

Detention Calculation
Rational Method - Bulletin 75

Creekview Plaza
21-055
April 25, 2024

Storm Duration (min)	Runoff Coefficient	Rainfall Intensity (in/hr)	Drainage Area (acres)	Inflow rate (cfs)	Release Rate (cfs)	Storage Rate (CF)	Storage Rate (CF)
				Qi-C100A	Qo (cfs)	Qi-Qo (cfs)	(Qi-Qo)*60
5	0.876106	12.36	1.13	11.70	0.113	11.59	3475.72
6	0.876106	12.05	1.13	11.40	0.113	11.29	4064.56
7	0.876106	11.74	1.13	11.11	0.113	11.00	4617.95
8	0.876106	11.42	1.13	10.81	0.113	10.70	5135.91
9	0.876106	11.11	1.13	10.52	0.113	10.40	5618.43
10	0.876106	10.80	1.13	10.22	0.113	10.11	6065.52
11	0.876106	10.50	1.13	9.93	0.113	9.82	6482.17
12	0.876106	10.19	1.13	9.65	0.113	9.53	6864.28
13	0.876106	9.89	1.13	9.36	0.113	9.25	7211.87
14	0.876106	9.58	1.13	9.07	0.113	8.96	7524.94
15	0.876106	9.28	1.13	8.78	0.113	8.67	7803.47
16	0.876106	9.08	1.13	8.60	0.113	8.49	8145.61
17	0.876106	8.89	1.13	8.41	0.113	8.30	8448.48
18	0.876106	8.69	1.13	8.23	0.113	8.11	8763.10
19	0.876106	8.50	1.13	8.04	0.113	7.93	9038.45
20	0.876106	8.30	1.13	7.86	0.113	7.74	9291.54
21	0.876106	8.10	1.13	7.67	0.113	7.56	9522.37
22	0.876106	7.91	1.13	7.48	0.113	7.37	9730.94
23	0.876106	7.71	1.13	7.30	0.113	7.19	9917.24
24	0.876106	7.52	1.13	7.11	0.113	7.00	10081.29
25	0.876106	7.32	1.13	6.93	0.113	6.82	10223.07
26	0.876106	7.12	1.13	6.74	0.113	6.63	10342.59
27	0.876106	6.93	1.13	6.56	0.113	6.44	10439.85
28	0.876106	6.73	1.13	6.37	0.113	6.26	10514.85
29	0.876106	6.54	1.13	6.19	0.113	6.07	10567.58
30	0.876106	6.34	1.13	6.00	0.113	5.89	10598.06
31	0.876106	6.26	1.13	5.93	0.113	5.81	10615.77
32	0.876106	6.19	1.13	5.86	0.113	5.74	10624.73
33	0.876106	6.11	1.13	5.78	0.113	5.67	10624.95
34	0.876106	6.03	1.13	5.71	0.113	5.60	10616.43
35	0.876106	5.96	1.13	5.64	0.113	5.52	10599.16
36	0.876106	5.88	1.13	5.56	0.113	5.45	10573.14
37	0.876106	5.80	1.13	5.49	0.113	5.38	10538.38
38	0.876106	5.72	1.13	5.42	0.113	5.30	10494.87
39	0.876106	5.65	1.13	5.34	0.113	5.23	10442.61
40	0.876106	5.57	1.13	5.27	0.113	5.16	10381.61
41	0.876106	5.49	1.13	5.20	0.113	5.09	10311.87
42	0.876106	5.42	1.13	5.13	0.113	5.01	10233.37
43	0.876106	5.34	1.13	5.05	0.113	4.94	10146.14
44	0.876106	5.26	1.13	4.98	0.113	4.87	10050.16
45	0.876106	5.19	1.13	4.91	0.113	4.79	9945.43
46	0.876106	5.11	1.13	4.83	0.113	4.72	9831.95
47	0.876106	5.03	1.13	4.76	0.113	4.65	9710.73
48	0.876106	4.95	1.13	4.69	0.113	4.58	9581.77
49	0.876106	4.88	1.13	4.62	0.113	4.50	9446.06
50	0.876106	4.80	1.13	4.54	0.113	4.43	9304.69
51	0.876106	4.72	1.13	4.47	0.113	4.36	9157.66
52	0.876106	4.65	1.13	4.40	0.113	4.28	9005.95
53	0.876106	4.57	1.13	4.32	0.113	4.21	8849.56
54	0.876106	4.49	1.13	4.25	0.113	4.14	8688.49
55	0.876106	4.42	1.13	4.18	0.113	4.07	8522.73
56	0.876106	4.34	1.13	4.11	0.113	3.99	8352.38
57	0.876106	4.26	1.13	4.03	0.113	3.92	8177.52
58	0.876106	4.18	1.13	3.96	0.113	3.85	7998.16
59	0.876106	4.11	1.13	3.89	0.113	3.77	7814.39
60	0.876106	4.03	1.13	3.81	0.113	3.70	7626.22
120	0.876106	2.49	1.13	2.36	0.113	2.24	16155.25
180	0.876106	1.83	1.13	1.73	0.113	1.62	11748.23
360	0.876106	1.07	1.13	1.01	0.113	0.90	19434.71
720	0.876106	0.62	1.13	0.59	0.113	0.47	20469.46
1440	0.876106	0.36	1.13	0.34	0.113	0.23	19676.74

A = 1.13 acres impervious area = 0.88 area c
Cd = 0.84 pervious area = 0.11 0.9
Release Rate = 0.1 cfs/ac permeable pavers = 0.14 0.75

Required Storage = 20469.46 cubic feet
0.47 acre feet

GENERAL NOTES:
1. THESE PLANS ARE BASED ON THE (ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY) (SURVEY PROJECT #22-22465 REV-2 DATED 07/21/22) PREPARED BY: GENTILE AND ASSOCIATES, INC. 550 E. ST. CHARLES PLACE, LOMBARD, ILLINOIS 60148 (630) 916-6262
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

SOURCE BENCHMARK # 1:
DUPAGE COUNTY BM. # YK09002 DUPAGE COUNTY BM. # YK09002 YK09002 STATION IS LOCATED ALONG ADDISON AVENUE, BETWEEN THE ILLINOIS PRAIRIE PATH AND CENTRAL BOULEVARD. STATION IS 21.5 FT SOUTH OF THE CENTERLINE OF CENTRAL BOULEVARD, 54.0 FT EAST OF THE CENTERLINE OF ADDISON AVENUE, 67.0 FT NORTH OF THE CENTERLINE OF THE ILLINOIS PRAIRIE PATH, AND 146.0 FT NORTH OF PARK AVENUE. MONUMENT IS 0.85 FT ABOVE THE ROAD SURFACE AND IS FERROMAGNETIC.
ELEVATION = 709.33 (NAVD 88 DATUM)

SOURCE BENCHMARK # 2:
DUPAGE COUNTY BM. # YK09003 DUPAGE COUNTY BM. # YK09003 YK09003 STATION IS LOCATED ALONG HARVARD AVENUE, BETWEEN ITS INTERSECTION WITH CENTRAL BOULEVARD AND ITS INTERSECTION WITH PARK AVENUE. STATION IS 15.4 FT EAST OF THE CENTERLINE OF HARVARD AVENUE, 89.5 FT NORTH OF THE CENTERLINE OF PARK AVENUE, AND 79.5 FT SOUTH OF THE CENTERLINE OF CENTRAL BOULEVARD. MONUMENT IS 1 FT BELOW GRADE OF GROUND AND IS FERROMAGNETIC.
ELEVATION = 707.14 (NAVD 88 DATUM)

