

**VILLAGE OF LOMBARD
ROOSEVELT ROAD CORRIDOR
AD HOC COMMITTEE**

COMMITTEE REPORT

AUGUST, 2007

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Trustee Richard Tross, Alternate Chairperson**

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**Bill Salzman
Frederick M. Schmidt
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ACKNOWLEDGEMENTS

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

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Executive Summary

As part of the Fiscal Year 2007-08 strategic planning activities, the Lombard Village Board identified the Roosevelt Road Corridor (RRC) as an area for further review. They specifically identified pedestrian access issues, desirable and undesirable land uses, signage and general redevelopment concerns for special consideration. In anticipation of a future update to the Plan, the report provides a strategic review of the issues, challenges and opportunities that impact the development trends and patterns within the Corridor. From this review, the recommendations for code amendments and direction to property owners pertaining to future site improvements are offered. The report sets forth recommendations to the Village Board and acts as a guide to enhance the RRC as an economic and community asset.

The Village Board established a nine-month development moratorium in January, 2007 to ensure that projects proceeding under existing regulations would not be approved or constructed in a manner that may not reflect the recommendations and/or regulations considered as part of the Corridor review.

With the moratorium in place, the Roosevelt Road Corridor Ad-hoc Committee (RRCAC) was formed to discuss existing conditions and development issues within the RRC. Ultimately, the RRCAC undertook a comprehensive review of the corridor, formulated goals and issues for review, offered recommendations, and solicited public input. This discussion ultimately led to the goals, issues and recommendations contained within the final report for Village Board consideration.

The study focused upon the uses and activities on adjacent and abutting private properties that affect the overall viability of the Corridor as both a commercial corridor as well as transportation facility. The analysis included a review of land use trends, development standards, signage regulations and the overall aesthetics.

Through this analysis, eight primary goals were established:

- 1. Identify preferred land uses and activities;**
- 2. Develop a strong and positive image and appearance;**
- 3. Encourage unified, cohesive development;**
- 4. Create a safe environment for pedestrian traffic;**
- 5. Provide adequate buffering and screening;**
- 6. Enhance the corridor as a Strategic Regional Arterial roadway;**
- 7. Address infrastructure and associated utility needs; and**
- 8. Identify appropriate tools for plan implementation.**

A land use ranking analysis was completed by the Committee regarding various commercial land uses. The report denotes the overall desire for the Corridor to remain primary for retail commercial uses. Specific recommendations are offered to address possible impacts of various commercial uses on neighboring properties.

To ensure that the report remains an active document, the following recommendations are offered:

- To address land development recommendations, establishment of a Roosevelt Road Corridor B4A District within the Zoning and Sign Ordinances is recommended. A sample version of B4A District regulations, denoting the permitted use list and other applicable regulations is included within the main report. The report also recommends reclassification of a number of land uses currently permitted along the Corridor, limitations to selected service establishments, and design criteria.
- In addition to the Zoning and Sign Ordinance amendments, an overall review of the entire Village Code is warranted to advance the goals noted above.
- The Committee identified a desire to consider other right of way improvements and pedestrian accommodations.
- The report offers additional recommendations on ways to provide additional open space, landscaping, stormwater detention and buffering without negatively impacting the ability to utilize the Corridor for commercial purposes.
- The report will also serve as a guide to property owners, developers and the Village staff identifying those items that should be considered as part of any development review.

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

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

Introduction

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

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

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

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

Report Background

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

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

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

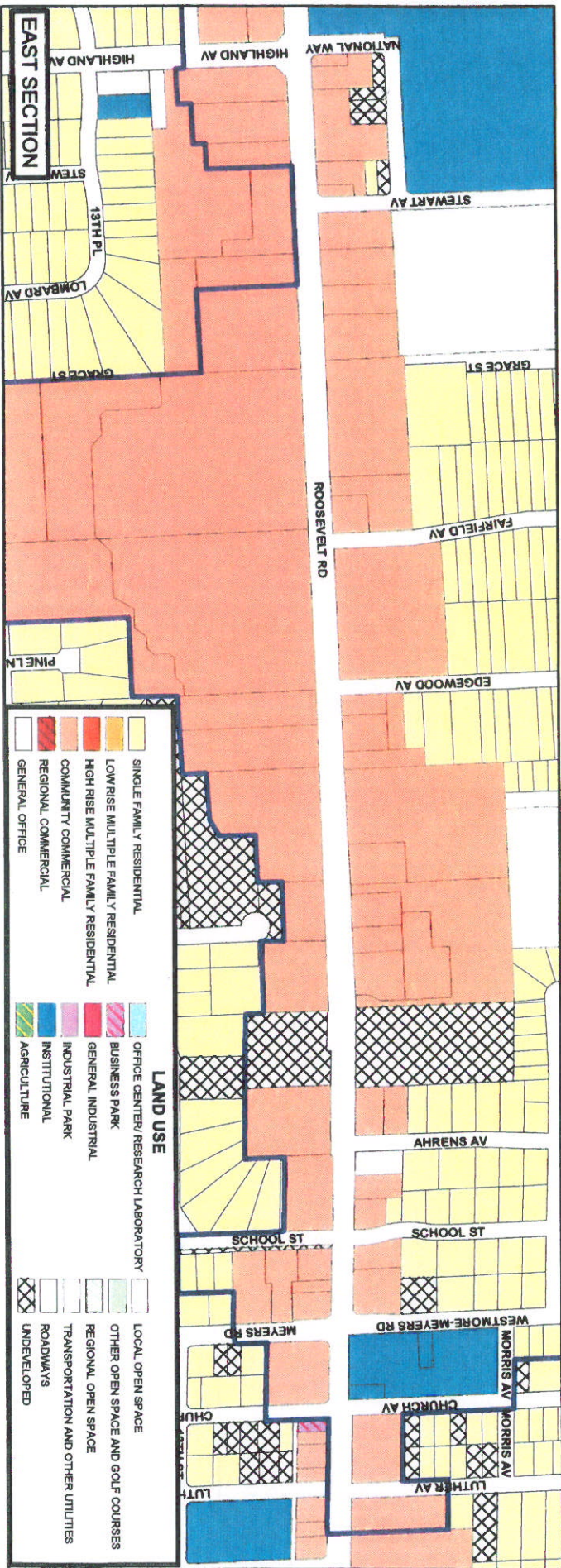
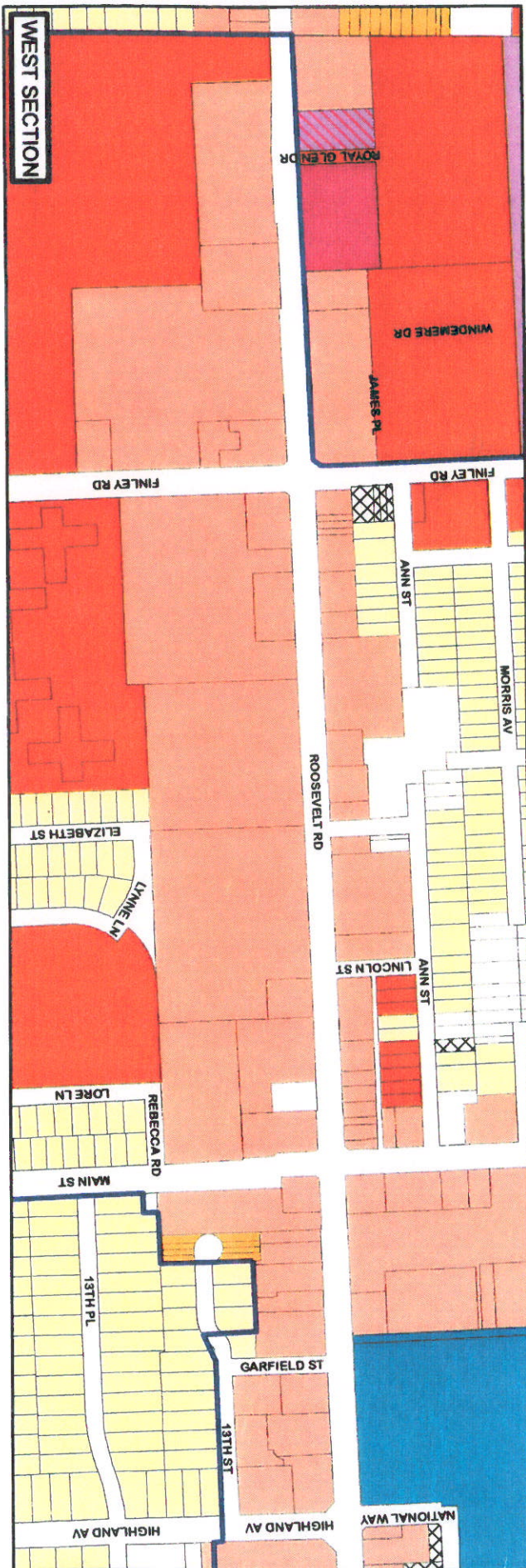
As shown on Map 1, the RRC is primarily improved with commercial uses. Map 2 depicts an aerial layout of the existing built environment. The 1998 Comprehensive Plan recommends that the corridor be developed for commercial purposes (Map 3). Map 4 shows the existing zoning designations for properties within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

ROOSEVELT ROAD CORRIDOR

EXISTING LAND USE

MAY 2007

NOT TO SCALE



EAST SECTION

WEST SECTION

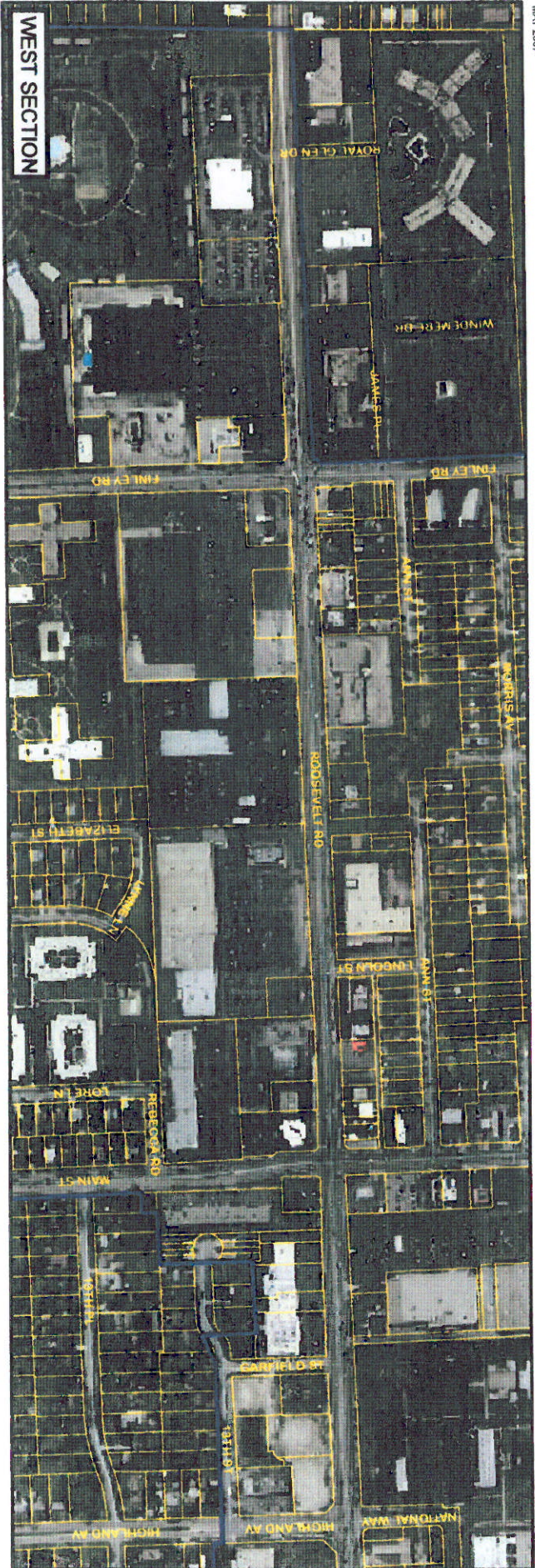
LAND USE	
[Yellow]	SINGLE FAMILY RESIDENTIAL
[Light Orange]	LOW RISE MULTIPLE FAMILY RESIDENTIAL
[Dark Orange]	HIGH RISE MULTIPLE FAMILY RESIDENTIAL
[Red]	COMMUNITY COMMERCIAL
[Light Red]	REGIONAL COMMERCIAL
[White]	GENERAL OFFICE
[Light Blue]	OFFICE CENTER/RESEARCH LABORATORY
[Dark Blue]	BUSINESS PARK
[Pink]	GENERAL INDUSTRIAL
[Purple]	INDUSTRIAL PARK
[Green]	INSTITUTIONAL
[Dark Green]	AGRICULTURE
[White with diagonal lines]	LOCAL OPEN SPACE
[White with horizontal lines]	OTHER OPEN SPACE AND GOLF COURSES
[White with vertical lines]	REGIONAL OPEN SPACE
[White with cross-hatch]	TRANSPORTATION AND OTHER UTILITIES
[White with grid]	ROADWAYS
[White with dots]	UNDEVELOPED

ROOSEVELT ROAD CORRIDOR

AERIAL PHOTO (2006)

MAY 2007

NOT TO SCALE



WEST SECTION



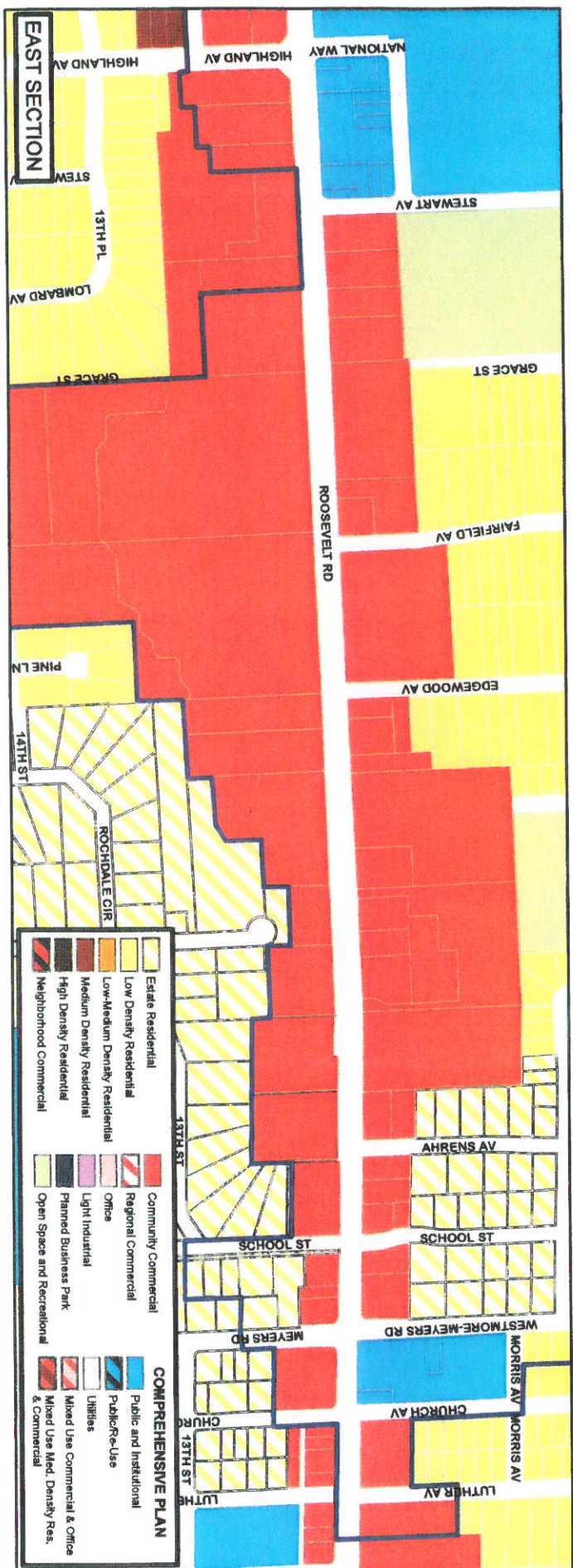
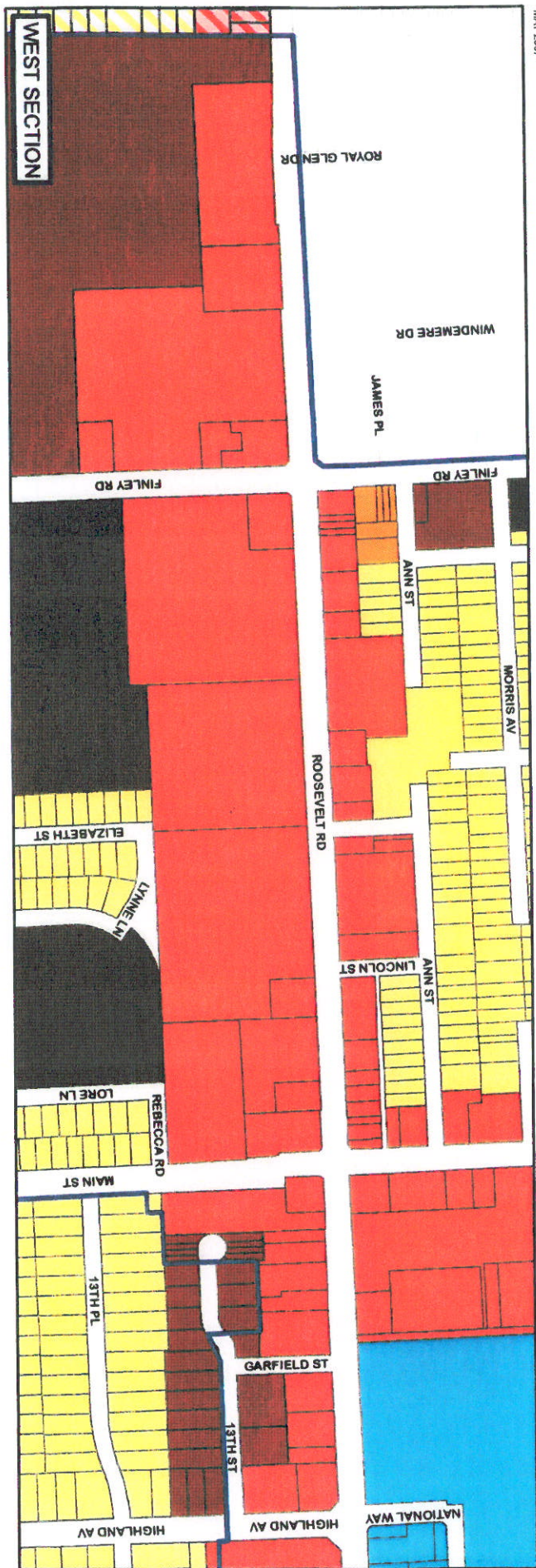
EAST SECTION

ROOSEVELT ROAD CORRIDOR

COMPREHENSIVE PLAN

MAY 2007

NOT TO SCALE



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

Development Moratorium

As a first step in an overall review of the Village's Comprehensive Plan, the Village Board identified the corridor for special consideration, concurrent with a nine-month development moratorium. The moratorium was enacted to ensure that interim development projects proceeding under existing regulations would not be approved or constructed in a manner that may not reflect the recommendations and/or regulations considered as part of the corridor review. Ultimately, the recommendations identified during the moratorium period will serve as recommendations to be incorporated in the Comprehensive Plan itself.

