

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

 X

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: May 10, 2006 (BOT) Date: May 18, 2006

TITLE: PC 06-13: 201, 205 and 211 E. Roosevelt Road; 1200 South Highland
Av.; and 112-116 & 120-124 E. 13th Street (Southwest Corner of
Roosevelt & Highland)

SUBMITTED BY: Department of Community Development *Datt*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests that the Village take the following actions on the subject property:

- A. Approve a second amendment to an annexation agreement; (2/3 of Corporate Authorities Vote Required)
- B. Approve a second major plat of resubdivision.
- C. Pursuant to Section 155.504(A) of the Zoning Ordinance, approve a major change to the approved planned development with site plan approval (Ordinance 5560), to allow for an alternate commercial development plan, consisting of the following elements:
 - 1. For Lot 1 of the proposed resubdivision, approve the following:
 - a. A conditional use pursuant to Section 155.414 (C)(18) of the Zoning Ordinance for an outdoor dining/service establishment;
 - b. A deviation from Section 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking;
 - c. A deviation from Section 153.234(F) of the Lombard Sign Ordinance to allow for a free-standing sign to be located closer than seventy-five feet (75') from the center line of the adjacent right-of-way; and
 - d. A deviation from deviation from Section 153.505 (B)(17)(b)(2) of the Sign Ordinance to allow for more than one wall sign for interior tenants.
 - 2. For Lot 2 of the proposed resubdivision, approve the following:
 - a. A conditional use pursuant to Section 155.414 (C)(7) of the Zoning Ordinance for a drive-through facility;
 - b. A variation from Sections 155.706 and 155.709 of the Zoning Ordinance to reduce requisite parking lot and perimeter landscaping requirements;

c. A deviation from Section 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking;

d. A deviation from Section 153.505 (B)(17)(a)(2) of the Sign Ordinance to allow for more than one wall sign on a street frontage; and

e. A deviation from Section 153.211 (F) and 153.240 (F) of the Sign Ordinance to allow for mixed wall, window and awning signs.

(DISTRICT #6)

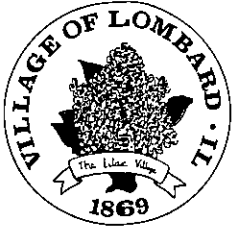
The Plan Commission recommended approval of this request with conditions.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X	_____	Date	_____
Finance Director X	_____	Date	_____
Village Manager X	<u>W. W. S. Licht</u>	Date	<u>5/11/06</u>

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.



VILLAGE OF LOMBARD

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Brigitte O'Brien

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Richard J. Tross, Dist. 2
John "Jack" T. O'Brien, Dist. 3
Steven D. Sebby, Dist. 4
Kenneth M. Florey, Dist. 5
Rick Soderstrom, Dist. 6

Village Manager
William T. Lichter

May 18, 2006

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

Subject: PC 06-13; 201, 205 and 211 E. Roosevelt Road; 1200 South Highland Avenue; and 112-116 & 120-124 E. 13th Street (Southwest Corner of Roosevelt & Highland)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village take the following actions on the subject property:

- A. Approve a second amendment to an annexation agreement;
- B. Approve a second major plat of resubdivision.
- C. Pursuant to Section 155.504(A) of the Zoning Ordinance, approve a major change to the approved planned development with site plan approval (Ordinance 5560), to allow for an alternate commercial development plan, consisting of the following elements:
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 - c. A deviation from Section 153.234(F) of the Lombard Sign Ordinance to allow for a free-standing sign to be located closer than seventy-five feet (75') from the center line of the adjacent right-of-way; and
 - d. A deviation from deviation from Section 153.505 (B)(17)(b)(2) of the Sign Ordinance to allow for more than one wall sign for interior tenants.

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business to create a distinctive sense of spirit and an outstanding quality of life."

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

2. For Lot 2 of the proposed resubdivision, approve the following:

- a. A conditional use pursuant to Section 155.414 (C)(7) of the Zoning Ordinance for a drive-through facility;
- b. A variation from Sections 155.706 and 155.709 of the Zoning Ordinance to reduce requisite parking lot and perimeter landscaping requirements;
- c. A deviation from Section 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking;
- d. A deviation from Section 153.505 (B)(17)(a)(2) of the Sign Ordinance to allow for more than one wall sign on a street frontage; and
- e. A deviation from Section 153.211 (F) and 153.240 (F) of the Sign Ordinance to allow for mixed wall, window and awning signs. *(This item has been withdrawn by the petitioner)*

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on April 17, 2006. Scott Nicholson of V-Land, the property owner, developer and petitioner of the project, presented the petition. He mentioned that V-land came before the Plan Commission in 2004 for a planned development amendment for their property at the southwest corner of Roosevelt Road and Highland Avenue. They did receive approval and moved ahead on the project. They had significant challenges in the development of their site including environmental challenges, three contamination incidents and site development obstacles that slowed the project. They received a no further remediation (NFR) letter for two of the contamination incidents and one is still pending with the EPA. As time passed, the development started to fall apart and the anchor tenant decided to pull out of new development activity in Chicagoland and that changed the dynamic of the site. They are still trying to develop the site but are requesting a site plan change. The original plan was a phased development and consisted of a redevelopment of the eastern portion of the property first, with the 2006, Riley's Pub redeveloped at a later date.

He mentioned the uses that were to be included in the new plan. They are now requesting similar relief to the former ordinance outdoor dining. They propose a 5,500 square foot restaurant on the western portion of site. They intend to live up to the spirit of the planned development and honor the prior commitments to vegetation and buffering on the south portion of the site along 13th and Garfield. They have agreed to improve Garfield and 13th Street and complete improvements with detention in the back of the site.

The new site plan differs in that they are doing in one phase. They have purchased and closed on the entire property, completed significant infrastructure improvements, relocated utilities underground and have contracted with Commonwealth Edison and SBC to finish their work. They paid to have them take the utility poles down within the next 45 days. The new site plan includes

a Chase Bank on the corner and the larger multi-tenant parcel, which takes the place of the former two proposed buildings.

He showed the proposed elevations of the multi-tenant building with raised parapets, two kinds of brick, water course block and compatible awnings. He noted the material samples and the two buildings would be similar in design. Since their submittal, they have had further discussions with staff and their recommendations and they are amenable to their suggestions. The bank building will be altered to look like the multi-tenant building. They will have a watercourse block base with double brick, lighten brick along the bottom, and where the entrance will be on the corner of the bank would be changed to a raised parapet element. They will also change the brick striping on the bank structure to fit the multi-tenant building.

Commissioner Olbrysh asked where the air conditioning units will be located. Mr. Nicholson stated that they will be roof units and the parapet wall will serve to screen the units. He also noted that there were concerns by residents along 13th Street to keep an attractive appearance to the building so they will have a berm and buffer area.

Wayne Marsh of Arcline, architect for the proposed multi-tenant building stated that he would be available to answer any questions.

Chairperson Ryan then opened the meeting for public comment. No one spoke in favor or against the petition. He then requested the staff report.

William Heniff, Senior Planner, presented the staff report which was submitted to the public record. The petitioner proposes to amend the site plan associated with the 2004 planned development approval (PC 04-25, Ordinance 5560) for the subject properties. The financial institution that was originally going to occupy an area within the development decided not to proceed with their plans. The developer now has a new bank interested in the site so they are going to move forward with a new development proposal.

The amended plan relocates the proposed bank to the corner of Highland Avenue and Roosevelt Road and shifts the proposed shopping center to the west, to ultimately be combined with the redeveloped Riley's Pub site. The overall size of the commercial center is expanded to provide for 19,629 square feet of retail space in a single building. The southern end of the property along 13th Street will still consist of a stormwater detention outlot and associated parking for the development. This current proposal will be developed in a single phase.

After referencing the Inter-department Review Comments, he noted the history of the property. The subject properties were originally developed under the zoning jurisdiction of DuPage County. Lot 2 containing the salon site was annexed and rezoned to B3 in 2000. Reilly's Pub was also annexed into the Village in 2000, with a rezoning to the B3 district. However, no additional relief was granted for the existing restaurant/bar use. The Amoco station site at 1200 S. Highland was annexed in 2001.

In 2002, Ordinance 5122 (PC 02-17) approved the annexation of the Sharko's Site, and a companion annexation agreement was entered into by the previous property owner, BP, and the

Village. In 2004, the current property owner brought forward a new development proposal for the site that also included the residential duplex units located along 13th Street as well as the Riley's Pub site (PC 04-25). This proposal approved a strip center, a bank with a drive-through and a future commercial building on the Riley's Pub site. The Village approved the petition and the companion annexation/development agreement. The subject properties are bound by the terms and conditions of the original agreement. The amended agreement would substitute the 2004 plan submittal with the new development plans.

He noted that the Comprehensive Plan identifies the subject property for Community Commercial Uses. As noted in 2004, a primary goal denoted in the Plan for commercial and retail Development is to identify and encourage the improvement or redevelopment of select commercial areas that are or are becoming functionally obsolete. The petitioner's original plan removed residential structures along 13th Street that were developed prior to their annexation in the Village and redevelop the site consistent with the objectives of the Plan.

He stated that the subject property is bordered on the east and west by other existing retail commercial uses. Roosevelt Road has traditionally included a substantial number of automotive related uses including drive-through services. Therefore, the proposed redevelopment is consistent with the other uses along Roosevelt Road.

South of the subject property, an abutting parcel along Highland Avenue is improved with a strip commercial center serving local shopping needs. Behind this center and south of the site is 13th Street, a Village street as well as unincorporated single family residences. The petitioner's revised plan attempts to minimize the impact of the development on the adjacent residential uses along 13th Street and follows the 2004 plan approval in the following respects:

1. Access will not be provided into the site off of 13th Street;
2. Internal access driveways minimize the need to use 13th Street by providing direct driveway access from Garfield Street to Highland Avenue;
3. All buildings will be oriented away from 13th Street;
4. A stormwater detention facility will be constructed at the south side of the property;
and
5. An earthen berm and landscaping will help screen the site.

The planned development amendment does not require any map amendments, but will require a new review of the other associated zoning action includes as part of the 2004 approval. As the new development reconfigures the location of the proposed buildings, a planned development amendment is required. Moreover, the 2004 approval also required the developer to receive site plan approval from the Village for the redevelopment of the Riley's Pub site.

He then described the relief included as part of this petition. The petitioner would like to have the flexibility to provide a small outdoor dining area adjacent to the proposed retail building. However, the location of the building and the companion dining area is being shifted to the west. Staff does not object to this request as it allows for an alternate area for patrons to eat if desired. As the proposed dining area is removed from any residences, impacts of the outdoor dining function are minimal.

Regarding the parking lot landscape setback, arbitrary property lines can be ignored in favor of a more unified and cohesive development. In this case, the proposed access aisles are placed where it makes most sense within the overall project, rather than based upon property lines. This deviation can be supported as it provides for better traffic flow and circulation.

In the 2004 approval, free-standing signage locations were not determined. The petitioner's new plans identified a new free-standing sign to be located near the Roosevelt Road/Garfield Street intersection and a new sign at the intersection of Roosevelt Road/Highland Avenue intersection. These signs will meet the size and area requirements set forth in the Sign Ordinance. It will also be designed to incorporate architectural elements of the proposed building. However, its final placement will be closer than 75 feet from the center-line of the Roosevelt Road state right-of-way. As noted in other recent sign requests, moving the sign further away from the center-line will impact the ability to provide for proper traffic flow around the subject property.

The 2004 approval also provided for the retail center up to two wall signs on the north elevation of the building. The Sign Ordinance allows for two wall signs for end units and one sign for interior tenants. Staff can support this relief provided that all wall signs on the building shall be of a channel letter design.

The new banking facility proposes a drive-through facility on the west side of the building. Traffic would enter from the north side of the drive-through and exit to the south to a one-way drive going eastbound toward Highland Avenue. The petitioner's plans show that there is sufficient stacking to accommodate the drive-through on the property. Staff does not object to this request.

He then described the landscape variation request. After the 2004 development proposal was approved, the petitioner was required by a covenant from the previous property owner to provide a protective barrier over the Amoco/BP site. The BP site was previously listed by the State as a leaking underground storage tank (LUST) site – this requirement would help minimize any future impacts of development on adjacent properties.

To address this issue, the petitioner proposed to provide the foundation landscaping in a vault system. Along the Roosevelt Road, Highland Avenue and the southern lot line, the petitioner is proposing a stamped concrete system. Given the constraints, staff can support this proposal, provided that any requisite trees and/or plantings are provided within a vault system.

As with the previous bank approved as part of the 2004 approval, the new bank is proposing additional wall signage. This additional signage provides visibility to customers on adjacent streets as well as within the development and along the drive-through aisle. In discussions with the petitioner, staff noted that it could only support a wall sign on the east and north elevations. Regarding the west elevation, staff would only support ancillary signage that would primarily be intended for customers already on the subject property. However as signage on the south elevation would not be visible from the adjacent right-of-way or would be visible from the adjacent residential properties, staff would not support relief for wall signage on the south elevation.

Mr. Heniff then discussed the building elevations. The exterior elevations for the proposed commercial center are similar to that which was approved as part of the 2004 petition. Staff recommends that the petitioner amend the elevations to incorporate two brick masonry elements replacing the proposed EIFS in an manner similar to the 2004 approval. The petitioner has agreed to make this modification as shown on the building elevations presented at the Plan Commission meeting. Moreover, staff requests the petitioner revise the building elevations for the bank building to tie the retail center and the bank together architecturally. He referenced the building elevations shown at the meeting, and suggested several changes that should be made to the elevations prior to consideration by the Village Board. These changes would make the building more compatible with the adjacent retail center.

To ensure that the overall retail center is not ultimately comprised of a number of small non-retail uses, a proposed cap on the overall number of tenant spaces within the center is suggested. Excluding the end-cap proposed sit-down restaurant, a cap of five spaces is suggested. The petitioner has been informed of this request and has stated that they do object to the request.

He noted that a bench exists at the northeast corner of the subject property which is occasionally used by Pace bus riders. To ensure a better appearance to the intersection and to the subject property, staff recommends that an easement be granted for a future bus shelter. An easement is needed as the pavement, curb and carriage walk sidewalk along Roosevelt Road do not provide adequate spacing for a shelter within the right-of-way. As the adjacent property is proposed to be improved with stamped concrete, placement of the shelter on the adjacent property should not present a problem.

Regarding the proposed resubdivision, the petitioner previously submitted a resubdivision plat creating five lots of record. The petitioner is now going to propose a three lot subdivision – Lot 1 as the retail parcel, Lot 2 as the bank and Lot 3 as the outlot. Staff notes that as this development is over one acre in size, the plat will need to be approved by the Village Board. Staff will bring the final plat to the Board for approval upon approval of final engineering for the development.

Staff recommends approval of the petition, subject to the conditions in the staff report plus an additional condition (#11) that would require the petitioner to submit amended building elevations for the bank.

Chairperson Ryan then opened the meeting for discussion among the Plan Commissioners. Commissioner Sweetser asked for a clarification regarding the right-in, right-out locations on the plan. Mr. Heniff noted that the driveway access to Highland Avenue will be a right-in right out facility as Highland Avenue has a high center curb. Along Roosevelt Road, one access will be prided which will have a pork chop to prevent left turns. Garfield Avenue will have full access.

Commissioner Burke asked about the restaurant outdoor dining location. Mr. Heniff noted that the proposed outdoor element would be for a tenant at the east end of the retail center. The sit-down restaurant at the west end of the center will not have outdoor dining.

Commissioner Sweetser stated that she likes what they are proposing with the building elevations. She then noted the proposed bus shelter. She inquired if the shelter could be designed to be comparable to the newly erected ornamental shelters installed in Chicago.

After due consideration of the petition and testimony presented, the Plan Commission found that the petition complies with the standards required by the Lombard Zoning, Sign and Subdivision and Development Ordinances; and that granting the planned development amendment is in the public interest, and therefore, the Plan Commission found that the recommendations of the Inter-Departmental Review Report as the findings of the Plan Commission and therefore, I recommend to the Corporate Authorities **approval** of PC 06-13, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with the site and development plan packet prepared by Woolpert LLC, dated April 5, 2006, except as modified as part of the final engineering review and approval for the proposed development.
2. The petitioner shall enter into a second amendment to the annexation agreement for the subject property.
3. The petitioner's building improvements shall be designed and constructed consistent with Village Code and shall also address the comments included within the IDRC report.
4. That any trash enclosure screening required by Section 155.710 of the Zoning Ordinance shall be constructed of material consistent with the principal building in which the enclosure is located.
5. To minimize parking conflicts on the property and to minimize impacts on adjacent properties, the developer/owner of the property shall allow for cross-access and cross parking between each lot within the proposed development.
6. The developer shall provide requisite fees to cover the cost of providing parkway trees around the perimeter of the site, consistent with Section 155.705 (C) of the Village Code. Where proposed trees are within an area proposed for an environmental barrier, a vault shall be provided for the trees. Where insufficient right-of-way width precludes placement of parkway trees within the right-of-way itself, the petitioner shall install the plantings on the adjacent private property.
7. Should construction on the project not commence within ninety days from the date of approval of the annexation/development agreement amendment, the petitioner shall provide 4" of graded topsoil over the property and shall seed the property.
8. The west end-cap tenant space within the shopping center shall be developed as a single sit-down restaurant of at least 5,491 square feet in size. The remainder of the center shall not be subdivided or partitioned to have more than five separate tenant spaces or business establishments.

9. Upon a request by the Village, the developer shall provide for an easement for a future bus shelter to be located adjacent Roosevelt Road, with the final location to be determined by the Village.
10. To ensure that the proposed signage, awnings and building elevations present a favorable appearance to neighboring properties and are consistent with the planned development objectives, the property shall be developed and operated as follows:
 - a. That channel lettering shall only be used for the wall signs.
 - b. That the perimeter of the proposed dining area for the retail building shall be fenced, with the design of the fence subject to the approval of the Director of Community Development.
 - c. That all rooftop mechanical equipment shall be screened pursuant to Section 155.221 of the Zoning Ordinance.
 - d. The petitioner shall submit final building elevations to the Village for review and approval prior to final consideration of the petition by the Village Board.
 - e. The north, west and east elevations of the proposed shopping center shall be constructed and maintained to not have any additional exterior doors other than those necessary for customer/employee access or as required by the Lombard Fire Department.
11. That prior to consideration of this petition by the Village Board, the petitioner shall submit revised building elevations for the proposed bank to be located on the subject property. The revised elevation shall incorporate the proposed building elevation changes as referenced by the Plan Commissioners and staff.

Respectfully,

VILLAGE OF LOMBARD



Donald F. Ryan
Chairperson
Lombard Plan Commission

c Petitioner
Lombard Plan Commission

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission HEARING DATE: April 17, 2006

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

TITLE

PC 06-13; 201, 205 and 211 E. Roosevelt Road; 1200 South Highland Av.; and 112-116 & 120-124 E. 13th Street (Southwest Corner of Roosevelt & Highland): The petitioner requests that the Village take the following actions on the subject property:

- A. Approve a second amendment to an annexation agreement;
- B. Approve a second major plat of resubdivision.
- C. Pursuant to Section 155.504(A) of the Zoning Ordinance, approve a major change to the approved planned development with site plan approval (Ordinance 5560), to allow for an alternate commercial development plan, consisting of the following elements:
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 - 2. For Lot 2 of the proposed resubdivision, approve the following:
 - a. A conditional use pursuant to Section 155.414 (C)(7) of the Zoning Ordinance for a drive-through facility;
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- e. A deviation from Section 153.211 (F) and 153.240 (F) of the Sign Ordinance to allow for mixed wall, window and awning signs. *(This item has been withdrawn by the petitioner)*

GENERAL INFORMATION

Petitioner/Property Owner: V-Land Lombard Highland LLC
312 N. Clark St., Suite 2440
Chicago, IL 60610

PROPERTY INFORMATION

Existing Zoning: B3 PD Community Commercial District, Planned
Development

Existing Land Uses: Existing restaurant/bar (to be demolished) and property
under development

Size of Property: Approximately 3.42 Acres

Comprehensive Plan: Recommends Community Commercial Uses

Surrounding Zoning and Land Use:

- North: OPD Office Planned Development; improved as the National University
of Health Sciences
- South: B3 Community Shopping District; developed as a strip shopping center;
also unincorporated property zoned and developed as single-family
residences
- East: B3 Community Commercial District; improved as a Walgreen's pharmacy
- West: B3 Community Commercial District; improved as a strip commercial
center (Merl Plaza)

ANALYSIS

SUBMITTALS

This report is based on the following documents, which were filed with the Department of Community Development on March 16, 2006:

1. Application with Response to Standards.
2. Proposed Site Plan, prepared by Arcline Associates, Ltd., dated March 14, 2006
3. V-Land Lombard Final Site Improvement Plans (includes existing conditions plan, demolition plan, site plan, grading plan, erosion control plan, utility plan, landscape plan, photometric plan, concrete paver plan, and retaining wall plan), prepared by Woolpert LLC, dated April 5, 2006.

