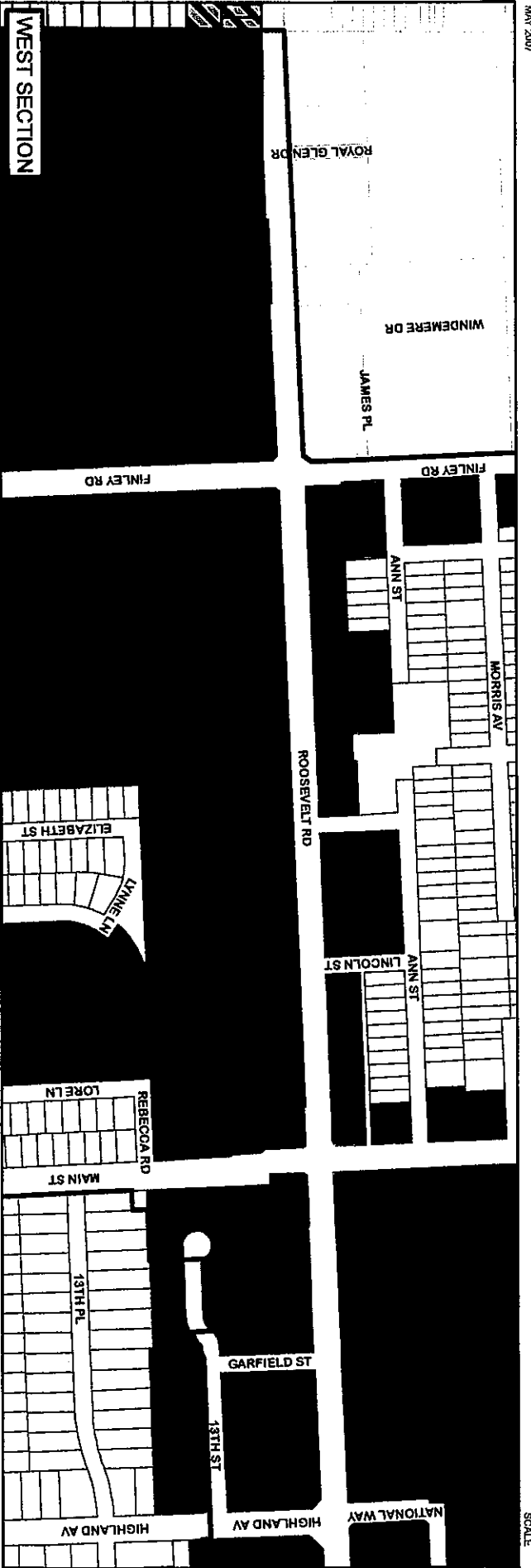


ROOSEVELT ROAD CORRIDOR

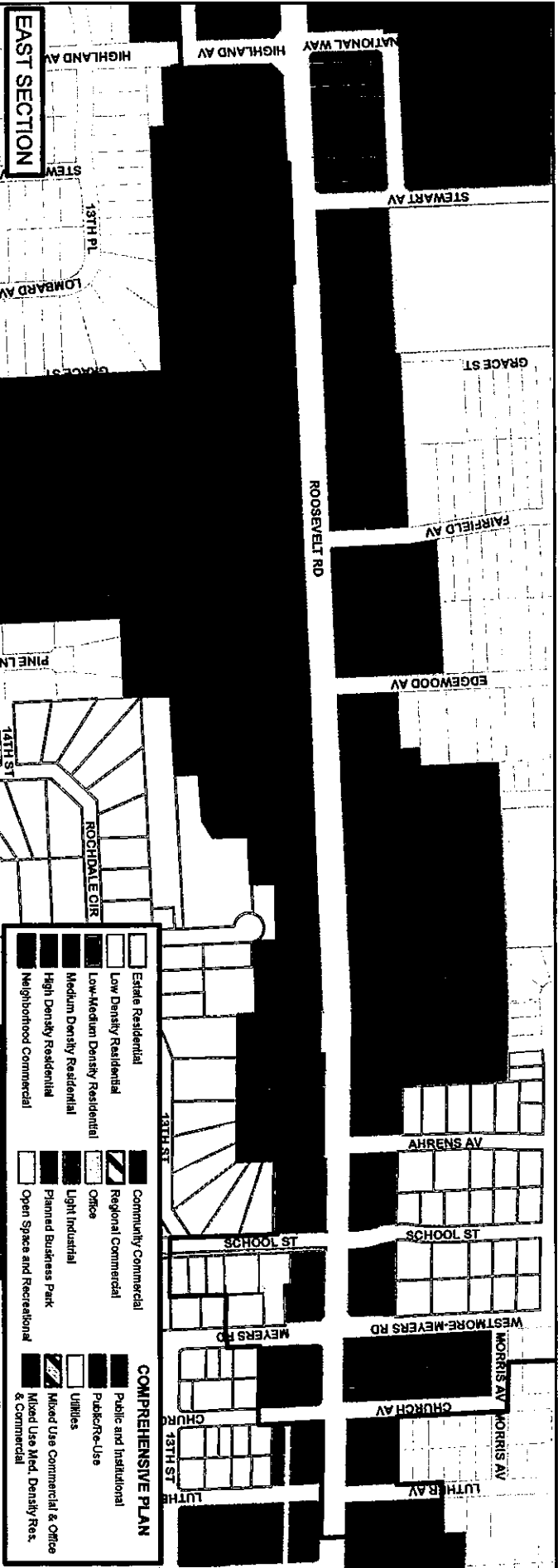
COMPREHENSIVE PLAN

MAY 2007

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WEST SECTION



EAST SECTION

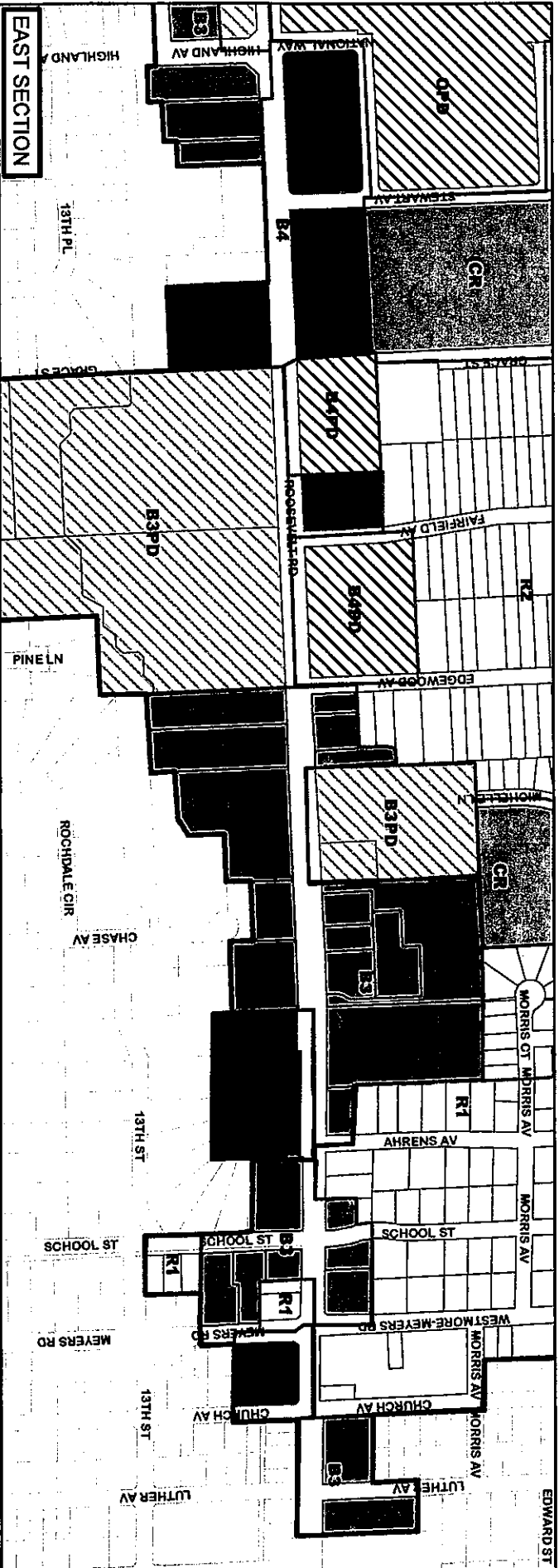
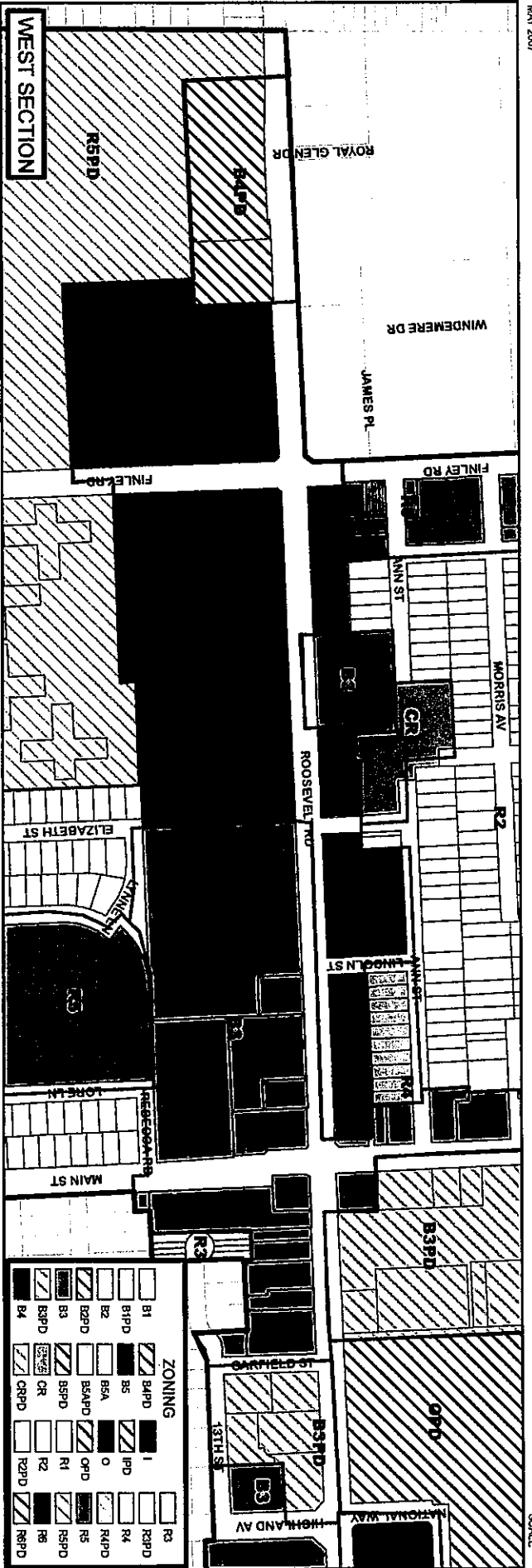
COMPREHENSIVE PLAN	
[Symbol]	Estate Residential
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[Symbol]	Neighborhood Commercial
[Symbol]	Community Commercial
[Symbol]	Regional Commercial
[Symbol]	Office
[Symbol]	Light Industrial
[Symbol]	Planned Business Park
[Symbol]	Open Space and Recreational
[Symbol]	Public and Institutional
[Symbol]	Public/Re-Use
[Symbol]	Utilities
[Symbol]	Mixed Use Commercial & Office
[Symbol]	Mixed Use Med. Density Res. & Commercial