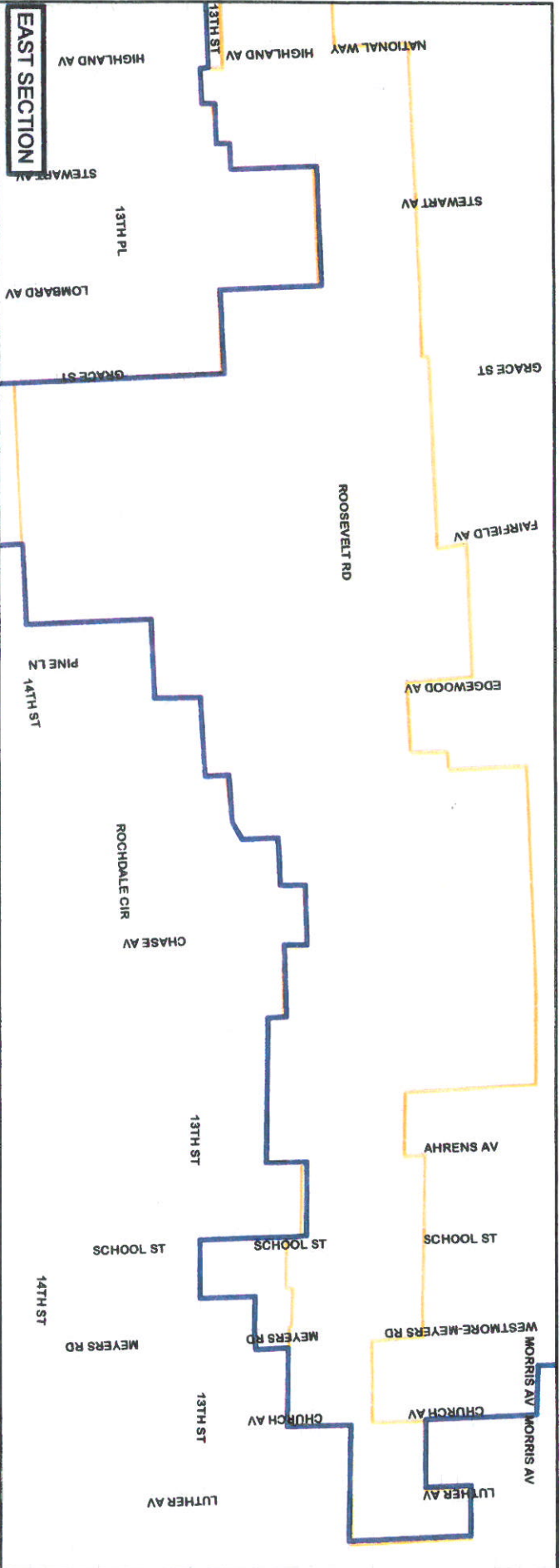
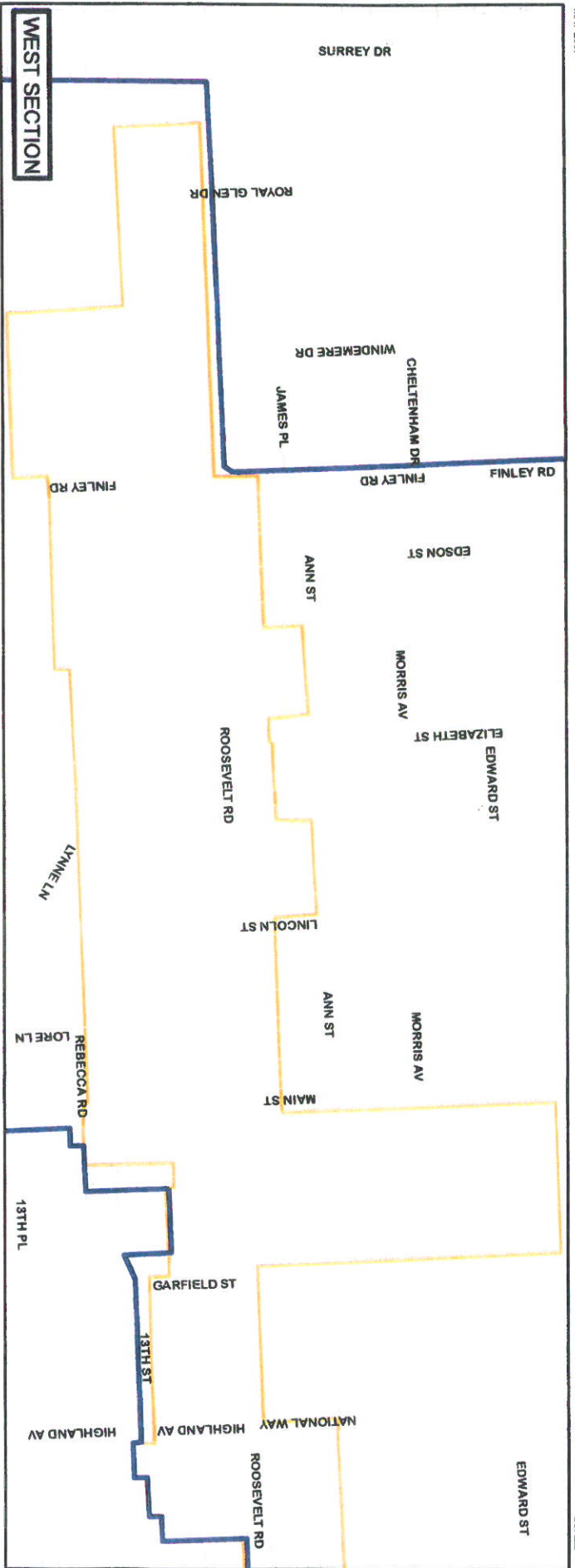
The intent of the moratorium was to review all land development regulations currently in place that affect development activity within the Corridor. The development moratorium was approved by the Corporate Authorities on January 5, 2007, as set forth in Ordinance 5974 (Appendix A). The moratorium was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

ROOSEVELT ROAD CORRIDOR

DEVELOPMENT MORATORIUM AREA

MAY 2007

NOT TO SCALE



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

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

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

Establishment of Ad-Hoc Committee

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

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

Overall Goals and Issues

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

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

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

Goal 1

Identify preferred land uses and activities along the corridor.

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

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

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

- **Inconsistent Zoning District Regulations** – As previously depicted on Map 4, the corridor is primarily zoned for business uses. However, within the corridor, the inconsistent patchwork zoning designations between the B3 and B4 properties contributes to a lack of uniform basis or rationale for the codes assigned to the Corridor.

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

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

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

- The Zoning Ordinance should be amended to remove functionally obsolete land uses.
- Hotels/motels should not be permitted or conditional uses within the corridor, unless located immediately adjacent to Interstate 355.

Goal 2

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

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

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

Building Architectural Design

- Recognizing that many commercial properties abut residential properties or are visible from adjacent rights of way, each building elevation should be aesthetically pleasing.
- While the specific architectural elements do not need to be homogeneous along the entire Corridor, new developments should incorporate architectural design elements that create value to the building itself.

Site Aesthetics/Open Space

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

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

- For properties with excessive underused parking, land banking of parking spaces should be pursued.
- Pursue alternative tools for advancing code compliance, including review of business license provisions, to bring nonconforming properties into closer compliance with code.
- Properties located at major intersections and at the entrance into the Village should be considered “gateway parcels”. Development activity at these locations should include building, signage and/or landscape aesthetic enhancements accordingly.
- For sites that are currently undeveloped, stormwater detention facilities should provide open space/green space benefits. Vault detention facilities should be discouraged. Previously developed properties should include provisions to incorporate additional green space to provide stormwater detention runoff benefits. Moreover, detention facilities should incorporate best management practices (such as wet bottom ponds) as set forth in the DuPage County Stormwater and Floodplain Ordinance.
- In cases where stormwater detention facilities cannot be reasonably accommodated on commercial properties, open stormwater detention facilities and open space buffers may be placed upon adjacent residential properties under common ownership as the commercial properties, provided that the facilities are designed to achieve the additional benefit of segregating commercial activities from adjacent residential neighborhoods.

Abutting Property Impacts

- Special measures should be taken to ensure that business operations minimally impact adjacent properties.
- Where landscape buffers and/or building setbacks cannot be achieved per the provisions of the Zoning Ordinance, decorative wall screening is recommended.

Signage

- Free-standing signage regulations should be reviewed to ensure that such signage is architecturally compatible with the associated principal structures.
- The Sign Ordinance should be reviewed to ensure that the regulations achieve the goals recommended for the Corridor. The review should balance the needs

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

- Continue efforts to reduce and/or remove the amount of off-premises signage along the corridor.
- Automatic changeable copy signs are considered a visual nuisance and their location and placement in the corridor should be further limited.
- For properties with nonconforming off-premises signage (i.e., billboards), the removal of such signage should be addressed as part of any zoning approvals granted for properties within the Corridor.

Code Enforcement

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

Goal 3

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

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

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

- Uniform zoning regulations should be established for the entire corridor.
- Future development should be located on lots of record that meet the lot width and area provisions included within the report's recommendations. Where such activity is not feasible, developments shall be designed in a manner that present the appearance of a unified development.
- Development activity should provide for cross-access, shared driveways, cross-parking arrangements, pedestrian linkage, common stormwater detention facilities, compatible building orientation and signage and other unifying design accommodations.
- Properties subject to zoning relief should satisfactorily address the impacts of development on adjacent properties. In consideration of the zoning relief, the principles and recommendations contained within this section should be carefully considered in the project review.
- Piecemeal development activity should be avoided.

Goal 4

Create a safe environment for pedestrian traffic.

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

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

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

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

Recognizing this need, the following recommendations are offered:

- Existing and future developments shall be designed and operated in a manner that safely and appropriately addresses pedestrian access on and abutting respective properties.
- Existing and future developments should be designed in a manner that promotes coordination of service between and among travel modes. In this instance, development should readily provide for auto/pedestrian and bus/pedestrian links within developments.
- Appropriately designed waiting areas for Pace bus stops, either within the public right of way or on adjacent properties, should be accommodated along the Corridor. Pedestrian access to the bus stops issues should also be addressed.

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

Goal 5

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

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

As such, the following recommendations are offered:

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

Goal 6

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

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

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

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

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

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

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

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

Goal 7

Address infrastructure and associated utility needs within the Corridor.

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

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

Goal 8

Identify appropriate tools for implementation of the plan.

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

Zoning/Sign Ordinance Amendments – New B4A District

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

A sample version of B4A District regulations, denoting the permitted use list and other applicable regulations is attached as Appendix D.

In addition to the district provisions, a further review of the applicable Zoning and Sign Ordinances would be undertaken as well.

Companion Code Review

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

Discretionary Review Process

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

Capital Improvements

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

Future Assistance Programs

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

Sub-Area Analysis

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

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

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

Existing Land Uses:

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

Common Characteristics:

Large lot sizes; generous parking supply; interconnections between properties

Challenges:

Several large vacancies anticipated in near future

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

- To advance the “gateway” concept, attractive entryway signs should be provided. The final location would preferably be on the south side of the exit ramp at the interchange to I-355.
- Should all or part of the Dania Furniture site (513-523 E. Roosevelt Road) be subject to redevelopment in the future, the redevelopment activity should incorporate or maintain the following items:
 - well designed and maintained landscaping;
 - appropriately designed out-lot development north of the Dania building on the surplus parking area;

- parking lot pavement improvements; and
 - an overall review of vehicular circulation into and around the site
-
- The Geller/K-Mart property (345 W. Roosevelt Road) has a dated façade does not present a favorable appearance. Their parking lot appears under-utilized. It is unclear if this property will be subject to redevelopment in the near future. Should this occur, the site should be redeveloped as part of an overall unified retail commercial planned development fully addressing the recommendations set forth within this report. It should also be brought into compliance with current development regulations. Strip commercial activity abutting Roosevelt Road is not desirable as it would “block” the remaining portion of the center and would limit the ability to effectively address the other concerns raised regarding the property as noted above.
 - Appropriate buffering and screening should be provided along the southern property for the properties abutting adjacent residences.
 - Future development activity within the Sportmart Plaza should incorporate appropriate vehicular circulation, address access and design issues and shall incorporate additional parking lot and prominent perimeter lot landscaping. Cross-access between properties should also be provided. Aesthetic enhancements should be completed for the building facades to present an updated appearance. Exterior free-standing signage should be updated and integrated into the design of the associate principal building(s).
 - Consistent with the recommendations in the 1998 Comprehensive Plan, properties west of International Village Apartments along Roosevelt Road are recommended for community commercial land uses. Parcel assemblage and redevelopment should include at least an entire “block face”, if not the entire unincorporated frontage. The depth of development off Roosevelt Road is a function of the scale and type of commercial development anticipated. However, new development should provide for effective and compatible screening and buffering between uses, as currently required under Village ordinances. Nonconforming structures and billboards should be eliminated.

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

Existing Land Uses:

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

Common Characteristics:

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

Challenges:

Proximity to adjacent residences; extremely limited redevelopment potential

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

- The Cassidy Tire site (444 W. Roosevelt Road) is considered a “gateway” parcel. As such, additional landscaping should be pursued along the perimeter of the property. Additionally, sales/service activities should be within enclosed structure(s).
- The Turtle Wax property (200 W. Roosevelt Road) has a poorly defined parking, stacking and queuing area. Additional driveway access and parkway landscaping, sidewalk and street improvements along Lincoln Avenue should be pursued.
- Consistent with the 1998 Comprehensive Plan recommendation, the properties at the northwest corner of Main Street and Roosevelt Road could be consolidated and redeveloped in the future to provide for more contemporary building and site design as well as improve the image of the intersection. Improvements could also be made through a unified design among properties for access, circulation, and off-street parking and loading. The Village should take a leadership role in this regard. The corner could also incorporate “gateway” elements.
- While the properties between Lincoln and Main are served by a public alley, some of the parking lots and the alley itself is in deleterious condition. The Village should take a lead to facilitate improvements within the alley.
- Additional prominent green space should be provided for each of the properties within the sub-area. This includes buffering to the south of the properties as well as parkway and perimeter lot landscaping along Roosevelt Road.

Sub-Area 3: Lombard Pines Shopping Center

Existing Land Uses:

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

Common Characteristics:

Shared parking field; unified property ownership/management

Challenges:

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

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

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

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

Existing Land Uses:

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

Common Characteristics:

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

Challenges:

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

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

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

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

Existing Land Uses:

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

Common Characteristics:

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

Challenges:

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

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

- The property at 222 East Roosevelt Road is currently operated as an automotive service/repair facility. The property is owned by the National University of Health Sciences. The Village should carefully coordinate any improvement plans with the College to ensure effective transition of this area from commercial to institutional land use. However, until such transition occurs, the property should be operated in compliance with Village code. When such a transition occurs, Village and College officials should collaborate on the design of an entryway feature in this area which will bring attention to both the College and the Village.
- Cross-access should be encouraged/required as part of future development plans.
- The redevelopment of the property at 470 E. Roosevelt Road should incorporate the goals set forth within the report. Particular attention should be paid to cross-access and circulation issues.
- Given past vehicle/pedestrian accidents within this sub-area, additional consideration should be paid to accommodating pedestrian movements across Roosevelt Road.

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

Existing Land Uses:

Vacant bowling alley; large shopping center with varied retail, service, & restaurant tenants

Common Characteristics:

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

Challenges:

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

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

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

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

Existing Land Uses:

Vacant auto dealership; small strip centers & larger shopping centers; undeveloped land

Common Characteristics:

Shared access between larger properties

Challenges:

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

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

- With respect to the Westgate property (500 East Roosevelt Road), should it be utilized as an automotive sales facility, operations should be sensitive to the adjacent residential neighborhood. If the property is to be redeveloped, it should be redeveloped in a unified manner. Land uses for the site should recognize the retail commercial nature of the corridor and should be designed and developed in a manner consistent with the overall corridor goals.
- Regarding the properties at 700 & 800 East Roosevelt Road, the properties should continue be brought into closer compliance with Village codes, particularly as it relates to parking lot maintenance and landscaping. Buffering and screening adjacent to residential properties should be maintained and strengthened.
- The property at 850 East Roosevelt Road is encumbered by a floodway and wetlands. Development of this property should address these constraints in a manner that preserves the “natural open space” character of the property. The development should also establish cross-access provisions between abutting

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

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

Existing Land Uses:

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

Common Characteristics:

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

Challenges:

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

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

- The Century Tile business (747 East Roosevelt Road) may expand in the near future. The expansion should provide a modern appearance and relocate the truck loading areas away from the Roosevelt Road right of way. The remodel should also address cross-access and parking provisions and be sensate to the abutting wetland and residential areas.
- The property at 855 E. Roosevelt Road is encumbered by a floodway and wetlands. Development of this property should address these constraints in a manner that preserves the "natural open space" character of the property. The development should also utilize the previously established cross-access easements on the property as a primary means of access. The property should also be developed as a unified development.