SITE BENCHMARK # 1:
TAG BOLT ON FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF E. ROOSEVELT ROAD (ILLINOIS ROUTE 38), THE MOST WESTERLY FIRE HYDRANT IN FRONT OF SUBJECT PROPERTY.
ELEVATION = 708.750 (NAVD 88 DATUM)

SITE BENCHMARK # 2:
CROSS CUT IN EAST-WEST CONCRETE WALK SOUTH SIDE OF ROOSEVELT ROAD, NEAR NORTHWEST CORNER OF SUBJECT PROPERTY OF SUBJECT PROPERTY.
ELEVATION = 715.988 (NAVD 88 DATUM)

SITE BENCHMARK # 3:
CROSS CUT IN EAST-WEST CONCRETE WALK SOUTH SIDE OF ROOSEVELT ROAD, NEAR NORTHWEST CORNER OF SUBJECT PROPERTY OF SUBJECT PROPERTY.
ELEVATION = 706.040 (NAVD 88 DATUM)

STORMWATER MANAGEMENT DATA

WETLAND
-NO IMPACT

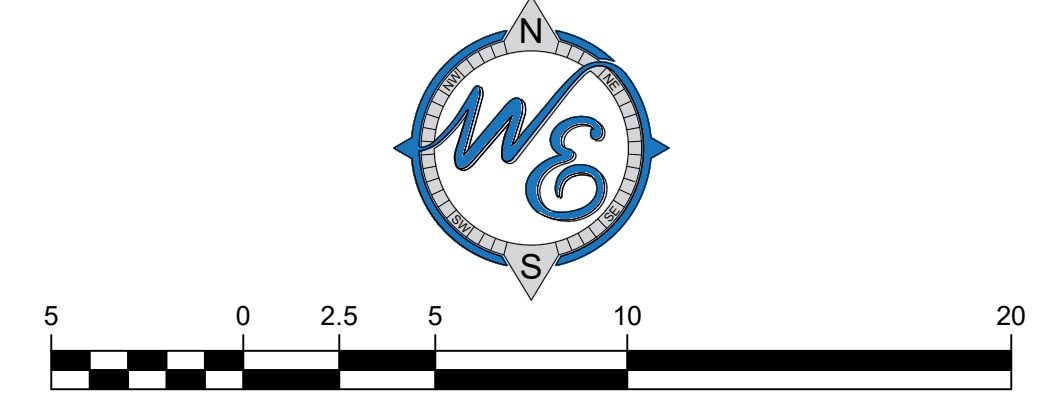
WETLAND BUFFER
-50' REQUIRED, 19' TO 85' PROPOSED
-25,321 SF @ 50', 25,365 SF @ PROPOSED

FLOODWAY
-NO IMPACT

FLOODPLAIN
100 YR. BFE = 706.6
10 YR. BFE = 704.8
0-10 YEAR FILL = 0 ac-ft
10-100 YEAR FILL = 0.14 ac-ft
100-1000 YEAR FILL = 0.203 ac-ft
REQUIRED STORAGE (150% OF FILL) = 0.12 ac-ft
0-10 YEAR CUT = 0.18 ac-ft
10-100 YEAR CUT (PROVIDED STORAGE) = 0.205 ac-ft
PROVIDED STORAGE > REQUIRED STORAGE = 0.202 ac-ft > 0.003 ac-ft

NEW RUNOFF STORAGE
REQUIRED STORAGE PER RATIONAL METHOD
-DRAINAGE AREA = 1.13 AC
-IMPERVIOUS AREA = 1.02 AC
-REQUIRED STORAGE = 0.47 AC-FT (20,470 CF)
-STORAGE PROPOSED = 0.48 AC-FT (20,796 CF)
-0.48 AC-FT > 0.47 AC-FT ∴ OK
THE PROPOSED STORAGE IS PROVIDED IN OVERSIZED PIPE (17,405 CF) AND THE VOIDS IN THE STONE AROUND THE PIPE (3,391 CF) USING A POROSITY OF 0.30.

WATER QUALITY-PCBMP'S
THE PERMEABLE PAVERS AND STONE BELOW THE PAVERS WILL PROVIDE THE REQUIRED MITIGATION OF THE NEW IMPERVIOUS AREAS (USING A POROSITY OF 0.30).
-IMPERVIOUS AREA = 1.02 AC
-FIRST FLUSH RUNOFF = 1.02*43,560*1.25"/12 = 4,629 CF
-AREA OF PAVERS = 6,310 SF
-DEPTH OF STONE UNDER PAVERS = 30"
-VOLUME PROPOSED = 4,733 CF ≥ 4,629 CF ∴ OK
-WATER TABLE ELEV = 695±
-LOWEST BMP ELEV = 701.5±



PRELIMINARY ENGINEERING PLAN

SAFA PROPERTY, LLC
8060 Lawndale
Skokie, IL

CREEKVIEW PLAZA
855 E. Roosevelt Road
Lombard, Illinois

Prepared For:

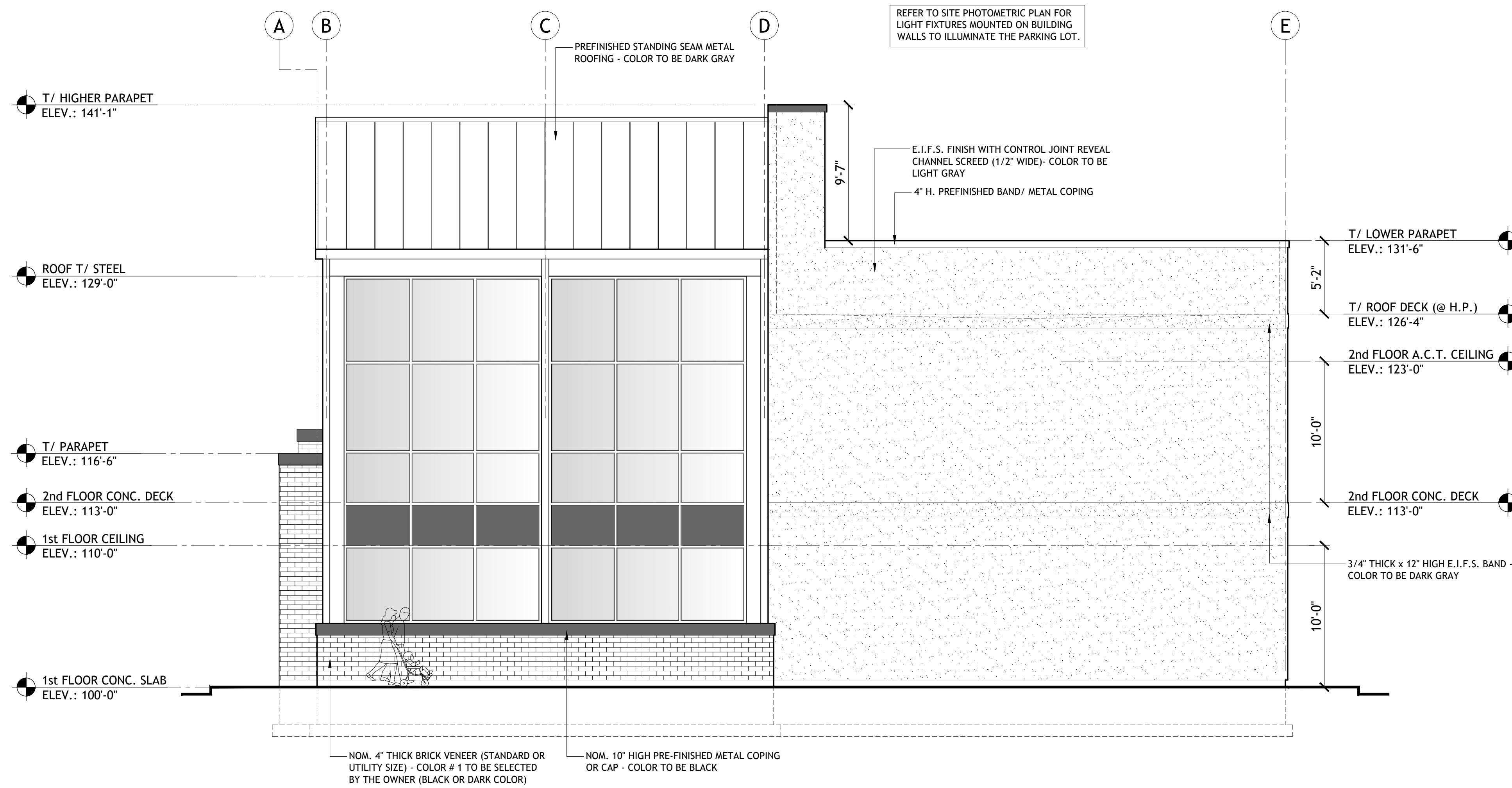
Prepared By:

Watmark Engineering Resources
watermark-engineering.com | 2631 Ginger Woods Pkwy | Aurora, IL 60502 | (630) 375-1800

CHECKED BY: J. MILLER
DESIGN BY: J. MILLER
DRAWN BY: JOSH MILLER
DATE: APRIL 26, 2024
SCALE: 1" = 20'
PROJECT NO.: 21-055

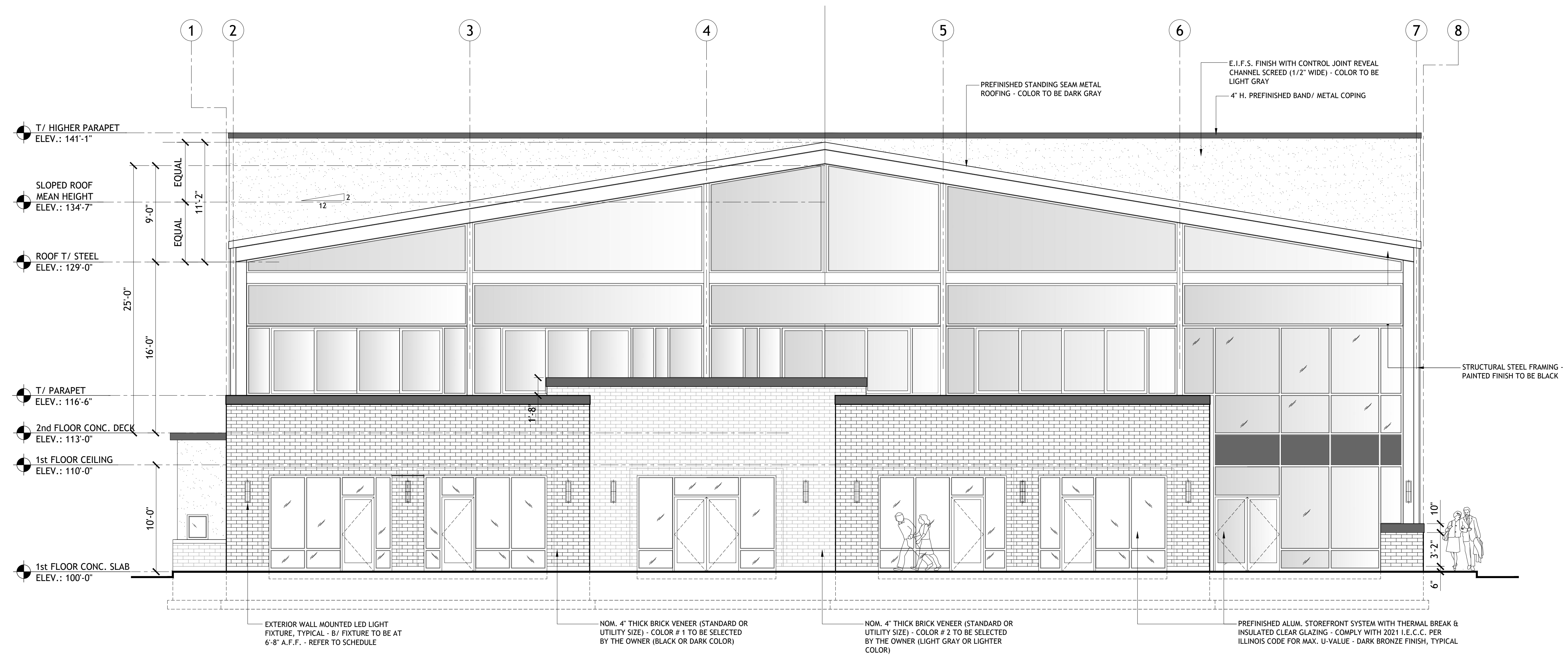
GRADING AND UTILITY PLAN

C-3



PROPOSED WEST (RIGHT SIDE) ELEVATION
SCALE: 3/16" = 1'-0"

2



PROPOSED NORTH (FRONT) ELEVATION - FROM E. ROOSEVELT ROAD
SCALE: 3/16" = 1'-0"

1

Document Record:

Issued Date	Description
03.17.2024	CONCEPTUAL SITE PLAN - OWNER REVIEW
03.30.2024	OWNER REVIEW
04.01.2024	REVISIONS - COORDINATION W/ CIVIL
04.05.2024	PRELIMINARY PLANS
04.19.2024	REVISIONS - COORDINATION W/ CIVIL
04.24.2024	REVISIONS - COORDINATION W/ CIVIL
05.07.2024	ELEV. REVISIONS STAFF COMMENTS

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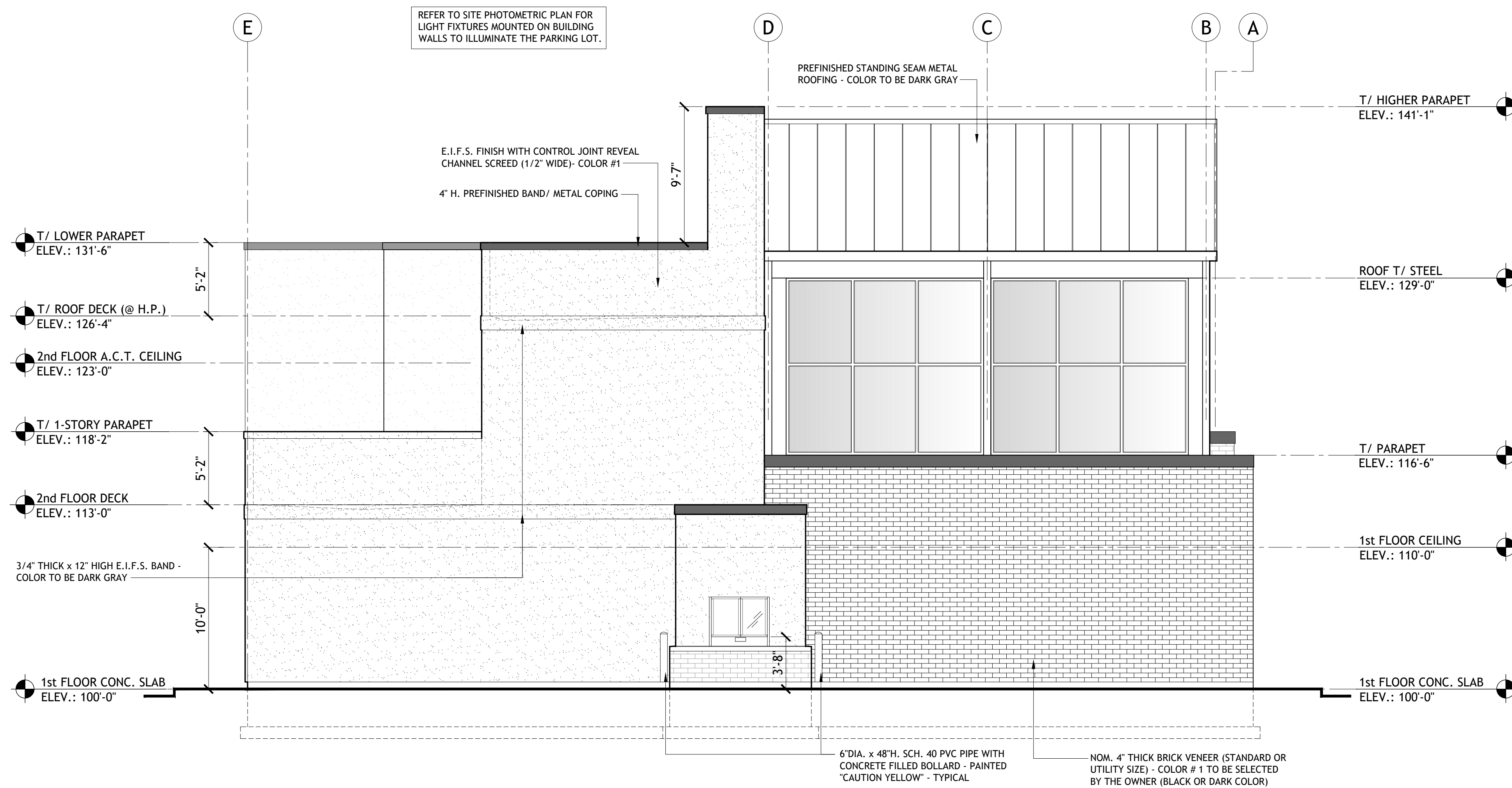
Proposed 2-Story (with Slab-on-grade) Commercial Development:
Creekview Plaza
At 855 E. Roosevelt Road, Lombard IL.