ROOSEVELT ROAD CORRIDOR

ZONING

MAY 2007

NOT TO SCALE



Development Moratorium

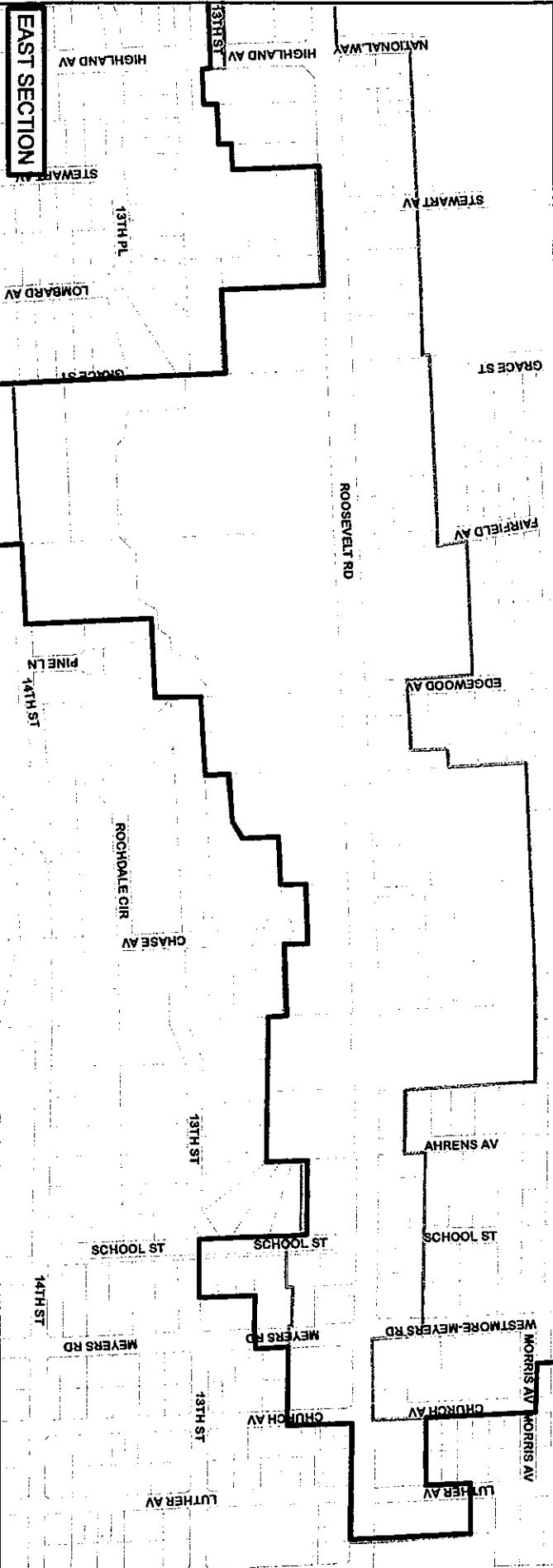
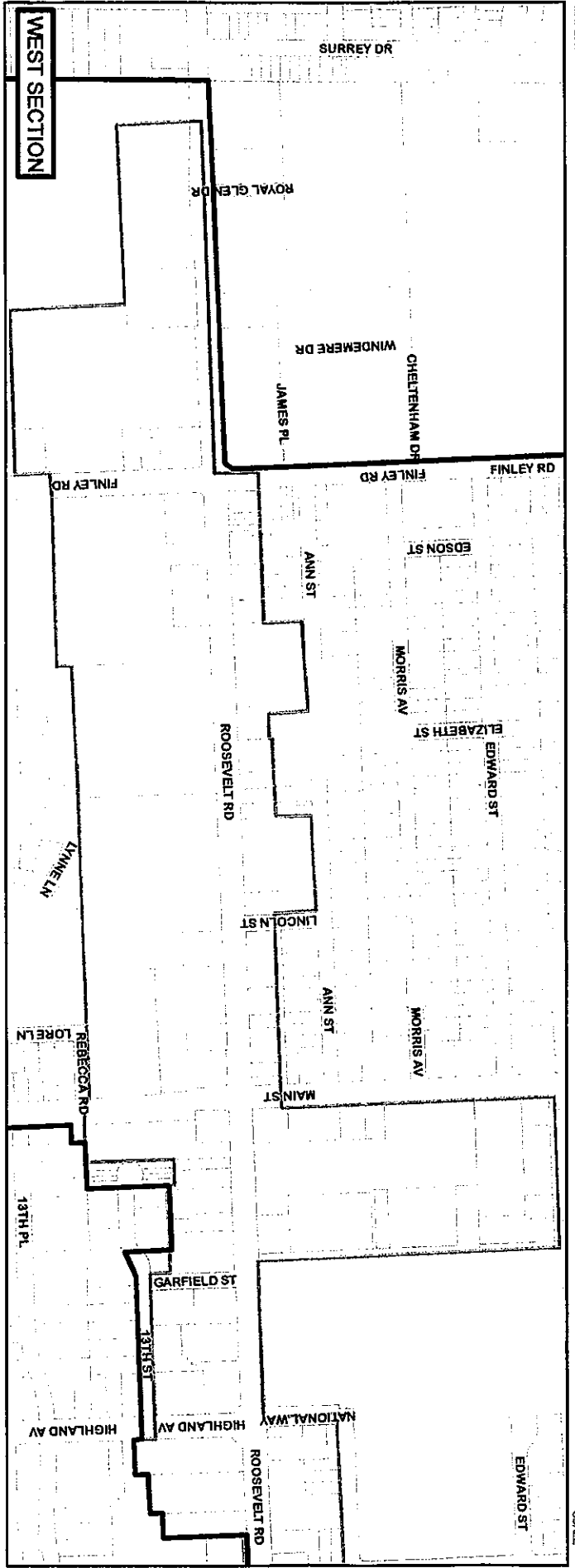
As a first step in an overall review of the Village's Comprehensive Plan, the Village Board identified the corridor for special consideration, concurrent with a nine-month development moratorium. The moratorium was enacted to ensure that interim development projects proceeding under existing regulations 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. Ultimately, the recommendations identified during the moratorium period will serve as recommendations to be incorporated in the Comprehensive Plan itself.

The intent of the moratorium was to review all land development regulations currently in place that affect development activity within the Corridor. The development moratorium was approved by the Corporate Authorities on January 5, 2007, as set forth in Ordinance 5974 (Appendix A). The moratorium was established for all properties located within the Corridor that are either zoned for commercial purposes or used for commercial purposes, as depicted on Map 5.

ROOSEVELT ROAD CORRIDOR DEVELOPMENT MORATORIUM AREA

MAY 2007

NOT TO SCALE



The moratorium precluded the issuance or any review of the following types of building permit applications within the moratorium area:

1. Any construction of a new principal building;
2. Any construction of an addition to an existing principal or accessory building, of more than 500 square feet in size;
3. Any new freestanding signs; and
4. Any change in the type of commercial use occupying an existing commercial space of 5,000 or more square feet of gross floor area.

The moratorium ordinance granted exceptions for development projects for which a formal application had been made to the Village prior to the establishment of the moratorium, provided the applicant continues with the application and approval process as provided for by the provisions of the Village Code. The moratorium period was established for a nine month period, terminating on October 5, 2007.

Establishment of Ad-Hoc Committee

With the moratorium in place, staff proceeded with a review of relevant issues in the corridor. To facilitate this process, the Roosevelt Road Corridor Ad-hoc Committee (RRCAC) was formed. Village staff sent out over three hundred letters to affected property and business owners pertaining to the corridor study and press releases were sent to local media. Staff also sought input of selected individuals living in close proximity of the corridor to be part of the RRCAC. The names of the interested parties were then forwarded the Village Board for approval.

The RRCAC consisted of eleven members, each having a unique perspective and insight that would formulate and direct the discussion. The membership included RRC property owners and management companies, business tenants and abutting residential property owners as well as a representative from the Plan Commission. The Committee was chaired by two Village Trustees (Richard Soderstrom and Richard Tross). The RRCAC met on a regular basis throughout Winter and Spring, 2007 to discuss existing conditions and development issues within the RRC. Ultimately, the RRCAC undertook a comprehensive review of the corridor, formulated goals and issues for review, offered recommendations, and solicited public input. This discussion ultimately led to the goals, issues and recommendations contained within the final report for Village Board consideration. A copy of the approved minutes for the meeting is attached as Appendix E and the submitted public comments from the public meeting/open house are attached as Appendix F.

Overall Goals and Issues

The RRC study focused upon the uses and activities on adjacent and abutting private properties 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 of the corridor. The study focused upon abutting private properties that affect the overall viability of the corridor as both a commercial corridor as well as a transportation facility. The intent of the study is to comprehensively review the economic activity, land use trends, development standards, signage regulations and the overall aesthetics of the corridor.

The Corridor provides a number of positive attributes that are beneficial to the community and/or business establishments, including:

- a wide variety of retail services;
- higher business exposure through higher traffic counts;
- attractive architectural design of selected buildings;
- serving as a destination point for the Lombard market;
- favorable vehicular access to Roosevelt Road at a number of locations;
- a desirable location in the geographic center of the community and between Yorktown and Downtown Lombard; and
- providing adequate parking for existing businesses.

Goal 1

Identify preferred land uses and activities along the corridor.

A primary activity of the study was to determine which uses and activities best advance the overall goals of the Village and provide the greatest contribution to the corridor's success. This analysis offers the following observations and/or recommendations:

- **Intent of the Corridor** – The existing Comprehensive Plan and the Zoning Ordinance both identify the intent of the corridor is to provide for the shopping needs of the community. Land use designations should have some relationship to this overall goal.
- **History of Development along Corridor** – The Corridor has traditionally served the automotive sales and service needs of the community. These uses and activities are directly associated with Roosevelt Road's role as a regional arterial roadway. Future development activity should recognize this development pattern and seek ways to minimize negative impacts of such uses within the Corridor.
- **Variety of Land Uses** – Creating a corridor that provides for a wide variety of shopping activities and uses can strengthen its economic vitality. It can also promote multi-purpose shopping trips. Land use variety within shopping centers can also address parking demand issues, as the varying uses have differing peak-hour demands.
- **Use Compatibility** – Each land use activity should address its respective impact on adjacent commercial properties, as well as abutting residential properties.
- **Market Considerations** – If an essential service or use is deemed to not be desirable, the impact of any code amendments could result in those uses being relocated to other commercial areas. Moreover, identifying the use as a highly desired use will not automatically mean that such establishments will automatically locate in the Corridor either. As such, the preferred land use list should be flexible enough to address market conditions, but should recognize the historical role the Corridor as a retail/service/automotive oriented corridor.
- **Vacancy Issues** – Restricting the corridor to a few desirable land uses could result in an increased number of vacancies or could impact the ability for property owners to lease or sell vacant spaces. The report recommends a balanced approach be taken as it relates to the inclusion or exclusion of permitted, conditional and prohibited land uses.
- **Impacts on Existing Uses** – While the report's recommendations ultimately result in the removal of existing uses within the Zoning Ordinance, those uses will be permitted to continue to operate, but as legal non-conforming establishments.

While recommending the removal of certain uses will not automatically result in their immediate removal, the report recommends that future Village actions should promote the most desirous land uses within the corridor.

- **Inconsistent Zoning District Regulations** – As previously depicted on Map 4, the corridor is primarily zoned for business uses. However, within the corridor, the inconsistent patchwork zoning designations between the B3 and B4 properties contributes does not provide a uniform basis or rationale for the codes assigned to the Corridor.

Considering the items noted above, an overall ranking activity was undertaken to determine those land uses that were considered to be most desirable to least desirable within the corridor. A detailed discussion of the analysis is noted in Appendix B. Through this analysis, the following actions and/or activities are recommended:

- Roosevelt Road should remain a retail commercial corridor.
- While service uses can contribute to the Corridor, their overall benefit may be more limited. Uses such as financial institutions (banks), may be beneficial if they are located within a planned development or as part of a unified redevelopment plan, but they are not as desirable as stand-alone establishments.
- Retail establishments and activities should remain the primary land use within integrated shopping centers.
- Restaurant uses (without entertainment or dancing) are considered the most desirable land use. However, the impacts of restaurant uses on adjacent properties (i.e., traffic, waste collection) needs to be carefully reviewed to ensure that the full impacts of the use are addressed.
- Retail uses that are under-represented within the community (e.g., hardware stores and automotive sales establishments) should be considered as preferred land uses within the Corridor.
- To ensure that the Corridor serves the shopping needs of the community, a wide variety of land retail land uses should be encouraged.
- Outdoor land use activities should be tied directly to the principal land use function of the property. Such activities must address their full impacts on adjacent properties.
- Automotive land uses should address their potential negative visual and aesthetic impact upon the overall Corridor and neighboring properties.
- Existing land uses on unincorporated parcels along Roosevelt Road within the Village's ultimate municipal boundaries should be redeveloped with uses consistent

- with the desired retail commercial nature of the Corridor upon annexation. Should this not be feasible, the respective sites should be carefully reviewed to bring the properties into compliance as close as possible with the Village Code provisions.
- 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.

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.

While architectural design and aesthetic elements can be considered subjective in nature, well-designed and aesthetically pleasing developments can be considered a significant enhancement to any corridor. It is recognized that some property owners and/or business establishments may be willing to undertake improvements only if there is a perceived or actual benefit to their operations. Other businesses are limited by corporate franchisee requirements or other property covenants. While the Zoning Ordinance sets a minimum level of improvements (such as landscaping) and a maximum amount of development activity (such as lot area coverage, building height or signage) associated with a development, it does not ensure that a development will provide a visual enhancement to the Corridor. However, appropriately designed and attractive developments create an appealing street appearance and address the impacts of development on adjacent residential uses by "raising the bar" for future development activity and can ultimately add value.