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

Existing Land Uses:

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

Common Characteristics:

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

Challenges:

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

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

- Properties in the 900 block of East Roosevelt Road could be subject to redevelopment in the future. Obsolete structure and properties with poor layouts should be encouraged to either redevelop or make capital improvements to bring the properties into closer compliance with Village code.
- Where deficient, parking lot and perimeter lot landscaping improvements should be incorporated into to existing site plans.
- Gateway improvements should be established at the Roosevelt Road / Westmore-Meyers Road intersection and/or at the eastern extent of the Village.
- As noted in the 1998 Comprehensive Plan, annexation and redevelopment of older and obsolete structures and sites in this area should be encouraged.

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

Roosevelt Road Sub-Area Coding Sheet

Image & Appearance

- 2A. Encourage compatible, well designed development in the corridor with an emphasis on quality site design and building orientation and site improvements.
- 2B. Address an overall perception by some that the corridor is unattractive by creating an attractive "gateway" into Lombard.
- 2C. Continue the Village's efforts to remove billboards within the corridor.
- 2D. Address signage issues as part of the overall corridor review.
- 2E. Limit/restrict automatic changeable copy signage.
- 2F. Ensure that the visibility of retail commercial activity is maximized to account for increases in traffic along Roosevelt Road.
- 2G. Encourage owners of existing commercial centers to undertake façade improvements.
- 2H. Provide additional green space and trees/plant materials.
- 2I. Address closed businesses and vacant properties within the corridor.
- 2J. Encourage site design programs to provide for the installation of aesthetically friendly lighting and landscape features.
- 2K. Ensure that the corridor does not become too homogeneous.
- 2L. Avoid a lack of aesthetic cohesiveness to the corridor.

Cohesiveness

- 3A. Encourage consolidation of lots where appropriate.
- 3B. Avoid piecemeal development within the corridor.

Pedestrian Access

- 4A. Encourage separation of business activity and the sidewalk.
- 4B. Provide for additional right of way improvements to address pedestrian safety and access issues.
- 4C. Encourage reducing oversized driveways.

- 4D. Provide for a safe environment for those pedestrians coming from the residential area adjacent to the corridor.

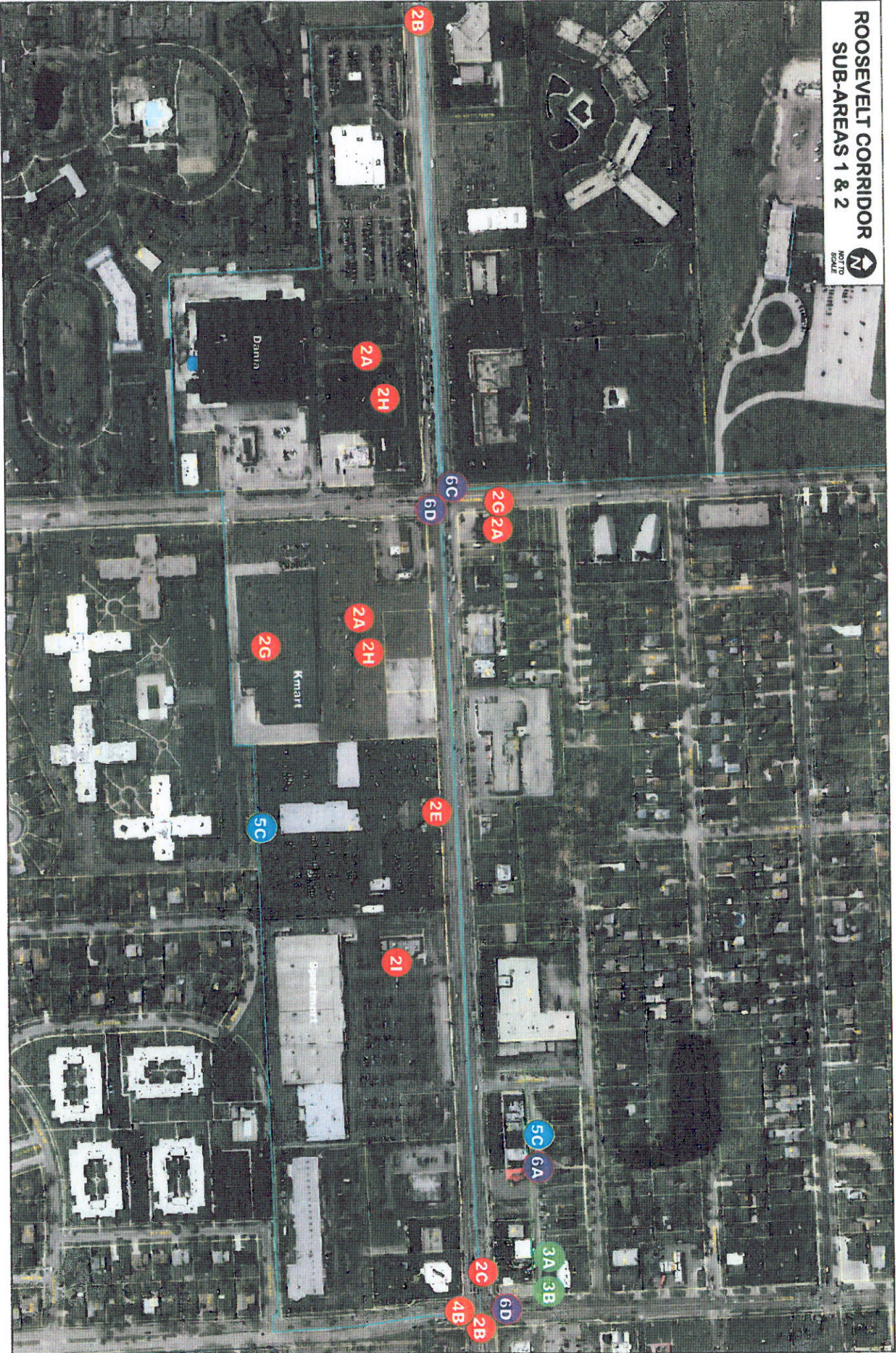
Buffering & Screening

- 5A. Encourage existing uses to comply as much as possible with the requirements of the Zoning Ordinance with respect to required transitional landscaping or fencing.
- 5B. Where transitional buffer yards are non-existent or cannot be reasonably accommodated, effective alternative screening and buffering methods shall be incorporated into development plans.
- 5C. Commercial development should satisfactorily address their full impact on neighboring properties
- 5D. Commercial lighting should encourage its impact upon neighboring residential properties.

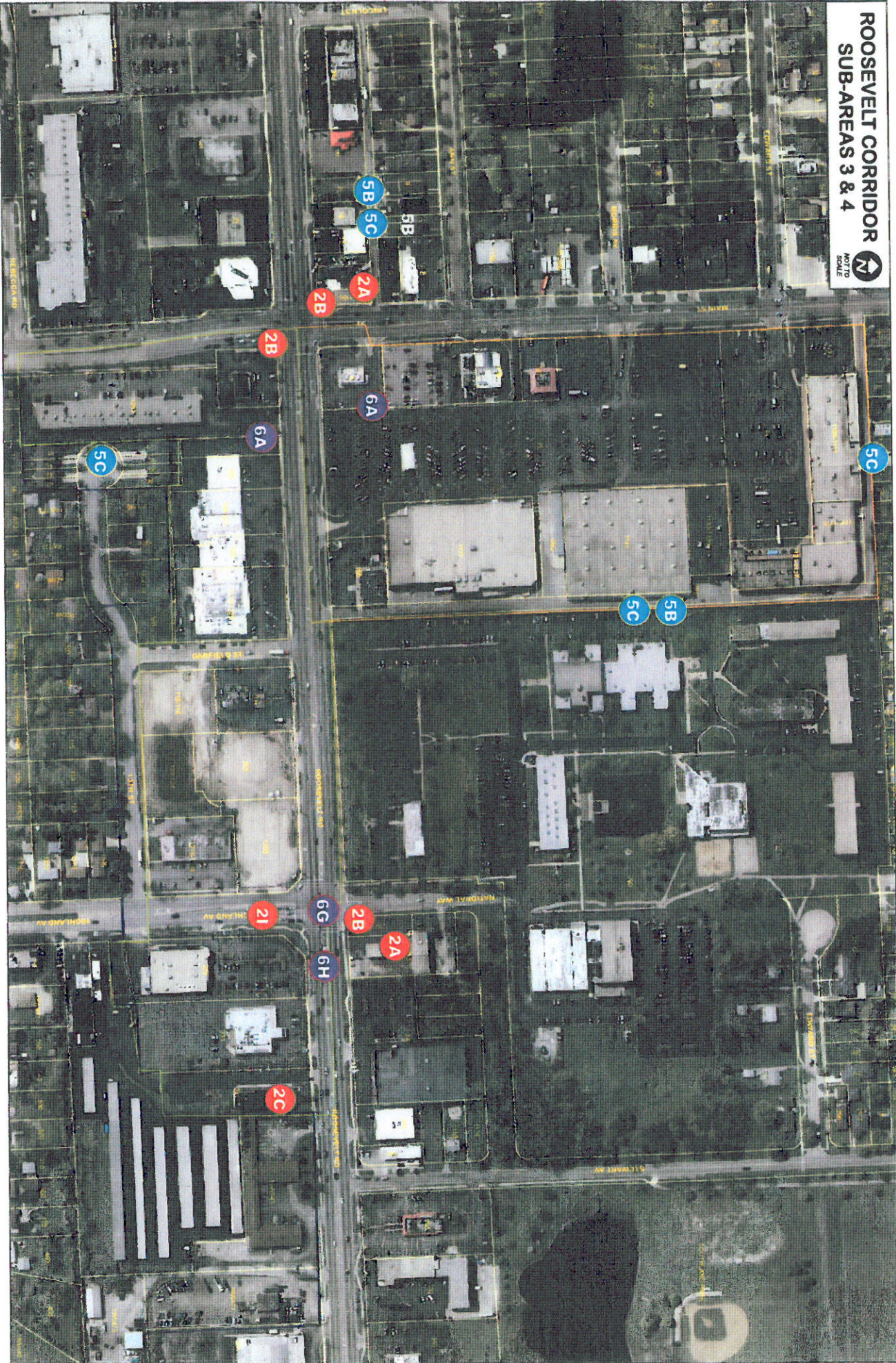
Strategic Regional Arterial Roadway – Traffic Flow Issues

- 6A. Encourage/require cross-access between private properties.
- 6B. Review curb cut/access provisions.
- 6C. Seek ways to address delays and conflicts in making left-turn movements.
- 6D. Seek ways to minimize overall traffic congestion within the corridor.
- 6E. Address traffic flow delays entering and exiting from Roosevelt Road.
- 6F. Need for additional traffic signals where there is a large concentration of businesses.
- 6G. Enhance traffic movements at intersection by providing light synchronization.
- 6H. Seek ways to minimize illegal traffic movements and lack of adherence to traffic signals.

ROOSEVELT CORRIDOR
SUB-AREAS 1 & 2



ROOSEVELT CORRIDOR
SUB-AREAS 3 & 4



ROOSEVELT CORRIDOR
SUB-AREAS 5 & 6



2D

2B

3A

3B

2C

4B

4D

2C

6A

6E

4B

6C

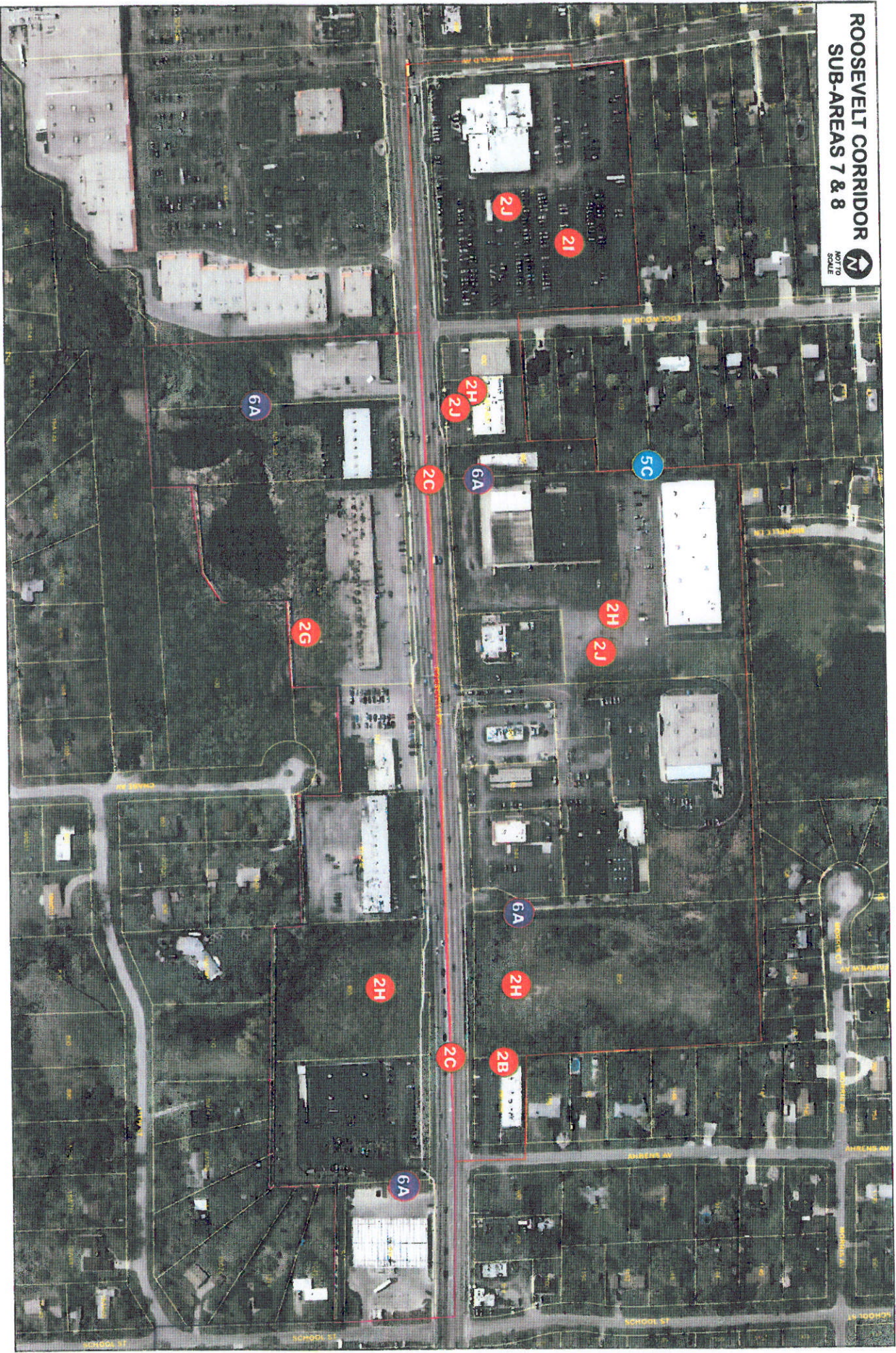
5C

5D

21

5C

**ROOSEVELT CORRIDOR
SUB-AREAS 7 & 8**



ROOSEVELT CORRIDOR
SUB-AREA 9



Appendix A

Ordinance 5974 Establishing the Roosevelt Road Development Moratorium

ORDINANCE NO. 5974

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

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

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

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

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

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

WHEREAS, in light of the impact of this Ordinance upon certain provisions of the Village's Zoning Code, the Plan Commission held a public hearing, pursuant to proper notice, on December 18, 2006, in regard to the moratorium provided for below, and did recommend approval of said moratorium;

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

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

SECTION 2: Temporary Moratorium.

- A. Start Date. Beginning on January 5, 2007, at 12:01 a.m., no applications for the following development/redevelopment activity shall be accepted or processed by the Village, and no permit or approval shall be granted authorizing any such development/redevelopment activities, within the Roosevelt Road Corridor:
1. Any construction of a new principal building;
 2. Any construction of an addition, to an existing principal or accessory building, of more than 500 square feet in size;
 3. Any new freestanding signs;
 4. Any change in the type of commercial use occupying an existing commercial space of 5,000 or more square feet of gross floor area. For purposes of determining a change in the type of commercial use, the following four (4) categories of commercial uses shall be used:
 - (i) retail only;
 - (ii) service only;
 - (iii) non-motor vehicle sales retail/service combined; and
 - (iv) motor vehicle sales retail/service combined.
- B. Limited Time Period. The Temporary Moratorium, unless sooner terminated by ordinance duly adopted by the President and Board of Trustees without further notice or hearing, shall remain in full force and effect for a period of nine (9) months and shall terminate at 12:01 a.m. on October 5, 2007.
- C. Exemptions.
1. Projects for which a formal application has been made to the Village prior to the establishment of the Temporary Moratorium shall be exempt from the Temporary Moratorium provisions, provided the applicant continues with the application and approval process as provided for by the provisions of the Village Code. A formal application shall be deemed made relative to a project if all documents as required by the Village Code relative to said application have been submitted.

