

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

SECTION	TERMS	REQUIRED	PROPOSED	NOTES
155.417(E)(F)	The IDRC shall review all applicable permits for new construction to determine compliance with the Chapter. The IDRC shall consider. . . .	Process and standards	Will comply	Pre-hearing meetings in progress.
155.417(G)(1)	Permitted use list, (a)(xl)		Restaurant	Complies
155.417(G)(2)	Conditional use list, (a)(vii)		Restaurant w ent/dance	Complies
	Conditional use list, (c)(v)		Planned development	Not available
	Conditional use list, (c)(vii)		Roof ht. 45' (49' ppt)	Complies
	Conditional use, 417(G)(10)(b)	Outdoor display, sales	Seasonal or periodic	Complies
155.417(G)(3)	Minimum lot area	40,000 SF	105,372 SF	Complies
155.417(G)(4)	Minimum lot width	150 feet	312 feet	Complies
155.417(G)(5)(a)	Front yard	30 feet	+/-89-96 feet	Complies
155.417(G)(5)(c)	Interior side yard	10 feet	17' (E); 223' (W)	Complies
155.417(G)(5)(d)	Rear yard	30 feet	+/-178 feet	Complies
155.417(G)(6)	Maximum building height	40 feet	45 feet	See conditional use, above
155.417(G)(7)	10% minimum open space	10,538 SF	+/-42,800 SF	Complies
155.417(G)(8)	Transitional building setbacks	40 feet (rear)	+/-160 feet	Complies
155.417(G)(9)	Landscaping (see below)			
155.417(G)(10)	Indoor operations	Required	Proposed 95% of time	Occasional outdoor
155.417(G)(10)	Service screening	5' pl strip; 6' barrier	5' pl strip; 6' barrier	Complies
155.417(G)(11)	Signs (see sign table)			Complies
155.417(G)(12)	Parking and loading (see below)	IDOT/screen loading	IDOT/will screen	Complies
155.417(G)(13)	Rooftop mechanicals screened in accord w 155.221, conceal parap		Mechanicals screened by parapet	Complies
155.417(G)(14)	Lighting (see below)	155.602(A)(10)(d)	Photometrics	Complies
155.417(G)(14)(a)	Direct away from adjacent and downward	Cut off shields	Directed except for access easement area	Complies
155.417(G)(14)(b)	Max resid height light poles	8 feet, <30' from S lot	N/A	Complies (25' ht >30')
155.417(G)(14)(c)	Style compatible with arch/LS			Complies
155.417(G)(14)(d)	Articulate building/safety			Complies
155.502(F)(3)	PD required if variation and elig	Under area and width	PD not proposed	Not required
155.508(A)(2)	Public water and sewer	Required	Planned	Complies
155.602(A)(3)(e)	Located in any yard	Any yard	Any yard	Complies