DESCRIPTION

The petitioner proposes to amend the site plan associated with the 2004 planned development approval (PC 04-25, Ordinance 5560) for the subject properties. The proposed financial institution that was originally going to occupy an area within the development decided not to proceed with their development proposal. As such, the developer sought an alternative bank for the development. The developer now has a new bank interested in the site so they are going to move forward with a new development proposal.

The amended plan relocates the proposed bank to the corner of Highland Avenue and Roosevelt Road and shifts the proposed shopping center to the west, to ultimately be combined with the redeveloped Riley's Pub site. The overall size of the commercial center is expanded to provide for 19,629 square feet of retail space in a single building. The southern end of the property along 13th Street will still consist of a stormwater detention outlot and associated parking for the development. This current proposal will be developed in a single phase.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

The Private Engineering Services Division provided comments as part of the initial development and final engineering approval for the site. With the new proposal being submitted for review, the following comments are offered:

1. Sanitary sewer service will be provided by the Highland Hills Sanitary District. Public water shall be provided by the Village via a new water main to be installed by the developer and located on the south side of the Roosevelt Road right-of-way. To account for the presence of petrochemicals within the soil, the watermain shall be installed using viton, fluora or FKM gaskets.
2. Easements will be required for any new utility lines and for the stormwater detention areas constructed on the premises.
3. On-site stormwater detention shall be sloped at a minimum of 3:1 and meet the provisions established in the Village Specification Manual.
4. Public right of way improvements are required per the Subdivision and Development Ordinance (Section 154 of the Village Code).
5. Water for all domestic and fire suppression use shall be provided by the Village.
6. A revised letter of credit (LOC) shall be provided to the Village to cover all public improvements on the subject property prior to permit issuance. The expiration date of the LOC shall also be extended for a two year period from the date of approval of the amendment to the annexation/development agreement.
7. Should construction on the project not commence within ninety days from the date of approval of the annexation/development agreement amendment, the petitioner shall provide 4" of graded topsoil over the property and shall seed the property.
8. Additional comments will be provided upon submittal of revised final engineering for the site.

PUBLIC WORKS

As noted previously, the Utilities Division of the Public Works Department notes that the petitioner shall coordinate their phasing and the infrastructure improvements with the Highland Hills Sanitary District as well as the Village.

BUILDING AND FIRE

The Bureau of Inspectional Services has no objections to the request. However, they offer the following additional comments:

1. The buildings are to be sprinklered, with separate fire and domestic water services and fire alarm systems, along with a dedicated fire sprinkler room with direct outside access.
2. The proposed structures are to be built to the adopted Village building and fire codes.
3. Additional comments regarding the proposal will be provided as part of the final engineering review and the review of the associated building permits for the site.

PLANNING

History of Property

The subject properties were originally developed under the zoning jurisdiction of DuPage County. Lot 2 containing the salon site was annexed and rezoned to B3 in 2000. Reilly's Pub was also annexed into the Village in 2000, with a rezoning to the B3 district. However, no additional relief was granted for the existing restaurant/bar use. The Amoco station site at 1200 S. Highland was annexed in 2001.

In 2002, Ordinance 5122 (PC 02-17) approved the annexation of the Sharko's Site, and a companion annexation agreement was entered into by the previous property owner, BP, and the Village. Other than the sale of the property and the removal of all structures on the property, no further actions were taken by the Village.

In 2004, the current property owner brought forward a new development proposal for the site that also included the residential duplex units located along 13th Street as well as the Riley's Pub site (PC 04-25). This proposal approved a strip center, a bank with a drive-through and a future commercial building on the Riley's Pub site. The Village approved the petition and the companion annexation/development agreement.

Annexation Agreement Amendment

The subject properties are bound by the terms and conditions of the original agreement (as the previous approvals go back to the annexation of the Sharko's property in 2002). The amended agreement would substitute the previously approved 2004 plan submittal with the new development plans.

Compatibility with the Comprehensive Plan

The Comprehensive Plan identifies the subject property for Community Commercial Uses. As noted in 2004, a primary goal denoted in the Plan for Commercial and Retail Development is to identify and encourage the improvement or redevelopment of select commercial areas that are or are becoming functionally obsolete. The petitioner's original plan removes residential structures along 13th Street that were developed prior to their annexation in the Village and redevelop the site consistent with the objectives of the Roosevelt Road Corridor and the Plan. Therefore, the proposed redevelopment is consistent with the Comprehensive Plan.

Compatibility with the Surrounding Land Uses

The subject property is bordered on the east and west by other existing retail commercial uses. Roosevelt Road has traditionally included a substantial number of automotive related uses including drive-through services. Therefore, the proposed redevelopment is consistent with the other uses along Roosevelt Road.

South of the subject property, an abutting parcel along Highland Avenue is improved with a strip commercial center serving local shopping needs. Behind this center and south of the site is 13th Street, a Village street as well as unincorporated single family residences. The petitioner's revised plan attempts to minimize the impact of the development on the adjacent residential uses along 13th Street and follows the 2004 plan approval in the following respects:

1. Access will not be provided into the site off of 13th Street;
2. Internal access driveways minimize the need to use 13th Street by providing direct driveway access from Garfield Street to Highland Avenue;
3. All buildings will be oriented away from 13th Street;
4. A stormwater detention facility will be constructed at the south side of the property; and
5. An earthen berm and landscaping will help screen the site.

Compatibility with the Zoning/Sign Ordinances

The property is zoned B3PD Community Shopping District, Planned Development. The amendment does not require any map amendments, but will require a new review of the other associated zoning action includes as part of the 2004 approval.

Conditional use for a planned development

As noted in the past approvals, establishing a conditional use for the entire development is an appropriate way to address the unique site constraints of the proposed development. The 2004 approvals also granted site plan approval authority to the Lombard Plan Commission. As the new development reconfigures the location of the proposed buildings, a planned development amendment is required. Moreover, the 2004 approval also required the developer to receive site plan approval from the Village for the redevelopment of the Riley's Pub site.

The petitioner's latest development plan will meet the building setback requirements established within the Zoning Ordinance. The other request relief is noted below:

Lot 1 Proposed Improvements (Roosevelt/Garfield Parcel):

A conditional use pursuant to Section 155.414 (C)(18) of the Zoning Ordinance for an outdoor dining/service establishment;

As with the 2004 approval, the petitioner would like to have the flexibility to provide a small outdoor dining area adjacent to the proposed retail building. However, the location of the building and the companion dining area is being shifted to the west.

Staff does not object to this request as it allows for an alternate area for patrons to eat if desired. As the proposed dining area is removed from any residences, impacts of the outdoor dining

function are minimal. However, to ensure that the dining function does not extend into the sidewalk and/or parking lot, staff recommends that the perimeter of the dining area be fenced, with the design of the fence subject to the approval of the Director of Community Development. Staff would find a four foot high decorative iron fence with an exit gate as an acceptable type of fence.

A deviation from Section 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking;

By establishing a planned development, arbitrary property lines can be ignored in favor of a more unified and cohesive development. In this case, the proposed access aisles are placed where it makes most sense within the overall project, rather than based upon property lines. This deviation can be supported as it provides for better traffic flow and circulation. Moreover, it also helps minimize traffic on adjacent public streets.

A deviation from Section 153.234(F) of the Lombard Sign Ordinance to allow for a free-standing sign to be located closer than seventy-five feet (75') from the center line of the adjacent right-of-way;

In the 2004 approval, free-standing signage locations were not determined. The petitioner's new plans identified a new free-standing sign to be located near the Roosevelt Road/Garfield Street intersection and a new sign at the intersection of Roosevelt Road/Highland Avenue intersection. These signs will meet the size and area requirements set forth in the Sign Ordinance. It will also be designed to incorporate architectural elements of the proposed building. However, its final placement will be closer than 75 feet from the center-line of the Roosevelt Road state right-of-way. As noted in other recent sign requests, moving the sign further away from the center-line will impact the ability to provide for proper traffic flow around the subject property.

A deviation from deviation from Section 153.505 (B)(17)(b)(2) of the Sign Ordinance to allow for more than one wall sign for interior tenants.

The 2004 planned development approval provided for the retail center up to two wall signs on the north elevation of the building. The Sign Ordinance allows for two wall signs for end units and one sign for interior tenants. However, in review of the building elevations, the petitioner would like to have the flexibility of adding a second sign for a proposed interior tenant. Staff notes that if the center unit is subdivided, the two wall signs could be approved as proposed without any relief. Staff can support this relief provided that all wall signs on the building shall be of a channel letter design.

Lot 2 Proposed Improvements (Roosevelt/Highland Parcel):

A conditional use pursuant to Section 155.414 (C)(7) of the Zoning Ordinance for a drive-through facility;

The proposed banking facility proposes a drive-through facility on the west side of the building. Traffic would enter from the north side of the drive-through and exit to the south to a one-way drive going eastbound toward Highland Avenue. The petitioner's plans show that there is sufficient stacking to accommodate the drive-through on the property. Staff does not object to this request.

A variation from Sections 155.706 and 155.709 of the Zoning Ordinance to reduce requisite parking lot and perimeter landscaping requirements;

After the 2004 development proposal was approved, the petitioner was required by a covenant from the previous property owner to provide a protective barrier over the Amoco/BP site. The BP site was previously listed by the State as a leaking underground storage tank (LUST) site -- this requirement would help minimize any future impacts of development on adjacent properties.

To address this issue, the petitioner proposed to provide the foundation landscaping in a vault system. Along the Roosevelt Road, Highland Avenue and the southern lot line, the petitioner is proposing a stamped concrete system. Given the constraints, staff can support this proposal, provided that any requisite trees and/or plantings are provided within a vault system (i.e., a depressed area within the concrete barrier about 3-4 feet in depth which will be filled with topsoil and will allow for plant growth).

A deviation from Section 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking;

As noted above, this relief is intended to provide for efficient parking and circulation for the site. Staff supports this request.

A deviation from Section 153.505 (B)(17)(a)(2) of the Sign Ordinance to allow for more than one wall sign on a street frontage; and

As with the previous bank approved as part of the 2004 approval, the new bank is proposing additional wall signage. This additional signage is intended to provide signage visibility to

customers on adjacent streets as well as within the development and along the drive-through aisle.

In discussions with the petitioner, staff noted that is could only support a wall sign on the east and north elevations. Regarding the west elevation, staff would only support ancillary signage that would primarily be intended for customers already on the subject property. However as signage on the south elevation would either not be visible from the adjacent right-of-way or would be visible from the adjacent residential properties, staff would not support relief for wall signage on the south elevation. As such, the petitioner will be submitting to the Plan Commission a revised wall sign plan reflecting staff comments.

Other Issues

The revised site plan associated with the petitioner's request can also be supported by staff based upon consideration of the following items:

Traffic Analysis

The 2004 KLOA traffic consultant analysis found that the site redevelopment would actually result in virtually no net change in traffic generation over the amount that was originally generated prior to demolition activity on the subject site.

As required by the 2004 approval, the petitioner's site plan shows that the Roosevelt Road access drive will be converted into a right-in, right-out facility. Staff supports this design as Garfield Street could be used for patrons desiring to turn left onto Roosevelt Road.

The petitioner's internal circulation system will reduce commercial traffic movements from 13th Street. The petitioner's revised plans still provide for potential cross-access between the subject property and the Dan Development property south of the subject property, subject to approval by both parties.

Landscaping

The revised landscape plan is intended to provide perimeter and internal parking lot island landscaping as part of the petition. The petitioner still proposes to provide an undulating earthen berm of up to approximately three feet in height along the south property line with full vegetation to screen and soften the development from the residential uses south of 13th Street. As the Riley's Pub site will be redeveloped in conjunction with the new plans, the need for additional post and rail fencing will not be required.

Elevational Drawings

The petitioner has submitted preliminary elevational drawings for the proposed buildings. The exterior elevations for the proposed commercial center are similar to that which was approved as part of the 2004 petition. However, the initial submittal included substantial EIFS along the north and west elevations. Staff recommends that the petitioner amend the elevations to

incorporate two brick masonry elements replacing the proposed EIFS in an manner similar to the 2004 approval. The petitioner has agreed to make this modification and will submit revised building elevations for Village consideration. Moreover, staff requests the petitioner revise the building elevations for the bank building to tie the retail center and the bank together architecturally.

Tenant Spaces List

To ensure that the overall retail center is not ultimately comprised of a number of small non-retail uses, a proposed cap on the overall number of tenant spaces within the center is suggested. Excluding the end-cap proposed sit-down restaurant, a cap of five spaces is suggested. The petitioner has been informed of this request and has stated that they do object to the request.

Easement for Bus Shelter

Currently a bench exists at the northeast corner of the subject property which is occasionally used by Pace bus riders. To ensure a better appearance to the intersection and to the subject property, staff recommends that an easement be granted for a future bus shelter. An easement is needed as the pavement, curb and carriage walk sidewalk along Roosevelt Road do not provide adequate spacing for a shelter within the right-of-way. As the adjacent property is proposed to be improved with stamped concrete, placement of the shelter on the adjacent property should not present a problem.

Compatibility with the Subdivision and Development Ordinance

The petitioner previously submitted a resubdivision plat creating five lots of record. The petitioner is now going to propose a three lot subdivision – Lot 1 as the retail parcel, Lot 2 as the bank and Lot 3 as the outlot.

Staff notes that as this development is over one acre in size, the plat will need to be approved by the Village Board. Staff will bring the final plat to the Board for approval upon approval of final engineering for the development.

Lastly, this project is a major development as defined by the Subdivision and Development Ordinance, which would require full public improvements where they are needed. The petitioner intends to provide all public improvements as set forth in the annexation agreement. This includes street lighting, sidewalks, parkway trees, storm sewer, landscaping and roadway improvements to include curb and gutter additions.

FINDINGS AND RECOMMENDATIONS

Staff believes that the proposed uses are compatible with the surrounding area and is appropriate for the site. Based on the above, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending approval of this petition:

Based on the submitted petition and the testimony presented, the proposal does comply with the standards required by the Lombard Zoning, Sign and Subdivision and Development Ordinances; and, therefore, I move that the Plan Commission find that the recommendations of the Inter-Departmental Review Report as the findings of the Plan Commission and therefore, I recommend to the Corporate Authorities **approval** of PC 06-13, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with the site and development plan packet prepared by Woolpert LLC, dated April 5, 2006, except as modified as part of the final engineering review and approval for the proposed development.
2. The petitioner shall enter into a second amendment to the annexation agreement for the subject property.
3. The petitioner's building improvements shall be designed and constructed consistent with Village Code and shall also address the comments included within the IDRC report.
4. That any trash enclosure screening required by Section 155.710 of the Zoning Ordinance shall be constructed of material consistent with the principal building in which the enclosure is located.
5. To minimize parking conflicts on the property and to minimize impacts on adjacent properties, the developer/owner of the property shall allow for cross-access and cross parking between each lot within the proposed development.
6. The developer shall provide requisite fees to cover the cost of providing parkway trees around the perimeter of the site, consistent with Section 155.705 (C) of the Village Code. Where proposed trees are within an area proposed for an environmental barrier, a vault shall be provided for the trees. Where insufficient right-of-way width precludes placement of parkway trees within the right-of-way itself, the petitioner shall install the plantings on the adjacent private property.
7. Should construction on the project not commence within ninety days from the date of approval of the annexation/development agreement amendment, the petitioner shall provide 4" of graded topsoil over the property and shall seed the property.
8. The west end-cap tenant space within the shopping center shall be developed as a single sit-down restaurant of at least 5,491 square feet in size. The remainder of

the center shall not be subdivided or partitioned to have more than five separate tenant spaces or business establishments.

9. Upon a request by the Village, the developer shall provide for an easement for a future bus shelter to be located adjacent Roosevelt Road, with the final location to be determined by the Village.
10. To ensure that the proposed signage, awnings and building elevations present a favorable appearance to neighboring properties and are consistent with the planned development objectives, the property shall be developed and operated as follows:
 - a. That channel lettering shall only be used for the wall signs.
 - b. That the perimeter of the proposed dining area for the retail building shall be fenced, with the design of the fence subject to the approval of the Director of Community Development.
 - c. That all rooftop mechanical equipment shall be screened pursuant to Section 155.221 of the Zoning Ordinance.
 - d. The petitioner shall submit final building elevations to the Village for review and approval prior to final consideration of the petition by the Village Board.
 - e. The north, west and east elevations of the proposed shopping center shall be constructed and maintained to not have any additional exterior doors other than those necessary for customer/employee access or as required by the Lombard Fire Department.

Inter-departmental Group Report Approved By:



David A. Hulseberg, AICP
Director of Community Development

att-

c. Petitioner

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**APPLICATION OF VLAND LOMBARD HIGHLAND, LLC FOR AMENDMENTS TO
PREVIOUSLY APPROVED CONDITIONAL USE, VARIATIONS, MAJOR
SUBDIVISION AND PLANNED DEVELOPMENT**

PETITIONER'S RESPONSES TO STANDARDS¹

I. Conditional Use

A. Introductory Statement:

1. Petitioner intends to develop on that portion of Parcel A identified as Lot 1, as shown on Petitioner's site plan, a bank with a drive through facility. The drive through facility would encompass four drive through lanes and a bypass lane.
2. Petitioner intends to develop on that portion of Parcel A identified as Lot 2 a multi-tenant retail building that may include, among other uses, one or more restaurants, including, possibly, a common outdoor seating area.
3. Petitioner intends to develop that portion of Parcel B identified as Lot 4 as a detention area for Lots 1, and 2.

B. Petitioner's Responses to Conditional Use Standards:

1. *Neither the establishment, maintenance, or operation of the drive through or of a restaurant(s) with outdoor seating area will be detrimental to, or endanger the public health, safety, morals, comfort or general welfare.*
 - a) Convenient and safe vehicular circulation is provided to, through and from the drive through facility, including sufficient stacking spaces, that will allow for the convenient and safe flow of traffic on the site and to and from the site. The drive through facility is in keeping with the predominant commercial character of neighboring properties, several of which have drive through facilities, including, without limitation, the following properties which are in close proximity to the subject property: i) the *Walgreen's* site that is across Highland Avenue from the subject property at the southeast corner of Roosevelt Road and Highland Avenue; ii) the *Citibank* site at 1210 South Main Street (at the southwest corner of Roosevelt Road and Main Street); iii) the *Charter One Bank* site that is immediately west of the Citibank site along Roosevelt Road;
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iv) the *Starbucks* site that is immediately west of the Charter One Bank site along Roosevelt Road; v) the *White Castle* site at the northeast corner of Roosevelt Road and Main street; and vi) the *Boston Market* site at the northwest corner of Roosevelt Road and Garfield Street.

b) Convenient and safe vehicular circulation is provided to, through and from the multi-tenant retail building that will allow for the convenient and safe flow of traffic on the site and to and from the site. Restaurants, including those with an outdoor seating area, are in keeping with the predominant commercial character of neighboring properties and with conditional uses that have been granted by the Village to other similarly situated properties in the B3 and B4 zoning districts.

STILL APPLICABLE TO 2006 SUBMITTAL

2. *Neither the drive through facility nor restaurants with an outdoor seating area will be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood in which it is located.*

The properties to the north, south, east and west are zoned, respectively, OPD, unincorporated residential, B3 and B3. To the north of the property (across Roosevelt Road) is the multi-building planned development housing the National College of Chiropractic/National University for the Health Sciences. To the south of the subject property are a) along its southern board on its eastern side, a multi-tenant commercial strip center, and b) along its southern border on its western side are 13th Street and to the south 13th Street, single family homes for which we will have a significant buffer area on the border of our property. To the east of the property, across Highland Avenue, is a Walgreen's store and to the west of the subject property across Garfield Street is another commercial strip center. Additionally, up and down Roosevelt Road, east and west of the subject property are commercial properties, including those that have been granted conditional uses by the Village for drive-through facilities and/or restaurants, including some with an outdoor seating area. Moreover, bank drive through facilities are common in the marketplace today because retail banking customers desire such facilities. A bank with a drive through facility will satisfy a demand for such a facility in the relevant market area, will be consistent with the general commercial character of surrounding properties and, therefore, will not be injurious to, or diminish the value of, such properties. A restaurant with an amenity such as an outdoor seating area is one that is very much favored by the public and, therefore, will not be injurious to, or diminish the value of, such properties.