2. Projects approved by the Village prior to the establishment of the Temporary Moratorium shall be exempt from the Temporary Moratorium provisions, provided that construction begins on the project within one (1) year of the date of approval by the Village. Approval shall be deemed to have been given if:
 - (i) the Village Board has adopted the necessary Ordinance(s) approving the project, if an Ordinance(s) is required; or
 - (ii) Village staff has issued the permits giving the final approvals relative to said project, if no Ordinance(s) is/are required.
 3. Temporary signs and panel face changes shall be exempt from the Temporary Moratorium provisions.
- D. Variation. A variation from the requirements of the Temporary Moratorium may be petitioned for, with said variation request being heard by the Plan Commission and subject to the requirements for variations as set forth in Chapter 155 of the Village Code. In regard thereto, the Plan Commission may hear a request for any additional relief needed by the petitioner, should the variation be granted, at the same time as the variation request is heard. The Plan Commission shall, as is the case with all variation requests heard by the Plan Commission, make a recommendation to the President and Board of Trustees, with the President and Board of Trustees having final decision making authority relative to any such variation request.

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

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

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

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

"§150.369 TEMPORARY MORATORIUM.

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

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

"§153.005 TEMPORARY MORATORIUM.

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

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

"§154.106 TEMPORARY MORATORIUM.

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

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

"§155.03 TEMPORARY MORATORIUM.

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

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

SECTION 8: Upon adoption of this Ordinance, the Village's Community Development Department shall forward a copy of the Ordinance to the taxpayer of record for each parcel listed on Exhibit A.

SECTION 9: In light of the urgency in adopting this Ordinance so as to immediately begin the Temporary Moratorium, pursuant to a two-thirds (2/3rds) vote of the Corporate Authorities, as required by 65 ILCS 5/1-2-4, this Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

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

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


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

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

NAYS: None & President Mueller

ABSENT: None

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


William J. Mueller
Village President

ATTEST:



Brigitte O'Brien
Village Clerk

Exhibit A

Roosevelt Road Corridor

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

Common Address	Permanent Tax Index Number
725 W. Roosevelt	06-19-100-032
525 W. Roosevelt	06-19-100-033
505 W. Roosevelt	06-19-100-029
1210 S. Finley	06-19-100-025
1280 S. Finley	06-19-100-017
513-523 W. Roosevelt	06-19-100-015
435 W. Roosevelt	06-19-200-009
351 W. Roosevelt	06-19-200-012
345 W. Roosevelt	06-19-200-013
444 W. Roosevelt	06-18-418-015
438 W. Roosevelt	06-18-418-008
428 W. Roosevelt	06-18-418-009
418 W. Roosevelt	06-18-418-010
404 W. Roosevelt	06-18-418-023
350 W. Roosevelt	06-18-419-043
340 W. Roosevelt	06-18-419-032
310-330 W. Roosevelt	06-18-419-047
300 W. Roosevelt	06-18-419-048
303 W. Roosevelt	06-19-200-014
256 W. Roosevelt	06-18-420-028
244 W. Roosevelt	06-18-420-027
234 W. Roosevelt	06-18-420-018
222 W. Roosevelt	06-18-420-014
275-299 Roosevelt	06-19-201-021
200 W. Roosevelt	06-18-420-015
201 W. Roosevelt	06-19-201-022
34-54 W. Roosevelt	06-18-421-046
45 W. Roosevelt	06-19-201-015

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

273 E. Ann	06-17-312-004
277 E. Ann	06-17-312-005
281 E. Ann	06-17-312-006
240 E. Roosevelt	06-17-312-032
1178 S. Stewart	06-17-312-010
1180 S. Stewart	06-17-312-011
244 E. Roosevelt	06-17-312-030
266 E. Roosevelt	06-17-312-023
233 E. Roosevelt	06-20-106-074
241 E. Roosevelt	06-20-106-075
300 E. Roosevelt	06-17-316-003
330 E. Roosevelt	06-17-316-008
340 E. Roosevelt	06-17-316-006
352 E. Roosevelt	06-17-316-007
351 E. Roosevelt	06-20-106-050
400 E. Roosevelt	06-17-403-045
523-569 E. Roosevelt	06-20-200-036
523-569 E. Roosevelt	06-20-200-037
523-569 E. Roosevelt	06-20-200-038
470 E. Roosevelt	06-17-403-039
498 E. Roosevelt	06-17-403-041
500 E. Roosevelt	06-17-404-044
411-511 E. Roosevelt	06-20-200-039
411-511 E. Roosevelt	06-20-200-040
600 E. Roosevelt	06-17-405-018
601 E. Roosevelt	06-20-200-025
621-629 E. Roosevelt	06-20-200-026
612-620 E. Roosevelt	06-17-405-030
660 E. Roosevelt	06-17-405-015
700 E. Roosevelt	06-17-406-049
810 E. Roosevelt	06-17-406-050
816 E. Roosevelt	06-17-406-048
830 E. Roosevelt	06-17-406-045
820 E. Roosevelt	06-17-406-038
844 E. Roosevelt	06-17-406-051
701-743 E. Roosevelt	06-20-200-006
747 E. Roosevelt	06-20-200-024
832 E. Roosevelt	06-17-406-034
811-849 E. Roosevelt	06-20-204-008
850 E. Roosevelt	06-16-309-019
855 E. Roosevelt	06-21-100-013
865 E. Roosevelt	06-21-100-014
909 E. Roosevelt	06-21-100-015
916 E. Roosevelt	06-16-310-022
1160 S School	06-16-310-021

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

Appendix B

Land Use Ranking Analysis

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

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

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

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

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

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

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

Ranking Tabulation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Appendix C

Pedestrian Access Analysis

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

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

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

Appendix D

Sample Roosevelt Road Corridor B4A District Regulations

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

ROOSEVELT ROAD CORRIDOR B4A DISTRICT REGULATIONS

A. Purpose

The following regulations are hereby established to promote the health, safety, general welfare and the orderly growth and/or redevelopment of properties within the Roosevelt Road corridor; to achieve the goals and objectives of the Lombard Comprehensive Plan and any special planning efforts undertaken by the Village. This B4A District is intended to provide for specific uses in a planned retail commercial setting that is compatible and complimentary with adjacent uses, including nearby residential neighborhoods which will promote a high level of architectural and landscaping excellence. The establishment of this district shall encourage appropriate design principles for buildings, site planning, landscaping and/or signage. It also sets forth preferred land uses and land use regulations that advance the Comprehensive Plan's overall recommendation of preserving the Corridor as a viable retail commercial corridor.

B. Applicability

The regulations for the Roosevelt Road Corridor B4A District shall apply to all properties within the district boundaries as depicted on the Official Zoning Map. No land use or development within the Roosevelt Road Corridor B4A District boundaries, shall be commenced or approved except in conformance with the provisions of this section.

C. Interpretation, Scope of Regulations

The regulations set forth by this Chapter shall be considered the minimum regulations and shall be uniformly applied, except as provided herein. For development activity occurring subsequent to the enactment of this section, no building structure or land shall be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations herein. These regulations shall not apply to properties for which development approval has been obtained prior to the effective date of this ordinance. However, any future development activity not previously approved by the Village prior to the adoption of this section shall be subject to the regulations set forth herein.

D. Applicability

Because of the unique nature of the Corridor and that regional arterial corridors within Lombard have been identified as "areas of critical concern" due to heavy traffic movement, and because these corridors traditionally and functionally attract land uses

of intense character, all development within this district shall, therefore, be subject to the site plan review provisions by the Village's Inter-departmental Review Committee (IDRC) as specified by Section 155.103 (l) of this Ordinance. The IDRC and Village staff shall provide guidance to the applicant to achieve the provisions set forth herein.

E. Design Guidelines, Objectives and Considerations

The IDRC shall review all applicable permits for new construction to determine compliance with the Chapter. The IDRC shall consider the following criteria in reviewing an application:

1. **Site Design Considerations:** This section pertains to how the site design impacts adjacent residences and neighborhoods, special management areas, adjacent streets, pedestrian needs, and parking lot function and safety.
 - a. **Compatibility:** The IDRC shall examine the functional relationship of the site to its surroundings, with special consideration of protecting adjacent residential neighborhoods. Particular attention should be given to the location of parking, driveways, outdoor lighting, outdoor use areas and compatibility of uses. Adjoining residential areas shall be protected by maintaining landscape buffers and providing decorative screening walls in locations where transitional setbacks cannot be provided.
 - b. **Traffic Patterns:** The IDRC shall evaluate vehicular, pedestrian and bicycle traffic patterns. The development of land in cooperation with owners of adjoining properties is encouraged where parking, driveways, plazas and entries can be shared. Pedestrian and vehicular safety shall be maximized by properly locating and limiting the number of driveways as required by the Illinois Department of Transportation (IDOT) and Village Code.
 - c. **Off-Street Parking:** The IDRC shall evaluate the arrangement and adequacy of off-street parking facilities and access points. Parking shall be safe, easily accessible and shall not be allowed to dominate the entire development. Plant materials shall accent and define entries. Large paved areas shall be scaled down by introducing different materials. Specialty materials such as tile and brick may be introduced where appropriate.
 - d. **Loading Areas:** The location, arrangement, and dimensions of loading ramps, docks and bays shall minimize visual and noise impacts on adjacent residential areas.

- e. The location of trash receptacles and screening of such undesirable elements such as loading areas, trash receptacles and mechanical equipment shall be screened.
- f. Exterior lighting and illumination upon neighboring properties shall meet the provisions included within Section 155.602(A)(10)(d).

2. Site Landscaping and Buffering: Site landscaping shall buffer unwanted views and sound, create an interesting streetscape, and provide a safe transition between contrasting uses.

- a. The location, height, and materials of walls, fences and screen plantings shall be reviewed. Selection of plant materials should be based on year-round interest, color, branching pattern, etc. Parking lots should be broken up with landscaped buffers to the greatest extent practical. The overall effect of both the perimeter landscaping and the interior landscaping should be one of a relatively consistent tree cover which will shade the pavement and vehicles.
- b. Ensure plans for the on-going landscaping maintenance are achievable.
- c. Open space should be located in a manner that maximizes its visual impact to adjacent rights of way and adjacent properties.
- d. Requisite transitional buffers shall be designed to minimize the impact of ambient noise and light spill on adjoining residential properties.

3. Signage: Signage shall be designed in a manner that minimizes clutter and confusion and comply with provisions herein as well as within the Lombard Sign Ordinance (Chapter 153 of the Village Code). Signage plans for the entire site shall indicate how signs would be illuminated, their design and spatial relationship to other site amenities, including buildings. Signage, window designs and awnings are most effective when color coordinated with the building façade.

4. Utilities: Utility systems shall not detract from the building or site appearance. The size and location of all service systems shall be appropriate and maintainable. Electrical and telephone service systems shall be buried unless it is not deemed to be practical, as determined by the associated utility company.

5. Building Design Considerations: As part of the review process, the following elements shall be addressed:

- a. **Building Mass:** The relationship to the surrounding uses shall be considered in respect to the scale and massing of the proposed uses.
- b. **Exterior Materials:** Exterior materials and color shall reduce the apparent building mass and blend with the surrounding area. A variety of building colors to break up building mass is encouraged. Architectural elements such as overhangs, trellises, projections and awnings are encouraged to contribute to a building's character.
- c. **Building Elevations:** Building elevation treatments shall be carried to all sides of the building to the greatest extent practical. Building construction and design shall be used to create a structure with substantially equal attractive sides of high quality, rather than placing emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations. Corporate building designs shall be blended to fit within or enhance the Corridor. Roof materials and rooftop mechanical screening shall complement the primary building material and color.
- d. **Accessory Buildings:** Accessory structures and/or additions shall utilize the same materials and design as the primary structure.

F. Plan Review Procedures

As with all applications for major developments and planned development applications, a pre-application meeting is strongly encouraged for development activity within the B4A District prior to submittal of a building permit. The intent of the meeting is to identify project issues, clarify submittal requirements and review the development standards for the B4A District.

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

G. Use Regulations

The uses within the B4A District are designed to permit a wide variety of retail sales activity required to meet the demands of a developing local market and promote attractive development, an open and pleasant street appearance and compatibility with adjacent residential areas. Related personal, professional and business services which are complimentary to the overall corridor and adjacent residences can generally be deemed appropriate, provided that such uses are integrated into the overall context of the corridor.

1. Permitted Uses. The following land uses are permitted in the Roosevelt Road Corridor B4A District, subject to the provisions of this Chapter.

a. Retail Commercial Uses

1. Accessory uses and buildings, incidental to and on the same zoning lot as the permitted use, which are constructed and operated in conformance with Section 155.210
2. Amusement establishments, indoor only
3. Antique shops
4. Art and school supply stores
5. Art shops or galleries, but not including auction rooms
6. Automobile accessory stores
7. Bakeries
8. Bicycle sales
9. Book and stationery stores
10. Business machine sales
11. Camera and photographic supply stores
12. Candy and ice cream stores
13. Carpet and rug stores, retail sales only
14. China and glassware stores
15. Closet and storage organizer store
16. Clothing and apparel establishments
17. Coin and philatelic stores
18. Compact disc, record and sheet music stores
19. Computer hardware and software sales and service
20. Department stores

21. Drug stores
22. Electrical and household appliance stores, including radio and television sales
23. Florists
24. Food stores, grocery stores, meat markets and delicatessens
25. Furniture stores
26. Furriers
27. Garden supply stores
28. Gift shops
29. Hardware stores
30. Hobby shops, for retail sales of items to be assembled or used away from the premises
31. Home improvement stores and showrooms
32. Interior decorating shops, including upholstering and making of draperies, slip covers, and other similar articles, when conducted as part of the retail operations and secondary to the principal use
33. Jewelry stores, including watch repair
34. Leather goods and luggage stores
35. Liquor stores, packaged goods
36. Medical Supply Stores
37. Musical instrument sales
38. Office supply stores
39. Paint, glass, and wallpaper stores
40. Pet shops
41. Restaurants, not including entertainment and dancing

42. Shoe stores

43. Sporting goods stores

44. Theater, indoor

45. Tobacco shops

46. Toy shops

47. Variety shops

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

b. Service Commercial Uses

1. Barber shops

2. Beauty shops

3. Dry cleaning establishments for the cleaning and pressing of dry goods, as follows:

a) Receiving stations, processing to be done elsewhere

b) Dry cleaning establishments, including processing, provided that all of the following requirements are met:

1) That the dry cleaning use shall be a service retail use and shall not consist of the processing of garments from other dry cleaning establishments.

2) That the total basket capacity of all units on the premises, as established by the manufacturer of the respective dry cleaning machine, shall not exceed 200 pounds.

3) That the dry cleaning process shall only use solvents approved by the Fire Department.

4) That all activities associated with the dry cleaning establishment shall be operated per the Illinois Environmental Protection Agency regulations.

4. Funeral homes

5. Furniture upholstery, repair, and reconditioning

6. Health services, gymnasiums, and weight reduction services

7. Learning Centers, with no outdoor component

8. Locksmith shops
 9. Offices—business or professional
 10. Outpatient Medical and Dental Offices and Clinics
 11. Pet Grooming Services (not including animal hospitals or overnight visits)
 12. Photography studios, including the developing of film and pictures when conducted as part of the retail business on the premises
 13. Picture framing, when conducted for retail trade on the premises only
 14. Post offices and parcel packing and shipping establishments
 15. Printing and duplicating services
 16. Repair, rental, and servicing of any article the sale of which is a permitted use in the district
 17. Silk screening services
 18. Sign Printers
 19. Tanning Salon
 20. Tailor shops
 21. Ticket agencies, amusement
 22. Travel bureaus and transportation ticket offices
- c. Other Uses and Activities

1. Dwelling Units, located above the first (ground) floor

2. Conditional Uses. The following uses are considered conditional uses and shall be subject to the provisions set forth in Section 155.103 (F) of this Ordinance.

a. Retail Commercial Uses

1. Amusement establishments, outdoor
2. Gasoline sales (or any expansion of a principal, secondary or ancillary use on the same lot as a gasoline sales establishment)

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

2. Off-site parking, in conformance with Section 155.602 (A) (3) (b) of this Ordinance
3. Parking lots and structures, as the principal use of the property
4. Planned developments in conformance with Section 155.500 of this Ordinance
5. Public utility and service uses
6. Four (4) story buildings and buildings which are forty feet (40') to forty-five feet (45') in height.
7. Shopping centers, consisting of more than one principal business on a zoning lot
8. More than one principal building on a zoning lot
9. Accessory uses and buildings, incidental to and on the same zoning lot as the conditional use, which are constructed and operated in conformance with Section 155.210 of this Ordinance

3. Minimum Lot Area

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

4. Minimum Lot Width

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

5. Minimum Building Setbacks

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

- a. Front Yards - 30 feet
- b. Corner Side Yards - 30 feet
- c. Interior Side Yards - 10 feet
- d. Rear Yards - 30 feet

6. Maximum Building Height

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

7. Minimum Open Space

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

8. Transitional Building Setbacks

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

9. Landscaping

All uses in the B4A District shall conform to the provisions of Section 155.700 of this Ordinance. In addition, the following landscape yard provisions shall be met:

- a. Wherever a rear yard or interior side yard lot in the B4A District abuts a lot in the CR or a residence district, a transitional landscape yard 30 feet in width shall be provided along the abutting lot line and improved in accordance with the provisions of Section 155.711 of this Ordinance.
- b. For properties in which the full provisions set forth in subsection a above cannot be met due to existing building encroachments, the applicant may also provide a decorative wall and landscape plantings within the requisite transitional landscape yard. The final design of the wall shall be reviewed by the IDRC and shall be constructed of building materials consistent with the principal structure.

10. Restrictions on Business Uses

The operation and design of business uses shall conform to the following restrictions:

- a. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
- b. All business activities, servicing, processing, and storage, except for off-street parking or loading, shall be conducted within completely enclosed buildings; except that outside display and sales, outdoor service areas, and drive-through/drive-in services may be allowed as conditional uses pursuant to Section 155.103 (F) of this Ordinance.
- c. All service entrances, loading areas and spaces must be fully screened from the nearby property and view from a public street. Such screening shall consist of a five (5) foot wide planting strip consisting of trees, decorative walls and or landscaping combination that will provide a six (6) foot high barrier.