The ultimate challenge is to advance the notion that attractive design is a vital element for existing centers that may present a tired or dated appearance, as well as new establishments that can foster additional investment. In many cases, this activity is accomplished as a collaborative effort between property owners, developers and the Village. However, the following guidelines and activities should be addressed as part of the development review process.

Building Architectural Design

- Recognizing that many commercial properties about residential properties or are visible from adjacent rights of way, each building elevation should be aesthetically pleasing.

- While the specific architectural elements do not need to be homogeneous along the entire Corridor, new developments should incorporate architectural design elements that create value to the building itself.

Site Aesthetics/Open Space

- Required landscaping and green space should be designed and well integrated into development plans. Green space should also be situated in a manner that maximizes its visibility from adjacent rights of way and abutting properties.
- In addition to building aesthetics, additional investment and detail should be placed upon ancillary improvements on a site. This includes, but is not limited to, decorative fencing, benches and tables, ornamental lighting, up-lighting of

buildings, bollard lighting abutting residential properties, and integrating principal building architectural elements into requisite dumpster enclosure areas.

- For properties with excessive underused parking, land banking or parking spaces should be pursued.

- Pursue alternative tools for advancing code compliance, including review of business license provisions, to bring nonconforming properties into closer compliance with code.

- Properties located at major intersections and at the entrance into the Village should be considered “gateway parcels”. Development activity at these locations should include building, signage and/or landscape aesthetic enhancements accordingly.

- For sites that are currently undeveloped, stormwater detention facilities should provide open space/green space benefits. Vault detention facilities should be discouraged. Previously developed properties should include provisions to incorporate additional green space to provide stormwater detention runoff benefits. Moreover, detention facilities should incorporate best management practices (such as wet bottom ponds) as set forth in the DuPage County Stormwater and Floodplain Ordinance.

- In cases where stormwater detention 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 the facilities are designed to achieve the additional benefit of segregating commercial activities from adjacent residential neighborhoods.

Abutting Property Impacts

- Special measures should be taken to ensure that business operations minimally impact adjacent properties.

- Where landscape buffers and/or building setbacks cannot be achieved per the provisions of the Zoning Ordinance, decorative wall screening is recommended.

Signage

- Free-standing signage regulations should be reviewed to ensure that such signage is 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. The review should balance the needs

of the business community for appropriately sized and placed signage with the need to ensure that such signage is not excessive.

- Continue efforts to reduce and/or remove the amount of off-premises signage along the corridor.

- Automatic changeable copy signs are considered a visual nuisance and their location and placement in the corridor should be further limited.

- For properties with nonconforming off-premises signage (i.e., billboards), the removal of such signage should be addressed as part of any zoning approvals granted for properties within the Corridor.

Code Enforcement

- To ensure that properties are being operated in a manner consistent with the overall corridor goals, proactive and ongoing code enforcement activities are recommended. This activity should specifically address ongoing property maintenance issues as well as ensuring that the provisions and requirements of previously granted plan approvals, such as landscaping, are maintained.

- Parking lot and driveway maintenance standards should be established and/or strengthened.

Goal 3 To limit the effects of piecemeal development by encouraging unified, cohesive development.

Development activity along Roosevelt Road occurred over a long period of time and under a variety of circumstances. Early roadside establishments served the local rural community or occasional travelers. While some of these projects were developed under Village regulations, many were developed under DuPage County regulations. Moreover, older Zoning Ordinance and Building Code regulations were not as extensive or detailed as today's regulations. Lastly, many properties were developed at a time when Roosevelt Road had significantly lower traffic volumes. All of these factors created a patchwork of uses and site layouts, some of which are now functionally obsolete.

While the Village has had success encouraging redevelopment of these piecemeal properties on a unified basis, future development activity should incorporate principles of unified and cohesive development. As such, the following recommendations are offered:

- Uniform zoning regulations should be established for the entire corridor.
- Future development should be located on lots of record that meet the lot width and area provisions included within the report's recommendations. Where such activity is not feasible, 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 satisfactorily address the impacts of development on adjacent properties. In consideration of the zoning relief, the principles and recommendations contained within this section should be carefully considered in the project review.
- Piecemeal development activity should be avoided.

Goal 4

Create a safe environment for pedestrian traffic.

When Roosevelt Road was first constructed, the roadway was largely considered the southern extent of the community, as illustrated in the 1959 Village Comprehensive Plan. However, through additional annexations and development activity, the roadway now bisects the geographical center of the community. Given its location, the right of way also serves as both a pedestrian link and barrier within the community. For reference purpose, an analysis of the existing sidewalk crossing conditions is offered in Appendix C.

Past Village Board actions identified the need for pedestrian linkage and accommodation. Most notably, the Board established a Special Assessment Area (SAA) in 1998 to provide for the construction of sidewalks along Roosevelt Road and constructed sidewalks on both sides of the street where they were missing. As part of its latest strategic planning efforts, the Board identified the desirability to link the Roosevelt Road properties with the adjacent residential properties on a pedestrian scale.

While the existing sidewalks along Roosevelt Road do not function in the same manner as walkways in a traditional downtown, they still provide significant benefits, including:

- Keeping pedestrians and motor vehicles segregated;
- Providing a continuous link between the community;
- Providing a stopping/standing area for pedestrians to wait for Pace buses;
- Providing an incentive to walk for short distance trips (versus driving);
- Meeting the provisions of the Illinois Accessibility Code; and
- Following the Village requirement within the Subdivision and Development Ordinance requiring sidewalks as part of any new development.

Recognizing this need, the following recommendations are offered:

- Existing and future developments shall be designed and operated in a manner that safely and appropriately addresses pedestrian access on and abutting respective properties.
- Existing and future developments should be designed in a manner that promotes coordination of service between and among travel modes. In this instance, development should readily provide for auto/pedestrian and bus/pedestrian links within developments.

- Appropriately designed waiting areas for Pace bus stops, either within the public right of way or on adjacent properties, should be accommodated along the Corridor. Pedestrian access to the bus stops issues should also be addressed.

- Work closely with the Illinois Department of Transportation to review and/or seek funding for additional pedestrian improvements within the right of way. These include, but are not limited to, additional pedestrian signals (where currently unavailable), additional striping within the roadway, pedestrian timers and/or signage. Projects requiring significant capital investment (i.e., grade separation) should be pursued at locations that warrant such investment.
- Seek funding options to advance pedestrian accommodations within and abutting the corridor.

Goal 5

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

The Zoning Ordinance provides both buffering and screening provisions. Buffering pertains to physical separation of buildings from residential properties. Screening relates to those treatments (i.e., landscaping, fencing, etc.) that provide a visual and/or noise barrier between properties. The current underlying B3 & B4 zoning district regulations require transitional building setbacks of forty feet (40') where the property abuts a residential district. Transitional yard setbacks are thirty feet (30') in width. However, many properties within the Corridor were developed prior to the establishment of this regulation and these nonconforming properties still do not provide sufficient buffering from residences. While it may not be feasible to apply buffer distances in all cases, the relationship between commercial and residential properties is much more dynamic than establishing general codes - buffering and screening itself may not be the only issues that impact adjacent properties. Moreover, excessive buffering distances may also create difficulties for selected commercial properties.

As such, the following recommendations are offered:

- Transitional building and transitional landscape yard setbacks should be incorporated into development activity to the greatest extent possible. Where such setbacks are not feasible, decorative screening walls and landscape enhancements shall be provided.
- Parking lot lighting design should limit or preclude light "spill" onto adjacent residential properties. Bollard lighting, recessed lighting, shielded gooseneck lighting and building up-lighting in lieu of traditional light standards are a few examples on how this can be achieved.
- Essentially zoned properties abutting commercial properties within the Corridor may be used for stormwater detention purposes, provided that the area used for detention purposes is not used for commercial activity.

Goal 6 Enhance the effectiveness of the corridor as a Strategic Regional Arterial roadway

Roosevelt Road has historically served both the local and regional transportation needs. The established development patterns along the corridor reflect its unique nature and history. While the report is intended to focus upon and address the land uses and design factors of properties within the Corridor, the impact of these actions affect the ability of Roosevelt Road to effectively meet the transportation needs of the community and the region.

Roosevelt Road is designated as a Strategic Regional Arterial (SRA). The 2030 Regional Transportation Plan (RTP) for Northeastern Illinois, created by the Chicago Area Transportation Study (CATS), established the SRA designation as a planning tool used by regional transportation entities to prioritize transportation funding and improvements. This process is intended to establish a consistent and logical connection for programming arterial improvements based on sound planning principles.

Roosevelt Road is under the jurisdiction of the Illinois Department of Transportation (IDOT). While the Village has the ability to place additional conditions upon an adjacent property owner as it relates to access or other improvements within the corridor, IDOT serves as the primary regulatory authority for the right of way. As such, any modifications or improvements within the right-of-way are subject to both Village and IDOT approval. As a separate jurisdiction, IDOT does have the authority to deny approval of a permit for a particular improvement even if the Village deems it to be appropriate.

As a companion to the Village's Roosevelt Road activities, IDOT conducted a safety review of the corridor, with particular emphasis on the five major signalized intersections within the Corridor. Their findings and recommendations are noted within a separate memorandum included within Appendix G.

In furtherance of sound transportation practices, the following recommendations are offered:

- To promote better traffic flow, cross-access provisions should be required where practical.
- Coordinate development plans with IDOT as part of the overall project review, with particular emphasis upon limiting driveway access in close proximity to intersections, removing conflict points and limiting the number of overall driveways for a given property.
- Concurrent with changes in land use, comprehensively review all existing curbs cuts to determine whether a modified driveway design and access is warranted.

- Although IDOT has not placed Roosevelt Road within its current capital improvements program, should any improvements be undertaken within the public right of way, parkway landscaping, pedestrian access and utility burial should be reviewed accordingly.
- Traffic light signal enhancements should continue to be made as warranted.
- Innovative traffic control measures and traffic enforcement measures should be pursued as warranted.
- Pursue grant funding opportunities to enhance transportation improvements within the corridor.

Goal 7

Address infrastructure and associated utility needs within the Corridor.

While Roosevelt Road is not slated for reconstruction in the near term, a number of issues pertinent to infrastructure and parkway improvements and aesthetic enhancements could be pursued. In addition to the issues for review noted above, the following recommendations are offered:

- Where and when possible, seek the burial of above ground electrical utilities, particularly utility lines at the eye level.
- Explore the possibility of installing decorative lighting within the corridor. Should this item be pursued, the Village should review the funding impacts of such an endeavor upon the affected abutting properties.
- Requisite landscape improvements should be required as part of any new development activity. The plantings should address their exposure to salt and their placement within parkways. Existing mature trees and vegetation within the parkway should not be removed or substantially trimmed unless specifically approved by the Village or IDOT and based upon traffic engineering principles or conflicts with other utilities.
- Pursue code modifications to ensure that existing mature parkway trees are preserved and that such trees are not arbitrarily removed or trimmed in an undesirable manner.

Goal 8

Identify appropriate tools for implementation of the plan.

Many of the actions noted within Goals 1 through 7 are policy statements that provide general direction to property owners, developers and Village official in consideration of development activity. These statements provide justification for the provisions included within the Zoning Ordinance and other Village Codes. Additionally, the time period to implement each recommendation may vary significantly. However, to ensure that the report remains an active document, the following recommendations are offered:

Zoning/Sign Ordinance Amendments – New B4A District

To address land development recommendation that necessitate modifications to the Village Code, establishment of a Roosevelt Road Corridor B4A district within the Zoning Ordinance and/or Sign Ordinance is recommended. As the report notes, the RRC is unique in nature and changes to the overall Zoning Ordinance regulations may not produce the results set forth within the report, or may create unintended impacts on other properties with B3 or B4 zoning. To address this issue, a new B4A district could be established and placed over the affected properties. This district would place additional restrictions or regulations upon these properties in order to achieve the report's recommendations. The district would reflect the report's vision and uses permitted within the B4A District could be subject to additional restrictions or prohibitions within the district.

A sample version of B4A District regulations, denoting the permitted use list and other applicable regulations is attached as Appendix D. In addition to the district provisions, a further review of the applicable Zoning and Sign Ordinances would be undertaken as well.

Companion Code Review

In addition to the Zoning and Sign Ordinance amendments, an overall review of the entire Village Code is warranted. This includes, but is not limited to, restaurant trash enclosure provisions, driveway access provisions and general business provisions.