STILL APPLICABLE TO 2006 SUBMITTAL

3. *Neither the establishment of the drive through facility or a restaurant(s) with outdoor seating area will impede the normal and orderly development and improvement of the surrounding property for uses permitted in the B3 zoning district.*

a) The subject property is located in the B3 zoning district. A bank is a permitted use in such district. In recent years, most branch banking facilities that have been developed in suburban communities have been developed with drive through facilities, and that trend continues because retail banking customers demand such facilities to better serve their needs. Thus, such facilities are commonplace in commercial and mixed commercial/residential areas. As noted, the properties to the north, south, east and west are zoned, respectively, OPD, unincorporated residential, B3 and B3. Also as noted, the subject property is surrounded by a multi-building planned development housing a college campus and commercial properties on its north, east, west and a portion of its south sides. Further, there are many other retail establishments with drive through facilities in close proximity to the subject property. The existence of the subject drive through facility would be wholly consistent with the character of the surrounding properties and would not have any adverse impact on the normal and orderly development and improvement of the surrounding properties for uses permitted in the zoning district in which such properties are located.

b) A restaurant, including one with an outdoor seating area, is a conditional use in the B3 zoning district. Such a use is wholly consistent with nearby uses that are also located in the B3 zoning district, as well as with nearby uses located in the B4 zoning district where a restaurant, including one with an outdoor seating area, is also a conditional use.
STILL APPLICABLE TO 2006 SUBMITTAL

4. *Adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided.*

The subject property will have adequate direct access to Roosevelt Road, Highland Avenue and Garfield Street. All public utilities are at the perimeters of, or will be extended to, the subject property and adequate detention will be provided for the subject property in connection with its development.

STILL APPLICABLE – 2006 SUBMITTAL

5. *Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*

Access to, through and from the subject property will be provided as shown on Petitioner's site plan. Such ingress, egress and circulation

flow will serve to avoid any adverse impact on any adjoining public streets. As noted, the subject property currently has one access point along Garfield Street, seven points of ingress and egress along Roosevelt Road and two points of ingress along Highland Avenue. Petitioner proposes to reduce significantly the number of access points for the Development along both Roosevelt Road and Highland Avenue and thereby make access to and from the subject property and the adjoining major public thoroughfares safer and better than what currently exists at the site. Petitioner proposes a single full access point for the Development along Garfield Street, a single full access point along Highland Avenue and a single right in and right out only access point along Roosevelt Road.

6. *Neither the drive through facility, nor restaurants, including those with an outdoor seating area, are contrary to the objectives of the current Comprehensive Plan of the Village of Lombard.*

The drive through facility is wholly consistent with the design and operation of branch banking facilities in the marketplace today, which is a use permitted in the B3 zoning district. Restaurants, including those with an outdoor seating area, are consistent with the development to date within the B3 zoning district. Moreover, the zoning of the subject property as B3 is consistent with the Village's Comprehensive Plan insofar as it pertains to the subject property.

STILL APPLICABLE - 2006

7. *The drive through facility and restaurant uses, including those with an outdoor seating area, will, in all other respects, conform to the applicable regulations of the B3 district, subject only to such deviations or waivers of same that are approved by the Village of Lombard.*

Other than a signage variance and a perimeter parking lot landscaping variance (which is necessary due to deed restrictions from petroleum contamination) for which the Petitioner is seeking the Village's approval in connection with the development of the subject property, such development, including the drive through facility and restaurant uses with an outdoor seating area, complies with all of the applicable regulations of the B3 district.

STILL APPLICABLE - 2006

II. Variations

A. Introductory Statement:

Petitioner is seeking the following variations from the Village's Zoning Code and Sign Ordinance: (1) from Section 155.706(C) and 155.709(B) of the

Zoning Code to reduce the required landscape setback area from 5 feet to zero feet along the property line that is common to Lot 2 and Lot 3, being the east lot line of Lot 2 and the west lot line of Lot 3 (the “*Common Property Line*”); and (2) from Section 153.505(B)(17)(a)(2) of the Sign Ordinance to allow more than one wall sign on a street frontage and (3) from Section 153.505(B)(17)(b)(2) of the Sign Ordinance to allow more than one wall sign for interior tenants
PER PREVIOUS SUBMITTAL

B. Petitioner’s Responses to Variation Standards:

1. Because of the particular physical surroundings, shape, or *topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from mere inconvenience, if the strict letter of the regulations were to be applied.*

Given the proposed nature of the Development as a single, integrated retail/commercial project, with cross parking and cross access among the lots of record that will comprise the Development, interior drive aisles providing access to, through and across each of the lots within the Development is required. As such, strict application of the Village’s landscape setback area along the Common Property Line would preclude such cross parking and cross access and, correspondingly, would preclude development of the subject property as a single, integrated retail/commercial project. Furthermore, due to significant contamination on the property from the former service station, BP placed deed restrictions upon the sale to V Land that include requirements that the entire parcel has to have “engineered barriers” that include concrete or asphalt over the entire corner parcel, now proposed for a banking facility.

2. *The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification.*

See Petitioner’s responses to number 1 above. PER EARLIER SUBMITTAL

3. *The purpose of the variation is not based primarily upon a desire to increase financial gain.*

See Petitioner’s responses to number 1 above.

4. *The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.*

See Petitioner's responses to number 1 above.

5. *The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.*

The landscape setback area variance along the Common Property Line would allow the subject property to be developed in a manner that is wholly consistent with the development of many other community retail center, retail strip center, and other commercial properties along Roosevelt Road to the east and west of, and in close proximity to, the subject property. STILL APPLICABLE TO 2006 SUBMITTAL.

6. *The granting of the variation will not alter the essential character of the neighborhood.*

The landscape setback area variance along the Common Property Line would allow the subject property to be developed in a manner that is wholly consistent with the development of many other community retail center, retail strip center, and other commercial properties along Roosevelt Road to the east and west of, and in close proximity to, the subject property.

7. *The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.*

The landscape setback area variance along the Common Property Line would allow the subject property to be developed in a manner that is wholly consistent with the development of many other community retail center, retail strip center, and other commercial properties along Roosevelt Road to the east and west of, and in close proximity to, the subject property. Such variance will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood. Further, the stormwater management system that will be provided for the Development will help to resolve a drainage problem for certain surrounding properties.

III. Planned Development

A. Introductory Statement:

Petitioner is seeking to develop the subject property as a single integrated retail/commercial development (the “*Development*”). Petitioner proposes to resubdivide the subject the property into 3 separate lots of record. Lot 1 would be developed with a 4,042 square foot bank and related drive through facility, with 35 off street parking spaces provided on site. Lot 2 would be developed with a 19,629 square foot multi-tenant building, with 127 off street parking, and Lot 3 would be used as a detention area for Lots 1, and 2.

To facilitate the operation of the Development as a single integrated retail/commercial center, the Petitioner intends to provide, among other things, for perpetual, nonexclusive cross parking and cross access rights, as well as a shared detention area and certain private development and use restrictions. Given the nature of the Development as a single integrated retail/commercial project, and because various deviations from certain of the Village’s Zoning Code, Sign Ordinance and Subdivision and Development Regulations will be required for the Development, Petitioner seeks to develop the Development as a Planned Development with an underlying zoning of B3, which is the existing zoning of the subject property.

B. Petitioner’s Responses to the Planned Development Standards:

General Standards

1. *Except as modified by and approved in the final development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.*

The Development is located in the B3 zoning district and, except for specific deviations from the B3 zoning district requirements that are approved by the Village for the Development, the Development will comply fully with the said B3 zoning district requirements.
STILL APPLICABLE TO 2006 SUBMITTAL

2. *Community sanitary sewage and potable water facilities connected to a central system are provided.*

The subject property is currently served by, and the Development will be connected to and served by, the Highland Hills Sanitary District (“*HHSD*”). The subject property currently uses HHSD water and the Development has been disconnected from HHSD for potable water and will be served by the Village’s water system.

3. *The dominant use in the proposed planned development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.*

The Development will be comprised of a bank and other retail and commercial uses that are permitted (or conditional) uses in the B3 zoning district and such uses are consistent with the predominant commercial character of neighboring properties along Roosevelt Road and Highland Avenue. Moreover, the zoning of the subject property as B3 is consistent with the Village's Comprehensive Plan insofar as it pertains to the subject property.

STILL APPLICABLE TO 2006 SUBMITTAL

4. *The proposed development is in the public interest and is consistent with the purposes of the Zoning Ordinance.*

The subject property does not beautify or otherwise enhance the aesthetic appeal, the character, or the value of the Village's Roosevelt Road commercial corridor. Moreover, the Tavern is old and somewhat dilapidated and it, too, does not beautify or otherwise enhance the aesthetic appeal, the character, or the value of the Village's Roosevelt Road commercial corridor.

Therefore, the Development is in the public interest because: (i) it will develop a vacant and blighted parcel of land at a major arterial intersection in the Village and along a major commercial corridor of the Village; it will redevelop the Tavern site with newer, more modern commercial buildings that will further enhance the aesthetic appeal, character, and the value of the Roosevelt Road commercial corridor; (ii) it will provide additional banking, shopping and employment opportunities within the Village; and (iii) it will generate additional real estate tax and sales tax revenue for the Village. Further, the stormwater management system that will be designed and constructed to serve the Development will help to resolve a significant drainage problem that exists at and around the subject property.

APPLICABLE TO 2006 SUBMITTAL

5. *The streets have been designed to avoid:*
 - a. *Inconvenient or unsafe access to the planned development.*
 - b. *Traffic congestion in the streets which adjoin the planned development.*

- c. *An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned development.*

The subject property currently has one access point along Garfield Street, seven points of ingress and egress along Roosevelt Road and two points of ingress along Highland Avenue. Petitioner proposes to reduce the number of access points for the Development along both Roosevelt Road and Highland Avenue and thereby make access to and from the subject property and the adjoining major public thoroughfares safer than what currently exists at the site. Petitioner proposes a single full access point for the Development along Garfield Street, a single right in and right out only access point along Highland Avenue and a single full access point along Roosevelt Road.

The Development is commercial in character and is wholly consistent with the multiple other commercial uses along the north and south sides of Roosevelt Road to the east and west of the subject property and along Highland Avenue to the south of the subject property. The Development will not add in any material way to the congestion along the adjoining public thoroughfares, or to the burden on public parks, recreation areas, schools, or other public facilities which would serve the Development.
APPLICABLE TO 2006 SUBMITTAL

Standards for Planned Developments with Use Exceptions

1. *Proposed use exceptions enhance the quality of the planned development and are compatible with the primary uses.*

See Petitioner's Responses to the Standards for Conditional Uses.

2. *Proposed use exceptions are not of a nature, nor are located, so as to create a detrimental influence in the surrounding properties.*

See Petitioner's Responses to the Standards for Conditional Uses.

3. *Proposed use exceptions shall not represent more than 40% of the site area or more than 40% of the total floor area, whichever is less.*

The proposed conditional uses to allow a drive through facility for a bank and restaurants with an outdoor seating area do not represent more than 40% of the site area or more than 40% of the total floor area of the Development.

APPLICABLE TO 2006 SUBMITTAL

Standards for Planned Developments with Other Exceptions

1. Any reduction in the requirements of this Ordinance is in the public interest.

That portion of the subject property at the southwest corner of Roosevelt Road and Highland Avenue is a vacant, blighted site consisting only of broken concrete and rubble. This portion of the subject property does not beautify or otherwise enhance the aesthetic appeal, the character, or the value of the Village's Roosevelt Road commercial corridor. Moreover, the Tavern is old and somewhat dilapidated and it, too, does not beautify or otherwise enhance the aesthetic appeal, the character, or the value of the Village's Roosevelt Road commercial corridor.

Therefore, the Development is in the public interest because: (i) it will develop a vacant and blighted parcel of land at a major arterial intersection in the Village and along a major commercial corridor of the Village; it will redevelop the Tavern site with newer, more modern commercial buildings that will further enhance the aesthetic appeal, character, and the value of the Roosevelt Road commercial corridor; (ii) it will provide additional banking, shopping and employment opportunities within the Village; and (iii) it will generate additional real estate tax and sales tax revenue for the Village. Further, the stormwater management system that will be designed and constructed to serve the Development will help to resolve a significant drainage problem that exists at and around the subject property.

2. The proposed exceptions would not adversely impact the value or use of any other property.

The properties to the north, south, east and west are zoned, respectively, OPD, unincorporated residential, B3 and B3. To the north of the property (across Roosevelt Road) is the multi-building planned development housing the National College of Chiropractic/National University for the Health Sciences. To the south of the subject property are a) along its southern board on its eastern side, a multi-tenant commercial strip center, and b) along its southern border on its western side are 13th Street and to the south 13th Street, single family homes that lie outside the territorial limits of the Village. To the east of the property, across Highland Avenue, is a Walgreen's store and to the west of the subject property across Garfield Street is another commercial strip center. Additionally, up and down Roosevelt Road, east and west of the subject property are commercial properties. Moreover, bank drive through facilities are common in the marketplace today because retail banking customers desire such facilities. A bank with a drive through facility will satisfy a demand for such a facility in the relevant market

area, will be consistent with the general commercial character of surrounding properties and, therefore, will not be injurious to, or diminish the value of, such properties. A restaurant(s) with an outdoor seating area will also be consistent with the development and use of properties along Roosevelt Road in proximity to the subject property.
STILL APPLICABLE TO 2006 SUBMITTAL

3. *Such exceptions are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned development as well as those of the surrounding properties.*

The exceptions that Petitioner seeks are necessary to construct and operate the Development as a single integrated retail/commercial project, including cross access and cross parking to, through and among all of the Lots that will comprise the Development. Development of the site as a single integrated development will allow for fewer access points to Roosevelt Road and thereby promote good traffic planning and will allow for the design of a stormwater management system that will help to resolve a drainage problem that currently affects the subject property and certain surrounding properties.

APPLICABLE TO 2006 SUBMITTAL

4. *The overall floor area of the planned development shall not exceed by more than 40% the maximum floor area permitted for the individual uses in each applicable district.*

The Development is located in the B3 zoning district. Such zoning district does not contain any maximum floor area ratio requirement. Further, the Development complies with the B3 bulk regulations such as the minimum lot area, minimum lot width, minimum building setbacks, maximum building height and minimum open space requirements.

APPLICABLE TO 2006 SUBMITTAL

5. *N/A*

6. *All buildings are located within the planned development in such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:*

- a. *The front, side or rear yard setbacks on the perimeter of the development shall not be less than required in the abutting zoning district or the zoning district underlying the subject site, whichever is greater.*

The perimeter of the Development complies with the front, side and rear yard setbacks of the B3 zoning district.

- b. *All transitional yards and transitional landscape yards of the underlying zoning district are complied with.*

Given the nature of the surrounding properties, the transitional yard and transitional landscape yard requirements of the B3 zoning district are not applicable to the Development.

- c. *If required transitional yards and transitional landscape yards are not adequate to protect the privacy and enjoyment of property adjacent to the development, the Plan Commission shall recommend either or both of the following requirements:*

1. *All structures located on the perimeter of the planned development must set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses;*

See Petitioner's response to 6(b) immediately above.

2. *All structures located along the entire perimeter of the planned development must be permanently screened with sight-proof screening in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses.*

See Petitioner's response to 6(b) immediately above.
APPLICABLE TO 2006 SUBMITTAL

- d. *The area of open space provided in a planned development shall be at least 25% more than that required in the underlying zoning district.*

Petitioner's site plan for the Development complies with this open space requirement. Any exception will be due to requirements in BP's deed restrictions due to hydrocarbon contamination on the site.



March 23, 2006

Bill Heniff
Senior Planner
Village of Lombard
225 East Wilson Avenue
Lombard, Illinois 60148

**RE: BP Restrictions
V Land Property SWC Roosevelt & Highland
Lombard, Illinois**

Dear Bill:

Per our discussions, below is a brief narrative of the restrictions placed on our property by BP via recorded documents. Please note that these restrictions only apply to the former BP parcel on the hard corner including tax parcels 06-20-100-009, 06-20-100-009, and 06-20-100-021.

Engineered Barrier

Once developed, all portions of the property must at all times be covered with an engineered barrier consisting of concrete or asphalt surface, or such other impermeable surface which is approved by applicable and federal regulations, and which is sufficient to inhibit the inhalation or ingestion of contaminated media to impede contaminated migration to any groundwater to the adjacent property.

Delta Environmental (BP's consultant) and EPI (V Land's consultant) have determined that all surfaces must be completely impermeable, i.e. concrete or asphalt.

Such restrictions are required by the Quit Claim Deed and the NFR letters issued by the IEPA and recorded, and any violations of those NFR letters could lead to a voidance of the same.

Construction Workers' Caution Statement

Prior to conducting any intrusive activities at the property, V Land must cause all construction workers performing or assisting with such activities (a) to be notified of possible petroleum hydrocarbon encounters, and (b) appropriately trained and certified in accordance with all environmental, health and safety laws, including OSHA HAZPOWER requirements.

Construction and Evacuation Restrictions

No soils may be excavated at or removed from the property unless (a) done in a manner approved in writing in advance by BP, and (b) if the soils are removed from the property, they are taken to a disposal facility which is approved in writing in advance by BP.

Groundwater Use Restriction

No water wells, either for potable or other use, with the exception of remediation, monitoring, or investigation wells, may be installed on any part of the Property.

Basement/Excavation Restriction

No basements or other underground improvements, with the exception of building footings and underground utilities may be constructed on the property.

BP's Right of Entry

Pursuant to the Purchase and sale agreement and the Release and Right of Entry Agreement, BP has the right to enter upon the Property, from time to time and at any time to engage in environmental assessments, inspection and remediation, including but not limited to the installation of such facilities and the conduct of such activities deemed necessary or advisable by PB, in its sole discretion, or as required by the applicable governmental authorities.

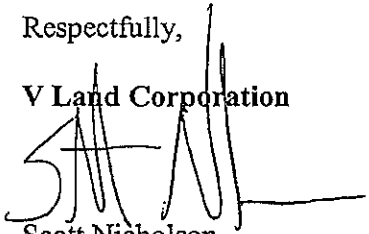
BP's Monitoring Wells and Remediation Equipment

V Land is responsible for replacing any monitoring wells affected by construction.

Please let me know if you need any documentation regarding these restrictions including but not limited to the Quit Claim Deed, the Sale and Purchase Agreement, the Release and Right of Entry, NFR letters, or Corrective Action Plan or Completion Report.

Respectfully,

V Land Corporation



Scott Nicholson
312.379.5105 direct

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A SECOND AMENDMENT
TO ORDINANCE 5122, ADOPTED MAY 2, 2002,
AS AMENDED BY ORDINANCE 5559, ADOPTED OCTOBER 7, 2004,
AUTHORIZING AN ANNEXATION AGREEMENT**

(PC 06-13: 201, 205 and 211 E. Roosevelt Road;
1200 S. Highland Avenue; and 112-116 & 120-124 E. 13th Street
(Southwest Corner of Roosevelt Road & Highland Avenue)

(See also Ordinance No.(s) _____)

WHEREAS, VLAND LOMBARD HIGHLAND LLC, an Illinois Limited Liability Corporation, (hereinafter referred to as "the Developer") has petitioned the Village for an amendment to Ordinance Number 5122, adopted May 2, 2002; as amended by Ordinance 5559, adopted October 7, 2004 (hereinafter "the Second Amendment") to said Ordinance providing for an annexation agreement relative to the property described in Section 3 below (hereinafter the "Subject Property"); and

WHEREAS, said petition of the Developer requests an further amendment to Ordinance Number 5122 so as to provide for an alternative development plan from the plans approved as part of Ordinance Number 5559; and

WHEREAS, a public hearing was held by the Village's Plan Commission on April 17, 2006, pursuant to appropriate and legal notice, for the purpose of considering the petition of the Developer for the amended plan and the Plan Commission has submitted to the Corporate Authorities of the Village its findings and recommendations with respect to said petition; and

WHEREAS, the Second Amendment has been drafted and a copy is attached hereto and incorporated herein as Exhibit "A"; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein.