- d. All dumpsters and trash handling areas shall be enclosed and screened from public view. Screening shall be at least six (6) feet in height. Any such storage area shall be constructed of materials and colors compatible with those of the primary building(s). Chain link fencing (with or without slats) is not allowed.

11. Signs

Signs shall be allowed in the B4A District in accordance with the regulations established in the Village of Lombard Sign Ordinance.

12. Off-Street Parking and Loading

Off-street parking and loading facilities, accessory to uses allowed in the B4A District, shall be provided in accordance with the regulations established in Section 155.600 of this Ordinance. The number, size and design of all parking spaces, driveways and loading areas for all development within the Roosevelt Road Corridor B4A District shall also comply with all other relevant provisions of Sections 97, 150, 153, 154 and 155 of the Village Code and the following requirements listed below:

- a. Access control and driveway locations will be evaluated pursuant to Village and IDOT standards. Shared-access driveways are desirable and may be required whenever possible in order to minimize the number of access points to streets.
- b. Off-street loading areas shall be effectively screened from adjacent residential areas and public rights of way.

13. Rooftop Mechanicals

All rooftop mechanical equipment shall be screened in accordance with the regulations established in Section 155.221 of this Ordinance. Parapet walls and enclosing walls, louvers and grills shall be used to conceal from view all equipment on site or on the roofs of buildings and shall be compatible with the exterior elevation of the building.

14. Exterior Lighting

Exterior lighting shall be designed as part of the architectural and landscape plan for the site. Site lighting should serve functional, safety and aesthetic purposes. Site and security lighting shall be designed to enhance the quality of the development. Screening of lights from residential areas and glare from traffic areas shall be required. Site lighting shall be in compliance with the Section 155.602 (A)(10)(d) of the Zoning Ordinance, and the following standards listed below:

- a. Site lighting shall be directed downward and away from adjacent properties. Light sources shall incorporate cut off shields.
- b. Light standards on properties within thirty feet from a property line abutting a residentially zoned property shall not exceed eight feet in height.

- c. The style of light fixtures and their location shall be compatible with the architectural design and landscaping. All freestanding poles and wall mounted exterior light fixtures shall be decorative.
- d. Night lighting of buildings should highlight special features to articulate the façade. The visual effect achieved should compliment the building character. Lighting should be the minimum required to address traffic and pedestrian safety concerns and aesthetic function.

Section 155.800: Definitions

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

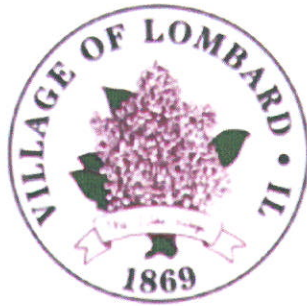
SERVICE COMMERCIAL ESTABLISHMENT: Any establishment wherein the primary occupation is providing assistance, knowledge and/or other financial services, as opposed to products, to individuals, businesses and other enterprises.

Appendix E

Approved Minutes of the Roosevelt Road Corridor Ad-hoc Committee

Village of Lombard

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



Meeting Minutes

Wednesday, February 28, 2007

7:00 PM

Village Hall - Community Room

Roosevelt Road Corridor Ad-hoc Committee

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

Staff Liaison: William Heniff

1.0 Call to Order and Roll Call

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

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

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

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

2.0 Approval of Minutes

There were no minutes to approve.

3.0 New Business

A. Meeting Organization Format

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

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

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

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

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

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

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

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

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

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

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

B. Background/Focus of Corridor Study

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

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

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

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

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

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

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

C. Goals & Objectives Discussion

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

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

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

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

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

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

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

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

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

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

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

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

Other Issues: How to pay for recommended actions.

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

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

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

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

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

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

to get easements and approvals for their aesthetics.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

D. Work Program/Program Timeline

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

4.0 Unfinished Business

There was nothing unfinished to discuss.

5.0 Public Participation

There was no additional public comment.

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

6.0 Future Meeting Dates

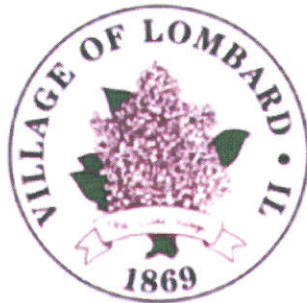
The next meeting will be on March 14, 2007 at 4:00 p.m. at the Village Hall.

7.0 Adjournment

Meeting adjourned at 8:40 p.m.

Village of Lombard

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



Meeting Minutes

Wednesday, March 14, 2007

4:00 PM

Village Hall Landing

Roosevelt Road Corridor Ad-hoc Committee

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

Staff Liaison: William Heniff

1.0 Call to Order and Roll Call

Dick Tross, Roosevelt Road Corridor Ad-hoc Committee (RRCAC) Alternate Chairperson, called the meeting to order at 4:00 p.m.

Present: Alternate Chairperson Richard J. Tross, Gus Danos, Frederick Schmidt, Loran Eatman, William Vivirito, Fida Shallwani, Ron Mensching, Char Miller, Darlene Bartt, Ronald Olbrysh, Ray Shuda and Bill Salzman

Absent: Chairperson Rick Soderstrom

Also in attendance: William Heniff, Senior Planner and Staff Liaison to the Committee; Michael Toth, Associate Planner; Jerry Johnson of Johnson's Door County Fish & Shrimp; and Waheed Saheed, property owner of 850 E. Roosevelt Road.

2.0 Approval of Minutes

On a motion by Schmidt and seconded by Bartt the February 28, 2007 RRCAC minutes were approved by unanimous consent of the members present.

3.0 New Business

Sub-Area Discussion

William Heniff, Senior Planner and Staff Liaison began the meeting by referencing the Committee packet pertaining to the proposed sub-areas analysis for the Roosevelt Road Corridor. He noted that Mr. Vivirito stated at the February 28 meeting that developing regulations for the overall corridor may be difficult as many properties in the corridor are small in lot area and are already improved with buildings and other structures.

Moreover, many of these properties and the respective businesses are locally owned "mom and pop" businesses that may not be able to make significant improvements to their properties. Other properties in the corridor are larger in lot area but present a tired appearance or have a number of vacancies.

Mr. Heniff described the dynamics of the Roosevelt Road Corridor and the fact that it is a linear corridor made up of different business types and uses in different geographic sub-areas. He also discussed the importance of establishing these sub-areas early in the planning process.

In consideration of these comments, he noted that the corridor could be parsed into sub-areas. The Committee could review the characteristics of the sub-areas and offer recommendations for each of these sub-areas that are tailored to the existing site constraints. This approach is recommended and commonly used in corridor analyses and was incorporated into the Village's review of the East St. Charles Road corridor study in 1999.

Staff is proposing that nine sub-areas be considered by the Committee as part of the review process. These sub-areas attempt to group properties with like characteristics and would have similar redevelopment challenges. While the intent of the Committee is to review all issues within the Corridor, the Committee can also examine sub-area specific issues and incorporate those recommendations into the overall plan. He then referenced a map and described the proposed sub-areas:

Sub-Area 1 - South side of Roosevelt stretching from Main Street to the western boundary of Lombard and Glen Ellyn. Businesses in this sub-area include a pair of car dealerships, restaurants, and larger sized retail establishments.

Sub-Area 2 - North side of Roosevelt between Main Street and Finley Road.

Businesses in this sub-area consist of smaller storefront commercial establishments which back up to residential property.

Sub-Area 3 - Consisting entirely of the Lombard Pines Shopping Center, this area contains a variety of retail businesses in strip shopping center form with some stand-alone establishments including a bank and two restaurants.

Sub-Area 4 - Located on the south side of Roosevelt east of Main Street, this sub-area consists of a variety of businesses (mixed uses) such as: Blockbuster Video, Jiffy Lube, Famous Liquors and many other commercial retail and service establishments. This sub-area also contains newly annexed properties east of Highland Avenue. This sub area also contains the V-land Planned Development.

Sub-Area 5 - Stretching from Highland Avenue to Fairfield Avenue on the north side of Roosevelt Road, but for the Carson's Center, sub-area five contains mostly stand-alone commercial retail uses.

Sub-Area 6 - This area is predominantly made up of the High Point Shopping Center Planned Development, which consists of a wide variety of commercial retail and service establishments. The major tenants in this development include: Office Depot, Baby's R' Us, and Ultra Foods.

Sub-Area 7 - Located on the north side of Roosevelt Road between Fairfield Avenue and Ahrens Avenue, this area includes two planned developments and an assortment of commercial retail and service establishments in a variety of structures.

Sub-Area 8 - Directly south of Sub Area 7 on the south side of Roosevelt Road, this area includes a mixture of strip-commercial retail and service businesses.

Sub-Area 9 - The most easterly portion of the Roosevelt Road Corridor, this area consists of a small number of commercial retail establishments that were annexed into the Village within the past few years.

Mr. Heniff then opened the floor to discussion regarding the nine sub areas.

Darlene Bartt asked whether or not if any of the businesses in Sub-Area 2 were grandfathered in. Mr. Heniff noted that most of the properties within this sub-area are deficient in some respect from meeting all the provisions of the current Zoning Ordinance.

Ron Olbrysh made the comment that he felt the sub-groups are appropriate for the reasons that Mr. Heniff had stated earlier in the discussion.

William Vivirito asked if there were any mechanisms currently in place to help square off the residences adjacent to the Roosevelt Road Corridor. William Heniff responded that the intent of this review is not to provide for the expansion of the commercial area into the existing abutting residential neighborhoods. Rather, it is intended to review the commercial corridor as it exists today.

Mr. Olbrysh asked if there were any plans to annex any of the properties on Roosevelt Road Corridor close to I-355. William Heniff responded yes. He went on to discuss those certain properties in that area which are being reviewed for possible annexation. Those properties include a small commercial strip, auto dealerships, one gas station, a bar, and a restaurant. He also stated that the plan would be to annex those properties and redevelop them accordingly. Mr. Heniff stated that there are only a few properties

along the corridor that have not yet been annexed and the group could address desired land uses for these properties in the future.

Mr. Vivirito asked if the Corridor was divided into nine sub-areas meant that there would be zoning districts created for each sub-area. Mr. Heniff responded that these are not intended to be nine zoning districts, but rather a mechanism to establish criteria for different areas that have differing needs.

Darlene Bartt commented that Sub-Areas one and two are the entrance of Lombard from the west.

Alternate Chairperson Tross noted that Sub-Area 2 consists of smaller lots with public alley and limited cross access. He also noted the issues associated with the alley behind the properties.

Ms. Bartt asked if the sub-area approach has to do with aesthetics and what role the Village may play in this issue.

Alternate Chairperson Tross stated that any activity in Sub-Area 2 to address the underlying development and access issues would likely be generated or orchestrated by the Village.

Loran Eatman stated that he recently drove through the Roosevelt Road Corridor and mentioned how he got a different feeling for each sub-area. Some properties have an urban feeling while others have a suburban feel. The challenges facing each of the sub-areas greatly differ. He identified landscaping and setback requirements are all some of those issues that should be addressed. Mr. Eatman also stated that he feels it is a good idea to divide the properties up by sub-areas because in this case one size does not fit all.

Fida Shallwani gave his positive regards to the sub-area idea. Mr. Heniff added that sub-areas will be helpful for final details of the Roosevelt Road Corridor Plan.

Goal 1: Land Use Discussion

Mr. Heniff began discussing the issues associated with the land use analysis. He referenced the checklists and land use activity included within the members' packets. As determining appropriate land uses within the corridor was a goal of the Committee, he said he planned on collecting the responses from the land use activity worksheet to create a matrix to use for the final plan. He explained that the Committee should focus on what they would consider more desirable or less desirable land uses. Another important factor is to consider the types of current uses on Roosevelt Road, which mainly includes financial institutions, food stores, etc. Currently, restaurants are the most abundant use in the Roosevelt Road Corridor.

Mr. Heniff continued discussion on the land use issue and he raised a number of questions for the Committee. When discussing the activity, what does the group think of the ranking system? What is the intent of the corridor? He asked the members to be mindful of the historic nature of the corridor. How do the uses fit with adjacent properties and market considerations? If the use is not desirable, what would the impact be? Some businesses have the right to be in the Village, so they have to go somewhere. He referenced gas stations as an example - if these facilities cannot be located along Roosevelt Road, where in the Village should they be located? Other topics to consider are impacts on existing uses, vacancy issues, and legal issues. Would an overlay district or rezoning result in a number non-conformities?

Next, Mr. Heniff began to discuss the "Land Use Analysis Activity" worksheet to the group. He asked that each individual Committee member give their comments. Their comments are as follows:

Mr. Vivirito thought that it would be tough to go through and limit the use of commercial property. He also believed that there would be sales tax ramifications involved. He explained that retail has to be in high traffic areas. Also, he felt the more retailers there are in a corridor, the more people will be attracted to the corridor.

Ron Mensching discussed the importance of traffic patterns and access issues. He made note of how difficult it is to make left turns on Roosevelt Road. He suggested that groupings of stores should unite (via cross-access) to allow for greater access.

Mr. Olbrysh stated that access is a problem. He also stated that the different uses may be appropriate in different sub-areas. He specifically mentioned that funeral homes and other businesses may belong elsewhere in Lombard.

Mr. Eatman felt that the land use issue is multi-dimensional. Non-sales tax generating uses may be better off elsewhere (such as religious institutions). He did not want any more curb cuts in the corridor. Traditionally, the Roosevelt Road Corridor does not contain big box uses. He also said that he likes the urban feel of the Roosevelt Road Corridor. He stated that there are some moral issues pertaining to undesirable uses. Also, competition may eliminate certain businesses. He also asked how Glen Ellyn funded its streetscape program. Mr. Heniff noted that he would follow-up with Glen Ellyn staff.

Ray Shuda said that he sees pedestrians along Roosevelt Road, but no green space. He also said that it would be great to see properties with benches, etc. There needs to be a better look and feel to the corridor. It is difficult for people to cross the road - we need safer crosswalks. Mr. Heniff noted that aesthetic improvements should be considered as part of the overall discussion of appropriate land uses.

Mr. Shuda noted that multiple businesses could be tied together so that customers can patronize the businesses with only one stop.

Gus Danos stated that undesirable uses such as tattoo establishments and massage parlors should not be permitted. Every new development should be aesthetically pleasing. The design of the Roosevelt Road corridor set the terms of adjacent development. Every portion of the building should be aesthetically pleasing. Existing businesses should compete with new developments, in order to stay in business. Mr. Danos stated that a lot of service businesses do not generate sales tax - businesses that do not generate sales tax dollars should be required to offset the loss of sales tax. Roosevelt Road needs visual improvements such as decorative street lights, brick, access landscaping, sprinklers, etc. Over a 5 to 10 year period, the street will evolve.

Mr. Heniff confirmed that Mr. Danos believes aesthetic improvements will attract better businesses to the corridor. Mr. Heniff also noted that many of the undesirable uses mentioned by Mr. Danos are not permitted within the corridor as of now, so we do not necessarily need to take steps to remove such uses.

Mr. Schmidt stated that the sub-area analysis shows the differing land uses. He likes diversity of businesses along the Corridor, but is concerned about the number of banks. There should be some way to manage the excess number of banks in the Roosevelt Road Corridor. He also mentioned the fact that there are numerous restaurants. Lastly, he stated that competition will also manage different businesses.

Mr. Shallwani believes that some of the businesses are better suited on main roads, more specifically retail. He also feels that we need more retail, but we first need to resolve the traffic and access problems.

Ms. Bartt questioned the land use list that noted amusement uses. Mr. Heniff noted that that listing is an all-encompassing list of any type of amusement establishment such as bowling alleys and private recreational facilities. She would prefer not to see big box stores, but rather more book and antique stores.

Char Miller stated that the Corridor needs more open area (green space) with perhaps a golf range. She also feels that a pedestrian bridge over Roosevelt Road would be great for access. Lastly, she thinks that the overhead utility cables should be buried and decorative light poles should be added, as was done in Addison. Mr. Heniff noted that in the Addison example, the Illinois Department of Transportation (IDOT) was reconstructing the roadway, so many of those aesthetic issues were folded into the state's roadway improvement plans. However, as IDOT is not planning to make any improvements to Roosevelt Road in the near future, our opportunities are more limited.

Bill Salzman feels that quality of life and image of Roosevelt Road Corridor are an important consideration when selecting uses.

Alternate Chairperson Tross believes that one of the positives aspects of the Roosevelt Road Corridor are the retail amenities. He stated that aesthetics could use some work and one way to address the issue would be to work with businesses to maintain the right of way visual.

Mr. Heniff noted that staff will develop a matrix from this exercise and will provide the results of the rankings to the Committee at its next meeting. He also asked if there were any specifically listed uses or existing uses in the corridor or on unincorporated properties that are undesirable.

Alternate Chairperson Tross noted that there are differing views between business owners and everyone else. While banks may not be deemed to be desirable, banks have financial capital to facilitate their developments.

Mr. Heniff noted that banks have been able to provide capital to facilitate redevelopments in Lombard. He noted that thirty years ago, gas stations were considered undesirable as there were three or four stations at each major intersection. Market conditions demonstrate that things change over time.

Alternate Chairperson Tross was surprised at the number of restaurants within the corridor. He noted that this demonstrates an opportunity within the corridor. Butterfield Road establishments can be expensive.

Ms. Bartt stated that the backside of businesses should look attractive on all sides. Food service establishments should have strong guidelines to ensure code compliance.

Mr. Danos began discussion regarding the Village's enforcement of property maintenance. He believes that there is little or no enforcement of landscaping in Lombard. Alternate Chairperson Tross asked how the Village would address the enforcement of aesthetics. Mr. Danos also asked if property owners could be ticketed.

Mr. Heniff asked if there were other property maintenance enforcement issues that may exist. Alternate Chairperson Tross mentioned that certain business associations

establish maintenance agreements during their approval process.

Mr. Danos stated that the Committee members all have great ideas. He then asked what the group plans to accomplish? Mr. Heniff noted that all of these ideas that come forward from the Committee will be put into a report for the Village Board consideration.