Discretionary Review Process

For projects that would be subject to Village approval through the public hearing process, the recommendations contained within this report should be included as part of future inter-departmental Review Committee reports. For those properties with existing nonconformities, the properties should be brought into compliance with code as much as possible. Additionally, staff should work directly with property owners to achieve the goals set forth herein.

Capital Improvements

The Committee identified a desire to consider decorative lighting and other right of way improvements to enhance the corridor appearance. However, this activity should be undertaken as part of a special review. The associated costs and funding mechanisms to pay for the desired improvements should be included as part of the analysis.

Future Assistance Programs

The Committee recognizes that while the Corridor has been able to accommodate strong and sustained development in the past, there are a number of properties that may need assistance to fully achieve the goals set forth within this Report. The Committee recommends that the Village work with property owners and tenants to determine and establish implementation appropriate tools and programs accordingly.

Sub-Area Analysis

While establishing overall goals provides a strong vision for the corridor and can address overall unifying themes, it must be recognized that the Corridor is comprised of many differing commercial land use activities that have differing impacts on neighboring commercial and residential properties. Many smaller-sized properties are currently improved with nonconforming buildings and structures. Of these properties, a significant number are locally owned "mom and pop" businesses that may not be able to make substantial improvements to their properties. Other properties in the Corridor are larger in lot area but present a tired appearance or have a number of vacancies. Aesthetically, some properties have an urban feeling while others have a suburban feel. Moreover, some of the recommendations included within the overall goals include recommendations for specific properties, blocks or areas within the Corridor.

In consideration of these conditions, the Corridor was parsed into nine distinct sub-areas for analysis. These sub-areas attempt to group properties with like characteristics and would have similar development or redevelopment challenges. It also avoids a "one size fits all" approach to the corridor.

Sub-Area 1: South side of Roosevelt from International Village Apartments/ western ultimate boundaries to Main Street

Existing Land Uses:

Motor vehicle sales & service; larger retail chain stores & shopping centers; banks; gas station; multi-family residential

Common Characteristics:

Large lot sizes; generous parking supply; interconnections between properties

Challenges:

Several large vacancies anticipated in near future

Following the report recommendations, the following specific recommendations are offered:

- To advance the "gateway" concept, attractive entryway signs should be provided. The final location would preferably be on the south side of the exit ramp at the interchange to I-355.

- Should all or part of the Dania Furniture site (513-523 E. Roosevelt Road) be subject to redevelopment in the future, the redevelopment activity should incorporate or maintain the following items:
 - well designed and maintained landscaping;
 - appropriately designed out-lot development north of the Dania building on the surplus parking area;

- parking lot pavement improvements; and
- an overall review of vehicular circulation into and around the site

- The Geller/K-Mart property (345 W. Roosevelt Road) has a dated façade does not present a favorable appearance. Their parking lot appears under-utilized. It is unclear if this property will be subject to redevelopment in the near future. Should this occur, the site should be redeveloped as part of an overall unified retail commercial planned development fully addressing the recommendations set forth within this report. It should also be brought into compliance with current development regulations. Strip commercial activity abutting Roosevelt Road is not desirable as it would "block" the remaining portion of the center and would limit the ability to effectively address the other concerns raised regarding the property as noted above.

- Appropriate buffering and screening should be provided along the southern property for the properties abutting adjacent residences.

- Future development activity within the Sportmart Plaza should incorporate appropriate vehicular circulation, address access and design issues and shall incorporate additional parking lot and prominent perimeter lot landscaping. Cross-access between properties should also be provided. Aesthetic enhancements should be completed for the building facades to present an updated appearance. Exterior free-standing signage should be updated and integrated into the design of the associate principal building(s).

- Consistent with the recommendations in the 1998 Comprehensive Plan, properties west of International Village Apartments along Roosevelt Road are recommended for community commercial land uses. Parcel assemblage and redevelopment should include at least an entire "block face", if not the entire unincorporated frontage. The depth of development off Roosevelt Road is a function of the scale and type of commercial development anticipated. However, new development should provide for effective and compatible screening and buffering between uses, as currently required under Village ordinances. Nonconforming structures and billboards should be eliminated.

Sub-Area 2: North side of Roosevelt from Finley to Main Street

Existing Land Uses:

Automobile service; smaller & medium-sized retail stores & strip centers; fast food/take-out dining establishments

Common Characteristics:

Small lot sizes and buildings; independent businesses; diverse building styles and placement

Challenges:
Proximity to adjacent residences; extremely limited redevelopment potential

Following the report recommendations, the following specific recommendations are offered:

- The Cassidy Tire site (444 W. Roosevelt Road) is considered a "gateway" parcel. As such, additional landscaping should be pursued along the perimeter of the property. Additionally, sales/service activities should be within enclosed structure(s).

- The Turtle Wax property (200 W. Roosevelt Road) has a poorly defined parking, stacking and queuing area. Additional driveway access and parkway landscaping, sidewalk and street improvements along Lincoln Avenue should be pursued.

- Consistent with the 1998 Comprehensive Plan recommendation, the properties at the northwest corner of Main Street and Roosevelt Road could be consolidated and redeveloped 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 should take a leadership role in this regard. The corner could also incorporate "gateway" elements.

- While the properties between Lincoln and Main are served by a public alley, some of the parking lots and the alley itself is in deteriorous condition. The Village should take a lead to facilitate improvements within the alley.

- Additional prominent green space should be provided for each of the properties within the sub-area. This includes buffering to the south of the properties as well as parkway and perimeter lot landscaping along Roosevelt Road.

Sub-Area 3: Lombard Pines Shopping Center

Existing Land Uses:

Shopping center with mix of large chains & independent retail & service uses; drive-through fast food restaurants; drive-through bank

Common Characteristics:

Shared parking field; unified property ownership/management

Challenges:

Limited Roosevelt Road access; redevelopment potential limited to remaining outlot space

Following the report recommendations, the following specific recommendations are offered:

- While it has been unsuccessfully pursued in the past, cross-access should be explored between the Lombard Pines Shopping Center and the White Castle Restaurant.
- Aesthetic improvements, including more appropriate screening and landscaping, should be provided between the Lombard Pines Shopping Center and the National University of Health Sciences.

Sub-Area 4: South side of Roosevelt from Main to Stewart Avenue

Existing Land Uses:

Neighborhood shopping centers with general retail, fast food, & services; automobile service; undeveloped land (sited for bank & retail center); drive-through pharmacy; sit-down restaurant; private school

Common Characteristics:

Shared parking and access among shopping center tenants; fewer adjacent residences

Challenges:

Reduced lot depths, minimal front yard landscaping, past piecemeal development

Following the report recommendations, the following specific recommendations are offered:

- Cross-access provisions should be provided between all abutting commercial properties within this sub-area.
- Where feasible, perimeter parking lot landscaping should be incorporated into existing developments.

Sub-Area 5: North side of Roosevelt from Highland Avenue to Fairfield Avenue

Existing Land Uses:

General retail & services; fast food with or without drive-through; sit-down restaurant; larger strip center with smaller tenants; office building

Common Characteristics:
Piecemeal development, primarily free-standing structures; properties primarily back up institutional, Park District properties

Challenges:
No cross access, numerous curb-cuts, consolidation of properties needed for large scale redevelopment

Following the report recommendations, the following specific recommendations are offered:

- The property at 222 East Roosevelt Road is currently operated as an automotive service/repair facility. The property is owned by the National University of Health Sciences. The Village should carefully coordinate any improvement plans with the College to ensure effective transition of this area from commercial to institutional land use. However, until such transition occurs, the property should be operated in compliance with Village code. When such a transition occurs, 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.

- Cross-access should be encouraged/required as part of future development plans.

- The redevelopment of the property at 470 E. Roosevelt Road should incorporate the goals set forth within the report. Particular attention should be paid to cross-access and circulation issues.

- Given past vehicle/pedestrian accidents within this sub-area, additional consideration should be paid to accommodating pedestrian movements across Roosevelt Road.

Sub-Area 6: South side of Roosevelt from east of Stewart to east side of High Point Shopping Center

Existing Land Uses:
Vacant bowling alley; large shopping center with varied retail, service, & restaurant tenants

Common Characteristics:
Shared access between properties; substantial separation from adjacent residences to the south; unified property ownership/management

Challenges:
Integrating future redevelopment activity on Lombard Lanes and O'Hare Towing site into corridor; removal of nonconformities; High Point Center vacancies

Following the report recommendations, the following specific recommendations are offered:

- Pertaining to the property at 19W471 Roosevelt Road, nonconforming uses such as towing operations are inconsistent with the intent of the corridor and should be relocated/replaced.
- Landscaping enhancements should be integrated into the High Point Shopping Center parking lot.

Sub-Area 7: North side of Roosevelt from Fairfield to Ahrens

Existing Land Uses:
Vacant auto dealership; small strip centers & larger shopping centers; undeveloped land

Common Characteristics:
Shared access between larger properties

Challenges:
Proximity to adjacent single-family residences; wetlands limiting development on vacant parcel; lack of unified management

Following the report recommendations, the following specific recommendations are offered:

- With respect to the Westgate property (500 East Roosevelt Road), should it be utilized as an automotive sales facility, operations should be sensitive to the adjacent residential neighborhood. If the property is to be redeveloped, it should be redeveloped in a unified manner. Land uses for the site should recognize the retail commercial nature of the corridor and should be designed and developed in a manner consistent with the overall corridor goals.
- Regarding the properties at 700 & 800 East Roosevelt Road, the properties should continue to be brought into closer compliance with Village codes, particularly as it relates to parking lot maintenance and landscaping. Buffering and screening adjacent to residential properties should be maintained and strengthened.

- The property at 850 East Roosevelt Road is encumbered by a floodway and wetlands. Development of this property should address these constraints in a manner that preserves the "natural open space" character of the property. The development should also establish cross-access provisions between abutting

commercial properties. Most importantly, development plans should provide generous landscaping and buffering for abutting properties to the north and east of the property. The property should also be developed as a unified development.

Sub-Area 8: South side of Roosevelt from east side of High Point Shopping Center to School Street

Existing Land Uses:

Various retail & strip center service uses; gas station; undeveloped land

Common Characteristics:

Older buildings developed 1960s to late 1980s; some cross access; most developed prior to annexation into Village

Challenges:

Proximity to adjacent single-family residences; wetlands limiting development on vacant parcel

Following the report recommendations, the following specific recommendations are offered:

- The Century Tile business (747 East Roosevelt Road) may expand in the near future. The expansion should provide a modern appearance and relocate the truck loading areas away from the Roosevelt Road right of way. The remodel should also address cross-access and parking provisions and be sensitive to the abutting wetland and residential areas.

- The property at 855 E. Roosevelt Road is encumbered by a floodway and wetlands. Development of this property should address these constraints in a manner that preserves the "natural open space" character of the property. The development should also utilize the previously established cross-access easements on the property as a primary means of access. The property should also be developed as a unified development.

Sub-Area 9: North and South sides of Roosevelt from Ahrens/School Street to east corporate limits/eastern ultimate boundaries

Existing Land Uses:

Small independent service & restaurant uses; gas stations; drive-through pharmacy; automobile service

Common Characteristics:

Recent annexations; several small 1950s/1960s freestanding buildings

Challenges:
Proximity to adjacent single-family residences; enhancing or redeveloping parcels to promote "gateway" appearance into Village

Following the report recommendations, the following specific recommendations are offered:

- Properties in the 900 block of East Roosevelt Road could be subject to redevelopment in the future. Obsolete structure and properties with poor layouts should be encouraged to either redevelop or make capital improvements to bring the properties into closer compliance with Village code.

- Where deficient, parking lot and perimeter lot landscaping improvements should be incorporated into to existing site plans.

- Gateway improvements should be established at the Roosevelt Road / Westmore-Meyers Road intersection and/or at the eastern extent of the Village.