Issue Date: MAY 07, 2024
Drawn By: PAI

Sheet:
EXTERIOR BUILDING ELEVATIONS
A6.0

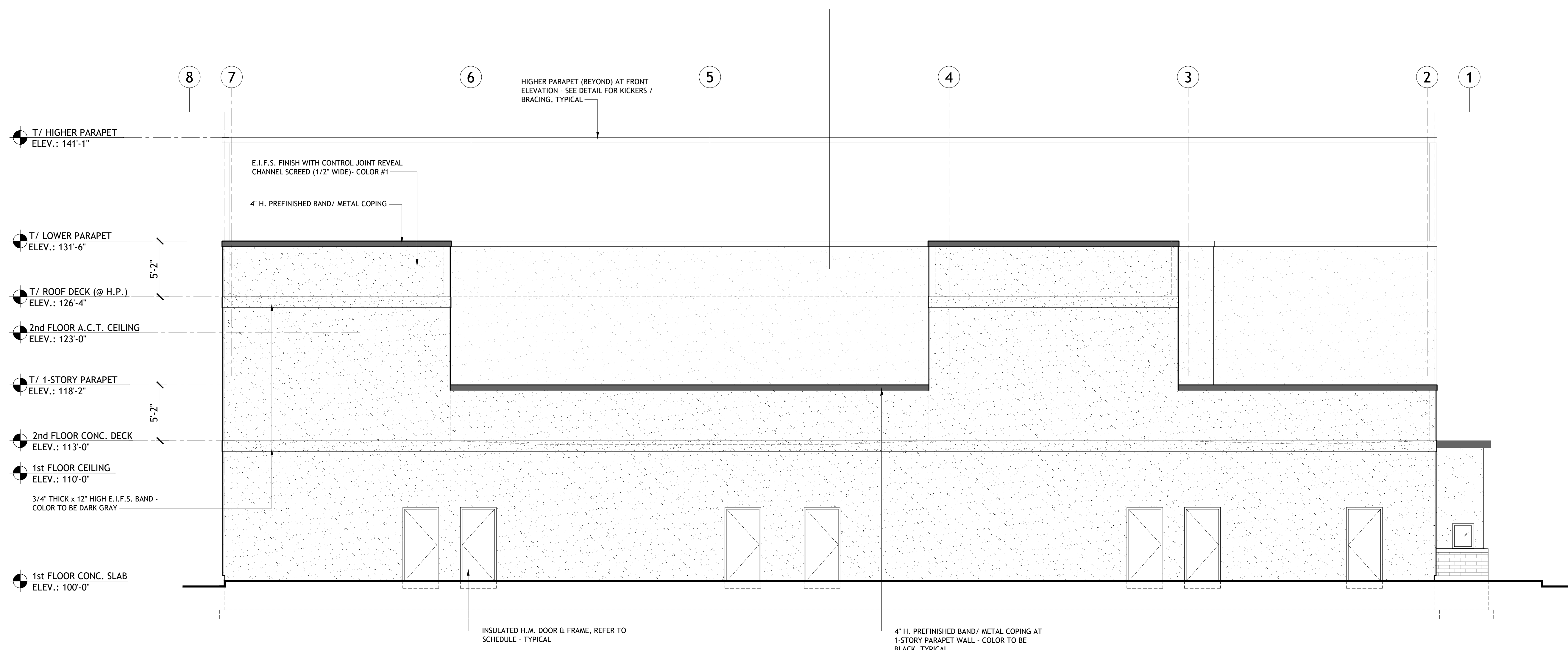
PAI PROJECT NUMBER
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PROPOSED EAST (LEFT SIDE) ELEVATION
SCALE: 3/16" = 1'-0"

2



PROPOSED SOUTH (REAR) ELEVATION
SCALE: 3/16" = 1'-0"

1

Document Record:

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04.05.2024	PRELIMINARY PLANS - VILLAGE REVIEW
04.19.2024	REVISIONS - COORDINATION W/ CIVIL
04.24.2024	REVISIONS - COORDINATION W/ CIVIL
05.07.2024	ELEV. REVISIONS STAFF COMMENTS

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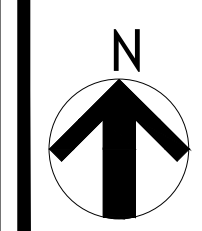
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Proposed 2-Story (with Slab-on-grade) Commercial Development:
Creeksview Plaza
At 855 E. Roosevelt Road, Lombard IL.