Mr. Danos asked if the suggestions made by the committee were ever going to happen? Ms. Bartt stated that the Committee should focus on things we can make happen here. Mr. Heniff stated the objective of the Committee will be to breakdown the goals and tasks issue by issue, which could include building design, etc. He also stated that anything pertaining to code could change if the Committee and the Village Board support the changes. Alternate Chairperson Tross stated that staff should already know what is desirable or not, so we should target the main issues within the corridor, such as banks.

Mr. Heniff noted that all of comments will be included in the official minutes and will be a part of the final report. He then mentioned that land use is a major issue and includes all these issues being discussed in this meeting. The land use issue was Goal Number 1 as identified in the last meeting. Lastly, Mr. Heniff stated that once the general goals are established they will then be addressed.

Upon a request by Mr. Schmidt, Mr. Heniff stated that a summation of the comments raised at the first meeting as well as this meeting will be included within the next committee packet.

Mr. Olbrysh inquired about the Comprehensive Plan and was curious as to what the Board of Trustees said about Roosevelt Road. He said that some of the issues are already being handled including billboards, etc. He was doubtful about the burying of utilities because of the cost associated with such a task. Ms. Bartt responded to Mr. Olbrysh's comment by stating that power lines are a long term goal and we should move on to issues that we can address. She recommended that we should address the issue of utility lines at eye level.

Mr. Danos mentioned to the group that Addison strictly enforces landscape maintenance issues. He would like to see the backs of businesses landscaped. Alternate Chairperson Tross responded by stating that people would not want to live behind Sub-Areas 2, 3, 7 and even 6 because the back of poorly maintained business properties. Mr. Danos used an example from a business in Westchester, which used rod iron fencing and trees around an entire store.

Mr. Eatman asked if he would be required to give up parking for landscaping. He said that the Village would have a parking issue. Regarding the landscaping issue, Mr. Danos recommended that new developments should set the tone for good curb appeal. Alternate Chairperson Tross added that people will go to a place with better parking. He also implied that the realty is that if business is not properly maintained, he would not go to it.

Ms. Bartt asked if the bowling alley was in the moratorium? Mr. Heniff responded by stating that the Roosevelt and Highland development (V-land) will hopefully start as soon as possible. The development will consist of a Chase Bank, an inline strip center, and large restaurant at the end unit. One of the issues with the property is the leaking underground storage tanks. Ms. Bartt asked if the Chase Bank will be freestanding. Mr. Heniff responded yes. He stated that there will be fewer stores within the center because V-land will be a more unified development. He said the inline strip center will be capped at five stores. Mr. Eatman said that the V-land property has hurt his ability to

rent out tenant space within the center abutting the site.

Mr. Heniff also mentioned the Lombard Lanes development and how staff is working to address the access issues.

Mr. Danos asked if there were any updates to the redevelopment of the Lincoln Mercury site. Mr. Heniff said not at this time. Ms. Bartt stated that the dealership was well maintained. She also said that we should try to get another similar use. Mr. Heniff responded by stating that the Village would like to see another car dealership.

Alternate Chairperson Tross stated that the Board of Trustees will not take issues of aesthetics lightly - they will step up to get things done in certain areas.

Ms. Danos suggested that new ornamental light fixtures be required in new developments. He said that they should use ornamental lights instead of industrial lights. He also mentioned that businesses coming into the Village will encourage other businesses to come in and new developments should set the tone aesthetically for future and current businesses.

Discussion was then opened up for public participation.

Jerry Johnson of Johnson's Door County Fish & Shrimp stated that Wheaton and Glen Ellyn have both done a good job fixing up their portion of the Roosevelt Road Corridor. He then asked if Lombard will coordinate with any of the other Villages. He also said that we should use ideas from the other communities and maintain continuity along the corridor.

4.0 Unfinished Business

There was no unfinished business.

5.0 Public Participation

There was no additional public discussion.

6.0 Future Meeting Dates

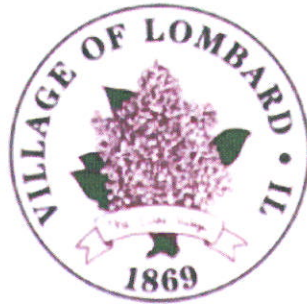
The next meeting will be on March 28, 2007 at 4:00 p.m. at the Village Hall.

7.0 Adjournment

On a motion by Eatman and seconded by Olbrysh the meeting adjourned at 5:25 p.m.

Village of Lombard

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



Meeting Minutes

Monday, April 16, 2007

4:00 PM

Village Hall - Landing

Roosevelt Road Corridor Ad-hoc Committee

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

Staff Liaison: William Heniff

1.0 Call to Order and Roll Call

Rick Soderstrom, Roosevelt Road Corridor Ad-hoc Committee (RRCAC) Chairperson called the meeting to order at 4:05 p.m.

Present: Chairperson Rick Soderstrom, Gus Danos, Frederick Schmidt, Loran Eatman, William Vivirito, Char Miller, Darlene Bartt, Ronald Olbrysh, Ray Shuda and Bill Salzman

Absent: Alternate Chairperson Richard J. Tross, Fida Shallwani and Ron Mensching

Also in attendance: William Heniff, Senior Planner and Staff Liaison to the Committee; Michael Toth, Associate Planner; and public attendee Jerry Johnson of Johnson's Door County Fish & Shrimp.

2.0 Approval of Minutes

Darlene Bartt made a motion to approve the minutes from March 14, 2007 meeting, Ron Olbrysh seconded the motion. The minutes were unanimously approved by the members present.

Chairperson Soderstrom noted that a quorum was not present for the March 28, 2007 meeting so the Group does not have official minutes to approve. However, he noted that the packet included notes from the meeting for reference purposes.

3.0 New Business

Chairperson Soderstrom introduced new business on the agenda and asked if there were any comments from the public. No public comments were offered.

Chairperson Soderstrom then introduced the site identification exercise included within the packets. Chairperson Soderstrom also noted that several members had little or no time to review the information in the packet. He asked that staff provide more time for the distribution of the info packets that are sent to each member. William Heniff stated that the discussion at the meeting could be continued to the following meeting in order to allow for adequate review.

Mr. Heniff then mentioned that he wants the group to begin addressing the additional goals that were discussed in the previous meetings. He wanted the group to revisit the early committee meetings to discuss land use and site design issues. He stated that he would like the group to discuss those specific design issues in context to areas of the Corridor. He also mentioned that the differing sub-areas will identify certain properties that have issues. He reflected on goals two through six from the previous exercises. In regard to earlier discussion, image and appearance concerns are more of what people perceive to be issues. He then began discussion on the nine different sub-areas beginning with the west end of the corridor to the east. He stated that the group will discuss particular concerns and identify those issues accordingly. He explained that a letter and code number pertaining to different issues for the sub-areas will be adhered to the sub-area maps. He mentioned that staff has already identified certain issues.

Sub-Area One

Mr. Heniff began by discussing sub-area one, which extends from the western end by Lombard Toyota to Main Street on the south side of Roosevelt Road. He stated that the Committee would like to see a gateway into the Village because they want the Village as a visual statement. He said staff can work with adjacent property owners to discuss the gateway area in greater detail.

Darlene Bartt asked how far does the Village extends westward. Mr. Heniff noted that the western extent of the Village is I-355. However, the area between Lawler and Lloyd (the Glenbard Areas area) is unincorporated at this time.

Loran Eatman asked whether or not Jonathon's restaurant is located in Lombard. Mr. Heniff responded that Jonathon's is currently not located in Lombard.

Darlene Bartt asked where the Village could put an entry sign. Mr. Heniff responded that it would preferably be located on the south side of the exit ramp at the interchange to I-355. The Village would have to enter into an agreement with the Illinois State Toll Highway Authority and the wetlands on the site would have to be avoided. Chairperson Soderstrom stated that the area in question is within Lombard boundary agreement. Ron Olbrysh added that the north side of Roosevelt Road at this location is in Glen Ellyn.

Mr. Heniff asked the group if they felt that there were any critical properties extending eastward to Finley Road. He then discussed some of the issues within sub-area one. Discussing driveway access concerns, he explained that the cross access ramp at Toyota (725 W. Roosevelt Rd.) is very steep. He mentioned that the Dania property, Fifth/Third Bank, the glass repair shop and dry cleaner site may have the potential for possible redevelopment. Chairperson Soderstrom asked if or when Dania would move. Mr. Heniff stated that staff knows of no immediate plans for them to move at this time, but if in the event they do, the Committee should consider what should be done with the site.

Mr. Eatman then asked how big the Dania property is. Mr. Heniff responded that the site is roughly twelve acres (it is actually 13.5 acres). Mr. Heniff added that Dania has a great store and has well maintained landscaping, but the parking lot always has the appearance of being empty.

Mr. Olbrysh stated that the Dania property looks vacant. He also added that it does an injustice to the Roosevelt Road Corridor.

Ms. Bartt asked if Dania stays, could the property close to Roosevelt Road be developed? Mr. Heniff responded yes. He also added that additional retail could be ideal for that location.

Gus Danos asked if the ownership would sell assuming that their property (Dania) looks vacant or whether the property is even on the market for redevelopment. Mr. Heniff responded by saying that the Committee can offer their suggestions and recommendations as to what the Committee would like to see in the final report. Should the property be slated for redevelopment, we can set up recommendations and guidelines as to how this should occur.

Loran Eatman added that the Dania property can be used for limited redevelopment. Mr. Danos added that Dania could stay and other uses could be placed out front. He also stated that Dania is a destination business. Ms. Bartt agreed with Mr. Danos' statement. Chairperson Soderstrom stated that the Village could look into possible out-lot expansion for that property.

Chairperson Soderstrom asked about the portion of the Dania development around Finley Road. He stated that the parking lot is in horrible shape. Ms. Bartt added that there are potholes all over the parking lot. Chairperson Soderstrom explained that access to Fifth/Third Bank is bad getting in and out. He also stated that Community Development needs to address aesthetics and parking in that area. Lastly, he noted the

poor access between businesses on that site. William Heniff responded that Community Development will look at Fifth/Third Bank and see what happens with the other business to see if one integrated center can be formed.

Mr. Danos stated that Fifth/Third Bank at one time was a restaurant. Chairperson Soderstrom replied that Fifth/Third Bank used to be JoJo's restaurant.

Chairperson Soderstrom stated that exiting the Dania property along Finley Road is tricky. He also added that there needs to be physical enhancements along Finley Road.

Mr. Heniff stated that Kmart, located east of Finley Road, has a long-term upside-down lease, which means that it is extremely favorable for them to stay at that location. Pertaining to Goal #2, Mr. Heniff mentioned that the Kmart façade is dated and does not present a favorable appearance. He also stated that their parking lot appears under-utilized.

Mr. Olbrysh stated that the group could examine Kmart in the same context as Dania. He also added that Sears is not going to be around much longer, so Kmart may go. Mr. Olbrysh also stated that the Great Indoors building could become vacant. He then added that Lombard is in need of more auto dealerships because we currently only have two. Mr. Heniff replied that staff is currently targeting car dealerships for the Corridor.

Loran Eatman stated that there are 50,000 daily trips along the Roosevelt Road Corridor.

Ms. Bartt asked if the front part of the Kmart site was developable. Mr. Heniff stated that there is a 'for lease' sign in front of Kmart pertaining to the outlot area. Mr. Heniff also added that the parking lot is also problematic because of stormwater drainage issues.

Ms. Bartt asked if we can tell Kmart to make improvements to their site. She also asked if Kmart plans to leave, then why is there concern about their façade. Mr. Heniff stated that the staff can share the Committee's concerns with Sears Holdings. He added that they have asked for money for façade improvements in the past. He stated that the Village rejected that idea because many other businesses also need help.

Mr. Heniff then directed attention toward Heritage Cadillac. He stated that in the past there were concerns regarding lighting and loud speakers at that location. He said that buffering and screening from the residential property was necessary.

Char Miller asked if there was too much lighting. Mr. Heniff responded that lighting was a problem not because there was too much lighting, but because the lights were shining onto neighboring residential properties.

Ray Shuda added that the Heritage Cadillac automatic changeable copy sign is a negative. He stated that the sign is distracting and creates an attractive nuisance.

Mr. Heniff moved on by discussing Sportmart Plaza. Mr. Heniff stated that the site is in transition. He stated that in that plaza, Marshals and Sports Authority are moving to Yorktown Mall and that there will be new tenants for the center. Mr. Heniff stated that there will be two large storefronts for potential businesses. He then stated that site improvements for that location include design aesthetics and better access. He also noted that a traffic signal along Roosevelt Road is being explored.

Chairperson Rick Soderstrom asked about the size of Sportmart Plaza. Mr. Heniff responded by stating that the area is roughly nine or ten acres.

Mr. Heniff then moved the discussion toward the Main Street area. He stated that the strip center located next to Citibank has fairly good cross-access.

He concluded discussion on sub-area one by asking the group to check out the area and make recommendations for the future. Pertaining to the Dania parking lot, Ms. Miller exclaimed that she likes the potential for open space. She then stated that we do not need another Starbucks, rather put in a park or add some green space. He added that if that property were to be redeveloped, the use of green space would be suggested.

Mr. Vivirito added that the Dania location is a nice property. Mr. Heniff added that they received a Property Maintenance Award from the Economic & Community Development Committee.

Sub-Area Two

Mr. Heniff asked the group to look at sub-area two. He began the discussion by stating that there are a number of curb cut points. He also asked the group about what should be improved at the Cassidy Tire site, as it was discussed at the last meeting. He noted that the Cassidy Tire site is a gateway piece of property and it is a former gas station.

Mr. Eatman explained that when larger chain stores come forward, Cassidy Tire may not be able to compete, although they usually look busy.

Mr. Schmidt added that the area next to Cassidy needs improvement.

Mr. Danos asked if staff can make Cassidy Tire change their aesthetics. Mr. Heniff explained that if they ever request zoning relief, staff can address aesthetics through the public hearing process. He also made the general statement that we can use aggressive property maintenance.

Chairperson Soderstrom added that the Village cannot force businesses to undertake aesthetic site improvements.

Mr. Danos asked if the Committee can bring a property owner here to discuss their property and let them know that we want to see their property cleaned up. Mr. Heniff replied by stating that we do not want this review process being confrontational. He added that the Committee can make recommendations for improvement and to utilize aggressive code enforcement. Mr. Heniff then added that we are trying to create a long term plan. He finished by stating that the minute someone wants to do something with their property, we can address property maintenance and design issues.

Mr. Danos declared that the group should start making suggestions used by other communities. Mr. Eatman added that other communities visit businesses to see if property qualifies for assistance.

Mr. Vivirito suggested that the unsightly visible areas of the Cassidy Tire property should be screened.

Mr. Olbrysh asked when or if the Village goes around for residential code enforcement inspections. Chairperson Soderstrom responded by stating that the Village does go around, once a year. Mr. Olbrysh then asked if the Village does the same for commercial properties. Mr. Heniff replied, yes, once every two years.

Chairperson Soderstrom stated that there are a number of smaller stores located in the sub-area being discussed. He then asked if the group was satisfied with the existing

layout. He named a couple examples of those smaller businesses, which included Brandy's and Subway.

Mr. Heniff mentioned that there are grade issues in sub-area two. He stated that Subway has improved and Light Brothers is attractive. He also added that there are enhancements being made in that area. Mr. Heniff stated that the Bedroom Gallery has nothing in back with a subtle grade change, whereas they would need a buffer. Ms. Bartt inquired about the existing animal hospital in the sub-area.

Mr. Heniff stated that the car wash located in the sub-area has poorly defined access to Roosevelt Road and Lincoln Avenue and there are some improvements that are needed at that location.

Mr. Heniff mentioned that the properties between Lincoln and Main are served by an alley. He stated that the alley is not in best shape and is need of improvement. He mentioned that staff has looked into block grant funds to help improve the alley, which does provide for cross access. He then added that the parking lot shared by Pizza Hut and a couple of businesses is rather large, so the property lacks green space. Mr. Heniff stated that the property at 1196 S. Main blocks visibility, which is a big concern.

Ms. Bartt asked if the alley goes all the way trough to Main Street. Mr. Heniff replied yes. Ms. Bartt then asked where the funding for the alley project would come from. Mr. Heniff responded that grant funds to gain access off of an alley (residential) could come from Community Development Block Grants (CDBG) funds for public improvements. He also stated that those funds could also address property maintenance issues for that location.

Darlene Bartt stated that the corner of Main Street and Roosevelt Road is an unattractive corner and may be unsuitable as the gateway to Lombard. Mr. Heniff replied that corner also functions as a gateway into Lombard.

Chairperson Soderstrom asked if staff has looked at that corner for a total redevelopment. He then stated that the corner is very ugly. Mr. Eatman stated that it would take a unique development to fit at that corner. Mr. Heniff responded that the area needs further review. Ms. Bartt stated that the whole block from Main Street to Lincoln Street is bad.

Sub-Area Three

Mr. Heniff moved that conversation towards sub-area three, which includes the Lombard Pines Shopping Center. Mr. Heniff mentioned that the shopping center has cross-access with a right in right out driveway.

Mr. Olbrysh stated that White Castle and Jewel need cross access. Mr. Heniff responded that staff has brought this issue up with the owner of the Shopping Center and they stated that they have no desire to provide cross access between the shopping center and White Castle.

Mr. Eatman stated that staff should look into whether Jewel wanted to do something with their stores. Mr. Heniff responded by stating that they wanted a gas station where Culvers is and they also wanted a mini mart. Mr. Heniff also mentioned that there is a lot of fly-dumping behind the center. He also added that there is an old chain link fence behind the property on the east side and additional buffering with dense vegetation could be required.

Sub-Area Four

William Heniff began discussion on the south side of Roosevelt Road. He mentioned that Jiffy Lube does not have cross-access. Staff would like to see cross access to Famous Liquors. He noted the parking lot at Famous Liquors is a challenge. He also added that the location is a very busy shopping center with non-conforming aisle and parking stall widths.