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That Ordinance 5122, adopted May 2, 2004, and Ordinance 5559, adoped April 17, 2006, is hereby further amended to include the Second Amendment attached hereto and marked Exhibit "A", by and between the Developer and the Village of Lombard.

SECTION 2: That the Village President and Village Clerk be and hereby are authorized to sign and attest to said Second Amendment.

SECTION 3: This Ordinance is limited and restricted to the property generally located at 201, 205 and 211 E. Roosevelt Road; 1200 S. Highland Avenue; and 112-116 & 120-124 E. 13th Street (a.k.a., the Southwest Corner of Roosevelt Road & Highland Avenue), Lombard, Illinois; legally described as follows:

Lots 1 through 5 in V-Land Lombard Highland Subdivision, being a subdivision of part of the west one-half of the northwest quarter of Section 20, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded November 18, 2005 as Document R2005-258891, in DuPage County, Illinois.

Parcel Numbers: 06-20-110-001, 002, 003, 004, and 005

SECTION 4: That all other portions of Ordinance Number 5122, adopted May 2, 2002, and Ordinance Number 5559, adopted April 17, 2006, and not amended by this Ordinance, shall remain in full force and effect.

SECTION 5: This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed on first reading this _____ day of _____, 2006.

First reading waived by action of the Board of Trustees this _____ day of _____, 2006.

Passed on second reading this _____ day of _____, 2006.

Ayes: _____

Nayes: _____

Absent: _____

Approved this _____ day of _____, 2006.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

Published by me this _____ day of _____, 2006.

Brigitte O'Brien, Village Clerk

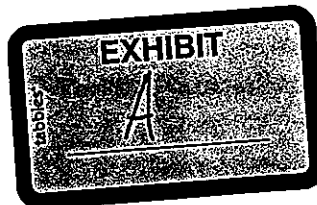
Space Above This Line Is for the Recorder's Use Only

**SECOND AMENDMENT TO ANNEXATION AGREEMENT
BY AND BETWEEN
VLAN LOMBARD HIGHLAND, LLC
AND THE
VILLAGE OF LOMBARD**

After recording, please return to:
Village of Lombard
Department of Community Development
255 E. Wilson Avenue
Lombard, IL 60148

PERMANENT INDEX NUMBERS: 06-20-110-001, 002, 003, 004 and 005

COMMON STREET ADDRESS: SWC of Roosevelt & Highland/
SEC of Roosevelt & Garfield
Lombard, Illinois



SECOND AMENDMENT TO ANNEXATION AGREEMENT

THIS SECOND AMENDMENT TO ANNEXATION AGREEMENT (“The Amendment”) is made and entered into as of this ____ day of May, 2006, by and between the Village of Lombard, a municipal corporation (“The Village”) and Vland Lombard Highland LLC, an Illinois limited liability company (“Developer”).

WITNESSETH:

WHEREAS, Developer is the record owner of the property legally described in **EXHIBIT A** attached hereto and made a part hereof (the “Property”); and

WHEREAS, Developer is also the record owner of that certain property legally described on **EXHIBIT B** attached hereto and made a part hereof, which property is within the corporate territorial limits of the Village and is contiguous to the Property along a portion of the south and west perimeter lines of the Property the “Adjacent Property”); and

WHEREAS, Developer acquired the Property from BP Products North America Inc., a Maryland corporation (the “Prior Owner”); and

WHEREAS, the Village and the Prior Owner previously entered into an Annexation Agreement, dated May 2, 2002, that governs the annexation, zoning and development of the Property and that was recorded against the Property with the DuPage County Recorder on September 30, 2002 as Document Number R2002-252316 (the “Agreement”); and

WHEREAS, pursuant to the Agreement, the Property has been annexed to the Village and has been rezoned to the B-3 Community Shopping District with certain conditional uses as more fully set forth in the Agreement; and

WHEREAS, the Village and the Developer previously entered into a First Amendment to the Agreement, dated October 7, 2004, (the “First Amendment”) that governs the annexation, zoning and development of the Property and the Adjacent Property, and that was recorded against the Property and the Adjacent Property with the DuPage County Recorder on December 3, 2004 as Document Number R2004-305031 (the Agreement, as amended by the First Amendment, being hereinafter referred to as the “Amended Agreement”); and

WHEREAS, the Developer desires to amend the development plans for the Property and the Adjacent Property for purposes not allowed by the Amended Agreement, and also desires to develop the Property and the Adjacent Property in accordance with a revised site plan, landscape plan and engineering plans that are inconsistent with the provisions of the Amended Agreement, and Developer, therefore, desires to amend the Amended Agreement in certain respects as hereinafter more fully set forth, including, without limitation, with respect to the provisions concerning (1) the

conditional uses that were previously approved for the Property and the Adjacent Property, (2) the variations from the Village's Zoning Ordinance (as defined below) that were previously approved for the Property and the Adjacent Property, and (3) the site plan, landscape plan, sign plan, engineering plans that are referenced in the Amended Agreement; and

WHEREAS, in furtherance of the foregoing, Developer has filed an application with the Village Clerk requesting (1) approval of a conditional use for a planned development amendment in the B-3 Community Shopping District, (2) deviations from the Village's Zoning Ordinance (as defined below), (3) deviations from the Village's Sign Ordinance (as defined below), and (4) conditional uses for a drive-through facility and for an outdoor dining/service establishment (the "**Developer's Second Application**"); and

WHEREAS, the Developer's Second Application was forwarded to the Plan Commission of the Village; and

WHEREAS, a public hearing on the Developer's Second Application was conducted by the Village's Plan Commission on April 17, 2006 pursuant to appropriate and legal notice, and the Plan Commission has submitted to the Corporate Authorities of the Village (the "**Corporate Authorities**") its findings of fact and recommendations with respect to the Developer's Second Application; and

WHEREAS, a public hearing on this Amendment was held by the Corporate Authorities on the ___ day of May, 2006; and

WHEREAS, the parties wish to enter into a binding agreement with respect to the amendment of the Amended Agreement upon and subject to the terms and conditions contained in this Amendment; and

WHEREAS, all public hearings and other actions required to be held or taken prior to the adoption and execution of this Amendment, in order to make the same effective, have been held or taken, including all hearings and actions required in connection with amendments to, variations from and classifications under the Lombard Zoning Ordinance (Chapter 155 of the Lombard Village Code – hereinafter the "**Zoning Ordinance**"), the Lombard Subdivision and Development Ordinance (Chapter 154 of the Lombard Village Code – hereinafter the "**Subdivision Ordinance**"), and the Lombard Sign Ordinance (Chapter 153 of the Lombard Village Code – hereinafter the "**Sign Ordinance**"), such public hearings and other actions having been held pursuant to public notice as required by law and in accordance with all requirements of law prior to adoption and execution of this Amendment; and

WHEREAS, the Corporate Authorities of the Village and the Developer deem it to the mutual advantage of the parties and in the public interest that the Property and the Adjacent Property be developed as a part of the Village as provided in the Amended Agreement as amended by this Amendment; and

WHEREAS, the development of the Property and the Adjacent Property as provided in the Amended Agreement, as amended by this Amendment, will promote the sound planning and development of the Village as a balanced community and will be beneficial to the Village; and

WHEREAS, the Corporate Authorities of the Village have examined the proposed uses by Developer and have determined that said uses and the development of the Property and the Adjacent Property in accordance with the terms of the Amended Agreement as amended by this Amendment comply with the Comprehensive Plan of the Village; and

WHEREAS, Corporate Authorities and the Developer desire to amend the Amended Agreement as hereinafter set forth;

NOW, THEREFORE, in consideration of the premises and the mutual promises herein set forth, the parties hereto agree as follows:

1. **Incorporation of Recitals**: The Village and the Developer agree that the foregoing recitals are incorporated in this Amendment as if fully recited herein.

2. **Development of the Subject Property**: The Village and the Developer agree that the Property and the Adjacent Property hereinafter collectively referred to as the “**Subject Property**” legally described in Exhibit J attached hereto) shall be developed in accordance with the terms of the Amended Agreement as amended by this Amendment.

3. **Certain Capitalized Terms**. All references in the Amended Agreement to the term “**Subject Property**” shall mean and refer to the Subject Property as defined in this Amendment.

4. **Zoning**: Section 4 of the Amended Agreement is hereby deleted and substituted therefor is the following new Section 4: “Upon annexation of the Subject Property to the Village as set forth herein, the Corporate Authorities shall, without further public hearings, immediately: (a) rezone and classify the entire Subject Property from the R-1 Single Family residence District to the B-3 Community Shopping District under the Zoning Ordinance, with conditional uses for the Subject Property for (i) a planned development consisting of (A) one multi-tenant retail building of approximately ~~7,820~~ 19,760 square feet, and (B) a free standing bank building consisting of approximately ~~4,193~~ 4,042 square feet with related drive-through facility, ~~and (C) future retail and/or restaurant buildings,~~ (ii) a drive-through facility, and (iii) an outdoor dining/service establishment; (b) grant various variations and exceptions from the Village’s ordinances, rules and codes as set forth in Section 15 below; and (c) approve the second resubdivision of the Subject Property in accordance with the “Plat” (as hereinafter defined)”.

5. **Site Plan Approval:** (a) Section 5 of the Amended Agreement is hereby amended by deleting in its entirety the first paragraph thereof and by substituting therefor the following new paragraph: "Developer shall develop the Subject Property in substantial compliance with the Site Plan attached hereto as **EXHIBIT C** and entitled "V-Land Lombard, Roosevelt Rd & Highland Ave, Site Plan – Overall C200", prepared by Woolpert LLC, as last revised on ~~August 5, 2004~~ April 5, 2006 ("Site Plan"), which Site Plan is hereby incorporated herein by reference as the same shall be approved by the Village (with any modifications thereto, including those described below in this Section 5). In addition, the Subject Property shall be landscaped in substantial compliance with the landscape plan attached hereto as **EXHIBIT D** and entitled "Landscape Plan LP1" ("**Landscape Plan**") prepared by ~~Arcline Associates, as last revised July 2, 2004~~ Woolpert LLC, as last revised on April 5, 2006, which Landscape Plan is hereby incorporated herein by reference as the same is approved by the Village (with any modifications thereto). Further, the Subject Property shall be subdivided in substantial compliance with the plat of subdivision attached hereto and incorporated herein by reference as **EXHIBIT E** and entitled "Preliminary Resubdivision Plat" ("**Plat**") prepared by Woolpert LLP. The buildings to be constructed upon Lot 1 and Lot 2 of the Subject Property (as those Lots are so designated on the Plat) shall substantially conform to the exterior elevations for, respectively, the multi-tenant retail building prepared by Arcline Associates, last revised ~~July 28, 2004~~ March 1, 2006, and the exterior elevations for the bank building prepared by ~~Griskelis Young Harnell, last revised August 9, 2004~~ Interplan Midwest LLC Architects, last revised April (date to be inserted), 2006, collectively depicted in **EXHIBIT F** attached hereto and incorporated herein by reference (collectively, the "**Exterior Elevations**").

(b) Additionally, notwithstanding any provision of this Amended Agreement to the contrary, the following shall be requirements of the development of the Subject Property:

~~(i) any trash enclosure screening required by Section 155.710 of the Zoning Ordinance shall be constructed of a material that is consistent with the principal building served by said enclosure;~~

~~(ii) only channel lettering shall be used for wall signs;~~

~~(iii) awnings, if any, shall not contain any text;~~

~~(iv) any watercourse brick that is a part, and near the foundation, of a building shall be compatible with any other brick that forms a part of such building;~~

~~(v) the perimeter of any outdoor dining area shall be fenced, with the design of the fence to be subject to the reasonable prior approval of the Village's Director of Community Development;~~

~~(vi) any Lot forming a part of the Subject Property from time to time that is not developed as part of the Phase I Improvements (as defined in Section 15(e) below) and that does not have a building on it shall be graded to a level surface, seeded and~~

maintained in a clean and attractive condition until such time as such Lot is further developed;

~~(vii) a post and rail fence shall be installed along the north line of Lot 5 (as designated on the Plat) of the Subject Property, and shall be maintained there until such time as the Tavern (as defined in Section 15(c) below) is demolished pursuant to the provisions of said Section 15(c); and~~

~~(viii) the Landscape Plan shall be modified as follows:~~

~~———(A) additional landscape plantings meeting the transitional landscape yard requirements of the Zoning Ordinance shall be provided along the Subject Property's south property line;~~

~~———(B) additional trees shall be planted around the perimeter of the detention pond that is intended for Lot 4 of the Development, consistent with Section 154.508 of the Subdivision Ordinance; and~~

~~———(C) additional landscape plantings consisting of a shade tree and approved ground cover shall be placed on the landscape island located to the south of the outdoor dining area that is depicted on the Site Plan.~~

- (i) Any trash enclosure screening required by Section 155.710 of the Village Code shall be constructed of material consistent with the principal building to which the enclosure relates.
- (ii) The Developer of the Subject property shall allow for cross-access and cross parking between each lot within the proposed resubdivision of the Subject Property.
- (iii) The Developer shall provide requisite fees to cover the cost of providing parkway trees around the perimeter of the site, consistent with Section 155.705 (C) of the Village Code. Where proposed trees are within an area proposed for an environmental barrier, a vault shall be provided for the trees. Where insufficient right-of-way width precludes placement of parkway trees within the right-of-way itself, the Developer shall install the plantings on the adjacent private property.
- (iv) Should construction on the project not commence within ninety (90) days from the date of approval of the Amendment, the Developer shall provide four inches (4") of graded topsoil over the Subject Property and shall seed the Subject Property.
- (v) The West end-cap tenant space within the multi-tenant retail building shall be developed as a single sit-down restaurant of at least 5,491 square feet in size. The remainder of the multi-tenant retail building shall not be

subdivided or partitioned to have more than five (5) separate tenant spaces or business establishments.

- (vi) Upon a request by the Village, the Developer shall provide for an easement for a future bus shelter to be located adjacent to Roosevelt Road, with the final location to be determined by the Village.
- (vii) To ensure that the proposed signage, awnings and building elevations present a favorable appearance to neighboring properties and are consistent with the planned development objectives, the Subject Property shall be developed and operated as follows:
 - a. Only Channel lettering shall be used for the wall signs.
 - b. The perimeter of the proposed outdoor dining area for the restaurant in the multi-tenant retail building shall be fenced, with the design of the fence subject to the approval of the Director of Community Development.
 - c. All rooftop mechanical equipment shall be screened pursuant to Section 155.221 of the Village Code.
 - d. The North, West and East elevations of the proposed shopping multi-tenant retail building shall be constructed and maintained so as not to have any exterior doors other than those absolutely necessary for customer/employee access or as required by the Lombard Fire Department.

6. **Signage:** Section 6 of the Amended Agreement is hereby deleted in its entirety and substituted therefor is the following new Section 6: “Developer agrees to construct a system of signage throughout the Subject Property in accordance with the Exterior Elevations and in full compliance with the Sign Ordinance of the Village, as varied or amended by this Agreement.”

7. **Water Utilities:** Section 7 of the Amended Agreement is hereby deleted in its entirety and substituted therefor is the following new Section 7: “The Subject Property has water service available from the Village. Developer, at its own expense, shall install water main extensions in accordance with the lawful requirements of the Village, the Subdivision Ordinance, as varied by this Agreement, and in substantial compliance with the plans and specifications entitled “V-Land Lombard Preliminary Site Improvement Plans”, prepared by Woolpert LLC, dated ~~April 5, 2006~~ ~~August 5, 2004~~, approved by the Director of Public Works of the Village, or a duly authorized representative, and set forth in **EXHIBIT H** attached hereto and incorporated herein by reference (“**Engineering Plans**”), as modified by any final engineering plans hereafter approved by the Village for the Subject Property with changes as required. Owner and Developer shall grant or dedicate all easements required by the Village for the construction of the necessary water main extensions serving the Subject Property. The Village shall fully cooperate with Developer with respect to the application for and issuance of Illinois Environmental Protection Agency permits for the construction and connection of the water facilities. Developer agrees to pay the Village the tap-on,

connection and service fees imposed upon the Subject Property by the Village relative to water service.”

8. **Sanitary Sewer Facilities.** The term “Engineering Plans”, as used in Section 8 of the Amended Agreement, shall mean the Engineering Plans, as defined in this Amendment.

9. **Storm Drainage Facilities.** The term “Engineering Plans”, as used in Section 9 of the Amended Agreement, shall mean the Engineering Plans, as defined in this Amendment.

10. **Variations and Exceptions from Local Codes:** Section 15 of the Amended Agreement is hereby deleted in its entirety and substituted therefor is the following amended Section 15: “The specific variations and exceptions from the Village's ordinances, rules, and codes, as set forth in **EXHIBIT I** attached hereto and made a part hereof, have been requested, approved and shall be permitted with respect to the development, construction, and use of the Subject Property. In the event there are any technical variations or deviations that are presently indicated on the Site Plan, but not explicitly stated on the attached **EXHIBIT I**, that shall in no way invalidate or nullify the Site Plan. Rather, those variations or deviations that are not so indicated shall nevertheless be considered lawful and approved variations or deviations, as if fully set forth on the attached **EXHIBIT I**.”

11. **Village Acknowledgements.** The Village acknowledges the following, each of which is made as of the date of this Amendment:

(a) Neither the Developer nor the Prior Owner are in default under the Amended Agreement, including, without limitation, under Section 23(B)(2) of the Amended Agreement.

(b) The condition described in Section 23(B)(4) of the Amended Agreement has been fully and completely satisfied in accordance with the terms of the Amended Agreement.

(c) The Village is not owed any monies pursuant to Section 23(H) of the Amended Agreement. Developer agrees that, concurrently with the approval of this Amendment, it shall reimburse the Village for the following expenses incurred in the preparation and review of this Amendment, and any ordinances, letters of credit, plats, easements or other documents in connection with this Amendment: (i) the reasonable costs incurred by the Village for engineering services; (ii) all reasonable attorneys' fees incurred by the Village in connection with the preparation and review of this Amendment; and (iii) miscellaneous Village expenses, such as legal publication costs, recording fees and copying expenses.

12. **Exhibits.** The exhibits that are attached to and made a part of this Amendment supersede and nullify their counterpart exhibits that are attached to the First Amendment.

13. **Effectiveness of the Agreement.** The Amended Agreement (including the exhibits that are a part thereof), except to the extent expressly amended by this Amendment, remains in full force and effect. In the event of any conflict between the expressly stated provisions of this Amendment and the expressly stated provisions of the Amended Agreement, this Amendment shall govern and control.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals to this Amendment as of the day and year first above written.

VILLAGE OF LOMBARD, an Illinois

Municipal corporation

By: _____

Name: _____

Title: Its President

Name: _____

Title: Village Clerk

DEVELOPER

VLAND LOMBARD HIGHLAND, LLC

By: _____

Name: Steven J. Panko

Title: Its Manager

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

LOTS 1, 2 AND 3 AND THE EAST 21 FEET OF LOT 4 IN ROOSEVELT
HIGHLANDS SHOPPING CENTER, BEING A SUBDIVISION OF PART OF THE
WEST ½ OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING
TO THE PLAT THEREOF RECORDED NOVEMBER 26, 1954 AS DOCUMENT
738449, IN DU PAGE COUNTY, ILLINOIS.

EXHIBIT B

LEGAL DESCRIPTION OF THE ADJACENT PROPERTY

PARCEL 1:

LOT 4 (EXCEPT THE EAST 21 FEET) IN ROOSEVELT HIGHLANDS SHOPPING CENTER, A SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 26, 1954 AS DOCUMENT 738449, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

LOT 1 IN MERL RESUBDIVISION OF LOT 33, EXCEPT THE WEST 25 FEET THEREOF, ALL OF LOTS 34, 35, 36, 37, 38, 39 AND 40, ALL IN HARRISON HOMES, INC. LOMBARD VILLA UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF WEST ½ OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 22, 1976 AS DOCUMENT R76-84675, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

LOT 2 MERL RESUBDIVISION OF LOT 33, EXCEPT THE WEST 25 FEET THEREOF, ALL OF LOTS 34, 35, 36, 37, 38, 39 AND 40, ALL IN HARRISON HOMES, INC. LOMBARD VILLA UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF WEST ½ OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 22, 1976 AS DOCUMENT R76-84675, IN DUPAGE COUNTY, ILLINOIS.