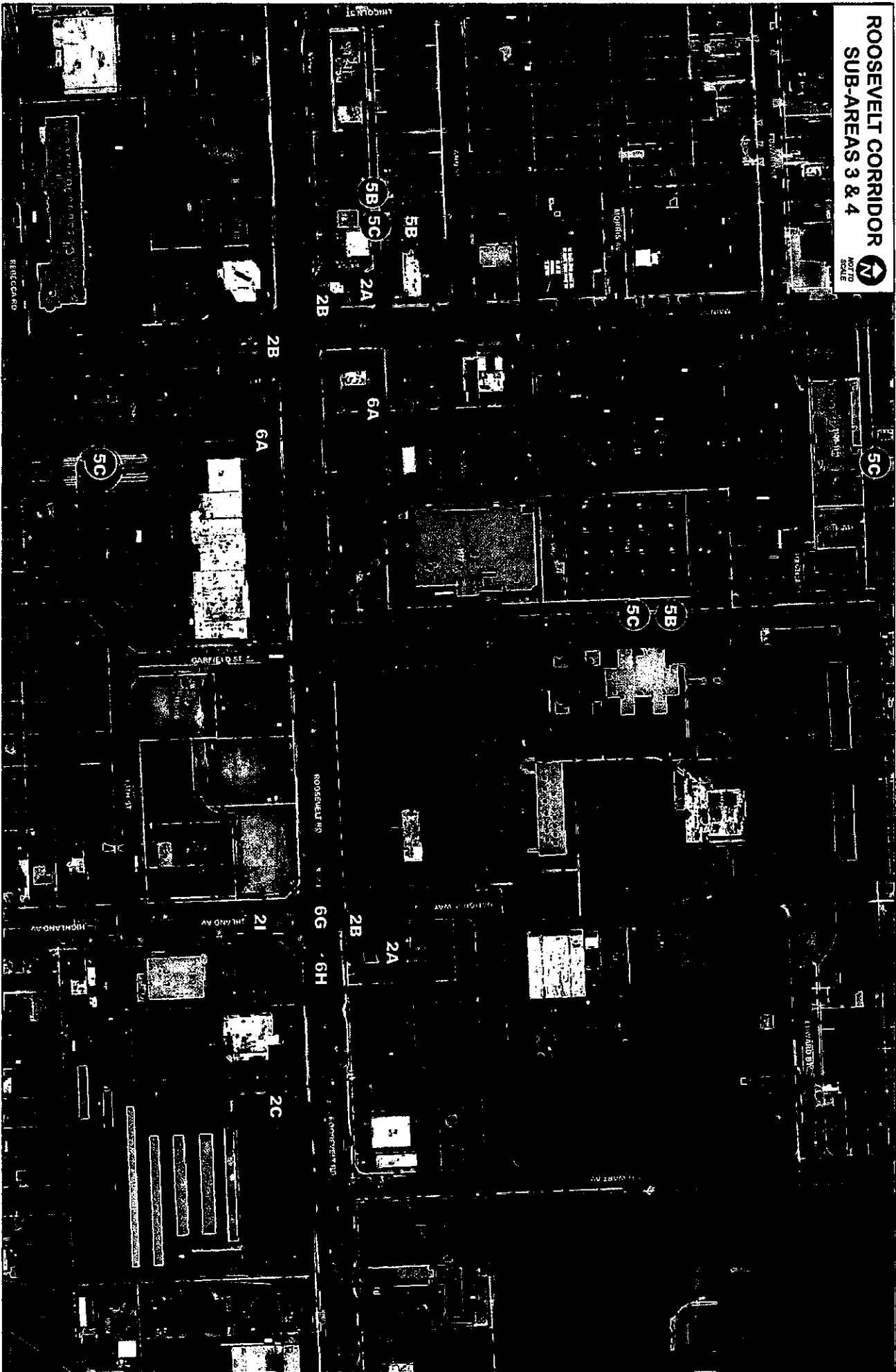
- As noted in the 1998 Comprehensive Plan, annexation and redevelopment of older and obsolete structures and sites in this area should be encouraged.

Specific comments and recommendations for all of the sub-areas are coded on the attached aerial maps. A companion coding identification sheet is also attached.

ROOSEVELT CORRIDOR
SUB-AREAS 1 & 2



ROOSEVELT CORRIDOR
SUB-AREAS 3 & 4



ROOSEVELT CORRIDOR
SUB-AREAS 5 & 6



ROOSEVELT CORRIDOR
SUB-AREAS 7 & 8



ROOSEVELT CORRIDOR
SUB-AREA 9



Roosevelt Road Sub-Area Coding Sheet

<p>4D. Provide for a safe environment for those pedestrians coming from the residential area adjacent to the corridor.</p>	<p>Image & Appearance</p> <p>2A. Encourage compatible, well designed development in the corridor with an emphasis on quality site design and building orientation and site improvements.</p> <p>2B. Address an overall perception by some that the corridor is unattractive by creating an attractive "gateway" into Lombard.</p> <p>2C. Continue the Village's efforts to remove billboards within the corridor.</p> <p>2D. Address signage issues as part of the overall corridor review.</p> <p>2E. Limit/restrict automatic changeable copy signage.</p> <p>2F. Ensure that the visibility of retail commercial activity is maximized to account for increases in traffic along Roosevelt Road.</p> <p>2G. Encourage owners of existing commercial centers to undertake facade improvements.</p> <p>2H. Provide additional green space and trees/plant materials.</p> <p>2I. Address closed businesses and vacant properties within the corridor.</p> <p>2J. Encourage site design programs to provide for the installation of aesthetically friendly lighting and landscape features.</p> <p>2K. Ensure that the corridor does not become too homogeneous.</p> <p>2L. Avoid a lack of aesthetic cohesiveness to the corridor.</p>
<p>Buffering & Screening</p> <p>5A. Encourage existing uses to comply as much as possible with the requirements of the Zoning Ordinance with respect to required transitional landscaping or fencing.</p> <p>5B. Where transitional buffer yards are non-existent or cannot be reasonably accommodated, effective alternative screening and buffering methods shall be incorporated into development plans.</p> <p>5C. Commercial development should satisfactorily address their full impact on neighboring properties</p> <p>5D. Commercial lighting should encourage its impact upon neighboring residential properties.</p>	<p>Cohesiveness</p> <p>3A. Encourage consolidation of lots where appropriate.</p> <p>3B. Avoid piecemeal development within the corridor.</p> <p>3A. Encourage separation of business activity and the sidewalk.</p> <p>4B. Provide for additional right of way improvements to address pedestrian safety and access issues.</p> <p>4C. Encourage reducing oversized driveways.</p>
<p>Strategic Regional Arterial Roadway – Traffic Flow Issues</p> <p>6A. Encourage/require cross-access between private properties.</p> <p>6B. Review curb cut/access provisions.</p> <p>6C. Seek ways to address delays and conflicts in making left-turn movements.</p> <p>6D. Seek ways to minimize overall traffic congestion within the corridor.</p> <p>6E. Address traffic flow delays entering and exiting from Roosevelt Road.</p> <p>6F. Need for additional traffic signals where there is a large concentration of businesses.</p> <p>6G. Enhance traffic movements at intersection by providing light synchronization.</p> <p>6H. Seek ways to minimize illegal traffic movements and lack of adherence to traffic signals.</p>	<p>Pedestrian Access</p>

Appendix A

Ordinance 5974 Establishing the Roosevelt Road Development Moratorium

AN ORDINANCE ESTABLISHING A TEMPORARY MORATORIUM
UPON DEVELOPMENT WITHIN THE ROOSEVELT ROAD CORRIDOR
AND AMENDING TITLE 15 OF THE
LOMBARD VILLAGE CODE IN RELATION THERETO

WHEREAS, the Village's Community Development Department is presently in the process of studying the future of development/redevelopment within the Roosevelt Road Corridor within the Village, said Roosevelt Road Corridor being described in Exhibit A attached hereto and made part hereof; and

WHEREAS, it is in the best interests of the Village to protect the welfare of its residents by taking measures to assure the proper, necessary and appropriate development/redevelopment of the Roosevelt Road Corridor; and

WHEREAS, it is necessary and desirable, and in the best interests of the residents of the Village, that a comprehensive review of the standards for development/redevelopment within the Roosevelt Road Corridor be conducted by the Village's Community Development Department and that, as a result thereof, appropriate action be taken by the President and Board of Trustees and, if necessary, amendments be made to the Village's Zoning, Sign, Building, and Subdivision and Development Codes; and

WHEREAS, the development/redevelopment of property within the Roosevelt Road Corridor, as it now exists under the Village's current development/redevelopment standards, would not fully promote the general welfare of the Village and would be, in part, inconsistent with the public health, safety, morals and welfare of the Village; and

WHEREAS, a moratorium on certain development approvals, as provided herein, within the Roosevelt Road Corridor, for a period of nine (9) months from the adoption of this Ordinance, is necessary for the protection of the public health, safety and general welfare of the residents of the Village; and

WHEREAS, 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 December 18, 2006, in regard to the moratorium provided for below, and did recommend approval of said moratorium;

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

SECTION 1: Recitals. The foregoing recitals are incorporated into this Ordinance as findings of the President and Board of Trustees.

SECTION 2: Temporary Moratorium.

A. Start Date. Beginning on January 5, 2007, at 12:01 a.m., no applications for the following development/redevelopment activity shall be accepted or processed by the Village, and no permit or approval shall be granted authorizing any such development/redevelopment activities, within the Roosevelt Road Corridor:

1. Any construction of a new principal building;

2. Any construction of an addition, to an existing principal or accessory building, of more than 500 square feet in size;

3. Any new freestanding signs;

4. Any change in the type of commercial use occupying an existing commercial space of 5,000 or more square feet of gross floor area. For purposes of determining a change in the type of commercial use, the following four (4) categories of commercial uses shall be used:

(i) retail only;

(ii) service only;

(iii) non-motor vehicle sales retail/service combined; and

(iv) motor vehicle sales retail/service combined.

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 nine (9) months and shall terminate at 12:01 a.m. on October 5, 2007.

C. Exemptions.

1. Projects for which a formal application has been made to the Village prior to the establishment of the Temporary Moratorium shall be exempt from the Temporary Moratorium provisions, provided the applicant continues with the application and approval process as provided for by the provisions of the Village Code. A formal application shall be deemed made relative to a project if all documents as required by the Village Code relative to said application have been submitted.

and shall thereafter make a recommendation to the Plan Commission, with the Plan Commission holding the necessary public hearing(s) thereon and making a recommendation to the President and Board of Trustees relative to appropriate Village Code amendments, all to take place within the time set forth in this Ordinance for the Temporary Moratorium.

- A. Whether a new zoning district classification should be created for the Roosevelt Road Corridor or whether an overlay district should be established;
- B. The permitted and conditional uses that are/should be allowed within the Roosevelt Road Corridor; and
- C. The bulk regulations, signage and landscaping criteria that are/should be applicable within the Roosevelt Road Corridor;

engage in a process to review the following issues:
SECTION 3: Community Development Department Review. During the Temporary Moratorium period, the Village's Community Development Department shall

- D. Variation. A variation from the requirements of the Temporary Moratorium may be petitioned for, with said variation request being heard by the Plan Commission and subject to the requirements for variations as set forth in Chapter 155 of the Village Code. In regard thereto, the Plan Commission may hear a request for any additional relief needed by the petitioner, should the variation be granted, at the same time as the variation request is heard. The Plan Commission shall, as is the case with all variation requests heard by the Plan Commission, make a recommendation to the President and Board of Trustees, with the President and Board of Trustees having final decision making authority relative to any such variation request.

3. Temporary signs and panel face changes shall be exempt from the Temporary Moratorium provisions.

- (i) the Village Board has adopted the necessary Ordinance(s) approving the project, if an Ordinance(s) is required; or
- (ii) Village staff has issued the permits giving the final approvals relative to said project, if no Ordinance(s) is/are required.

2. Projects approved by the Village prior to the establishment of the Temporary Moratorium shall be exempt from the Temporary Moratorium provisions, provided that construction begins on the project within one (1) year of the date of approval by the Village. Approval shall be deemed to have been given if:

The provisions of this Chapter 155 shall be subject to the temporary moratorium imposed by Ordinance Number 5974, adopted January 4, 2007, from 12:01 a.m. on January 5, 2007, through 12:01 a.m. on October

§155.03 TEMPORARY MORATORIUM.

SECTION 7: That Title 15, Chapter 155 of the Lombard Village Code is hereby amended by adding a new Section 155.03 thereto which shall read in its entirety as follows:

The provisions of this Chapter 154 shall be subject to the temporary moratorium imposed by Ordinance Number 5974, adopted January 4, 2007, from 12:01 a.m. on January 5, 2007, through 12:01 a.m. on October 5, 2007, unless terminated sooner by action of the President and Board of Trustees."

§154.106 TEMPORARY MORATORIUM.

SECTION 6: That Title 15, Chapter 154 of the Lombard Village Code is hereby amended by adding a new Section 154.106 thereto which shall read in its entirety as follows:

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

§153.005 TEMPORARY MORATORIUM.

SECTION 5: That Title 15, Chapter 153 of the Lombard Village Code is hereby amended by adding a new Section 153.005 thereto which shall read in its entirety as follows:

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

§150.369 TEMPORARY MORATORIUM.