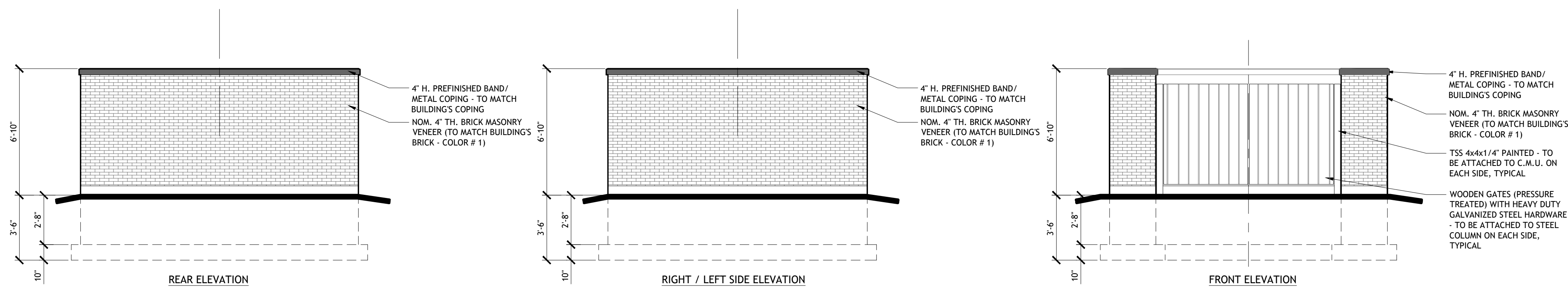
Issue Date: MAY 07, 2024
Drawn By: PAI

Sheet: EXTERIOR BUILDING ELEVATIONS
A6.1

PAI PROJECT NUMBER
24119.00

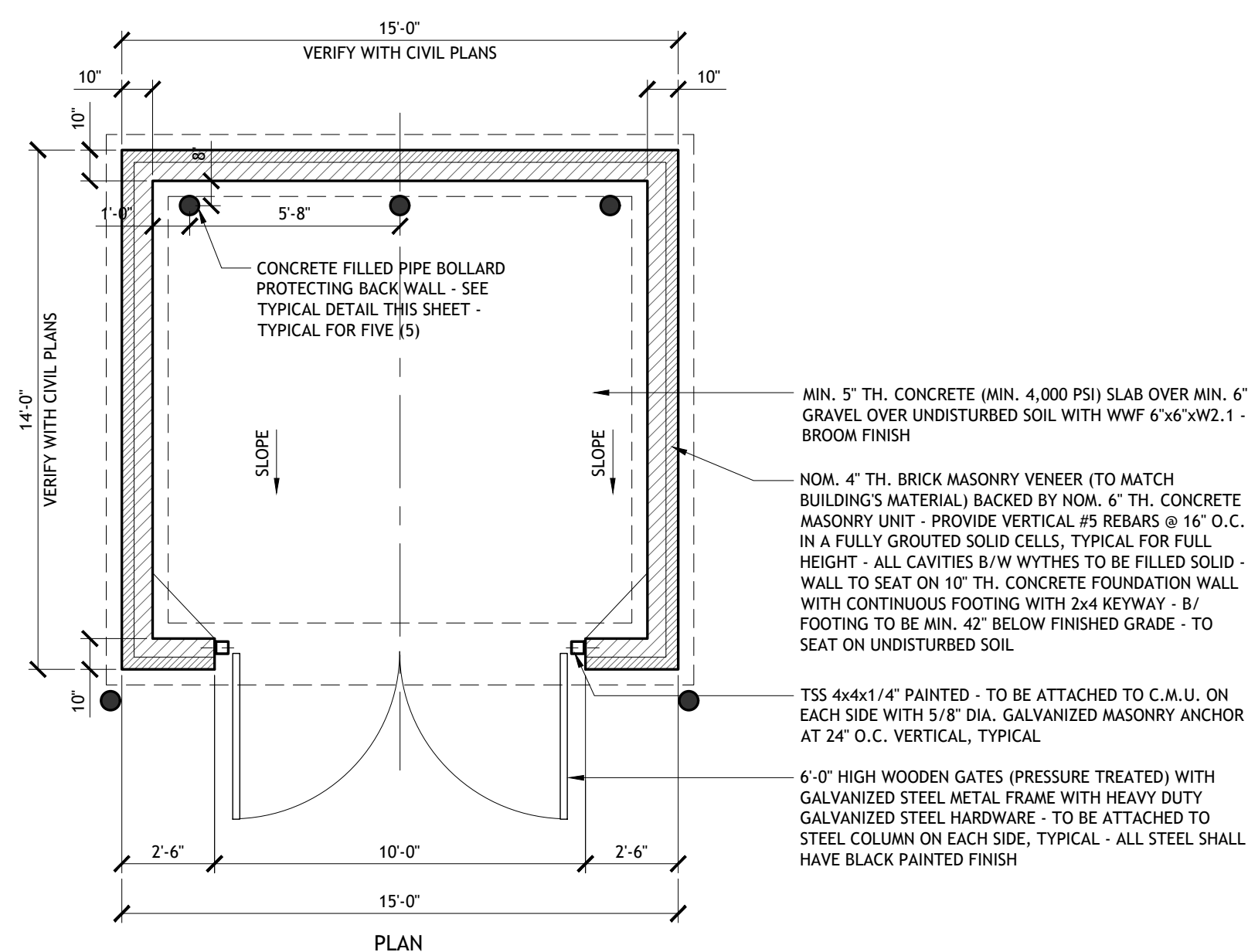


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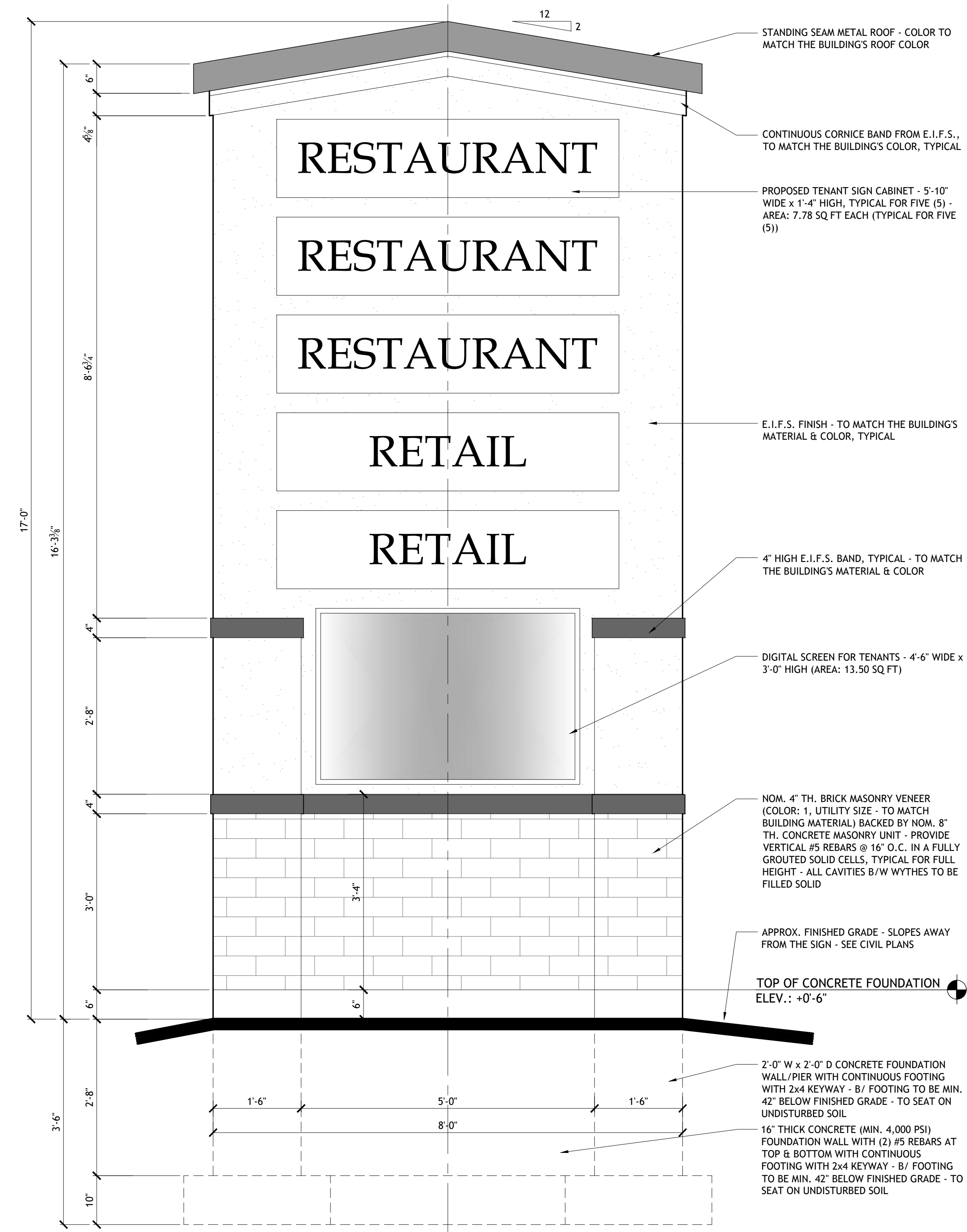