EXHIBIT C

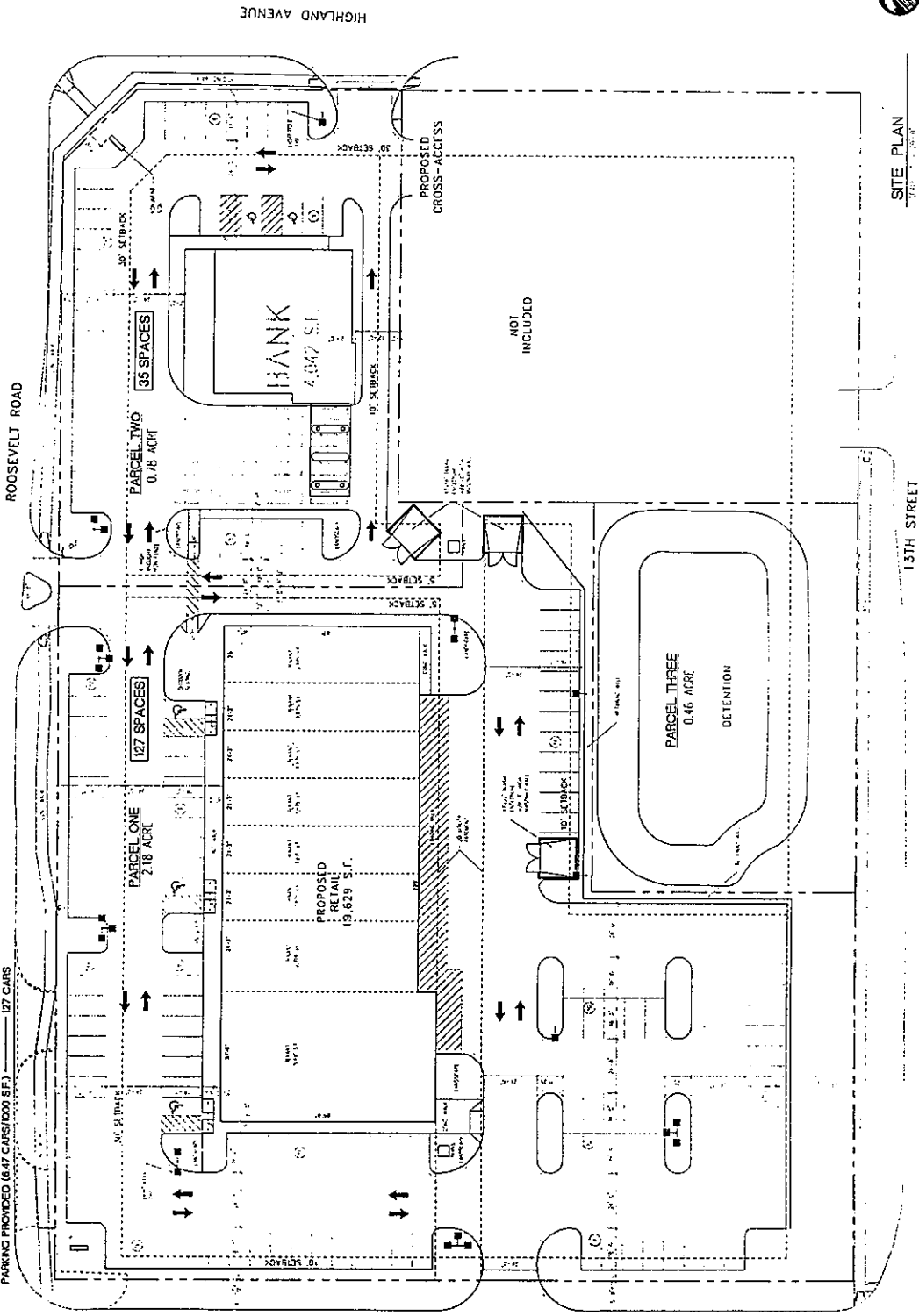
SITE PLAN

SITE ANALYSIS

TOTAL SITE AREA _____ 13.42 ACRES
 TOTAL BUILDING AREA _____ 23,902 SF.
 PARCEL ONE _____ 2.88 ACRES
 PROPOSED RETAIL _____ 10,629 SF.
 PARKING REQUIRED (4 CARS/1000 SF) _____ 79 CARS
 PARKING PROVIDED (6.47 CARS/1000 SF) _____ 127 CARS

SITE ANALYSIS

PARCEL TWO _____ 0.78 ACRE
 PROPOSED BANK _____ 4,002 SF.
 PARKING REQUIRED (5 CARS/1000 SF) _____ 20 CARS
 PARKING PROVIDED (8.4 CARS/1000 SF) _____ 35 CARS
 PARCEL THREE _____ 0.46 ACRE
 DETENTION



SITE PLAN



EXHIBIT D

LANDSCAPE PLAN

P/03/04 REVISION FOR VILLAGE REVIEW

NO.	DATE	REVISION

PROJECT No: 61839.05
 DATE: MAY 2004
 DES. BY: JL
 DR. FOR: JL
 C.D. FOR: JL

WOOLPERT, INC.
 1815 South Myers Road
 Oakbrook Terrace, IL 60181
 FAX: 630.495.3731
 630.424.9080

LANDSCAPE PLAN
 VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS
 SW CORNER OF HIGHLAND AVE & ROOSEVELT RD
ROOSEVELT RD & HIGHLAND AVE
V-LAND LOMBARD

SHEET NO. C600

- LANDSCAPE LEGEND**
 SHADE TREES
 ORNAMENTAL TREES
 EVERGREEN TREES
 SHRUBS
 EXISTING PINE TREES
 EXISTING TREE/BRUSH
 GROUND COVER
- LANDSCAPE NOTES:**
 1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF ARBORICULTURISTS, ANSI Z601, CURRENT EDITION.
 2. ALL TREES AND SHRUBS SHALL BE WALNUT WITH FOUR (4) INCHES OF SHARPED BARBED WIRE. ALL FLOWER AND GROUNDCOVER BEDS SHALL BE 12" (3") INCHES OF AMERICAN MULCH.
 3. THE BASE OF ALL TREES SHALL BE PROTECTED AND THE MULCH RECORDED AT THE TIME OF PLANTING. CONTINUATION TO PROVIDE PROTECTION SHALL BE WITH 100 FEET AWAY FROM IMPEDIMENTS.
 4. ALL PLANTING SHALL BE SEEDS WITH A LEAF, BASIS OF (1) INCH PERMANENT PREGNANT, (2) INCH NUTRITIOUS BLENDED, AND (3) 1/2 INCH CROWN IN 1/2 INCH LAYER. SEEDS SHALL BE PLACED IN A BAG WITH 1000 SF OF COVER, 1/2 INCH BAYES OF STRAW / 1000 SF, KEEP STRAW AWAY TO ENSURE GERMINATION.
 5. TRANSPORTATION SHALL BE WITH 100 FEET AWAY FROM IMPEDIMENTS.
 6. ALL LANDSCAPE MATERIAL INCLUDING SHADE AND ORNAMENTAL TREES, SHRUBS AND GROUND COVER SHALL BE CONSIDERED BY THE OWNER. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL MATERIALS TO THE OWNER.
 7. ALL PLANT MATERIAL LOCATED ALONG THE BANK FOUNDATION INCLUDING MULCH SHALL BE PLACED WITHIN A PLANTED WITH A NON-PERMEABLE BARRIER AND HAVE DRAINAGE CONNECTION TO THE STORM SEWER.

LANDSCAPE PLANT LIST:

NO.	SYM.	SYMBOL	COMMON NAME	TYPE	SIZE	DATE	REMARKS
1	SH	[Symbol]	SHADE TREES	SHADE	4" DBH		
2	OR	[Symbol]	ORNAMENTAL TREES	ORNAMENTAL	4" DBH		
3	EV	[Symbol]	EVERGREEN TREES	EVERGREEN	4" DBH		
4	SHR	[Symbol]	SHRUBS	SHRUB	4" DBH		
5	EP	[Symbol]	EXISTING PINE TREES	EXISTING PINE	4" DBH		
6	ET	[Symbol]	EXISTING TREE/BRUSH	EXISTING TREE/BRUSH	4" DBH		
7	G	[Symbol]	GROUND COVER	GROUND COVER	4" DBH		
8	SH	[Symbol]	SHADE TREES	SHADE	12" DBH		
9	OR	[Symbol]	ORNAMENTAL TREES	ORNAMENTAL	12" DBH		
10	EV	[Symbol]	EVERGREEN TREES	EVERGREEN	12" DBH		
11	SHR	[Symbol]	SHRUBS	SHRUB	12" DBH		
12	EP	[Symbol]	EXISTING PINE TREES	EXISTING PINE	12" DBH		
13	ET	[Symbol]	EXISTING TREE/BRUSH	EXISTING TREE/BRUSH	12" DBH		
14	G	[Symbol]	GROUND COVER	GROUND COVER	12" DBH		
15	SH	[Symbol]	SHADE TREES	SHADE	18" DBH		
16	OR	[Symbol]	ORNAMENTAL TREES	ORNAMENTAL	18" DBH		
17	EV	[Symbol]	EVERGREEN TREES	EVERGREEN	18" DBH		
18	SHR	[Symbol]	SHRUBS	SHRUB	18" DBH		
19	EP	[Symbol]	EXISTING PINE TREES	EXISTING PINE	18" DBH		
20	ET	[Symbol]	EXISTING TREE/BRUSH	EXISTING TREE/BRUSH	18" DBH		
21	G	[Symbol]	GROUND COVER	GROUND COVER	18" DBH		
22	SH	[Symbol]	SHADE TREES	SHADE	24" DBH		
23	OR	[Symbol]	ORNAMENTAL TREES	ORNAMENTAL	24" DBH		
24	EV	[Symbol]	EVERGREEN TREES	EVERGREEN	24" DBH		
25	SHR	[Symbol]	SHRUBS	SHRUB	24" DBH		
26	EP	[Symbol]	EXISTING PINE TREES	EXISTING PINE	24" DBH		
27	ET	[Symbol]	EXISTING TREE/BRUSH	EXISTING TREE/BRUSH	24" DBH		
28	G	[Symbol]	GROUND COVER	GROUND COVER	24" DBH		
29	SH	[Symbol]	SHADE TREES	SHADE	36" DBH		
30	OR	[Symbol]	ORNAMENTAL TREES	ORNAMENTAL	36" DBH		
31	EV	[Symbol]	EVERGREEN TREES	EVERGREEN	36" DBH		
32	SHR	[Symbol]	SHRUBS	SHRUB	36" DBH		
33	EP	[Symbol]	EXISTING PINE TREES	EXISTING PINE	36" DBH		
34	ET	[Symbol]	EXISTING TREE/BRUSH	EXISTING TREE/BRUSH	36" DBH		
35	G	[Symbol]	GROUND COVER	GROUND COVER	36" DBH		
36	SH	[Symbol]	SHADE TREES	SHADE	48" DBH		
37	OR	[Symbol]	ORNAMENTAL TREES	ORNAMENTAL	48" DBH		
38	EV	[Symbol]	EVERGREEN TREES	EVERGREEN	48" DBH		
39	SHR	[Symbol]	SHRUBS	SHRUB	48" DBH		
40	EP	[Symbol]	EXISTING PINE TREES	EXISTING PINE	48" DBH		
41	ET	[Symbol]	EXISTING TREE/BRUSH	EXISTING TREE/BRUSH	48" DBH		
42	G	[Symbol]	GROUND COVER	GROUND COVER	48" DBH		
43	SH	[Symbol]	SHADE TREES	SHADE	60" DBH		
44	OR	[Symbol]	ORNAMENTAL TREES	ORNAMENTAL	60" DBH		
45	EV	[Symbol]	EVERGREEN TREES	EVERGREEN	60" DBH		
46	SHR	[Symbol]	SHRUBS	SHRUB	60" DBH		
47	EP	[Symbol]	EXISTING PINE TREES	EXISTING PINE	60" DBH		
48	ET	[Symbol]	EXISTING TREE/BRUSH	EXISTING TREE/BRUSH	60" DBH		
49	G	[Symbol]	GROUND COVER	GROUND COVER	60" DBH		
50	SH	[Symbol]	SHADE TREES	SHADE	72" DBH		
51	OR	[Symbol]	ORNAMENTAL TREES	ORNAMENTAL	72" DBH		
52	EV	[Symbol]	EVERGREEN TREES	EVERGREEN	72" DBH		
53	SHR	[Symbol]	SHRUBS	SHRUB	72" DBH		
54	EP	[Symbol]	EXISTING PINE TREES	EXISTING PINE	72" DBH		
55	ET	[Symbol]	EXISTING TREE/BRUSH	EXISTING TREE/BRUSH	72" DBH		
56	G	[Symbol]	GROUND COVER	GROUND COVER	72" DBH		
57	SH	[Symbol]	SHADE TREES	SHADE	84" DBH		
58	OR	[Symbol]	ORNAMENTAL TREES	ORNAMENTAL	84" DBH		
59	EV	[Symbol]	EVERGREEN TREES	EVERGREEN	84" DBH		
60	SHR	[Symbol]	SHRUBS	SHRUB	84" DBH		
61	EP	[Symbol]	EXISTING PINE TREES	EXISTING PINE	84" DBH		
62	ET	[Symbol]	EXISTING TREE/BRUSH	EXISTING TREE/BRUSH	84" DBH		
63	G	[Symbol]	GROUND COVER	GROUND COVER	84" DBH		
64	SH	[Symbol]	SHADE TREES	SHADE	96" DBH		
65	OR	[Symbol]	ORNAMENTAL TREES	ORNAMENTAL	96" DBH		
66	EV	[Symbol]	EVERGREEN TREES	EVERGREEN	96" DBH		
67	SHR	[Symbol]	SHRUBS	SHRUB	96" DBH		
68	EP	[Symbol]	EXISTING PINE TREES	EXISTING PINE	96" DBH		
69	ET	[Symbol]	EXISTING TREE/BRUSH	EXISTING TREE/BRUSH	96" DBH		
70	G	[Symbol]	GROUND COVER	GROUND COVER	96" DBH		
71	SH	[Symbol]	SHADE TREES	SHADE	108" DBH		
72	OR	[Symbol]	ORNAMENTAL TREES	ORNAMENTAL	108" DBH		
73	EV	[Symbol]	EVERGREEN TREES	EVERGREEN	108" DBH		
74	SHR	[Symbol]	SHRUBS	SHRUB	108" DBH		
75	EP	[Symbol]	EXISTING PINE TREES	EXISTING PINE	108" DBH		
76	ET	[Symbol]	EXISTING TREE/BRUSH	EXISTING TREE/BRUSH	108" DBH		
77	G	[Symbol]	GROUND COVER	GROUND COVER	108" DBH		
78	SH	[Symbol]	SHADE TREES	SHADE	120" DBH		
79	OR	[Symbol]	ORNAMENTAL TREES	ORNAMENTAL	120" DBH		
80	EV	[Symbol]	EVERGREEN TREES	EVERGREEN	120" DBH		
81	SHR	[Symbol]	SHRUBS	SHRUB	120" DBH		
82	EP	[Symbol]	EXISTING PINE TREES	EXISTING PINE	120" DBH		
83	ET	[Symbol]	EXISTING TREE/BRUSH	EXISTING TREE/BRUSH	120" DBH		
84	G	[Symbol]	GROUND COVER	GROUND COVER	120" DBH		



TYPICAL TREE PLANTING DETAIL
 1. TREE SHALL BE PLANTED WITHIN A PLANTING PIT.
 2. PLANTING PIT SHALL BE 1-2" DEEPER THAN THE TREE'S ROOT BALL.
 3. ROOT BALL SHALL BE PLACED WITHIN THE PLANTING PIT.
 4. PLANTING PIT SHALL BE FILL WITH A 2:1 SLOPE.
 5. SOIL SHALL BE REPLACED WITHIN 14 DAYS OF PLANTING.
 6. WATER SHALL BE APPLIED AS NECESSARY TO MAINTAIN MOISTURE.
 7. MULCH SHALL BE APPLIED TO THE PLANTING PIT.
 8. MULCH SHALL BE 2" DEEP.

TYPICAL CONTAINER PLANTING DETAIL
 1. PLANT SHALL BE PLANTED WITHIN A PLANTING PIT.
 2. PLANTING PIT SHALL BE 1-2" DEEPER THAN THE TREE'S ROOT BALL.
 3. ROOT BALL SHALL BE PLACED WITHIN THE PLANTING PIT.
 4. PLANTING PIT SHALL BE FILL WITH A 2:1 SLOPE.
 5. SOIL SHALL BE REPLACED WITHIN 14 DAYS OF PLANTING.
 6. WATER SHALL BE APPLIED AS NECESSARY TO MAINTAIN MOISTURE.
 7. MULCH SHALL BE APPLIED TO THE PLANTING PIT.
 8. MULCH SHALL BE 2" DEEP.

TYPICAL BAILED PLANTING DETAIL
 1. PLANT SHALL BE PLANTED WITHIN A PLANTING PIT.
 2. PLANTING PIT SHALL BE 1-2" DEEPER THAN THE TREE'S ROOT BALL.
 3. ROOT BALL SHALL BE PLACED WITHIN THE PLANTING PIT.
 4. PLANTING PIT SHALL BE FILL WITH A 2:1 SLOPE.
 5. SOIL SHALL BE REPLACED WITHIN 14 DAYS OF PLANTING.
 6. WATER SHALL BE APPLIED AS NECESSARY TO MAINTAIN MOISTURE.
 7. MULCH SHALL BE APPLIED TO THE PLANTING PIT.
 8. MULCH SHALL BE 2" DEEP.