Mr. Heniff then moved the group's attention to the east where the V-Land project is underway, which will provide full cross access, buffering, and screening. He said that there will also be improvements at 13th Street. He added that Pace is looking to install a bus information kiosk. He then mentioned properties to the east, which consist of piecemeal annexations. He finished by stating that Viceroy of India does have cross-access to Walgreen's. Ms. Miller stated that there is a little bit of traffic that enters her property for the Viceroy of India.

Sub-Area Five

Mr. Heniff then mentioned the north side of Roosevelt Road and mentioned that 3D Car Care needs enhancement. He added that the 3D property is owned by National University of Health Sciences and they want to use that property as a gateway to their college. Chairperson Soderstrom explained that the chances of the University using that property anytime soon are unlikely.

Mr. Heniff stated that the area also consists of La Z Boy, a Pay Day Loan Store and Xessory Depot. He then added that to the east is McDonalds. He noted that the McDonalds redevelopment shows how the group could offer recommendations that can be incorporated into the final design of a redevelopment site. Mr. Heniff then provided a general review of the rest of the block face.

Mr. Danos stated that he does not know what's going to happen with his property at 470 E. Roosevelt, because that property has access issues. He also mentioned that there have been traffic accidents at that location. Mr. Heniff responded that there are state grant programs that provides money for traffic improvements that include areas where accidents and/or deaths are at higher risk.

Ms. Miller asked if a pedestrian bridge is feasible. Mr. Heniff responded that IDOT does not like the pedestrian bridge idea. He added that there is a concern with pedestrian overpasses because even if you build a ramp people may not use it and it becomes a waste of a resource. He mentioned that Butterfield Road would be a better location for a pedestrian bridge.

Mr. Heniff mentioned Lombard Lanes and stated that it is a redevelopment project requiring a public hearing. Moving on to the High Point Shopping Center, he mentioned some vacancies, including Lone Star Steakhouse. Mr. Danos asked if Lone Star is moving to Butterfield. Mr. Heniff replied that the Village does not know what is happening with Lone Star at this point. He stated that there is cross access with a traffic light at that location, which is great.

He then moved the attention of the group to the east, which includes such properties as Westgate Lincoln Mercury. Ms. Bartt asked if the Westgate property is still owned by Ford. He responded by stating that it was at one point, but no longer.

Ms. Bartt asked if the Village is pursuing any businesses for the Westgate property. Mr. Heniff responded by stating that the Village has been speaking with interested parties. Chairperson Soderstrom stated that auto dealerships have rules as to how close they can be from other dealers, but still believes that the Village needs to take an active approach to finding a suitable business for that property. Mr. Heniff added that the

Village is looking for auto sales use.

Mr. Heniff then reiterated the fact as to why the Committee was asked to look at land uses. He explained that if the property were cleared, we would have to address storm water issues.

Chairperson Soderstrom stated that the group does not have enough time to discuss the rest of the Corridor. He added that this would be a good point to conclude and continue discussion next meeting. Mr. Heniff stated that if anyone has any questions to email him.

Mr. Heniff discussed the future meeting dates and how the minutes will be used in the final report. He also stated that we can get outside opinions during the open house forum. He mentioned to the group that staff will work on the draft report so it can go to Village Board meeting in June. Mr. Heniff stated that the group has discussed a number of different issues.

4.0 Unfinished Business

There was nothing unfinished to discuss.

5.0 Public Participation

There was no additional public discussion.

6.0 Future Meeting Dates

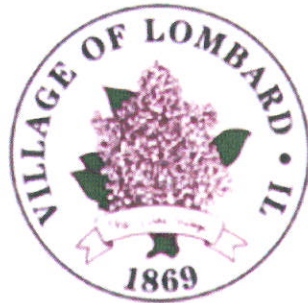
The next meeting will be on Wednesday May 2, 2007 at 4:00 p.m. at the Village Hall.

7.0 Adjournment

Meeting adjourned @ 5:29 p.m.

Village of Lombard

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



Meeting Minutes

Wednesday, May 2, 2007

4:00 PM

Village Hall - Community Room

Roosevelt Road Corridor Ad-hoc Committee

*Trustee Rick Soderstrom - Chair, Trustee Dick Tross - Alternate Chair
Gus Danos, Frederick Schmidt, Loran Eatman, William Vivirito, Fida Shallwani,
Ron Mensching, Char Miller, Darlene Bartt, Ronald Olbrysh, Ray Shuda and Bill
Salzman.
Staff Liaison: William Heniff*

1.0 Call to Order and Roll Call

Rick Soderstrom, Roosevelt Road Corridor Ad-hoc Committee (RRCAC) Chairperson, called the meeting to order at 4:01 p.m.

Present: Chairperson Rick Soderstrom, Loran Eatman, Fida Shallwani, Char Miller, Darlene Bartt, Ronald Olbrysh and Ray Shuda

Absent: Alternate Chairperson Richard J. Tross, Gus Danos, Frederick Schmidt, William Vivirito, Ron Mensching and Bill Salzman

Also in attendance: William Heniff, Senior Planner and Staff Liaison to the Committee; Michael Toth, Associate Planner; and Waheed Saheed, property owner of 850 E. Roosevelt Road.

2.0 Approval of Minutes

Loran Eatman made a motion to approve the minutes from the April 16, 2007 meeting, Ron Olbrysh seconded.

3.0 Unfinished Business

Goals 2-6/Sub-Area Analysis

Chairperson Rick Soderstrom reintroduced the site identification exercise, which was a continuation of the exercise from the April 16 meeting.

William Heniff stated that no additional activities were requested as the Committee members would be wrapping up the last meeting's discussion and exercise. Mr. Heniff then asked the Committee if they have noticed any issues along the Roosevelt Road Corridor since the last discussion that they would like to discuss. Hearing none, he stated that the Committee will wrap up talking about the Roosevelt Road Corridor today.

Sub-Area Six

Mr. Heniff then began to discuss the sub areas, starting with Sub-Area 6. Ron Olbrysh mentioned one of the properties west of Fairfield Avenue, where Lombard Lanes was once located. Referring to the bowling alley being demolished, Mr. Olbrysh thought that the Committee agreed that they did not want to see a towing facility. William Heniff responded by stating that the Village wants to see the towing facility phased out and that the issue would be addressed as part of an annexation agreement. Chairperson Soderstrom stated that the towing facility has a lease that extends to 2010. He mentioned that the developer is intending to buyout their lease. Mr. Heniff added that the billboard lease will expire in 2012. He also stated once Lombard Lanes bowling alley was razed, it provide greater visibility to the area. He also noted the grade change and that the roof top mechanicals from the surrounding businesses are now visible.

Sub-Area Seven

Mr. Heniff then described Sub-Area 7, which includes the Westgate Lincoln Mercury dealership. He added that there are many interested parties looking at that property and it presents a major redevelopment opportunity. He then noted the importance of determining the appropriate uses for that area. Mr. Heniff next discussed the properties at 700 & 800 East Roosevelt Road, which includes the Whirly-Ball facility. He mentioned the poor visibility that some of those businesses have to Roosevelt Road. He then stated that there has been private investment which has visually improved the area. As an example, Mr. Heniff mentioned the Tile Shop, which was once Frank's Nursery. He added that the property does have cross access agreements between lots. He finished by mentioning that the property at 800 E. Roosevelt has a large asphalt surface.

Darlene Bartt asked who owns that parking lot. Mr. Heniff stated that the private owner is Sears, but added that the different owners own the different parking areas.

Fida Shallwani stated that every tenant is on their own in regard to the parking lot improvements and maintenance. Sears will not help with any parking lot development. Mr. Heniff added that is a common theme with some shared parking lots.

Mr. Heniff stated that there may need to be development codes to address those parking areas. He then added that Wendy's, Midas, and KFC have all asked about the shared access/entrance drive and the associated parking lots.

Darlene Bartt inquired about the strip mall to the west (at 620 E. Roosevelt Road), where the puppy store (Happiness is Pets) is located. She stated that noise from the store can be annoying.

Sub-Area Eight

Mr. Heniff stated that the Century Tile property has good cross access. He added that the property owner is intending to make building façade improvements to provide a more modern appearance. He also mentioned that there are many single family residences surrounding this sub-area, which becomes a challenge with buffering and screening.

Mr. Heniff continued by moving east where there are a number of vacant properties that abut residential properties. He stated that cross access and a right-in right-out is provided at the Pep Boys property. He added that the properties at 850 & 855 E. Roosevelt Road are undeveloped and are encumbered by floodplain areas. However, the developable area of the site is toward Roosevelt Road. To date we do not have definitive plans for the properties, but note that the developers will need to incorporate the special management impacts into those properties.

Sub-Area Nine

Mr. Heniff then discussed the Sub-Area properties where there are a number of "hodge-podge" properties, which were developed in a piecemeal fashion prior to annexation into the Village within the past five years. He added that there have been a number of cross access provisions established between properties. Other sites have property maintenance issues. He then mentioned that the Kitchen and Bath Store (923 E. Roosevelt) could be a redevelopment possibility. He added that the adjacent Marathon gas station is zoned R1, which makes it a legal non-conforming use. He referenced Zelly's and Shell as established businesses. He mentioned that there were a number of annexation provisions with the CVS property. He ended discussion on Sub-Area 9 by stating that Discount Tire and DuPage Tire at Luther Avenue currently have an extraneous amount of signage.

He asked if the Committee members had any comments.

Ray Shuda asked if the traffic signals in that area could be better synchronized. Mr. Heniff responded by stating that there is a progression light cycle currently in place. He stated that the Illinois Department of Transportation (IDOT) does give priority in signal synchronization to traffic flow along Roosevelt Road. He also mentioned that there are many left turns into those businesses, so traffic modeling may be a tool for improvement. He also noted that the intersection of Roosevelt Road and Westmore-Meyers Road is a high traffic intersection and the Village's Police Department is exploring the possibility of installing traffic cameras at the intersection. He also stated that the volume of traffic is a blessing to retailers and a curse with the downside being congestion issues.

Waheed Saheed, audience participant, questioned the access to the vacant properties by 850 E. Roosevelt Road. Mr. Heniff stated that site access would be regulated by IDOT. They will also review whether they would allow or support traffic signalization.

Mr. Saheed also asked if they will be required to provide cross access. Mr. Heniff stated that there is a parking lot at 890 E. Roosevelt, which has cross access provisions. He also noted the possibility for cross access to the property to the west, but also explained that there are some wetland/floodplain issues that would need to be addressed. He added that Pep Boys does have full access and IDOT has represented that they would only support right-in, right-out access only.

Referring to the area around 850 E. Roosevelt Road, Ray Shuda stated that area would be the perfect spot to add some green space.

Mr. Heniff stated that the property at 850 E. Roosevelt Road is divided with one-half of it being used as commercial, while the other half is wetlands. He added that one of the Committee's initial goals is to make green space more prominent. Mr. Shuda added that area would be great for restaurants along with some sort of natural development.

Ms. Bartt asked how much of 850 E. Roosevelt is wetland. Mr. Heniff responded by stating one-third of that area is wetland, which could provide good buffering and screening.

Char Miller made reference to the gateway to Lombard by asking if the Roosevelt and Meyers Road area could be used. Mr. Heniff stated that the gateway signage and identifiers to make intersection more attractive will be added to that area. He recommended that the Committee put this info into the sub-area analysis.

Ms. Bartt asked if staff was aware of any information pertaining to the lot at Roosevelt and Highland. Mr. Heniff discussed the plans for future development, which include a bank, strip center, and possible restaurant. Chairperson Soderstrom added that signage has been a major issue in regards to the possible restaurant development.

Pertaining to the Lombard Lanes property, Mr. Heniff stated that staff is trying to address a number of issues. He stated that we first want to meet all IDOT requirements, which will address an existing cross access easement. Mr. Heniff explained that the Village does not want York Township Public Works trucks going through the proposed parking lot in the development as it could cause traffic conflicts. He also mentioned that IDOT would support one full access and one right-in, right-out access point.

William Heniff stated that any development will have to follow IDOT requirements. He also added that the Lombard Lanes property is subject to the annexation agreement, but exempt from the moratorium. Mr. Heniff stated that staff can incorporate the Committee concerns into the final report. Pertaining to the annexation agreement, Mr. Heniff stated that there would be increased discretion as to the types of uses that can be initiated. He added that National City Bank and a strip center may come in to that location.

Ms. Bartt stated that the Village does not need another strip mall. She asked if there were other big businesses that could be brought in. Mr. Heniff stated that staff can forward comments to the Committee, once more is known. He added that the report will lay out the recommendations for those property uses.

Pertaining to a comment made by Ms. Bartt regarding distances between similar auto sales locations, Mr. Heniff responded that many cities create specific auto sales zones. He added that those individual dealers have distance requirements.

4.0 New Business

Next Steps

Mr. Heniff asked the Committee how they would like to proceed with the final report. He stated that the report needs to get to the June 21, 2007 Board of Trustees meeting. He mentioned that along with the report, the Committee should hold a public forum. He also stated that a full draft report needs to be prepared and reviewed by the Committee, and then they can proceed with a public forum. Mr. Heniff mentioned holding public meetings for comments before the report is created is also an option. Mr. Heniff asked the Committee what their preference would be.

Chairperson Soderstrom stated that the Committee needs to have something to report. He added that revisions will be needed regardless.

Loran Eatman and Fida Shallwani agreed with the idea of a draft report.

Ron Olbrysh stated that we do need a draft, but we also need public input. He added that public input may add ideas to report that the Committee may have overlooked.

Mr. Heniff stated that staff will prepare a draft report. He then asked the Committee if they want to meet one more time to go through the document.

Chairperson Soderstrom asked Mr. Heniff how much time is needed for the report. Mr. Heniff responded by stating they he would need at least a couple weeks to prepare a draft report. He stated that the meeting minutes will serve as background of the report. He then stated that the Committee could get comments at the public forum.

Ms. Bartt asked what type of public forum would be held. Mr. Heniff responded that a public forum could be done a few different ways:

- * An open house could be held where they would display maps and have the report available to read. He then stated that a comment sheet would be available for attendees and the Committee could also solicit comments.*
- * Convene a Board meeting as a public forum where a more formal presentation would be made and then provide an opportunity to voice any issues during the public comment portion. He added that the public meeting option would depend how the Committee wants it structured.*
- * Undertake an outreach effort by sending letters to the different sub-areas and hold a series of informal meetings. Mr. Heniff added that this option would probably take more time, but would be more targeted.*

Ms. Bartt stated her concern about formal settings. She felt that there would be a limited number of people who can actually speak. She added that the informal option may be better.

Mr. Heniff stated that staff would be present to answer questions or concerns that the public might have.

Mr. Olbrysh has mixed feelings on the subject of public forums. He mentioned that if we target residents, a formal meeting would be better, but if we target business an informal forum would be better.

Ms. Miller stated that she prefers the open house option.

Mr. Eatman added that the Committee could hold an open house period before a public meeting.

Mr. Heniff stated that an informal open house in combination with a public meeting would be a good way to get comments.

Chairperson Soderstrom stated that the open house should be after Memorial Day.

Mr. Heniff stated that will have to work quicker and try to shorten the gap to get the report done. He asked the Committee that they get comments to staff immediately, so the draft report could be turned around to the open house followed by formal presentation. He then added that the final meeting with any additional comments could be added then the Board could vote for approval.

Ms. Bartt asked if the meeting and open house could be held on the same night. William Heniff responded that the meeting and open house should be held on different days.

Mr. Shallwani asked when the next meeting would be. Several potential dates were discussed among the group.

Chairperson Soderstrom introduced Village President William Mueller who was sitting in the audience. President Mueller stated that there is no need to rush this process. He added that additional meetings may be required, but this process still should not be rushed. He stated that members of the Committee as well as residents and business owners should be satisfied.

Chairperson Soderstrom stated that having a meeting on the 23rd allows for time to have the open house on the 30th. He asked everyone to put those dates on their calendar.

Mr. Olbrysh stated that he won't be available for those meeting dates.

William Heniff then gave the Committee some examples of final products that the final report could be modeled after. Those examples included a Philadelphia Plan that was acquired at the APA conference, some local examples, which includes Downers Grove, Addison, Glen Ellyn, and Retail 123.

5.0 Public Participation

There was no additional public discussion.

6.0 Future Meeting Dates

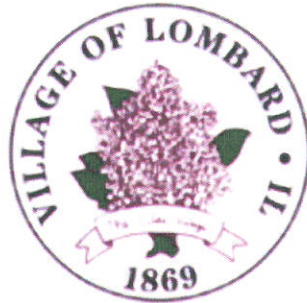
The next meeting is to be determined at a later date.

7.0 Adjournment

The meeting adjourned at 5:00 p.m.

Village of Lombard

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



Meeting Minutes

Wednesday, May 30, 2007

4:00 PM

Village Hall - Community Room

Roosevelt Road Corridor Ad-hoc Committee

*Trustee Rick Soderstrom - Chair, Trustee Dick Tross - Alternate Chair
Gus Danos, Frederick Schmidt, Loran Eatman, William Vivirito, Fida Shallwani,
Ron Mensching, Char Miller, Darlene Bartt, Ronald Olbrysh, Ray Shuda and Bill
Salzman.
Staff Liaison: William Heniff*

1.0 Call to Order and Roll Call

Rick Soderstrom, Roosevelt Road Corridor Ad-hoc Committee (RRCAC) Chairperson called the meeting to order at 4:05 p.m.

Present: Chairperson Rick Soderstrom, Frederick Schmidt, William Vivirito, Fida Shallwani, Ron Mensching, Char Miller, Darlene Bartt and Ray Shuda

Absent: Alternate Chairperson Richard J. Tross, Gus Danos, Loran Eatman, Ronald Olbrysh and Bill Salzman

Also in attendance: William Heniff, Senior Planner and Staff Liaison to the Committee; and Michael Toth, Associate Planner.