PROPOSED TRASH ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"

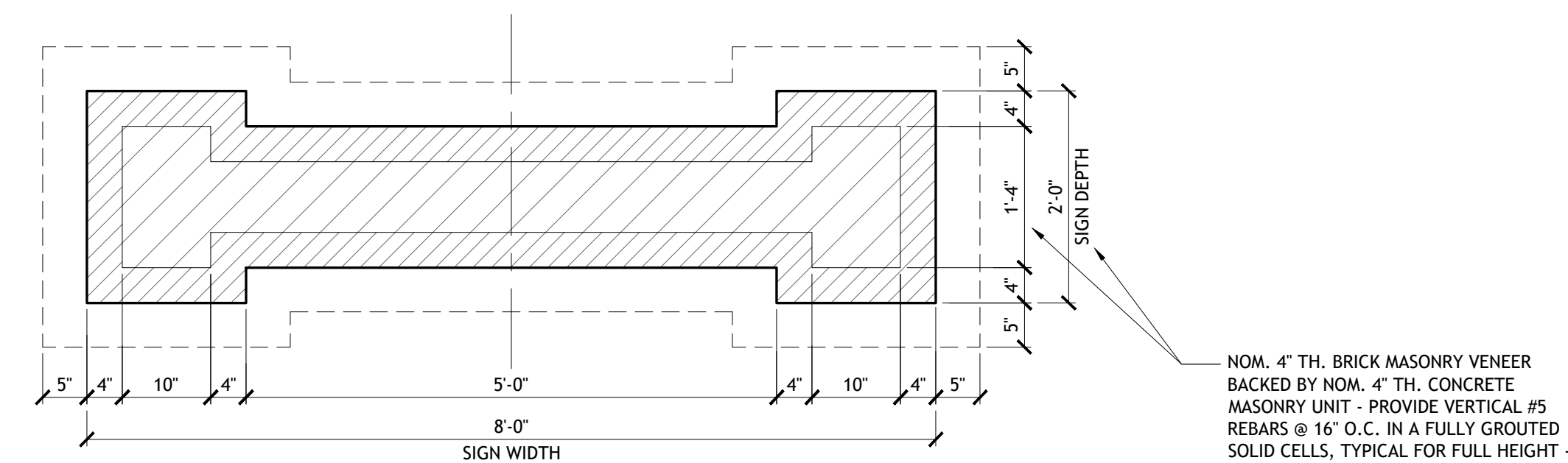
3



PROPOSED TRASH ENCLOSURE PLAN 2
SCALE: 1/4" = 1'-0"



PROPOSED MONUMENT SIGN - EAST & WEST ELEVATION



PROPOSED MONUMENT SIGN - PLAN

PROPOSED MONUMENT SIGN - EAST & WEST ELEVATIONS
SCALE: 3/4" = 1'-0"

1

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Proposed 2-Story (with Slab-on-grade) Commercial Development:
Creekview Plaza
At 855 E. Roosevelt Road, Lombard IL

Issue Date: APRIL 24, 2024
Drawn By: PAI
Sheet:
PROPOSED SITE DETAILS
A1.0
PAI PROJECT NUMBER
24119.00

Document Record:

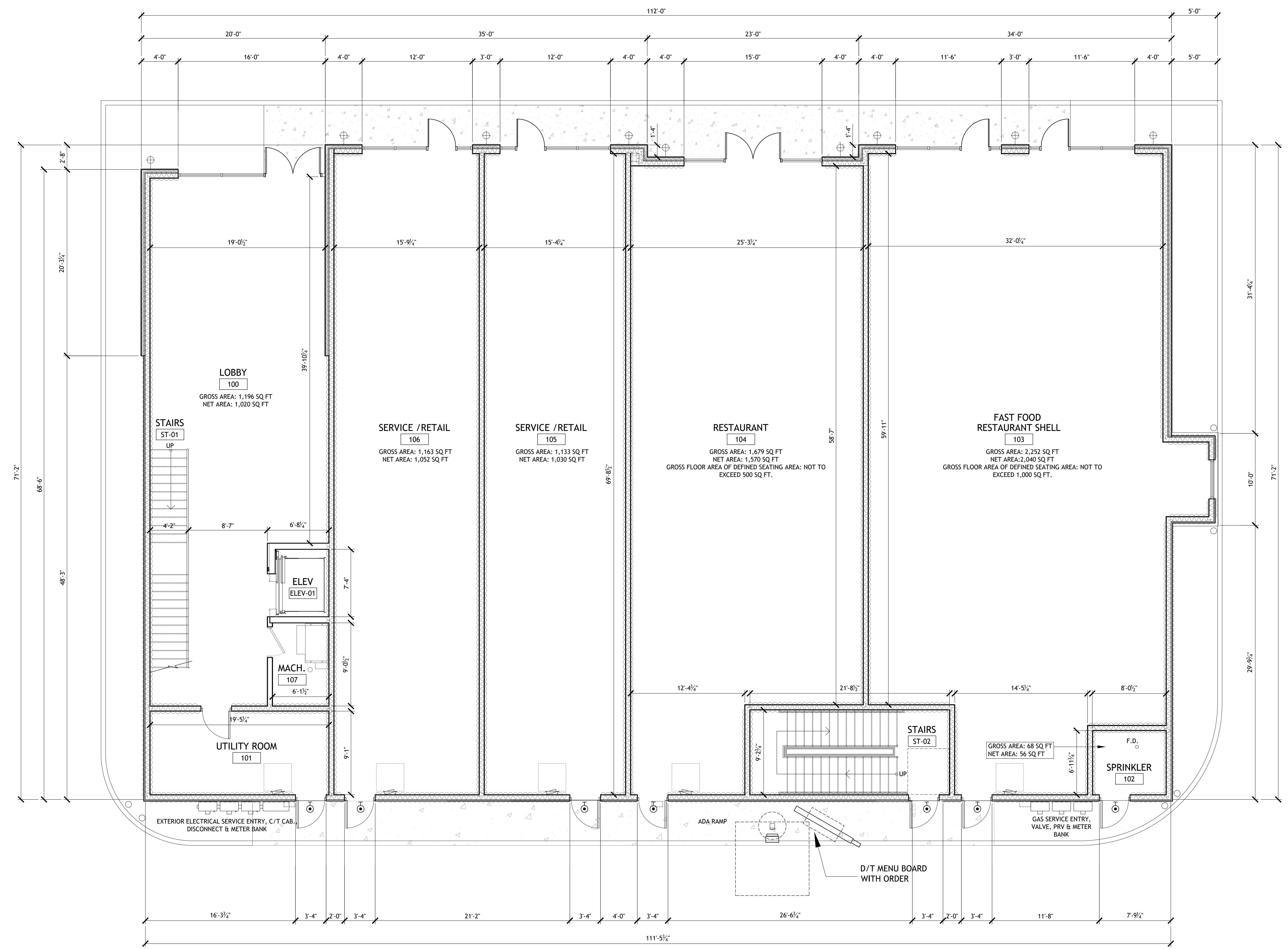
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PROPOSED MAIN FLOOR PLAN
 SCALE: 3/16" = 1'-0"

1

Proposed 2-Story (with Slab-on-grade) Commercial Development:

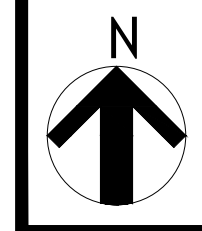
Creeksview Plaza
 At 855 E. Roosevelt Road, Lombard IL.