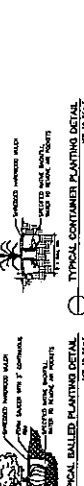
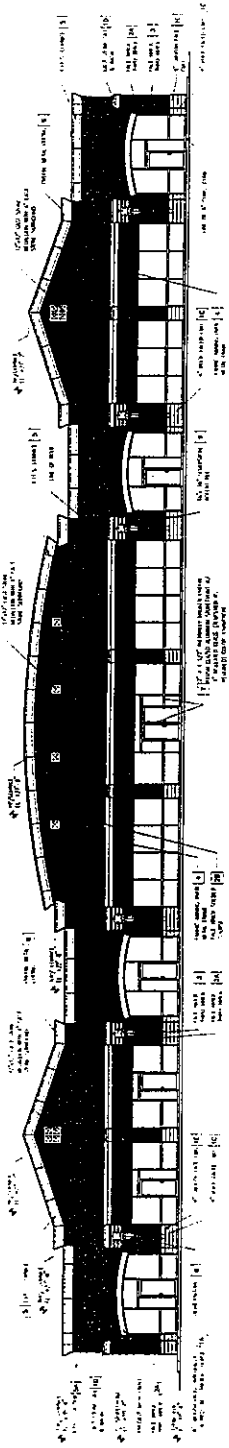


EXHIBIT E

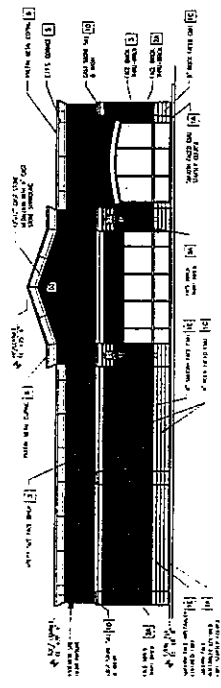
PRELIMINARY RESUBDIVISION PLAT

EXHIBIT F

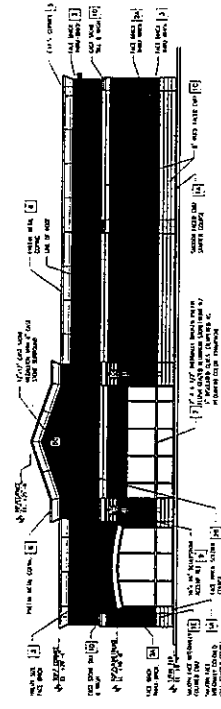
EXTERIOR ELEVATIONS



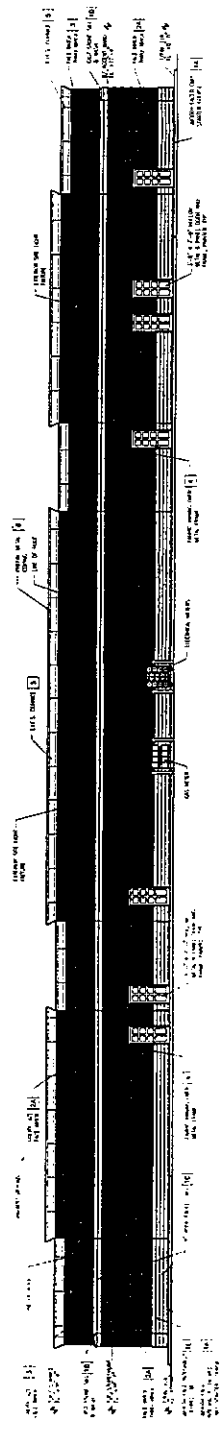
1 NORTH WALL ELEVATION
SCALE: 1/8" = 1'-0"



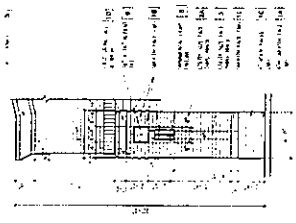
2 EAST WALL ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST WALL ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH WALL ELEVATION
SCALE: 1/8" = 1'-0"



5 ENLARGED PIER ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL SCHEDULE	
1	CONCRETE
2	BRICK
3	GLASS
4	WOOD
5	ROOFING
6	PAINT
7	INSULATION
8	MECHANICAL
9	ELECTRICAL
10	PLUMBING
11	HEATING
12	Cooling
13	Lighting
14	Acoustics
15	Seismic
16	Fire
17	Accessibility
18	Other

MASONRY
123'-6 1/2"

MASONRY
18'-2 1/2"

BOTTLE-TURN
10'-0"

T.S.-AB ELEV.
100'-0"

Blk. The Oaks
Aluminum (S) Clr.
Aqua Blue - White, TX of ES.
Blend 100

Paint: JACOBI
Metallic Medium Blue
Color: Light Blue - Aqua
Metallic Glass of Eagle

STOERS
Tinted: Medium Sand

TOP OF PARAPET
114'-7 5/8"

West Elevation

Blk. The Oaks
Aluminum (S) Clr.
Aqua Blue - White, TX of ES.
Blend 100

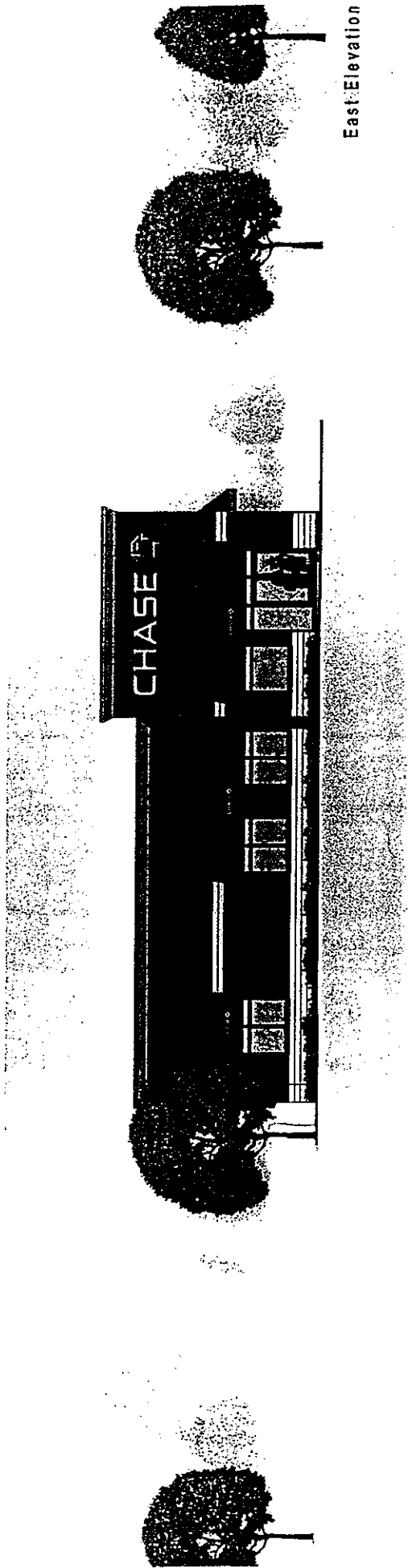
South Elevation

CHASE

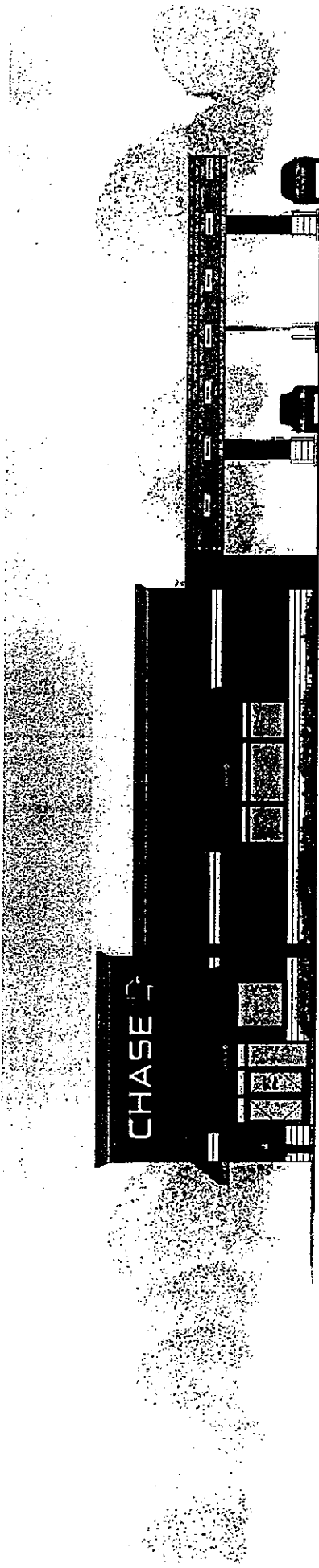
LOMBARD, ILLINOIS

Inception Midwest LLC - Architects
Job # C06.0035. Date: 04/14/08





East Elevation



North Elevation

CHASE 

LOMBARD, ILLINOIS

Interplan Millwood LLC - Architects
Job # C00,0035 Date: 4/1/06



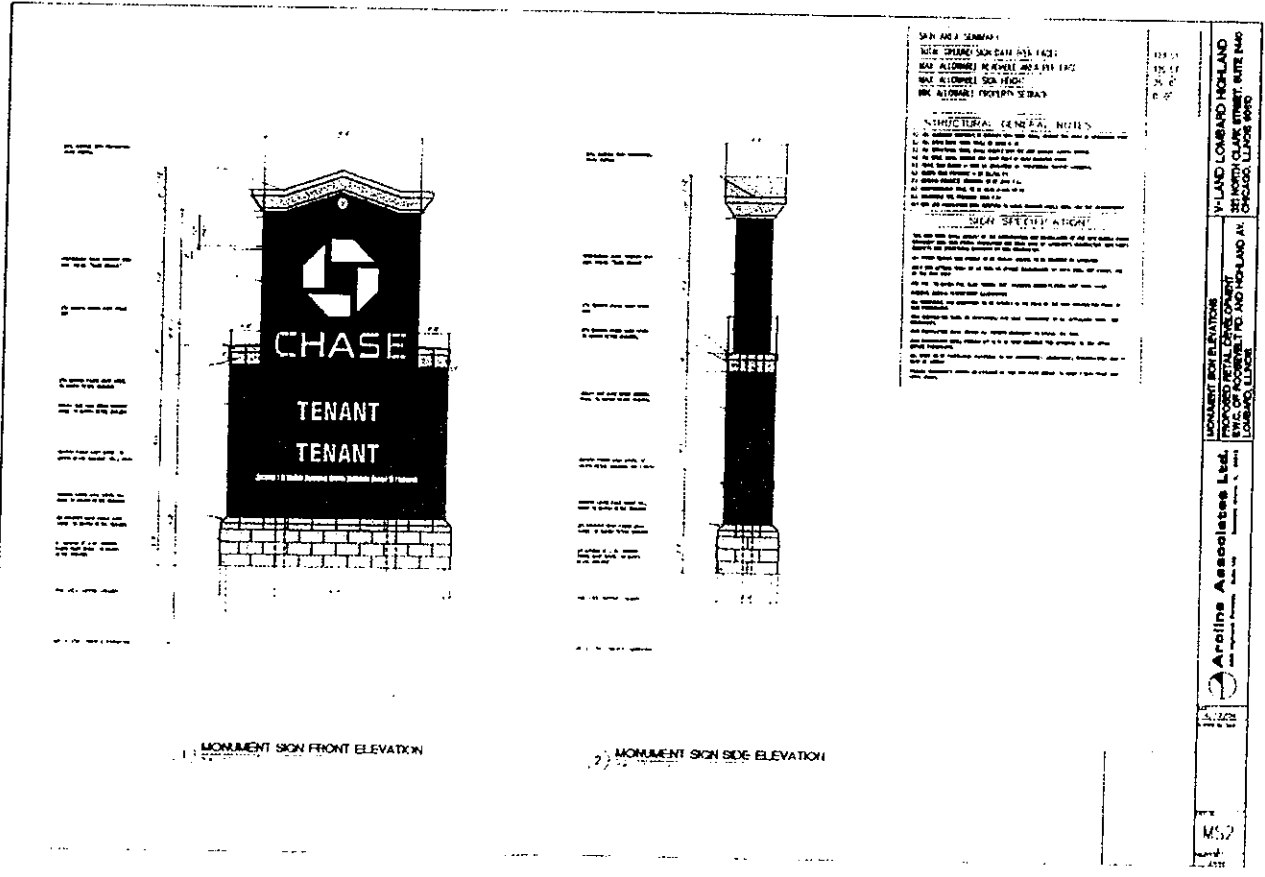
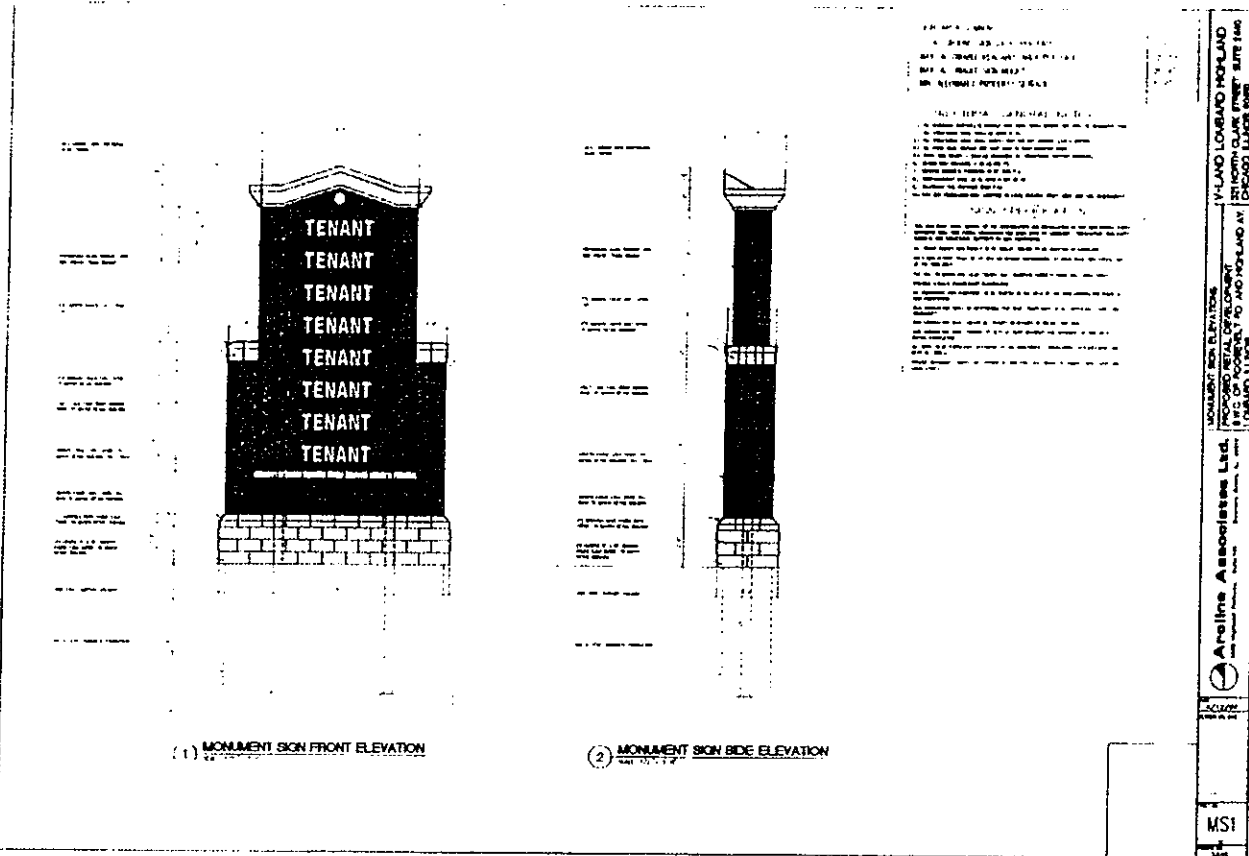


EXHIBIT G

INTENTIONALLY OMITTED

EXHIBIT H

ENGINEERING PLANS

1:30' SCALE PLAN FOR THE PROPOSED DEVELOPMENT OF THE PROJECT. THE PLAN IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY AND THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED. THE CLIENT ACCEPTS FULL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED TO THE DESIGNER.

C301

SHEET NO.

V-LAND LOMBARD
ROOSEVELT RD & HIGHLAND AVE
EROSION CONTROL PLAN

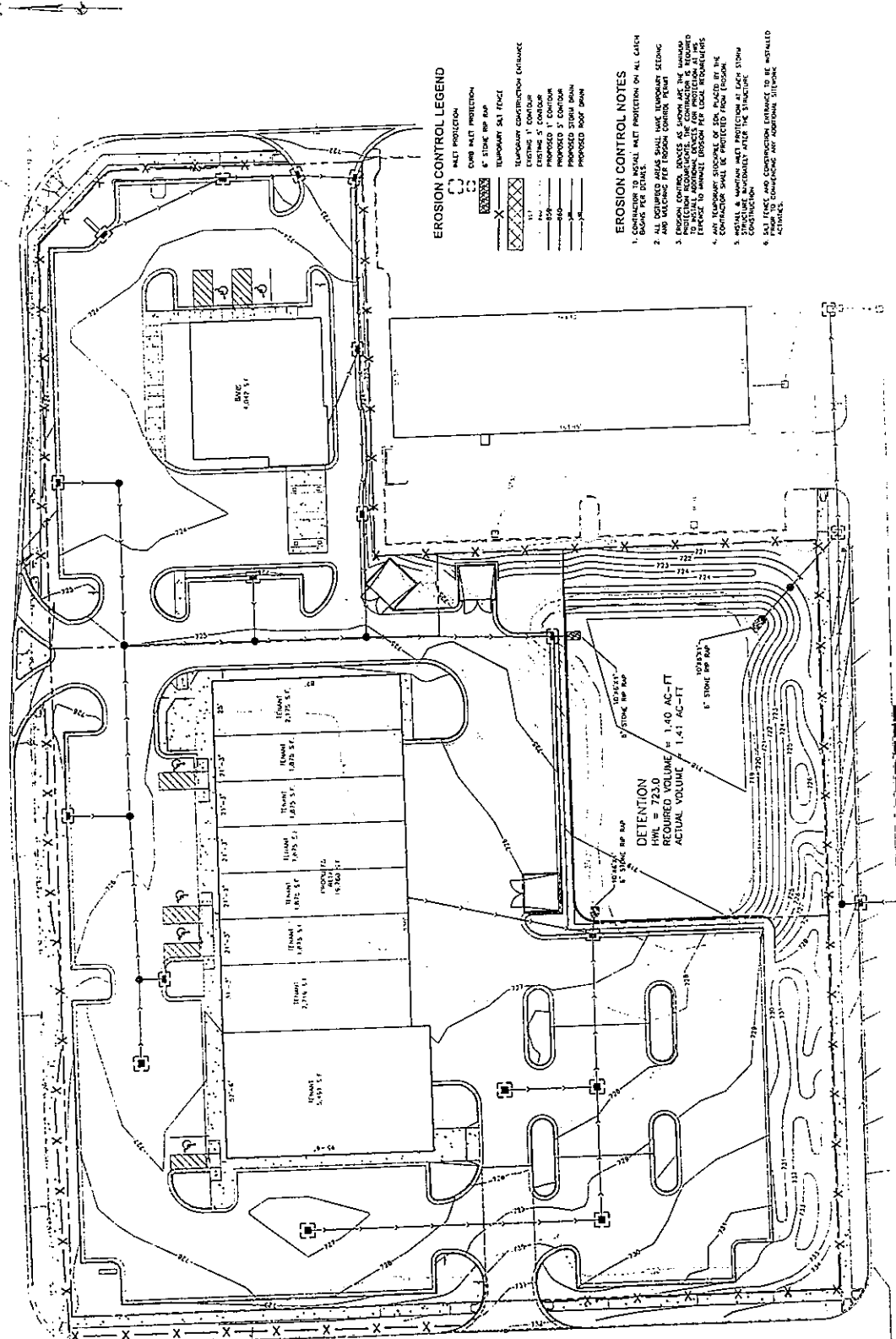
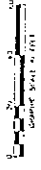
VILLAGE OF LOMBARD, DUNAGE COUNTY, ILLINOIS
S.W. CORNER OF HIGHLAND AVE & ROOSEVELT RD



WOOLPERT
1815 South Meyers Road
Darien, IL 60119
630-424-9282
Fax: 630-495-3731

PROJECT NO.
DATE
DES. BY
CHK. BY

NO.	DATE	REVISION



- EROSION CONTROL NOTES**
1. SEE ALL EROSION CONTROL MEASURES ON ALL CATCH BASINS PER DETAIL.
 2. ALL EXPOSED AREAS SHALL HAVE TEMPORARY SEEDING AND MULCHING PER EROSION CONTROL PLAN.
 3. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT CONSTRUCTION TO PREVENT SOIL EROSION AND SEDIMENTATION.
 4. ALL TEMPORARY SEEDING SHALL BE INSTALLED AT THE END OF EACH CONSTRUCTION PHASE.
 5. SEEDING & MULCHING SHALL BE PROTECTED FROM DAMAGE BY CONSTRUCTION EQUIPMENT AND SHALL BE REAPPLIED AS NEEDED.
 6. SLOPE FACE AND CONSTRUCTION ENTRANCE TO BE PROTECTED WITH 10' WIDE STRIP CURB AND 10' WIDE STRIP CURB AND 4" CONCRETE CURB.

- EROSION CONTROL LEGEND**
- INLET PROTECTION
 - CURB AND STRIP CURB
 - 5' STONE BE BE RP
 - TEMPORARY SLOPE FACE
 - CONCRETE CONSTRUCTION ENTRANCE
 - CONCRETE 3" CONTOUR
 - PROPOSED 5' CONTOUR
 - PROPOSED 5' CONTOUR
 - PROPOSED STRIP CURB
 - PROPOSED STRIP CURB

N

13th STREET

DETENTION
HWL = 723.0
REQUIRED VOLUME = 1.40 AC-FT
ACTUAL VOLUME = 1.41 AC-FT

Room	Area (S.F.)
Room 1	2,716 S.F.
Room 2	1,875 S.F.
Room 3	1,875 S.F.
Room 4	1,875 S.F.
Room 5	1,875 S.F.
Room 6	2,175 S.F.
Room 7	2,175 S.F.
Room 8	2,175 S.F.
Room 9	2,175 S.F.
Room 10	2,175 S.F.
Room 11	2,175 S.F.
Room 12	2,175 S.F.
Room 13	2,175 S.F.
Room 14	2,175 S.F.
Room 15	2,175 S.F.
Room 16	2,175 S.F.
Room 17	2,175 S.F.
Room 18	2,175 S.F.
Room 19	2,175 S.F.
Room 20	2,175 S.F.
Room 21	2,175 S.F.
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Room 95	2,175 S.F.
Room 96	2,175 S.F.
Room 97	2,175 S.F.
Room 98	2,175 S.F.
Room 99	2,175 S.F.
Room 100	2,175 S.F.