SECTION 4: That Title 15, Chapter 150 of the Lombard Village Code is hereby amended by adding a new Section 150.369 thereto which shall read in its entirety as follows:

5, 2007, unless terminated sooner by action of the President and Board of Trustees."

SECTION 8: 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 9: In light of the urgency in adopting this Ordinance so as to immediately begin 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 January, 2007.

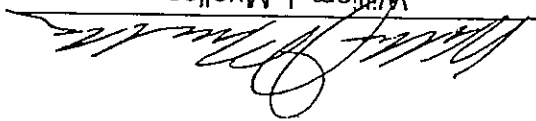
Passed on second reading this 4th day of January, 2007, pursuant to a roll call vote as follows:

AYES: Trustees Gron, Tross, O'Brien, Sebby, Florey, Soderstrom

NAYS: None

ABSENT: None

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


William J. Mueller
Village President

ATTEST:

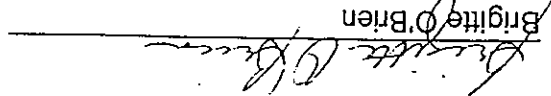

Brigitte O'Brien
Village Clerk

Exhibit A

Roosevelt Road Corridor

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:

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
275-299 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

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 E. Roosevelt	06-20-100-069
1210-1220 E. Roosevelt	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

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 F. Roosevelt	06-17-316-007
351 E. Roosevelt	06-20-106-050
400 E. Roosevelt	06-17-403-045
523-569 E. Roosevelt	06-20-200-036
523-569 E. Roosevelt	06-20-200-037
523-569 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 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
855 E. Roosevelt	06-21-100-013
865 E. Roosevelt	06-21-100-014
909 E. Roosevelt	06-21-100-015
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 E. Roosevelt	06-21-103-023
1060 E. Roosevelt	06-16-317-020
1102 E. Roosevelt	06-16-318-013

Appendix B

Land Use Ranking Analysis

The Committee discussed a number of issues pertaining to desirable or undesirable land uses in the Corridor. To facilitate this discussion, staff requested each Committee member to complete a survey ranking the 143 permitted or conditional land uses within the Village's B3 Community Shopping District and the B4 Corridor Commercial District. The ranking activity asked each member to classify each land use category into one of five categories. These five categories are:

Highly Desirable Use – This type of use is considered to be a sought after use in the corridor. Development regulations should be designed to encourage the placement of such uses within the corridor and the overall recommendations could include suggestions on how to promote and/encourage such uses within the corridor.

Desirable Use - This type of use is considered to be a viable and attractive use that provides benefits to the overall corridor. Development regulations should be designed to encourage their placement within the corridor. Other code regulations would address any possible negative elements (externalities) associated with these uses.

Neutral Use – This type of use can be considered an asset to the corridor but may or may not create any significant benefit to the overall objectives sought as part of the corridor analysis.

Undesirable Use – This type of use is not desired within the corridor. Although a certain number of these uses may need to be located within the corridor, the uses do not enhance the overall attractiveness of the corridor or do not advance the goals of the Committee.

Highly Undesirable Use – This type of use is not considered to provide any benefits to advancing the goals of the Committee. The use creates negative impacts on adjacent properties and/or provides little or no benefit to the overall economic health of the corridor or the community.

While each member was given a list of issues to consider as part of the assignment, each member independently determined their respective ranking. Staff asked each member to submit their responses so that an overall ranking analysis could be completed. This report summarizes the responses, rankings and findings of the land use review. Lastly, staff will seek direction from the Committee as to how the ranking analysis should be interpreted and to what extent Codes should be modified to incorporate their rankings.

Ranking Tabulation

Of the thirteen Committee members (11 public members plus 2 Board of Trustee representatives), ten members submitted ranking sheets. If a respondent did not check off a land use preference for a given category, a neutral use ranking was assigned. If a respondent check off more than one category, the ranking closest to the neutral ranking was selected. Of the general ranking tabulations, the following tallies were derived:

Responses		Percentage of Total Responses
Highly Desirable Use:	104	7.3%
Desirable Use:	554	38.7%
Neutral Use:	408	28.5%
Undesirable Use:	236	16.5%
Highly Undesirable Use:	128	9.0%
Totals	1,430	100%

In review of the raw data, a weighting factor was added to each of the categories that provide additional direction as to which uses are the most and least desirable. The following weighting factor was added to each category and then multiplied the weighting factor by the number of responses within the given category:

Highly Desirable Use:	4 points
Desirable Use:	2 points
Neutral Use:	0 points
Undesirable Use:	-2 points
Highly Undesirable Use:	-4 points

The attached table shows the weighted ranking of the Committee, sorted by most desirable use to least desirable use. The following observations were made about the results:

- The mean ranking for uses in all categories was 0.66. This suggests that the respondents had a slightly greater than neutral opinion of all of the listed land uses. Given that the uses are land uses that can be found or located within the underlying zoning district, this result is not surprising. This also suggests that the Committee believes that Roosevelt Road should remain a commercial corridor.
- Restaurant uses (without entertainment or dancing) was ranked the most desirable land use.
- The top 31 most desirable land uses are retail commercial establishments.
- Service retail uses generally scored lower than retail uses and were generally clustered in an overall neutral ranking.

- The lowest scoring land uses were amusement activities. Interestingly, the lowest 18 ranked land use categories currently do not exist within the Corridor. Excluding utilities infrastructure, the private business establishment category that ranked the lowest was Animal Hospitals & Kennels.
- Most individual rankings tend to cluster in one direction or another (either favorable or unfavorable). Only two uses (religious institutions and automobile repair uses) received rankings in all five categories.
- Outdoor display and sales activities scored low, but this activity is commonly associated with other land uses that scored highly (i.e., restaurants and department stores ranked highly).
- Banks scored significantly lower than other types of non-tax generating land uses, such as general offices or medical facilities.

**Roosevelt Road Corridor
Land Use Analysis
Committee Weighted Ranking**

Land Use (Listed from Most Desirable to Least Desirable)	Highly Desirable Use (+4)	Desirable Use (+2)	Neutral Use	Undesirable Use (-2)	Highly Undesirable Use (-4)	Desirability Score
Restaurants (no entertainment/dancing)	32	4	0	0	0	36
Department stores	20	8	1	0	0	29
Bakeries, retail only	12	14	0	0	0	26
Food stores, grocery stores, meat markets & delicatessens including carry-out & delivery	12	14	0	0	0	26
Wearing apparel shops	12	14	0	0	0	26
Art shops or galleries (no auction rooms)	12	12	1	0	0	25
Book & stationery stores	12	12	1	0	0	25
Restaurants including entertainment and/or dancing	20	6	1	-2	0	25
Home improvement stores	8	16	0	0	0	24
Sporting goods stores	8	16	0	0	0	24
Phonograph record & sheet music stores	8	14	1	0	0	23
Art & school supply stores	8	12	2	0	0	22
Bicycle sales	8	12	2	0	0	22
Camera & photographic supply stores	4	18	0	0	0	22
Candy & ice cream stores	4	18	0	0	0	22
China & glassware stores	4	18	0	0	0	22
Computer hardware/software sales & service	8	12	2	0	0	22
Leather goods & luggage stores	4	18	0	0	0	22
Furniture stores, including upholstery	4	16	1	0	0	21
Furrier shops	4	16	1	0	0	21
Gift shops	4	16	1	0	0	21
Hobby shops, retail	4	16	1	0	0	21
Interior decorating shops	4	16	1	0	0	21
Jewelry stores, including watch repair	4	16	1	0	0	21
Musical instrument sales	4	16	1	0	0	21
Office supply stores	4	16	1	0	0	21
Picture framing, retail	4	16	1	0	0	21
Plumbing showrooms & shops, including hot tubs, spas, & supplies	4	16	1	0	0	21
Carpet & rug stores, retail sales only	4	14	2	0	0	20
Electrical & household appliance stores, including radio & television sales	0	20	0	0	0	20
Hardware stores	4	14	2	0	0	20
Photography studios	4	14	2	0	0	20
Shoe stores	4	14	2	0	0	20
Toy shops	4	14	2	0	0	20

**Roosevelt Road Corridor
Land Use Analysis
Committee Weighted Ranking**

Land Use (Listed from Most Desirable to Least Desirable)	Highly Desirable Use (+4)	Desirable Use (+2)	Neutral Use	Undesirable Use (-2)	Highly Undesirable Use (-4)	Desirability Score
Amusement establishments, indoor only	4	12	3	0	0	19
Closet & storage organizer stores	4	12	3	0	0	19
Dry goods stores	4	12	3	0	0	19
Flower shops	4	12	3	0	0	19
Paint, glass, & wallpaper stores	0	18	1	0	0	19
Restaurants including amusement devices	4	12	3	0	0	19
Variety shops	4	12	3	0	0	19
Video tapes, electronic game cartridges, & similar items sales	4	12	3	0	0	19
Bakeries	4	10	4	0	0	18
Garden supply, tool, & seed stores	8	4	6	0	0	18
Motor vehicle sales	4	16	0	-2	0	18
Travel bureaus & transportation ticket offices	4	10	4	0	0	18
Drug stores	0	14	3	0	0	17
Tailor shops	4	8	5	0	0	17
Antique shops	8	6	4	-2	0	16
Health services, gymnasiums, & weight reduction services	0	12	4	0	0	16
Photographic processing business	0	12	4	0	0	16
Planned developments	4	6	6	0	0	16
Cultural facilities/institutions	8	4	5	-2	0	15
Electrical showrooms & shops	0	16	1	-2	0	15
Pet grooming services (not including animal hospitals or overnight visits)	4	10	3	-2	0	15
Pet shops	4	10	3	-2	0	15
Sign printers	4	10	3	-2	0	15
Automobile accessory stores	4	8	4	-2	0	14
Custom dressmaker	0	8	6	0	0	14
Dry cleaning establishments	0	8	6	0	0	14
Liquor stores, packaged goods	0	14	2	-2	0	14
Printing & duplicating services	0	8	6	0	0	14
Sewing machine sales & service-household appliances only	4	8	4	-2	0	14
Tanning salons	0	8	6	0	0	14
Learning centers, no outdoor component	0	12	3	-2	0	13
Automobile service	4	4	6	-2	0	12
Locksmith shops	0	10	4	-2	0	12

**Roosevelt Road Corridor
Land Use Analysis
Committee Weighted Ranking**

Land Use (Listed from Most Desirable to Least Desirable)	Highly Desirable Use (+4)	Desirable Use (+2)	Neutral Use	Undesirable Use (-2)	Highly Undesirable Use (-4)	Desirability Score
	Bowling alleys	4	2	7	-2	0
Gasoline sales	0	8	5	-2	0	11
Medical supply stores	4	8	3	-4	0	11
Offices	4	8	3	-4	0	11
Outpatient medical & dental offices & clinics	8	6	3	-2	-4	11
Silk screening services	0	8	5	-2	0	11
Barber shops	4	10	2	-2	-4	10
Beauty shops	4	10	2	-2	-4	10
Clothiers pressing establishments	0	6	6	-2	0	10
Coin & philatelic stores	4	6	4	-4	0	10
Mail order, catalog store	4	6	4	-4	0	10
Drive-in & drive-through establishments/services	0	4	7	-2	0	9
Package liquor & party supply stores	0	10	3	-4	0	9
Shoe & clothing repair stores	0	4	7	-2	0	9
Business machine sales	0	8	4	-4	0	8
Commercial greenhouses & nurseries	4	4	5	-2	-4	7
Boat showrooms, sales & repairs	4	4	4	-6	0	6
Accessory uses & buildings	0	2	7	-4	0	5
Day care centers	0	6	5	-2	-4	5
Hotels & motels	4	6	3	-4	-4	5
Financial institutions	4	4	4	-4	-4	4
Miniature golf facilities	0	10	2	-4	-4	4
Repair, rental or servicing of any article, the sale of which is a permitted use in the district	0	6	4	-6	0	4
Tobacco shops	0	10	2	-4	-4	4
Furniture re-conditioning	0	4	5	-6	0	3
Banks	0	6	4	-4	-4	2
Catering services*	0	6	4	-4	-4	2
Religious institutions	4	4	4	-2	-8	2
Post office	4	6	3	0	-12	1
Automobile repair	4	2	4	-6	-4	0
Taverns & cocktail lounges, not including entertainment and/or dancing	0	6	4	-2	-8	0
Theaters, indoor	0	10	2	0	-12	0
Building materials/products sales & storage	0	2	5	-8	0	-1
Meeting hall	0	6	3	-6	-4	-1