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155.602(A)(3)(f)	Comply with 155.700		See Landscape Plan	Complies
155.602(A)(5), (C)	Length of stalls	18 feet	18 feet	Complies
155.602(A)(5), (C)	Length to lot line/to LS island	16 feet	16.5 feet	Complies
155.602(A)(5)(a), (C)	Size of stalls (width)	9 feet	9 feet	Complies
155.602(B)	Accessible parking (number)	5	5	Complies
IL ADA502.3(1)	Width of ADA access aisle	5 feet	8 feet	Complies
155.602(B)	Accessible parking (dimensions)	8 feet (c); 11 feet (v)	8 feet (c)	Complies
152.602(A)(6), (C)	Access aisles/street	24 feet/Safe	24 feet/Safe	Complies
152.602(A)(10)(d)(ii)	Lighting	0.5FC min/2 max avg	Photometrics	Complies
152.602(A)(10)(d)(iii)	Directed away	From lot lines	Directed to easement	Otherwise complies
152.602(A)(10)(d)(iii)	Lighting at lot lines	0.5 FC S/ 3 NEW	Photometrics	Complies
152.602(A)(10)(d)(iv)	Lighting pole height	40 feet	25 feet	Complies
155.602 table 6.3	Parking Required	112-133	116	Does not comply
155.603(A)(2)(a)	Size apron access	12x30; 60' ap; 24'	12x40; ap; 24'	Does not comply
155.603(A)(6)	Allocation for loading	No other allocation	Noon-11 pm parking	Does not comply
155.603(B) table 6-5	Loading number	0	1	Complies
155.702(A)(2)	Dir. Comm. Development	Modified LS standard		Available
155.702(B)(C)	LS Plan	Required	Provided	Complies
155.704(A)	Scaling of plants to building	Required	Provided	Complies
155.704(B)	Selection	Non-invasive, strong	Provided	Complies
155.704(C)	Evergreens for screening	Required	Provided	Complies
155.704(D)	Shade trees	Required at 2.5" cal	Provided	Complies
155.704(E)	Soften building walls	Suggested	Provided in part	Complies
155.704(G)	Detention/retention	LS required	Provided	Complies
155.704(H)	Permanent means of watering	Required	Irrigation planned	Complies
155.704(I)	Energy conservation	Placements noted	Planned in part	No requirement
155.704(J)	Preservation of plant material	Suggested	Provided west acre	Complies
155.704(K)	Berming	Sugg when practical	Not practical	Complies
155.705(B)	Fine grade ROW	Required	Planned	Complies
155.705(C)	Parkway trees	6 required	6 provided	Complies
155.706(B)(1)	Interior LS volume	5% minimum	6.2% provided	Complies
155.706(B)(2)(a)	Disbursement of LS in lot	Required	Provided	Complies
155.706(B)(2)(b)	Minimum island size	120 SF, 7' back2back	120 SF, 7' back2back	Complies

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155.706(B)(2)(c)(i)	Ornamentals as sole means	Prohibited	Not proposed	Complies
155.706(B)(2)(c)(ii)	Shade tree ratio	1 per 120 SF LS area	13 of 17*	Complies
155.706(B)(2)(c)(iii)	Ground cover ratio	50% of LS area	100% of LS area**	Complies
155.706(C)(1)	Perimeter parking lot LS width	5 feet	5-10++ feet	Complies
155.706(C)(2)(b)(i)	Front 4' ht shrub or evergreen	157 feet (50%)	160 feet	Complies
155.706(C)(2)(b)(ii)	Ground cover ratio front (sod pl)	100%	100%	Complies
155.706(C)(3)(a)	Side 4' ht shrub or evergreen	167 feet 50%, 7-9 grp	170 feet, 7-9 grp	Complies
155.706(C)(3)(b)	Ground cover ratio side (sod pl)	100%	100%	Complies
155.707(A)(5)(a)	Transition yard LS	30 feet 155.711	35' 7"	Complies
155.707(B)(4)(a)	Fence screen for service areas	6' (5' LS in/25' out)	6' (5' LS in/25' out)	Complies
155.707(B)(4)(b)	Shade trees every 25 feet	13 shade trees	13 shade clustered	Complies
155.707(B)(4)(c)	Shrubs at 3' grow to 6'+	235 feet (75%)	235 feet	Complies
155.707(B)(4)(d)	Unplanted as lawn	100%	100%	Planted as lawn and with wetland seed
155.708(A)	10' wide foundation LS	All sides	5' north and west only	CDD authorization req'd
155.709(B)	Width	5' NEW, 30' S	5' NEW, 35' 7" S	Complies
155.709(B)(1)	Shade trees every 75 feet	9 shade	5 east, 4 SE clustered	Complies
155.709(B)(3)	Ground cover ratio	100%	100%	Complies
155.710	Waste enclosure screen	All sides. 6'-8'	All sides. 6'-8'	Complies
155.711	Innovation	Encourage/Reward	Preservation of E acre	Complies

*Six (6) ornamental trees proposed in lieu of shade trees due to light pole conflicts.

**Additional understory landscaping provided in parking lot islands to compensate for discrepancy in required shade tree count.