Issue Date: APRIL 24, 2024
 Drawn By: PAI

Sheet: MAIN FLOOR PLAN

A3.0

PAI PROJECT NUMBER
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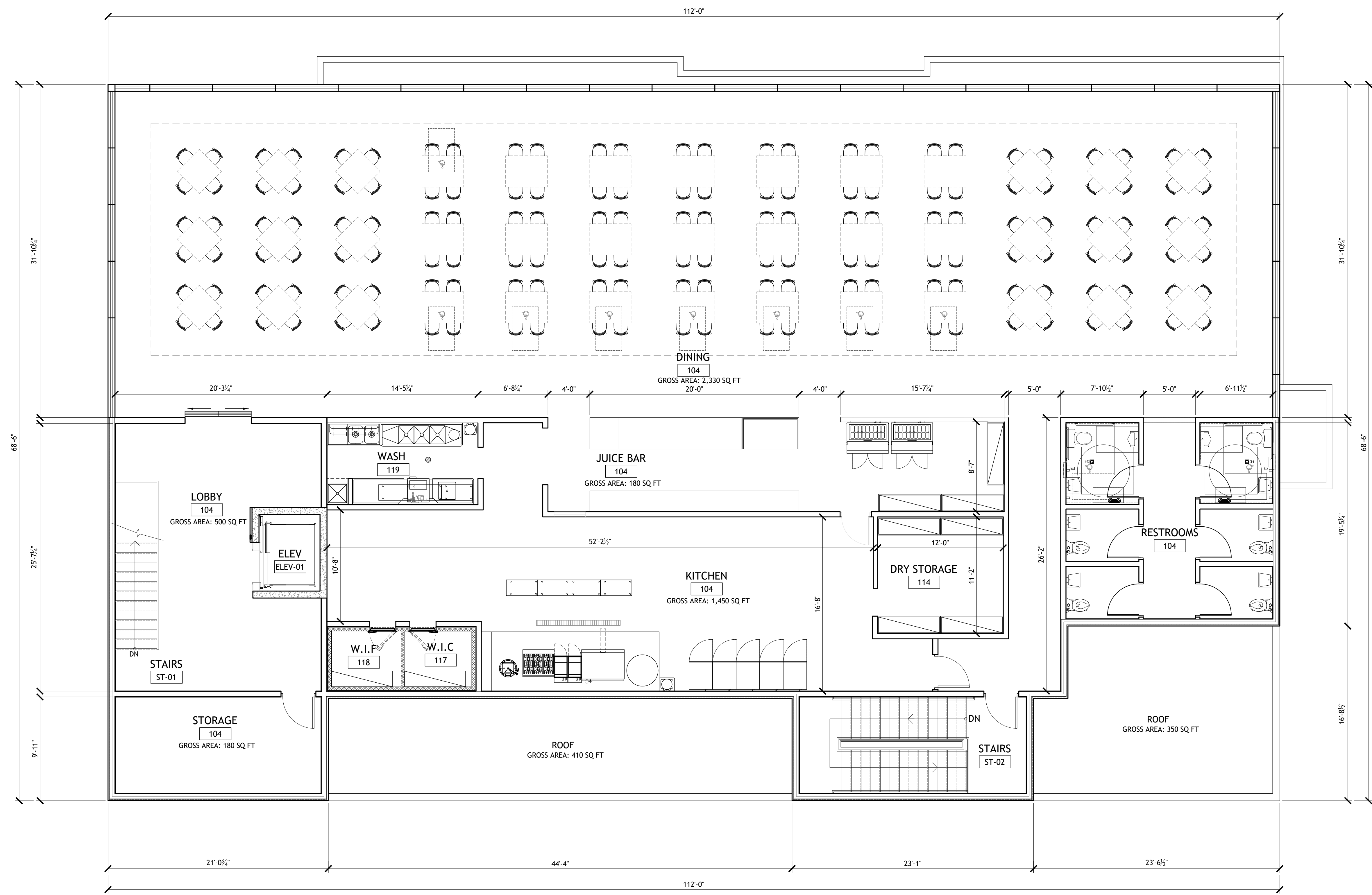
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PROPOSED 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"

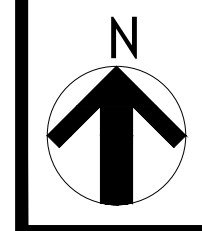
Proposed 2-Story (with Slab-on-grade) Commercial Development:
Creeksview Plaza
At 855 E. Roosevelt Road, Lombard IL

Issue Date: APRIL 24, 2024
Drawn By: PAI

Sheet: 2ND FLOOR PLAN

A3.1

PAI PROJECT NUMBER
24119.00



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

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

VILLAGE OF LOMBARD
B4A ROOSEVELT ROAD CORRIDOR DISTRICT TABLE OF COMPLIANCE
CREEKVIEW PLAZA
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SECTION	TERMS	REQUIRED	PROPOSED	NOTES
155.417(G)(14)(a)	Direct away from adjacent and downward	Cut off shields	Directed except for easement area, variation needed x-access, no uplighting at grade	Current variation for easement and uplighting
155.417(G)(14)(b)	Max resid height light poles	8 feet, <30' from S lot	25' outside res buffer	Complied
155.417(G)(14)(c)	Style compatible with arch/LS		Complies	Complied
155.417(G)(14)(d)	Articulate building/safety		Complies	Complied
155.602(A)(3)(e)	Located in any yard	Any yard	Front	Complied
155.602(A)(3)(f)	Comply with 155.700		See Landscape Plan	Complied
155.602(A)(5), (C)	Length of stalls	18 feet 16.5 feet 16 feet	18 feet 16.5 feet 16 feet	Complied
155.602(A)(5), (C)	Length to lot line/to LS island	16 feet	16.5 feet, 16 feet	Complied
155.602(A)(5)(a), (C)	Size of stalls (width)	9 feet	9 feet	Complied
155.602(B)	Accessible parking (number)	4	4	Complied
155.602(A)(6), (C)	Access aisles/street	24 feet/Safe	24 feet/Safe	Complied
155.602(A)(10)(d)(ii)	Lighting	0.5FC min/2 max avg	Photometrics	Complied, variation
155.602(A)(10)(d)(iii)	Directed away	From lot lines	Directed to easement	Directed to easement
155.602(A)(10)(d)(iii)	Lighting at lot lines	0.5 FC S/ 3 NEW	Variation amid S LS area	Complied
155.602(A)(10)(d)(iv)	Lighting pole height	40 feet	25 feet	Complied
155.602 table 6.3	Parking Required (two-story)	See parking table	82, complies	Variation for parking
155.603(B) Table 6-5	Loading Required	0	1 12x30	Complied (1)
155.603(A)(1)	Location	10' east side yard	5' E side yard, variation	5' E side yard variation
155.603(A)(2)(a)	Size apron access (two-story)	12x30; 60' ap; 24'	12x30; 12x30; 60'	Complies
155.603(A)(6)	Allocation for loading (two-story)	No other allocation	No other allocation	Complies
155.603(B)	Loading number	0 12x30	2 12x30	Complies
155.702(A)(2)	Dir. Comm. Development	Modified LS standard		Available
155.702(B)(C)	LS Plan	Required	Provided	Complied
155.704(A)	Scaling of plants to building	Required	Provided	Complied
155.704(B)	Selection	Non-invasive, strong	Provided	Complied
155.704(C)	Evergreens for screening	Required	Provided	Complied
155.704(D)	Shade trees	Required at 2.5" cal	Provided	Complied
155.704(E)	Soften building walls	Suggested	Provided in part	Provided in part
155.704(G)	Detention/retention	LS required	Provided	Complied
155.704(H)	Permanent means of watering	Required	Irrigation planned	Complied
155.704(I)	Energy conservation	Placements noted	Planned in part	No requirement
155.704(J)	Preservation of plant material	Suggested	Provided west acre	Complied