Roosevelt Road Corridor

Land Use Analysis

Committee Weighted Ranking

Land Use (Listed from Most Desirable to Least Desirable)	Highly Desirable Use (+4)	Desirable Use (+2)	Neutral Use	Undesirable Use (-2)	Highly Undesirable Use (-4)	Desirability Score
Skating rinks	0	6	3	6	-4	-1
Golf driving ranges	0	2	5	5	-4	-3
Medical & dental laboratories	0	4	3	-10	0	-3
Clubs & lodges, nonprofit & fraternal	0	0	6	-6	-4	-4
Learning centers, with outdoor component	0	2	4	-10	0	-4
Recreation & community centers, noncommercial	0	4	4	-4	-8	-4
Taverns & cocktail lounges	0	4	4	-4	-8	-4
Physical culture & massage establishments	0	8	1	-6	-8	-5
Hotel & convention hall	0	6	2	-6	-8	-6
Off-site parking*	0	0	6	-4	-8	-6
Parking lots & structures	0	0	6	-4	-8	-6
Ticket agencies, amusement	0	4	2	-12	0	-6
Four (4) story buildings*	0	2	4	-6	-8	-8
Pitch & putt	0	4	2	-10	-4	-8
Animal hospitals & kennels	0	2	3	-10	-4	-9
Secondhand stores & rummage shops	0	2	4	-4	-12	-10
Funeral homes	0	2	3	-8	-8	-11
Machinery sales	0	0	3	-14	0	-11
Outside service areas*	0	0	4	-8	-8	-12
Residential uses: dwelling units above the first floor*	0	4	2	-6	-12	-12
Swimming pools	0	0	4	-8	-8	-12
Outside display & sales	0	0	3	-12	-4	-13
Construction offices, shops, & yards	0	0	4	-6	-12	-14
Public utility & service uses	0	2	2	-10	-8	-14
Amusement establishments, outdoor	0	6	1	-2	-20	-15
Trailer & camper trailer sales	0	2	1	-14	-4	-15
Bus station	0	0	4	-4	-16	-16
Kiddle parks	0	2	2	-8	-12	-16
Laboratories, including research & testing laboratories	0	2	2	-8	-12	-16
Pool halls	0	2	2	-8	-12	-16
Theaters, drive-in	0	2	2	-8	-12	-16
Archery ranges	0	0	3	-6	-16	-19
Mobile homes sales	0	0	1	-16	-4	-19
Stadiums, auditoriums, & arenas	0	0	3	-6	-16	-19
Parking lots, commercial or lots other than accessory lots	0	0	2	-10	-12	-20

**Roosevelt Road Corridor
Land Use Analysis
Committee Weighted Ranking**

Desirability Score	Highly Undesirable Use (-4)	Undesirable Use (-2)	Neutral Use	Desirable Use (+2)	Highly Desirable Use (+4)	Land Use (Listed from Most Desirable to Least Desirable)
-21	-8	-14	1	0	0	Model homes & garage displays
-23	-12	-12	1	0	0	Laundrettes, automatic, self-service only or hand laundries
-24	-20	-6	2	0	0	Amusement parks
-25	-16	-10	1	0	0	Psychics, ESP Readers, & fortune tellers
-28	-28	-2	2	0	0	Shooting galleries
-32	-24	-8	0	0	0	Pawn shops
-34	-28	-6	0	0	0	Carnivals (permanent)

Appendix C

Pedestrian Access Analysis

Roosevelt Road currently has sidewalks along much of the right of way that is within the Corporate limits. There are a few areas near Roosevelt Road and Meyers Road that were annexed within the last six years that do not have sidewalks. There are also gaps in the overall sidewalk network where the abutting property is not within the Corporate limits, as is the case in front of the Highland Manor Motel. The Village would require these sidewalks to be constructed as part of any redevelopment of the adjacent properties, as was the case with the CVS Pharmacy site at Roosevelt and Meyers Roads.

In addition to pedestrian needs along Roosevelt Road, the need to safely cross Roosevelt Road is also paramount. To begin this discussion, a survey of the existing traffic signals is offered in the table below.

Intersection	Crosswalks	Pedestrian Crossing Lights	Sidewalks	Condition
Finley	None	6 out of 8 crossing lights	Yes in good condition	OK
Lincoln	1	None	Yes in good condition	OK
Main	4	All 8	Yes in good condition	Paint Worn Off
Garfield	1	None	2 sidewalks, none that crossed Roosevelt	OK, difficult to cross Roosevelt
Highland	4	All 8	Yes in good condition	OK, Paint Worn Off
Stewart	1	None	2 sidewalks, none that crossed Roosevelt	OK
Fairfield	4	4 out of 8 crossing lights	Yes in good condition	Slight wear to paint
Edgewood	1	None	Yes in good condition	OK, difficult to cross Roosevelt
Ahrens	None	None	2 sidewalks, none that crossed Roosevelt	OK, difficult to cross Roosevelt
School	2	None	2 sidewalks, none that crossed Roosevelt	OK, difficult to cross Roosevelt
Westmore-Meyers	2	All 8	Yes in good condition	Paint Worn Off
Church	None	None	1 sidewalk	Dangerous
Luther	None	None	1 sidewalk	Dangerous

Appendix D

Sample Roosevelt Road Corridor B4A District Regulations

Based upon the considerations included within the report recommendations, sample Roosevelt Road Corridor B4A District regulations are proposed. This section is offered for discussion purposes and is subject to review by Village Counsel as well as the Plan Commission as part of the public hearing process and final consideration by the Village Board.

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 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 (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 submittal of a building permit. The intent of the meeting is to identify project issues, clarify submittal requirements and review the development standards for the B4A District.

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

G. Use Regulations

The uses within the B4A District are designed to permit a wide variety of retail sales activity required to meet the demands of a developing local market and promote attractive development, an open and pleasant street appearance and compatibility with adjacent residential areas. Related personal, professional and business services which are 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. Furrriers
27. Garden supply stores
28. Gift shops
29. Hardware stores
30. Hobby shops, for retail sales of items to be assembled or used away from the premises
31. Home improvement stores and showrooms
32. Interior decorating shops, including upholstering and making of draperies, slip covers, and other similar articles, when conducted as part of the retail operations and secondary to the principal use
33. Jewelry stores, including watch repair
34. Leather goods and luggage stores
35. Liquor stores, packaged goods
36. Medical Supply Stores
37. Musical instrument sales
38. Office supply stores
39. Paint, glass, and wallpaper stores
40. Pet shops
41. Restaurants, not including entertainment and dancing

42. Shoe stores
43. Sporting goods stores
44. Theater, indoor
45. Tobacco shops
46. Toy shops
47. Variety shops
48. Videotapes, compact and laser disc, electronic game cartridges and similar items, sales and rental
- b. Service Commercial Uses
 1. Barber shops
 2. Beauty shops
 3. Dry cleaning establishments for the cleaning and pressing of dry goods, as follows:
 - a) Receiving stations, processing to be done elsewhere
 - b) Dry cleaning establishments, including processing, provided that all of the following requirements are met:
 - 1) That the dry cleaning use shall be a service retail use and shall not consist of the processing of garments from other dry cleaning establishments.
 - 2) That the total basket capacity of all units on the premises, as established by the manufacturer of the respective dry cleaning machine, shall not exceed 200 pounds.
 - 3) That the dry cleaning process shall only use solvents approved by the Fire Department.
 - 4) That all activities associated with the dry cleaning establishment shall be operated per the Illinois Environmental Protection Agency regulations.
4. Funeral homes
5. Furniture upholstery, repair, and reconditioning
6. Health services, gymnasiums, and weight reduction services
7. Learning Centers, with no outdoor component

8. Locksmith shops
9. Offices—business or professional
10. Outpatient Medical and Dental Offices and Clinics
11. Pet Grooming Services (not including animal hospitals or overnight visits)
12. Photography studios, including the developing of film and pictures when conducted as part of the retail business on the premises
13. Picture framing, when conducted for retail trade on the premises only
14. Post offices and parcel packing and shipping establishments
15. Printing and duplicating services
16. Repair, rental, and servicing of any article the sale of which is a permitted use in the district
17. Silk screening services
18. Sign Printers
19. Tanning Salon
20. Tailor shops
21. Ticket agencies, amusement
22. Travel bureaus and transportation ticket offices
- c. Other Uses and Activities
 1. Dwelling Units, located above the first (ground) floor
2. **Conditional Uses.** The following uses are considered conditional uses and shall be subject to the provisions set forth in Section 155.103 (F) of this Ordinance.
 - a. Retail Commercial Uses
 1. Amusement establishments, outdoor
 2. Gasoline sales (or any expansion of a principal, secondary or ancillary use on the same lot as a gasoline sales establishment)

3. Motor vehicle sales
 4. Outside display and sales of products the sale of which is a permitted or conditional use in this district
 5. Outside service areas for other permitted or conditional uses in this district
 6. Restaurants, which include entertainment, dancing, and/or amusement devices
 7. Recreational vehicle sales
- b. Service Commercial Uses
1. Animal hospitals and kennels
 2. Banks and financial institutions
 3. Clubs and lodges, nonprofit and fraternal
 4. Day Care Center
 5. Drive-through and drive-in establishments/services
 6. Learning Centers, with outdoor component
 7. Motor vehicle repair
 8. Motor vehicle service
 9. Photographic processing business
 10. Therapeutic massage establishments (as defined and regulated by Chapter 12, Section 122 of the Code of Ordinances)
 11. Recreational vehicle sales
 12. Religious Institutions
- c. Other Uses and Activities
1. Dwelling Units, located above the first floor, where all the requirements of Section 155.412(B)(1) of this Code are not met.

2. Off-site parking, in conformance with Section 155.602 (A) (3) (b) of this Ordinance

3. Parking lots and structures, as the principal use of the property

4. Planned developments in conformance with Section 155.500 of this Ordinance

5. Public utility and service uses

6. Four (4) story buildings and buildings which are forty feet (40') to forty-five feet (45') in height.

7. Shopping centers, consisting of more than one principal business on a zoning lot

8. More than one principal building on a zoning lot

9. Accessory uses and buildings, incidental to and on the same zoning lot as the conditional use, which are constructed and operated in conformance with Section 155.210 of this Ordinance

3. Minimum Lot Area

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

4. Minimum Lot Width

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

5. Minimum Building Setbacks

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

a. Front Yards - 30 feet

b. Corner Side Yards - 30 feet

c. Interior Side Yards - 10 feet

d. Rear Yards - 30 feet

6. Maximum Building Height

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

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

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

9. Landscaping
All uses in the B4A District shall conform to the provisions of Section 155.700 of this Ordinance. In addition, the following landscaping 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 Roosevelt Road Corridor 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 compliment the building character. Lighting should be the minimum required to address traffic and pedestrian safety concerns and aesthetic function.

Section 155.800: Definitions

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

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

Appendix E

Approved Minutes of the Roosevelt Road Corridor Ad-hoc Committee

Village of Lombard

Village Hall
255 East Wilson Ave.
Lombard, IL 60148
villageoflombard.org



Meeting Minutes

Wednesday, February 28, 2007

7:00 PM

Village Hall - Community Room

Roosevelt Road Corridor Ad-hoc Committee

Trustee Rick Soderstrom - Chair, Trustee Dick Tross - Alternate Chair,
Gus Danos, Frederick Schmidt, Loran Eatman, William Vivrito, Fida Shalwani,
Ron Menschling, Char Miller, Darlene Bartt, Ronald Olbrysh, Ray Shuda and Bill
Salzman.

Staff Liaison: William Henff

1.0 Call to Order and Roll Call

Rick Soderstrom, Roosevelt Road Corridor Ad-hoc Committee (RRCAC) Chairperson, called the meeting to order at 7:02 p.m.

Present: Chairperson Rick Soderstrom, Alternate Chairperson Richard J. Tross, Gus Danos, Frederick Schmidt, Loran Eatman, William Vivirito, Fida Shalilwan, Ron Mensching, Char Miller, Darlene Bart, Ronald Oibrysh, Ray Shuda and Bill Salzman

Also in attendance: William Mueller, Village President; David Hulseberg, Assistant Village Manager/Director of Community Development; William Heniff, Senior Planner and Staff Liaison to the Committee; Michael Toth, Associate Planner; Jerry Johnson of Johnson's Door County Fish & Shrimp; and Phil Spiewak of Century Tile.

Chairperson Soderstrom asked for an introduction from each member of the Committee in attendance. Each of the participants identified themselves and their interest in being a part of the Committee.

2.0 Approval of Minutes

There were no minutes to approve.