V-LAND LOMBARD
ROOSEVELT RD & HIGHLAND AVE
UTILITY PLAN
VILLAGE OF LOMBARD, DEWANE COUNTY, ILLINOIS
S.W. CORNER OF HIGHLAND AVE AND ROOSEVELT RD
MAP NO. 150-15-01

MOORE & ASSOCIATES
1815 SOUTH ELYSIA BLVD
SUNSHINE, ILLINOIS 60187
508-744-0000
DATE: APR. 2024
PROJECT NO.: 150-15-01

NO.	DATE	REVISION

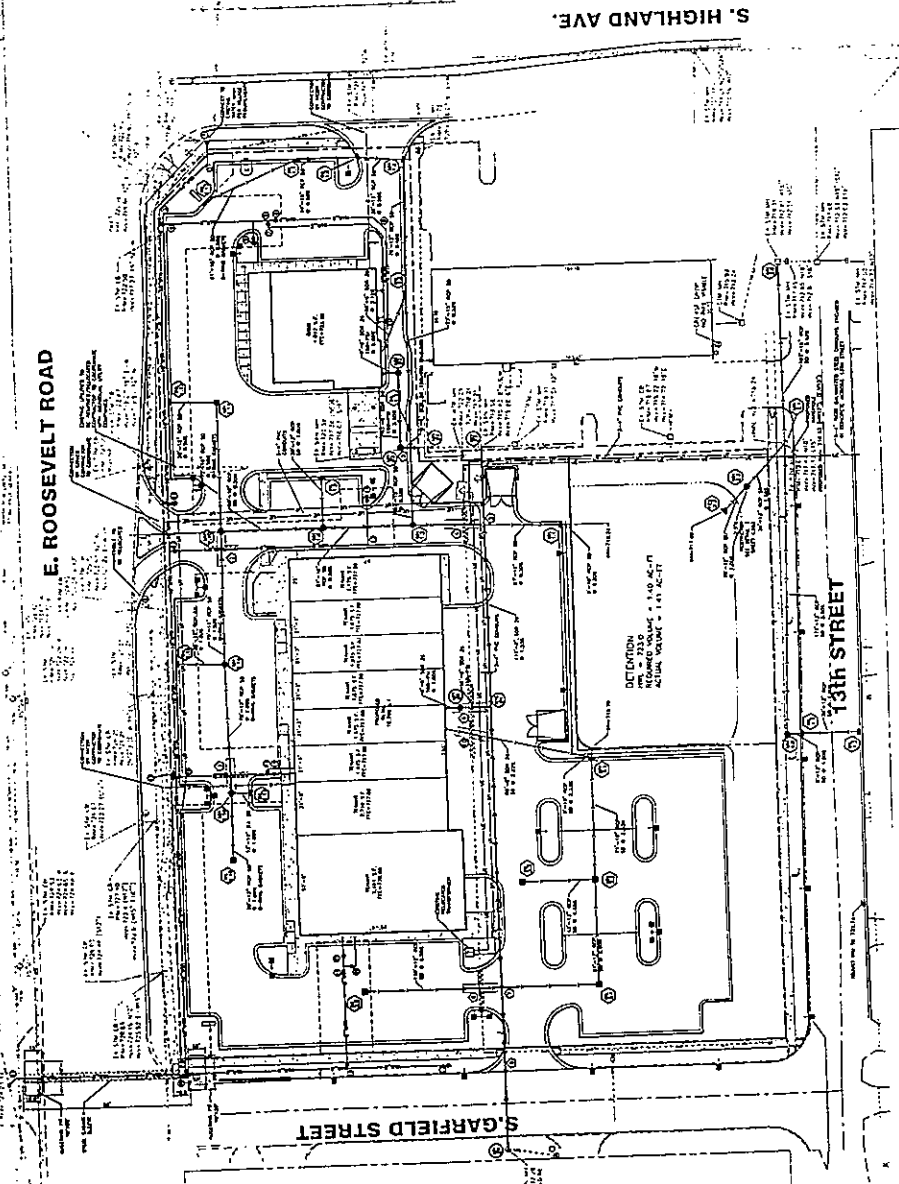
- UTILITY LEGEND**
- PROPOSED SANITARY SEWER
 - PROPOSED SANITARY VENT
 - PROPOSED WATER MAIN
 - PROPOSED FIRE MAIN
 - PROPOSED ELECTRIC
 - PROPOSED GAS
 - PROPOSED FIRE HYDRANT
 - PROPOSED CATCH BASIN
 - PROPOSED CURB INLET
 - PROPOSED CURB MANHOLE
 - PROPOSED WALK
 - PROPOSED TRAMP BLOCK
 - PROPOSED SHUTTER SEWER
- PROPOSED STORM SCHEDULE**
- UTILITY/CONFLICT/CRIMING
 - PROPOSED WATER STRUCTURE
 - WATER MAIN PROTECTION
 - WATER MAIN QUALITY PPE
 - WATER EXHAUST
 - TRANSFORMER

NOTES

- ALL UTILITY LOCATIONS TO BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER, WATER MAIN, FIRE MAIN, GAS MAIN AND ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS STATE AND FEDERAL REGULATIONS.
- ALL UTILITY LOCATIONS SHALL BE REFERENCED TO THE PROJECT PLAN AND THE V-LAND LOMBARD MAP NO. 150-15-01.

STR	LOCATION	INVERTS
1	1.75 FT. X 1.75 FT. (11)	710.00 (8) 710.00 (8)
2	1.75 FT. X 1.75 FT. (11)	710.15 (8) 710.15 (8)
3	1.75 FT. X 1.75 FT. (11)	710.30 (8) 710.30 (8)
4	1.75 FT. X 1.75 FT. (11)	710.45 (8) 710.45 (8)
5	1.75 FT. X 1.75 FT. (11)	710.60 (8) 710.60 (8)
6	1.75 FT. X 1.75 FT. (11)	710.75 (8) 710.75 (8)
7	1.75 FT. X 1.75 FT. (11)	710.90 (8) 710.90 (8)
8	1.75 FT. X 1.75 FT. (11)	711.05 (8) 711.05 (8)
9	1.75 FT. X 1.75 FT. (11)	711.20 (8) 711.20 (8)
10	1.75 FT. X 1.75 FT. (11)	711.35 (8) 711.35 (8)
11	1.75 FT. X 1.75 FT. (11)	711.50 (8) 711.50 (8)
12	1.75 FT. X 1.75 FT. (11)	711.65 (8) 711.65 (8)
13	1.75 FT. X 1.75 FT. (11)	711.80 (8) 711.80 (8)
14	1.75 FT. X 1.75 FT. (11)	711.95 (8) 711.95 (8)
15	1.75 FT. X 1.75 FT. (11)	712.10 (8) 712.10 (8)
16	1.75 FT. X 1.75 FT. (11)	712.25 (8) 712.25 (8)
17	1.75 FT. X 1.75 FT. (11)	712.40 (8) 712.40 (8)
18	1.75 FT. X 1.75 FT. (11)	712.55 (8) 712.55 (8)
19	1.75 FT. X 1.75 FT. (11)	712.70 (8) 712.70 (8)
20	1.75 FT. X 1.75 FT. (11)	712.85 (8) 712.85 (8)
21	1.75 FT. X 1.75 FT. (11)	713.00 (8) 713.00 (8)
22	1.75 FT. X 1.75 FT. (11)	713.15 (8) 713.15 (8)
23	1.75 FT. X 1.75 FT. (11)	713.30 (8) 713.30 (8)
24	1.75 FT. X 1.75 FT. (11)	713.45 (8) 713.45 (8)
25	1.75 FT. X 1.75 FT. (11)	713.60 (8) 713.60 (8)
26	1.75 FT. X 1.75 FT. (11)	713.75 (8) 713.75 (8)
27	1.75 FT. X 1.75 FT. (11)	713.90 (8) 713.90 (8)
28	1.75 FT. X 1.75 FT. (11)	714.05 (8) 714.05 (8)
29	1.75 FT. X 1.75 FT. (11)	714.20 (8) 714.20 (8)
30	1.75 FT. X 1.75 FT. (11)	714.35 (8) 714.35 (8)
31	1.75 FT. X 1.75 FT. (11)	714.50 (8) 714.50 (8)
32	1.75 FT. X 1.75 FT. (11)	714.65 (8) 714.65 (8)
33	1.75 FT. X 1.75 FT. (11)	714.80 (8) 714.80 (8)
34	1.75 FT. X 1.75 FT. (11)	714.95 (8) 714.95 (8)
35	1.75 FT. X 1.75 FT. (11)	715.10 (8) 715.10 (8)
36	1.75 FT. X 1.75 FT. (11)	715.25 (8) 715.25 (8)
37	1.75 FT. X 1.75 FT. (11)	715.40 (8) 715.40 (8)
38	1.75 FT. X 1.75 FT. (11)	715.55 (8) 715.55 (8)
39	1.75 FT. X 1.75 FT. (11)	715.70 (8) 715.70 (8)
40	1.75 FT. X 1.75 FT. (11)	715.85 (8) 715.85 (8)
41	1.75 FT. X 1.75 FT. (11)	716.00 (8) 716.00 (8)
42	1.75 FT. X 1.75 FT. (11)	716.15 (8) 716.15 (8)
43	1.75 FT. X 1.75 FT. (11)	716.30 (8) 716.30 (8)
44	1.75 FT. X 1.75 FT. (11)	716.45 (8) 716.45 (8)
45	1.75 FT. X 1.75 FT. (11)	716.60 (8) 716.60 (8)
46	1.75 FT. X 1.75 FT. (11)	716.75 (8) 716.75 (8)
47	1.75 FT. X 1.75 FT. (11)	716.90 (8) 716.90 (8)
48	1.75 FT. X 1.75 FT. (11)	717.05 (8) 717.05 (8)
49	1.75 FT. X 1.75 FT. (11)	717.20 (8) 717.20 (8)
50	1.75 FT. X 1.75 FT. (11)	717.35 (8) 717.35 (8)
51	1.75 FT. X 1.75 FT. (11)	717.50 (8) 717.50 (8)
52	1.75 FT. X 1.75 FT. (11)	717.65 (8) 717.65 (8)
53	1.75 FT. X 1.75 FT. (11)	717.80 (8) 717.80 (8)
54	1.75 FT. X 1.75 FT. (11)	717.95 (8) 717.95 (8)
55	1.75 FT. X 1.75 FT. (11)	718.10 (8) 718.10 (8)
56	1.75 FT. X 1.75 FT. (11)	718.25 (8) 718.25 (8)
57	1.75 FT. X 1.75 FT. (11)	718.40 (8) 718.40 (8)
58	1.75 FT. X 1.75 FT. (11)	718.55 (8) 718.55 (8)
59	1.75 FT. X 1.75 FT. (11)	718.70 (8) 718.70 (8)
60	1.75 FT. X 1.75 FT. (11)	718.85 (8) 718.85 (8)
61	1.75 FT. X 1.75 FT. (11)	719.00 (8) 719.00 (8)
62	1.75 FT. X 1.75 FT. (11)	719.15 (8) 719.15 (8)
63	1.75 FT. X 1.75 FT. (11)	719.30 (8) 719.30 (8)
64	1.75 FT. X 1.75 FT. (11)	719.45 (8) 719.45 (8)
65	1.75 FT. X 1.75 FT. (11)	719.60 (8) 719.60 (8)
66	1.75 FT. X 1.75 FT. (11)	719.75 (8) 719.75 (8)
67	1.75 FT. X 1.75 FT. (11)	719.90 (8) 719.90 (8)
68	1.75 FT. X 1.75 FT. (11)	720.05 (8) 720.05 (8)
69	1.75 FT. X 1.75 FT. (11)	720.20 (8) 720.20 (8)
70	1.75 FT. X 1.75 FT. (11)	720.35 (8) 720.35 (8)
71	1.75 FT. X 1.75 FT. (11)	720.50 (8) 720.50 (8)
72	1.75 FT. X 1.75 FT. (11)	720.65 (8) 720.65 (8)
73	1.75 FT. X 1.75 FT. (11)	720.80 (8) 720.80 (8)
74	1.75 FT. X 1.75 FT. (11)	720.95 (8) 720.95 (8)
75	1.75 FT. X 1.75 FT. (11)	721.10 (8) 721.10 (8)
76	1.75 FT. X 1.75 FT. (11)	721.25 (8) 721.25 (8)
77	1.75 FT. X 1.75 FT. (11)	721.40 (8) 721.40 (8)
78	1.75 FT. X 1.75 FT. (11)	721.55 (8) 721.55 (8)
79	1.75 FT. X 1.75 FT. (11)	721.70 (8) 721.70 (8)
80	1.75 FT. X 1.75 FT. (11)	721.85 (8) 721.85 (8)
81	1.75 FT. X 1.75 FT. (11)	722.00 (8) 722.00 (8)
82	1.75 FT. X 1.75 FT. (11)	722.15 (8) 722.15 (8)
83	1.75 FT. X 1.75 FT. (11)	722.30 (8) 722.30 (8)
84	1.75 FT. X 1.75 FT. (11)	722.45 (8) 722.45 (8)
85	1.75 FT. X 1.75 FT. (11)	722.60 (8) 722.60 (8)
86	1.75 FT. X 1.75 FT. (11)	722.75 (8) 722.75 (8)
87	1.75 FT. X 1.75 FT. (11)	722.90 (8) 722.90 (8)
88	1.75 FT. X 1.75 FT. (11)	723.05 (8) 723.05 (8)
89	1.75 FT. X 1.75 FT. (11)	723.20 (8) 723.20 (8)
90	1.75 FT. X 1.75 FT. (11)	723.35 (8) 723.35 (8)
91	1.75 FT. X 1.75 FT. (11)	723.50 (8) 723.50 (8)
92	1.75 FT. X 1.75 FT. (11)	723.65 (8) 723.65 (8)
93	1.75 FT. X 1.75 FT. (11)	723.80 (8) 723.80 (8)
94	1.75 FT. X 1.75 FT. (11)	723.95 (8) 723.95 (8)
95	1.75 FT. X 1.75 FT. (11)	724.10 (8) 724.10 (8)
96	1.75 FT. X 1.75 FT. (11)	724.25 (8) 724.25 (8)
97	1.75 FT. X 1.75 FT. (11)	724.40 (8) 724.40 (8)
98	1.75 FT. X 1.75 FT. (11)	724.55 (8) 724.55 (8)
99	1.75 FT. X 1.75 FT. (11)	724.70 (8) 724.70 (8)
100	1.75 FT. X 1.75 FT. (11)	724.85 (8) 724.85 (8)

PROPOSED SANITARY SCHEDULE	TYPE
13 1/2" DIA.	13 1/2" DIA. (11)
15" DIA.	15" DIA. (11)
18" DIA.	18" DIA. (11)
21" DIA.	21" DIA. (11)
24" DIA.	24" DIA. (11)
30" DIA.	30" DIA. (11)
36" DIA.	36" DIA. (11)
42" DIA.	42" DIA. (11)
48" DIA.	48" DIA. (11)
54" DIA.	54" DIA. (11)
60" DIA.	60" DIA. (11)
66" DIA.	66" DIA. (11)
72" DIA.	72" DIA. (11)
78" DIA.	78" DIA. (11)
84" DIA.	84" DIA. (11)
90" DIA.	90" DIA. (11)
96" DIA.	96" DIA. (11)
102" DIA.	102" DIA. (11)
108" DIA.	108" DIA. (11)
114" DIA.	114" DIA. (11)
120" DIA.	120" DIA. (11)
126" DIA.	126" DIA. (11)
132" DIA.	132" DIA. (11)
138" DIA.	138" DIA. (11)
144" DIA.	144" DIA. (11)
150" DIA.	150" DIA. (11)



- WATER MAIN CHART**
- 1" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 322.5'
 - 2" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 323.5'
 - 3" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 324.5'
 - 4" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 325.5'
 - 5" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 326.5'
 - 6" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 327.5'
 - 8" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 328.5'
 - 10" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 329.5'
 - 12" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 330.5'
 - 15" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 331.5'
 - 18" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 332.5'
 - 21" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 333.5'
 - 24" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 334.5'
 - 30" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 335.5'
 - 36" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 336.5'
 - 42" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 337.5'
 - 48" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 338.5'
 - 54" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 339.5'
 - 60" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 340.5'
 - 66" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 341.5'
 - 72" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 342.5'
 - 78" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 343.5'
 - 84" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 344.5'
 - 90" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 345.5'
 - 96" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 346.5'
 - 102" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 347.5'
 - 108" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 348.5'
 - 114" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 349.5'
 - 120" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 350.5'
 - 126" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 351.5'
 - 132" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 352.5'
 - 138" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 353.5'
 - 144" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 354.5'
 - 150" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 355.5'

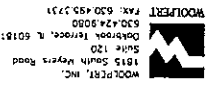
- WATER MAIN CHART**
- 1" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 322.5'
 - 2" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 323.5'
 - 3" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 324.5'
 - 4" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 325.5'
 - 5" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 326.5'
 - 6" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 327.5'
 - 8" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 328.5'
 - 10" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 329.5'
 - 12" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 330.5'
 - 15" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 331.5'
 - 18" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 332.5'
 - 21" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 333.5'
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 - 36" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 336.5'
 - 42" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 337.5'
 - 48" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 338.5'
 - 54" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 339.5'
 - 60" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 340.5'
 - 66" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 341.5'
 - 72" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 342.5'
 - 78" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 343.5'
 - 84" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 344.5'
 - 90" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 345.5'
 - 96" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 346.5'
 - 102" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 347.5'
 - 108" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 348.5'
 - 114" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 349.5'
 - 120" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 350.5'
 - 126" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 351.5'
 - 132" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 352.5'
 - 138" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 353.5'
 - 144" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 354.5'
 - 150" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 355.5'

- WATER MAIN CHART**
- 1" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 322.5'
 - 2" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 323.5'
 - 3" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 324.5'
 - 4" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 325.5'
 - 5" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 326.5'
 - 6" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 327.5'
 - 8" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 328.5'
 - 10" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 329.5'
 - 12" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 330.5'
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 - 66" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 341.5'
 - 72" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 342.5'
 - 78" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 343.5'
 - 84" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 344.5'
 - 90" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 345.5'
 - 96" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 346.5'
 - 102" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 347.5'
 - 108" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 348.5'
 - 114" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 349.5'
 - 120" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 350.5'
 - 126" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 351.5'
 - 132" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 352.5'
 - 138" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 353.5'
 - 144" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 354.5'
 - 150" FIRE HYDRANT AND MAIN, ELEV. @ GRADE 355.5'

- UTILITY CROSSINGS**
- ENGINE WATER AS NEEDED TO MAINTAIN
- 1" WATER CROSSING
 - 2" WATER CROSSING
 - 3" WATER CROSSING
 - 4" WATER CROSSING
 - 5" WATER CROSSING
 - 6" WATER CROSSING
 - 8" WATER CROSSING
 - 10" WATER CROSSING
 - 12" WATER CROSSING
 - 15" WATER CROSSING
 - 18" WATER CROSSING
 - 21" WATER CROSSING
 - 24" WATER CROSSING
 - 30" WATER CROSSING
 - 36" WATER CROSSING
 - 42" WATER CROSSING
 - 48" WATER CROSSING
 - 54" WATER CROSSING
 - 60" WATER CROSSING
 - 66" WATER CROSSING
 - 72" WATER CROSSING
 - 78" WATER CROSSING
 - 84" WATER CROSSING
 - 90" WATER CROSSING
 - 96" WATER CROSSING
 - 102" WATER CROSSING
 - 108" WATER CROSSING
 - 114" WATER CROSSING
 - 120" WATER CROSSING
 - 126" WATER CROSSING
 - 132" WATER CROSSING
 - 138" WATER CROSSING
 - 144" WATER CROSSING
 - 150" WATER CROSSING

OVERALL PLAN VIEW
 V-LAND LOMBARD
 ROOSEVELT RD & HIGHLAND AVE
 SW CORNER OF HIGHLAND AVE & ROOSEVELT RD
 VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS

R000

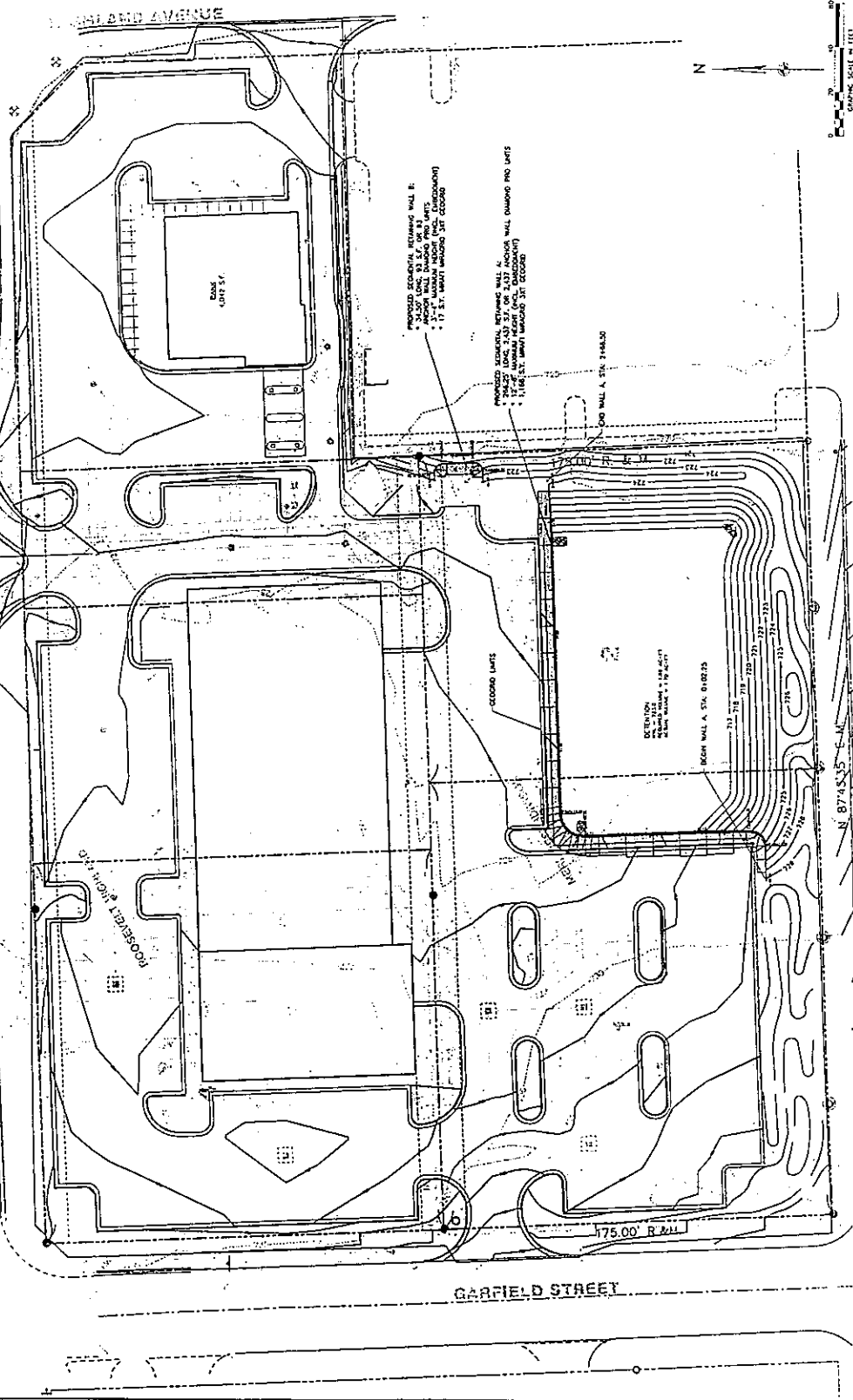


WOOLPERT, INC.
 1815 South Meyer's Road
 Suite 120
 Des Plaines, Illinois, IL 60018
 Phone: 847.424.9000
 Fax: 847.424.9000

PROJECT NO.	18129.00
NO. DATE	18129.00
DES. DATE	1/27/08
DES. BY	MS
DR. BY	MS
CRD.	

REVISION

SCALE: 1/8" = 1'-0"
 GRAPHIC SCALE IN FEET



APPROXIMATE RETAINING WALL QUANTITIES:
 • 2,530 S.F. OR 2,530 UNITS
 • 1,185 S.Y. OF MIRAFI MIRAGRID 3X1 GEOGRID

1	RECALL PLAN VIEW
2	WALL A & B - PLAN & PROFILE
3	WALL C - PLAN & PROFILE
4	WALL D - PLAN & PROFILE
5	WALL E - PLAN & PROFILE
6	WALL F - PLAN & PROFILE
7	WALL G - PLAN & PROFILE
8	WALL H - PLAN & PROFILE
9	WALL I - PLAN & PROFILE
10	WALL J - PLAN & PROFILE
11	WALL K - PLAN & PROFILE
12	WALL L - PLAN & PROFILE
13	WALL M - PLAN & PROFILE
14	WALL N - PLAN & PROFILE
15	WALL O - PLAN & PROFILE
16	WALL P - PLAN & PROFILE
17	WALL Q - PLAN & PROFILE
18	WALL R - PLAN & PROFILE
19	WALL S - PLAN & PROFILE
20	WALL T - PLAN & PROFILE
21	WALL U - PLAN & PROFILE
22	WALL V - PLAN & PROFILE
23	WALL W - PLAN & PROFILE
24	WALL X - PLAN & PROFILE
25	WALL Y - PLAN & PROFILE
26	WALL Z - PLAN & PROFILE

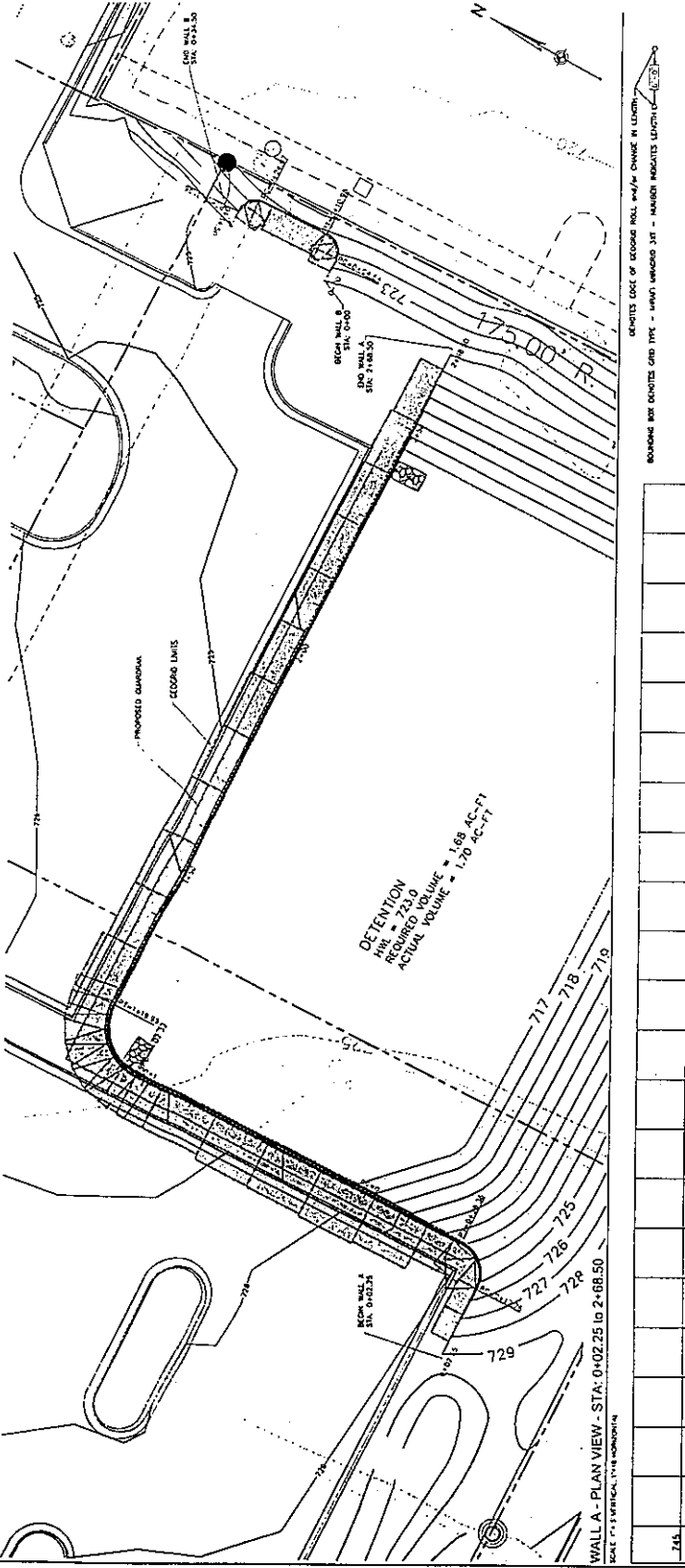
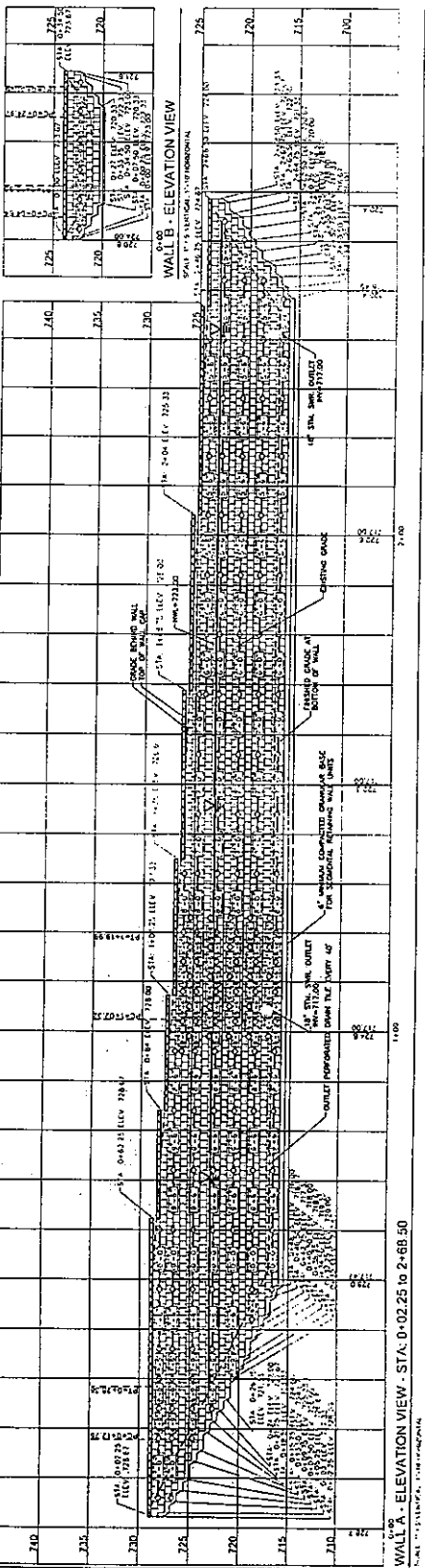
DATE: 01/27/08
 DRAWN BY: MS
 CHECKED BY: MS
 PROJECT NO.: 18129.00
 SHEET NO.: R000
 SCALE: 1/8" = 1'-0"
 GRAPHIC SCALE IN FEET

WALLS A & B - PLAN AND PROFILE
 VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS
 SW CORNER OF HIGHLAND AVE & ROOSEVELT RD
ROOSEVELT RD & HIGHLAND AVE
V-LAND LOMBARD

WOODFORTH
 1815 South Weyers Road
 Suite 120
 Oakbrook Terrace, IL 60181
 FAX: 630.493.2731

PROJECT NO.	51323 GS
DATE	5/17/08
DES. BY	JRS
CHECKED BY	JRS
SCALE	AS SHOWN
DATE	5/17/08
NO.	DATE
REVISION	

R100



NO. DATE
 REVISION
 PROJECT NO. 51323 GS
 DATE 5/17/08
 DES. BY JRS
 CHECKED BY JRS
 SCALE AS SHOWN
 DATE 5/17/08

DATE: 5/17/08
 L&P Scale: 1"=100' (Horizontal) 1"=20' (Vertical)
 L&P Date: 05/17/08
 L&P By: C. Anderson
 L&P Checked: JRS
 L&P Project: 51323 GS
 L&P Station: 0+02.25 TO 2+68.50

EXHIBIT I

VARIATIONS AND EXCEPTIONS

NOTE: ALL LOT DESIGNATIONS ON THIS EXHIBIT I ARE TO THE LOTS, AS SHOWN ON THE PRELIMINARY SUBDIVISION PLAT ATTACHED AS EXHIBIT E TO THE SECOND AMENDMENT TO ANNEXATION AGREEMENT TO WHICH THIS EXHIBIT I IS ALSO ATTACHED.

FOR LOT 1:

- a. A deviation from Section 155.706 (C) and 155.709 (B) of the Village Code reducing the required perimeter parking lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking;
- b. A deviation from Section 153.234(F) of the Village Code to allow for a free-standing sign to be located closer than seventy-five feet (75') from the center line of the adjacent right-of-way; and
- c. A deviation from Section 153.505 (B)(17)(b)(2) of the Village Code to allow for more than one (1) wall sign for interior tenants.

FOR LOT 2:

- a. A variation from Sections 155.706 and 155.709 of the Village Code to reduce requisite parking lot and perimeter landscaping requirements;
- b. A deviation from Section 155.706 (C) and 155.709 (B) of the Village Code reducing the required perimeter parking lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking;
- c. A deviation from Section 153.505 (B)(17)(a)(2) of the Village Code to allow for more than one (1) wall sign on a street frontage.

EXHIBIT J

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

Lots 1 through 5 in V-Land Lombard Highland Subdivision, being a subdivision of part of the west one-half of the northwest quarter of Section 20, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded November 18, 2005 as Document R2005-258891, in DuPage County, Illinois.

Parcel Numbers: 06-20-110-001, 002, 003, 004, and 005

**201, 205 and 211 E. Roosevelt Road; 1200 South Highland Av.;
and 112-116 & 120-124 E. 13th Street (Southwest Corner of
Roosevelt & Highland), Lombard, Illinois**

ORDINANCE NO. _____

**AN ORDINANCE GRANTING AN AMENDMENT TO A CONDITIONAL USE
FOR A PLANNED DEVELOPMENT WITH DEVIATIONS,
OUTDOOR DINING AND A DRIVE THROUGH ESTABLISHMENT IN A
B3 COMMUNITY SHOPPING DISTRICT**

(PC 04-25; 201, 205 and 211 E. Roosevelt Road; 1200 S. Highland Avenue; and 112-116 & 120-124 E. 13th Street (Southwest Corner of Roosevelt Road & Highland Avenue))

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, an application has heretofore been filed requesting approval of an amendment to a previously approved conditional use for a planned development in a B3PD Community Shopping District, Planned Development; and

WHEREAS, said planned development includes deviations from Section 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking; and a variation from Sections 155.706 and 155.709 of the Zoning Ordinance to reduce requisite parking lot and perimeter landscaping requirements; and

WHEREAS, said planned development includes Sign Ordinance deviations from Section 153.505 (B)(17)(a)(2) to allow for more than one wall sign on a street frontage, a deviation from Section 153.505 (B)(17)(b)(2) to allow for more than one wall sign for interior tenants, as well as a deviation from Section 153.234(F) to allow for a free-standing sign to be located closer than seventy-five feet (75') from the center line of the adjacent right-of-way; and

WHEREAS, said application also requests approval of a conditional uses for a drive-through facility and for an outdoor dining/service establishment; and

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on April 17, 2006 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the conditional uses and deviations described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That an amendment to a conditional use for a planned development, as approved by Ordinance 5560, with the following deviations as well as a conditional use for outdoor dining and for a drive-through establishment as set forth below are hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3:

1. For Lot 1 of the proposed resubdivision:
 - a. A conditional use pursuant to Section 155.414 (C)(18) of the Zoning Ordinance for an outdoor dining/service establishment;
 - b. A deviation from Section 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking;
 - c. A deviation from Section 153.234(F) of the Lombard Sign Ordinance to allow for a free-standing sign to be located closer than seventy-five feet (75') from the center line of the adjacent right-of-way; and
 - d. A deviation from deviation from Section 153.505 (B)(17)(b)(2) of the Sign Ordinance to allow for more than one wall sign for interior tenants.
2. For Lot 2 of the proposed resubdivision:
 - a. A conditional use pursuant to Section 155.414 (C)(7) of the Zoning Ordinance for a drive-through facility;

- b. A variation from Sections 155.706 and 155.709 of the Zoning Ordinance to reduce requisite parking lot and perimeter landscaping requirements;
- c. A deviation from Section 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking;
- d. A deviation from Section 153.505 (B)(17)(a)(2) of the Sign Ordinance to allow for more than one wall sign on a street frontage; and

SECTION 2: That the ordinance is limited and restricted to the properties generally located at 201, 205 and 211 E. Roosevelt Road; 1200 S. Highland Avenue; and 112-116 & 120-124 E. 13th Street, Lombard, Illinois, and legally described as follows:

Lots 1 through 5 in V-Land Lombard Highland Subdivision, being a subdivision of part of the west one-half of the northwest quarter of Section 20, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded November 18, 2005 as Document R2005-258891, in DuPage County, Illinois.

Parcel Numbers: 06-20-110-001, 002, 003, 004, and 005

SECTION 3: The conditional uses, variations and deviations set forth in Section 1 above shall be granted subject to compliance with the following conditions:

- 1. That the petitioner shall develop the site in accordance with the site and development plan packet prepared by Woolpert LLC, dated April 5, 2006, except as modified as part of the final engineering review and approval for the proposed development.
- 2. The petitioner shall enter into a second amendment to the annexation agreement for the subject property.

3. The petitioner's building improvements shall be designed and constructed consistent with Village Code and shall also address the comments included within the IDRC report.
4. That any trash enclosure screening required by Section 155.710 of the Zoning Ordinance shall be constructed of material consistent with the principal building in which the enclosure is located.
5. To minimize parking conflicts on the property and to minimize impacts on adjacent properties, the developer/owner of the property shall allow for cross-access and cross parking between each lot within the proposed development.
6. The developer shall provide requisite fees to cover the cost of providing parkway trees around the perimeter of the site, consistent with Section 155.705 (C) of the Village Code. Where proposed trees are within an area proposed for an environmental barrier, a vault shall be provided for the trees. Where insufficient right-of-way width precludes placement of parkway trees within the right-of-way itself, the petitioner shall install the plantings on the adjacent private property.
7. Should construction on the project not commence within ninety days from the date of approval of the annexation/development agreement amendment, the petitioner shall provide 4" of graded topsoil over the property and shall seed the property.
8. The west end-cap tenant space within the shopping center shall be developed as a single sit-down restaurant of at least 5,491 square feet in size. The remainder of the center shall not be subdivided or partitioned to have more than five separate tenant spaces or business establishments.
9. Upon a request by the Village, the developer shall provide for an easement for a future bus shelter to be located adjacent Roosevelt Road, with the final location to be determined by the Village.
10. To ensure that the proposed signage, awnings and building elevations present a favorable appearance to neighboring properties and are consistent with the planned development objectives, the property shall be developed and operated as follows:
 - a. That channel lettering shall only be used for the wall signs.

- b. That the perimeter of the proposed dining area for the retail building shall be fenced, with the design of the fence subject to the approval of the Director of Community Development.
 - c. That all rooftop mechanical equipment shall be screened pursuant to Section 155.221 of the Zoning Ordinance.
 - d. The petitioner shall submit final building elevations to the Village for review and approval prior to final consideration of the petition by the Village Board.
 - e. The north, west and east elevations of the proposed shopping center shall be constructed and maintained to not have any additional exterior doors other than those necessary for customer/employee access or as required by the Lombard Fire Department.
11. That the proposed bank facility shall be design essentially in accordance with the submitted building elevations dated April 14, 2006 and submitted as part of this petition.

SECTION 4: That all provisions of Ordinance 5560 not amended by this petition shall remain in full force and effect.

SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this ____ day of _____, 2006.

First reading waived by action of the Board of Trustees this ____ day of _____, 2006.

Passed on second reading this ____ day of _____, 2006.

Ayes: _____

Nayes: _____

Absent: _____

Ordinance No. _____
Re: PC 06-13
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Approved this _____ day of _____, 2006.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

Published by me this _____ day of _____, 2006.

Brigitte O'Brien, Village Clerk