VILLAGE OF LOMBARD
B4A ROOSEVELT ROAD CORRIDOR DISTRICT TABLE OF COMPLIANCE
CREEKVIEW PLAZA
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SECTION	TERMS	REQUIRED	PROPOSED	NOTES
155.704(K)	Berming	Sugg when practical	Not practical	Not practical
155.705(B)	Fine grade ROW	Required	Planned	Complied
155.705(C)	Parkway trees	6 required	6 provided	Complied
155.706(B)(1)	Interior LS volume	5% minimum	Complies	Complied
155.706(B)(2)(a)	Disbursement of LS in lot	Required	Provided	Complied
155.706(B)(2)(b)	Minimum island size	120 SF, 7' back2back	120 SF, 7' back2back	Complied
155.706(B)(2)(c)(i)	Ornamentals as sole means	Prohibited	Not proposed	Complies
155.706(B)(2)(c)(ii)	Shade tree ratio	1 per 120 SF LS area	9 of 12	Variation to allow LS Plan
155.706(B)(2)(c)(iii)	Ground cover ratio	50% of LS area	100% of LS area	Complied
155.706(C)(1)	Perimeter parking lot LS width	5 feet	5-10++ feet	Complied
155.706(C)(2)(b)(i)	Front 4' ht shrub or evergreen	157 feet (50%)	100 feet	Variation to allow LS Plan
155.706(C)(2)(b)(ii)	Ground cover ratio front (sod pl)	100%	100%	Variation to allow LS Plan
155.706(C)(3)(a)	Side 4' ht shrub or evergreen	167 feet 50%, 7-9 grp	170 feet, 7-9 grp	Variation to allow LS Plan
155.706(C)(3)(b)	Ground cover ratio side (sod pl)	100%	100%	Complied
155.707(A)(5)(a)	Transition yard LS	30 feet 155.711	35'	Complied 35'
155.707(B)(4)(a)	Fence screen for service areas	6' (5' LS in/25' out)	6' (5' LS in/25' out)	Variation to allow LS Plan
155.707(B)(4)(b)	Shade trees every 25 feet	13 shade trees	13 shade clustered	Variation to allow LS Plan
155.707(B)(4)(c)	Shrubs at 3' grow to 6'+	235 feet (75%)	235 feet	Variation to allow LS Plan
155.707(B)(4)(d)	Unplanted as lawn	100%	Not 100%, no wetland change/planting	Planted as lawn and with wetland seed, variation
155.708(A)	10' wide foundation LS	All sides	CDD auth needed	CDD authorization given
155.709(B)	Width	5' NEW, 30' S	5' NEW, 35' 7" S	Variation to allow LS Plan
155.709(B)(1)	Shade trees every 75 feet	9 shade	5 east, 4 SE clustered	Variation to allow LS Plan
155.709(B)(3)	Ground cover ratio	100%	100%	Variation to allow LS Plan
155.710	Waste enclosure screen	All sides. 6'-8'	All sides. 6'-8'	Complied
155.711	Innovation	Encourage/Reward	Preservation of E acre	Variation to allow LS Plan

**VILLAGE OF LOMBARD
RESTAURANT PARKING ANALYSIS
CREEKVIEW PLAZA**

LOCATION AND DESIGN

Within 300'	155.602(A)(3)(b)	Offsite not needed as a conditional use (lease, 155.602(A)(4))
Any Yard	155.602(A)(3)(b)	Front, side
18' unless	155.602(A)(5)	Complies
16' LS >5' lot	155.602(A)(5)	Complies
9' wide	155.602(A)(5)(a)	Complies
8.25' excess	155.602(A)(5)(a)	Excess parking may be if for employees or compact vehicles
Accessible	155.602(A)(5)	No deviations from IL Accessibility Code (4 required/provided)
Aisle (T6.2)	155.602(A)(6)	>24' provided throughout
Park Fl Area	155.602(A)(8)(a)(i)	Exclude bathrooms, storage, stairs, foyer, shafts
Employee	155.602(A)(8)	Use peak shift
Biz Vehicle	155.602(A)(11)	Designated spaces
Min Spaces	155.602(A)(1)	Table 6.3 Schedule
Office	Table 6.3	3:1000 gross floor area
Personal care	Table 6.3	3:1000 gross floor area
Clinic	Table 6.3	3:1000 gross floor area
Carry-out	Table 6.3	3:1000 gross floor area
Fast food	Table 6.3	9:1000 defined seating area
Banquet	Table 6.3	1:3 seats plus 1:1 employee peak shift
Sit Down	Table 6.3	12:1000 defined seating area
Reg Sh Ctr	Table 6.3	3:1000, but only shopping center is defined

TWO STORY CONCEPT (BASED ON MINIMUM REQUIRED FOR EVENING)

UNIT	USE	DINING AREA	GFA-ALL	REQ'D	NOTES		
A	LOBBY	0	0	0			
B	RETAIL/OFFICE	0	1030	3.09			
C	RETAIL/OFFICE	0	1030	3.09			
D	SIT DOWN	500	1570	6			
E	FAST FOOD	1000	2040	9	TOTAL	21.18	35
DRIVE THRU	STACKING	8 OF 8					
UPPER	BANQUET	156		52			
UPPER	EMPLOYEES	10		8	TOTAL	81.18	
					PROVIDED	82	
					ACCESSIBLE	4	
LOADING	2 SHORT (12X30)	<i>0 required</i>					

TWO STORY CONCEPT (BASED ON MINIMUM REQUIRED FOR DAYTIME)

UNIT	USE	DINING AREA	GFA-ALL	REQ'D	NOTES		
A	LOBBY	0	0	0			
B	RETAIL/OFFICE	0	1052	3.156			
C	RETAIL/OFFICE	0	1030	3.09			
D	SIT DOWN	500	1570	6			
E	FAST FOOD	1000	2040	9	TOTAL	21.246	35
DRIVE THRU	STACKING	8 OF 8					
UPPER	SIT DOWN	2330	6400	27.96	TOTAL	49.206	
					PROVIDED	82	
					ACCESSIBLE	4	
LOADING	2 SHORT (12X30)	<i>0 required</i>					

B4A ROOSEVELT ROAD CORRIDOR DISTRICT SIGN COMPLIANCE**855 EAST ROOSEVELT ROAD, LOMBARD (PIN 06-21-100-013)***See Code, Chapter 153 (Not Zoning Ordinance)*

SECTION	REGULATION	REQUIRED	PROVIDED	NOTES
153.216(B)	FS sign barrier if with in 3' of...	6" curbing required		Need 3' to edge of support and 12' clear
153.216(B)	FS sign clearance	12 feet or more		Complies, not suspended
153.216(C)	Landscaping	Required at FS sign	Provided	Complies
153.241(A)	Valet sign in valet loading zone	16 SF. 2 allowed	None proposed	
153.242(B)	Max wall sign proj/min height	12 inches/8 feet		Complies
153.242(D)	Wall sign placement	Front or side	Front and side	Complies
153.242(E)	Wall sign w awning, projecting or canopy sign	Prohibited	Not proposed	Complies
153.505(B)(6)(b)	FS sign area max	125 SF	68 SF	Complies, measured on one face
153.505(B)(6)(c)	Setback	5 feet	5 feet	Complies
153.505(B)(6)(d)	Max Height	20 feet	17 feet	Complies
153.505(B)(6)(e)	Max Number	1	1	Complies
153.505(B)(6)(f)	Distance between FS signs	100 feet	300-350 feet	Complies
153.505(B)(19)(a)(i)	Max total wall sign area (all)	100 SF		Will Comply
153.505(B)(19)(a)(i)	Wall sign location front side			Will Comply