3.0 New Business

A. Meeting Organization Format
William Heniff, Senior Planner and Staff Liaison, welcomed the Committee members and reviewed general housekeeping items. He collected the Committee member contact information sheets distributed with the packet. He then referenced a topic list distributed to the members and covered the following issues:

Meeting Room Format: He stated that in order to encourage the greatest amount of input from the Committee in a less formal manner, staff recommended that the Community Room be set up in a round-table format. The Committee approved of the room format.

Meeting Agenda: He noted that meeting agendas would be sent to each Committee member pertaining to the activities included within the work program or as directed by the Committee. The agenda will be sent about one week prior to the meeting itself.

Agenda Materials: He referenced the Zoning Ordinance, the Sign Ordinance, and the Comprehensive Plan as well as the corridor maps that were placed at each chair for the Committee members reference. He noted that these documents may be referenced in future discussions. He stated that the Committee should not focus on the specific regulations in the Zoning Ordinance. Rather, the Committee should focus on creating a vision for the corridor and then determine the appropriate tools to achieve the vision.

He noted that staff will attempt to distribute as much information as possible with the meeting agenda. Chairperson Soderstrom stated that the time period to prepare minutes, complete any analyses, prepare reports and transmit the documents to the Committee may not give the members a long lead time to review the materials prior to meetings.

Minutes: Mr. Heniff noted that minutes will be taken for each meeting and will seek approval of the minutes at the following meeting.

Public Participation: Mr. Heniff sought the opinion of the Committee as to the format for allowing public participation and/or comment. He recommended that after each major topic is discussed, the Committee provide the public an opportunity to comment. A general public comment period will be provided at the end of the meeting as well. The Committee agreed with this approach, noting that it is important to balance the need to keep decorum with the desire to solicit public comments.

Meeting Schedule: Mr. Heniff referenced the draft timeline for the Committee for consideration. He noted that some of the timeline elements are subject to change; the goal is to have the Committee complete its review, create a draft report, solicit public input and prepare a final report for Village Board consideration in late May/early June, 2007. Once the final report is transmitted to the Board, the Committee will automatically dissolve.

Meeting Length: Mr. Heniff stated that staff will seek to keep on target with the approved work program. He will also seek direction from the Committee as to how often the Committee would want to meet.

Work Program: He referenced the draft work program for Committee consideration. Chairperson Soderstrom and Mr. Olbrysh noted general concerns about the full scope of activities to be covered as part of the Committee.

Final Report: He noted that the culmination of the Committee's activities will be a final report to be transmitted to the Village Board. He also stated that staff will seek direction of the members as to the desired format and content to be included in the final document.

B. Background/Focus of Corridor Study
Chairperson Soderstrom provided a brief background as to why the group was formed. He noted that as part of their strategic planning activities, the Board identified the Roosevelt Road corridor for further review.

Mr. Heniff provided a background regarding the corridor review. At the same time that the Village Board directed staff to undertake a further review of the Corridor, staff learned of the closing of Westgate Lincoln Mercury, Cub Foods and other pending business relocations. Staff saw this as an opportunity to immediately initiate a comprehensive review of the overall corridor.

Staff brought forward for Plan Commission and Village Board approval a nine month moratorium on new development and major redevelopment activity along the Corridor within the Village. The intent of the moratorium is to review all land development regulations currently in place that would affect development activity within the Corridor. He then noted the geographical extent of the moratorium area. He also noted that all property owners would have received a copy of the moratorium ordinance.

To facilitate this activity, the Roosevelt Road Corridor Ad-hoc Committee was established. The Committee will undertake a comprehensive review of the Corridor. He noted that the committee will review the Corridor for a six-month period, present a report to the Board and the remaining three months will provide staff the opportunity to forward the recommendations of the group to the respective committees and Village Board for implementation.

Alternate Chairperson Tross asked if the information recommended by the Committee will be incorporated into the Comprehensive Plan. Mr. Heniff said yes, the intent is that this will be the first part of a larger review and update of the 1998 Comprehensive Plan.

Goal 2 - Image and Appearance: review overall aesthetics, signs, billboards, site design, landscape, lighting, setbacks

Goal 1 - Preferred Land Uses: review strip malls, banks, signage

After this activity was completed, Mr. Heniff identified some of the issues that members posted for each goal.

Mr. Heniff then asked each of the participants to identify their three items or issues that they identify for further review and discussion. He asked each member to place their concerns underneath the draft goal categories.

Mr. Danos noted that he owns a property along Roosevelt Road (Glenbard Electric) that may be razed in the near future. How will the moratorium affect his demolition plans? Mr. Heniff noted that the moratorium will not affect demolition abilities.

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impression of the Village of Lombard.

Roosevelt Road Corridor and noted that his daily trip along Roosevelt Road was his first each business with adequate parking. Mr. Heniff then gave his past perceptions of the available. Ms. Bartt noted that she enjoys the shopping variety and easy-in and out of the community. The Corridor has the right mix and number of business spaces Chairperson Soderstrom noted that the corridor has become the geographic center of also likes the retail diversity. Mr. Danos concurred with Mr. Fatman's comments. Road is a major thoroughfare which provides a significant amount of regional traffic. He Roosevelt Road is a long-term business strength. Mr. Fatman noted that Roosevelt She also likes the flat, linear nature of the corridor. Mr. Menschling noted the benefits of stores and that there are a number of cross streets providing better access to the road. opportunities and that the corridor is a destination point. Ms. Miller likes the variety in he likes the design of the Carson's Center. Mr. Oibrysh noted the multitude of shopping a traffic signal in front of his business provides for good access. Mr. Salzman noted that noted the excellent variety in business types. Mr. Schmidt noted that in his case, having Shallvani noted that higher traffic counts equal higher business exposure. Mr. Vivirito Mr. Shuda stated that the Corridor provides for a wide array of retail services. Mr.

Mr. Heniff described the goals and objectives handout. He stated that the goals and objectives are meant to be used for discussion points and will be subject to refinement based upon the group's direction. To facilitate discussion, he referenced the worksheet handouts included within the members' packets and asked each to share a positive current attribute associated with the Roosevelt Road Corridor.

C. Goals & Objectives Discussion

He noted that one goal is to establish new codes and tools for new development and redevelopment. He noted that tools such as the Zoning Ordinance can be used as a tool to guide future development.

roadway.

transportation needs of the area and is identified as a Strategic Regional Arterial the Corridor as commercial corridor. Roosevelt Road historically served the regional commercial uses and shopping centers. The Comprehensive Plan currently identifies described each one of the maps, noting that the existing land use primarily consists of existing land uses, the Comprehensive Plan and the Zoning Ordinance. He then within the study area. He referenced the maps that depict the moratorium boundaries, Mr. Heniff referenced the maps distributed to the members and discussed the properties

Goal 3 - Unified, Cohesive Development: concerns arose about patchwork development, too many vacant properties

Goal 4 - Pedestrian Issues: concerns regarding pedestrian traffic and conflicts with crossing Roosevelt Road

Goal 5 - Impacts of commercial uses on adjacent residential uses: concerns rose about billboards, buffers, landscaping

Goal 6 - Effectiveness of the corridor as a Strategic Regional Arterial roadway: concerns about the number of traffic lights, increased traffic volumes, ingress/egress issues

Goal 7 - Enhance the infrastructure and associated utilities: comments regarding overhead utility wires and inadequate lighting

Other Issues: How to pay for recommended actions.

Mr. Heniff stated that he would like this group to make goals and recommendations for the report. While all the issues associated with the corridor can be discussed, the focus should be upon the items that are under direct control of the Village and the adjoining property owners. He explained that staff had met with the Illinois Department of Transportation (IDOT). They do not have any improvements proposed along the corridor in their work program. He noted that IDOT will not pay for utility burial or street lights. He stated how the Roosevelt Road Corridor also has a pedestrian element as that a road widening would not be recommended even if money was available.

Chairperson Soderstrom noted that the signage issue can be found in several categories and stated that it should perhaps be its own category. Mr. Olbrysh noted that there are fifteen billboards located in the Roosevelt Road Corridor. Glen Eillyn has none. He knows this could be a possible legal battle and there should be strict guidelines on billboards.

Mr. Heniff noted that the Village has implemented an amortization on billboards. There will be fewer billboards as time moves on. Annexed properties do present a billboard problem. The County does not allow any new billboards. There are certain tools we can use to remove billboards, such as providing for their removal through development or annexation agreements. Mr. Heniff then discussed other freestanding signage issues.

Mr. Danos asked if the Village would be willing to install new light fixtures, landscaping, etc. He said when municipalities start with aesthetics, development will follow. Mr. Heniff stated there currently is no fund for landscaping, but it can be included in the report and recommendations to the Board of Trustees.

Mr. Danos noted that the Roosevelt Road Corridor competes with the Butterfield Road corridor. The Roosevelt Road Corridor needs better aesthetics and building guidelines to compete with Butterfield Road. The streetscape needs to look better. Mr. Danos stated that the Roosevelt Road Corridor is tired and is in need of sprucing and Lombard needs better representation. Alternate Chairperson Tross stated that Butterfield Road is more of a destination corridor.

Mr. Eatman said there needs to be a market driven influence. The Butterfield Road corridor is characterized by big parking lots with big box stores. It took Glen Eillyn time

to get easements and approvals for their aesthetics.

Mr. Schmidt briefly discussed business diversity with emphasis on local businesses. He said that special assessments may be too costly to local business owners. He noted that the Village needs to be careful to not go overboard and chase away local business owners.

Ms. Bartt noted that this is a good opportunity to require new construction standards to beautify the area.

Alternate Chairperson Tross raised the issues associated with creating special assessment districts to address aesthetic issues. He noted that there may be unintended consequences of such actions. He noted that multi-million dollar businesses can afford special assessments, but it may force family businesses to leave.

Chairperson Soderstrom referenced the first goal and the direction provided by the Village Board to review the land uses.

Mr. Vivrito stated that there are too many small parcels located in the Roosevelt Road Corridor - how can you regulate every business type? Mr. Heniff stated that the study area is a long linear corridor and that the Committee can break up the Corridor into sections and review the issues separately. This approach was used in the St. Charles Road Corridor Study.

Alternate Chairperson Tross noted that the Committee should focus on what the zoning districts should entail. Mr. Danos suggested the Committee should state more of what we want (businesses) then more of what we don't want.

Mr. Eatman offered a story with another community that required a guaranteed sales tax. The Committee should regulate permitted uses - create what you have and rid of what you don't want.

Mr. Danos suggested that the list of uses should include what we do not want instead of what we do want. Mr. Eatman noted that there may be certain factors such as stormwater detention needs that may limit certain uses from locating in the Corridor.

Alternate Chairperson Tross noted several properties that were cleared for banks, currently a permitted use in the corridor, although the drive-through is a conditional use. We could regulate permitted use vs. conditional uses to select businesses.

Mr. Danos referenced his past experiences, noting that other communities suggested what they do not want and asked him to remarket their shopping center tenant spaces every six months. He also noted that communities he worked with told him of the types of uses they do not want to see in his centers, such as laundromats.

Mr. Heniff noted the Committee could recommend shrinking the list of permitted uses allowed in the corridor. While not directly a part of the Committee's review, we will also have to review where such less desirable establishments would be allowed to go.

Chairperson Soderstrom noted that the Highland and Roosevelt project (V-Land) took time to get it to where it will be approved. We should determine what we do not want for the Roosevelt Road Corridor.

Mr. Danos noted that land costs determine business types. Mr. Eatman stated that remodeling of existing facilities get better rents. Higher rents attract better tenants.

The meeting was opened for additional public comment. Phil Spiewak noted that salt from trucks killed sod in the Roosevelt Road right of way. These factors need to be considered in any improvement plan.

Alternate Chairperson Tross said it is always good to see pedestrians on the Roosevelt Road sidewalks. We need easy access to and from businesses.

Mr. Salzman asked if the Committee can recommend business types. Alternate Chairperson Tross stated, yes - this group will make recommendations to the Plan Commission and then to the Board of Trustees.

D. Work Program/Program Timeline

Mr. Heniff discussed the timeline given to the members. The report will be due on June 2. The goal is to have three meetings and a couple open house forums. We can add meetings or take out meetings, but we are on a tight timeline.

4.0 Unfinished Business

There was nothing unfinished to discuss.

5.0 Public Participation

There was no additional public comment.

Mr. Danos asked if the Committee members assume any liability for the moratorium or the actions they proposed. Mr. Heniff stated no, you are only making a recommendation. You are not liable.

6.0 Future Meeting Dates

The next meeting will be on March 14, 2007 at 4:00 p.m. at the Village Hall.

7.0 Adjournment

Meeting adjourned at 8:40 p.m.