2.0 Approval of Minutes

William Vivirito made a motion to approve the minutes from the May 2, 2007 meeting. Darlene Bartt seconded.

3.0 New Business

Chairperson Rick Soderstrom began discussion on the report.

William Heniff thanked the group for reading the report. He explained that the purpose of the meeting was to review key elements within the report. Mr. Heniff mentioned that the intent of the report is to include all discussions and comments of the Committee. He then briefly discussed the overall goals and issues of the report. He noted that the first draft of the report was to synthesize all of the Committee comments into a document for discussion purposes. From there, the Committee can offer its comments and provide direction back to staff. He also noted that the document is important as it begins to set a legal rationale justifying future code amendments.

Char Miller noted that the report will need to be updated to address grammatical issues and clarity. Mr. Heniff stated that he wants to discuss issues of content and clarity as the document should have relevance to all of the past discussions.

Mr. Heniff then discussed Goal #1 from the report. He stated that the intent is to gather concurrence from the group. He then pointed out page 12, which outlines the recommended actions and activities. In regard to the ranking analysis, he mentioned that the group decided to keep the Roosevelt Road Corridor for retail commercial uses. He also mentioned that banks are not desirable as stand alone businesses because they do not contribute when alone.

Darlene Bartt asked how we get away from strip malls when the area calls for them. She then asked why strip malls are considered less beneficial. Mr. Heniff stated that strip malls as a development provide cross access, etc.. However, the focus should be on what elements are deemed desirable or undesirable with such centers.

Ray Shuda stated that the new development that Gus Danos put up (Carson's Center) is nice. He then stated we should try to avoid strip malls along Roosevelt Road that contain certain business. Mr. Shuda then mentioned the development at Roosevelt and Summit (in Oakbrook Terrace), which contained cell phone stores, the cash place, etc. He then added that what will hopefully happen in the future is something more towards Gus's development design.

Darlene Bartt stated that we should control the types of stores as well as architecture.

Chairperson Soderstrom (addressing the report) stated that the reference in subsection #3 pertaining to banks should be changed from "can be" to "may be".

Mr. Heniff confirmed that the Roosevelt Road Corridor should remain commercial retail. To implement this objective, he discussed caps on service land uses. He stated that 25% of service uses could be located on the ground floor. He added that the 25% provision will make sure that the corridor stays commercial, while limiting service-type uses. He stated that 75% has to be retail. He then posed the question as to what constitutes retail, noting that retail implies sales tax dollar generation. Mr. Heniff then added that restaurants could be considered retail. He added that the 25% is a percentage used by staff to determine whether an activity is an ancillary function or a principal function of a property.

Darlene Bartt stated that it depended what is actually considered to be service. She used Cassidy Tire as an example by adding that they are both commercial retail and service.

William Heniff stated that if you sell the tires it is retail, if you install them, its service. He stated that this is one way to limit banks, cash stores, etc. He then stated that there would be square feet available for softer service uses.

Ray Shuda asked how banks are viewed in regard to being a service provider. Mr. Heniff stated that one would need to look at the overall development in regard to the service uses. He asked if it is convenience to have retail or is it to avoid general office uses.

Ms. Bartt added that it's not so much service or retail that is the issue, but the type of store. She stated that we don't want to restrict too many business types then they can't rent out the property. Mr. Vivirito stated that this issue may be tough to put into the Zoning Ordinance. He added that it might be better to have an undesirable use than to have nothing.

Chairperson Soderstrom stated that there are ways around this issue. He added that if the right service business comes in, the Board can grant a variation. He stated that if you open the regulations too much, less desirable businesses can come in.

Mr. Heniff stated that the conditional use process could be an effective way to look at this issue. Chairperson Soderstrom added that if we left report language as is, over 25% would be designated as a conditional use.

The members discussed at length the nature of commercial businesses. Concerns were raised regarding the changing nature of retail establishments, noting that certain businesses just don't make it on Roosevelt Road. William Vivirito stated that the smaller businesses just aren't making it and that some retail uses in general are fundamentally changing to the internet, big box stores, etc.

Chairperson Soderstrom stated that we don't want to see more and more banks. He added that the fact that a drive through is a conditional use prevents banks from coming in. He then stated that we need to put our teeth on this issue with more restrictive language. If added that if we accept the report and move forward with the new B4A zoning district, we need to include this.

Mr. Vivirito stated that it is better to have spaces rented than to have them remain empty.

Fida Shallwani stated that there are a lot of jobs in the service industry.

Mr. Heniff posed the question as to how one would define the service industry. He asked that we describe this pseudo-businesses classification. He stated that if we codify the definition we will have the proper justification. He added that this will be the most restrictive portion of the report. He then stated that restaurants are the most desirable use. Referring to Retail 1-2-3, Mr. Heniff stated that if we need a statement to show what businesses are preferred. He added that there are a wide variety of uses including outdoor activities, which are tied to principal uses.

Mr. Heniff stated that we also want code enforcement tools. He added that a past problem has been people selling junk at gas stations. He stated that those people should be renting a space somewhere. He then stated that we should address visual impact of auto land uses.

Mr. Heniff then moved the discussion toward the unincorporated parcels. He stated that in most cases, we have an annexation agreement between both parties, so we are able to bring them in as positive benefit. As such, he stated that we can bring in positive businesses. He mentioned the Lombard Manor Motel and added that we really want to annex it so that it can be removed. In regard to hotels and motels, he stated that Lombard will have 2,000 hotel rooms. He added that we don't want to overload the market, so we should strike hotels from the Roosevelt Road Corridor.

Mr. Heniff mentioned Goal #2 - tools for enhancement. He stated that we don't want everything looking the same in regards to architectural design. He added that we should be creative with open space and place it in the most prominent areas. He stated that building aesthetics, ornamental lighting, up lighting, fencing, benches, and dumpster enclosures should all be addressed. He added that another tool could be the land-banking of parking spaces. Mr. Heniff stated that Kmart uses only about half of their property, so rather than resurface, why not plow it and sod it. He added that other places haven't needed the additional parking spaces, so they utilized their green space.

Ms. Bartt stated that it sounds beneficial and confirmed that the property owner would still have to make the improvements on their site, if needed.

Mr. Shallwani asked what about those who are parking challenged. Mr. Heniff stated that a good circulation plan could ensure the introduction of more green space. He stated that if one demonstrates the need for fewer parking spaces we can indicate areas for future parking, but use them in the present as green space.

Mr. Heniff stated that there is a strong desire to keep green areas green. He added that if new development should look into providing additional areas for green space, as opposed to using vaults. As an example, the Glenbard Electric property is a tight site, but still needs detention areas, so they could acquire an adjacent lot and use that area as open space and detention. He added that the concept is to create additional open space with all the buffer requirements.

Ms. Bartt asked if the property owner purchases the lot. Mr. Heniff responded, yes.

Ms. Bartt asked if the residential property owner does not agree to the sale, then they couldn't do it. Mr. Heniff responded by stating that the property owner would have to agree to the sale of the property.

Mr. Heniff stated that decorative wall screening has been used as a buffer screen and mentioned Walgreens as an example. He stated that their decorative wall was

expensive but it matches the building.

Mr. Heniff then began discussion on signage within the Corridor. He stated that freestanding signs are allowed to be 50 square feet and 125 square feet on state right of way. He added that Roosevelt Road speeds are slow, so large freestanding signs may not be needed.

Chairperson Soderstrom pointed out Appendix D, which pertains to signage in the B4A district. He asked if the current code allows 125 square feet.

Mr. Heniff responded that the portion of the sign code in the report states that the state right of way sign size does not pertain to the Roosevelt Road Corridor in regard to excessive sign height.

Chairperson Soderstrom asked if we are proposing to bring down the size of the signs to 50 square feet along the state right of way within the Corridor. Mr. Heniff responded, yes.

Mr. Shallwani asked if we can saw down billboards because the signs have to compete with them. Mr. Shallwani also added that the billboards aren't going anywhere, so sign restrictions might take away from the business signs. Mr. Vivirito agreed with Mr. Shallwani's comment. Mr. Shallwani stated that going from 125 square feet to 50 square feet is not acceptable.

Chairperson Soderstrom stated that there should be a happy medium. He mentioned that restricting signs to what Main Street has, might not work along Roosevelt Road.

Mr. Heniff stated that a more general statement could be used as a solution to promote appropriate sign size. He added that the Village could work with property owners on the subject and asked if the Committee members were supportive of a general statement to this effect.

Ms. Bartt asked how long it would be until billboards are phased out. Mr. Heniff replied that billboards could be phased out as early as 2009, but some are unincorporated, so it could take well into the 2010's, pending state legislation that prevent zoning ties into billboard removal.

Mr. Heniff then discussed pedestrian accommodations and stated that the full impact of pedestrian accommodations should be addressed.

Mr. Shallwani stated that if we could create one contiguous sidewalk along the Corridor.

Mr. Heniff responded that the Village Board has not yet addressed the issue for newly annexed areas. Chairperson Soderstrom stated that the Village does not have enough money to do that at this time. Mr. Heniff stated that code mandates a sidewalk when you come in for permit for a new development.

Ms. Miller added that there are a lot of areas where the sidewalks are not well lit.

Mr. Heniff discussed minimizing impacts of development on neighboring properties. Referencing light glare, he mentioned bollard lighting and how that lighting method throws light down to ground, not up. He then added that the Village encourages gooseneck lighting.

William Heniff mentioned cross access provisions and how we need to get IDOT

involved. He then mentioned that the report can be used as a policy document for future funding. Mr. Heniff then mentioned some of the new innovative traffic control techniques that the Police Department has been looking into, including photo enforcement.

Chairperson Soderstrom asked if everyone would be comfortable with photo reinforcement. He stated that this will be what Chicago is doing. He added that anything caught on tape could get you a citation.

William Heniff stated that photo reinforcement would be used for better traffic enforcement - a goal mentioned by the Committee.

Ms. Bartt asked if photo reinforcement is under any zoning provisions. Mr. Heniff responded, no, it would be the Police Department's policy.

Chairperson Soderstrom stated that in his district, he doesn't know whether they want it. He added that at Westmore and Roosevelt the photo enforcement may not stop late left turns. He stated that it would also add revenue, but he is not sure if it accomplishes its objective. The Committee stated that they did not want photo enforcement specifically mentioned by name in the report.

Mr. Shallwani stated that the painting of crosswalks needs to be done. In response, Mr. Heniff stated that IDOT was open to the idea of painting the crosswalks. Mr. Heniff stated that this is outlined in the report. He then added that downtown Lombard and Naperville have traffic countdowns, which is a general traffic enhancement.

William Heniff stated that burying above ground utilities has been a past goal, but is extremely expensive, so it would have to be done incrementally. He added that decorative lighting will be kept in the report although no funds exist to achieve this goal.

William Heniff stated that the B4A zoning district, located in Appendix D is subject to review. He stated that recommendations from the group are important. Pointing out Subsection E, Mr. Heniff stated that it is important to stay within code to talk about what we want to achieve with the best practices and design.

Chairperson Soderstrom asked how we can we address design in the proposed code in regard to compatibility.

Mr. Heniff mentioned subsection 5, which pertains to building design and consideration. He stated that it will change from "should" to "shall".

Mr. Heniff stated that in regard to permitted and conditional uses within the B4A, the most desirable uses should be permitted, while those uses that are functionally obsolete should be stricken from the text.

In regard to conditional uses, he stated that conditional means that it may or may not be appropriate. He added that drive-through establishments are the most popular forms of conditional uses. He stated that every issue is taken into consideration in the conditional use process.

In regard to the use issue, Mr. Shallwani stated that desired uses should be permitted and undesirables should be conditional uses.

Chairperson Rick Soderstrom agreed with Mr. Shallwani's comment and added that undesirable uses include banks.

Mr. Shallwani stated that the Committee should use the group recommendations as target points for the desired uses. Based on the ranking chart, he stated that anything with a ranking of 10 or more should be permitted.

Chairperson Soderstrom stated that staff should look into targeting the recommended point system. Mr. Heniff stated that there are certain uses that should be always considered conditional such as auto service facilities.

Mr. Shallwani stated that the Committee should not make anything less restrictive.

Mr. Heniff stated that the proposed lot width and setback provisions would be similar to the B4 regulations. Chairperson Soderstrom confirmed that the minimum open space in the B4 district is 10% of the lot area.

Ms. Bartt stated that the group talked a lot about sub areas, so we should address that. Mr. Heniff stated that the report does address the sub-areas. He then added that the Committee can address any particular properties of concern.

Mr. Heniff then asked the Committee for direction as to how they would like to proceed in the report review. He asked the Committee if they would want to meet once before the public forum. The Committee responded by stating they want to go right to public forum.

Chairperson Soderstrom asked Mr. Heniff to e-mail the Committee any issues or changes that were discussed during the meeting.

Mr. Heniff asked the Committee if they would like to set the Community forum date. He also asked the Committee what type of forum they would want to use. He then discussed the different types of forums.

Ms. Miller asked if an open house would be appropriate.

Ms. Bartt asked if the group could host a formal presentation then do the open house.

Mr. Mensching suggested that the group give an overview of the project at the forum.

Chairperson Soderstrom recommended that the group hold a forum, similar to IDOT's process. He stated that they do a formal presentation during the open house.

Ms. Bartt recommended a formal presentation then the open house. She stated that there should be some formal presentation.

Mr. Shallwani stated that the report needs an executive summary, which will provide an overview.

Chairperson Soderstrom recommended that the group do two presentations - one early one and one late one. He also stated that the presentation needs to be informative, but brief.

William Heniff stated that he will incorporate the comments from the open house into the final report.

William Heniff stated after the meeting, he will convene a meeting in July to finalize the report. He then stated that the Committee can spend more time discussing processes and procedures at that later date.

Mr. Shallwani asked if the properties will be rezoned. Mr. Heniff stated that the properties will most likely be rezoned to B4A. He added that some of the properties are under are agreements that will supersede the Zoning Ordinance.

4.0 Unfinished Business

There was nothing unfinished to discuss.

5.0 Public Participation

There was no additional public discussion.

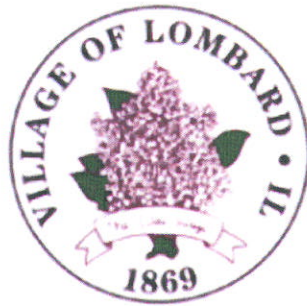
6.0 Future Meeting Dates

7.0 Adjournment

The meeting adjourned at 5:45 p.m.

Village of Lombard

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



Meeting Minutes

Monday, July 16, 2007

4:00 PM

Village Hall - Community Room

Roosevelt Road Corridor Ad-hoc Committee

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

Staff Liaison: William Heniff

1.0 Call to Order and Roll Call

Frederick Schmidt was appointed Chairperson Pro Tem of the Roosevelt Road Corridor Ad-hoc Committee (RRCAC) on a motion by Loran Eatman and seconded by Char Miller. Chairperson Pro Tem Schmidt called the meeting to order at 4:10 p.m.

Present: Gus Danos, Frederick Schmidt, Loran Eatman, William Vivirito, Fida Shallwani, Char Miller, Darlene Bartt and Ray Shuda

Absent: Chairperson Rick Soderstrom, Alternate Chairperson Richard J. Tross, Ron Mensching, Ronald Olbrysh and Bill Salzman

Also in attendance: William Heniff, Senior Planner and Staff Liaison to the Committee and Michael Toth, Associate Planner.

2.0 Approval of Minutes

On a motion by Bartt and seconded by Vivirito the minutes of the May 2, 2007 meeting were approved by unanimous consent of the members present.

3.0 New Business

Public Meeting/Open House

William Heniff stated that they would discuss the June 18, 2007 Roosevelt Road public hearing/open house as well as actions undertaken by the committee to date and the draft report. He stated that there were two formal presentations as well as informal sessions. He added that general comments from the open house will be included in the final report. He noted that the meeting was more informative in nature and that most of the attendees were there to hear what was being proposed for the corridor.

IDOT Safety Review

Mr. Heniff discussed the safety review completed by the Illinois Department of Transportation (IDOT). He mentioned the intersections analysis from the report, which indicates key intersections and crash history. He added that many recommended improvements lack adequate funding from the state. He noted the highway safety program, which may have funding available. He pointed out that the intersection at Finley and Roosevelt is a problematic intersection. He then discussed the closed loop traffic system and mentioned that Roosevelt Road has priority with stacking on the cross streets. He then pointed out the lack of turning capacity on Roosevelt Road, which would encourage better cross-access. He concluded by noting that the IDOT review would be included within the Roosevelt Road final report.

Draft Report Review - Land Use Analysis

Mr. Heniff talked about the land use retail service analysis. He stated that at the May meeting the Committee discussed the first draft and some modifications were added since. He added that the first-half of the report is the Plan portion and Appendix "D" is the implementation tool for the report.

Mr. Heniff referred the group to Appendix D. He stated that the concept regulations are to be included in the recommendation to the Village Board. He added that the Committee should attempt to address desirable and undesirable uses. Mr. Heniff then referred the group to Section G, which includes use regulations, more specifically permitted uses and conditional uses. Mr. Heniff reminded the group that conditional uses would require the full public hearing.

Mr. Heniff then referred the group to page D-8 of the use section, which includes information on governmental offices as service uses. Mr. Heniff added that the

governmental uses include post offices, satellite police stations, and other governmental uses. Mr. Heniff stated that they could be utilized as anchor tenants, which have value as they provide necessary services. Mr. Heniff noted that the Zoning Ordinance could be amended to allow additional flexibility. He then stated that the group can include this in their analysis. Mr. Heniff then asked the group if they had any issues with this.

Loran Eatman asked if governmental uses are considered retail or services uses. Mr. Heniff stated that they would be considered as a blanket exemption, as currently provided for within the Zoning Ordinance, or to be viewed as a service.

Mr. Eatman stated that the group should wait to discuss the governmental service issue while discussing services. He stated that the Eastgate Secretary of State office may be seen as a negative in some cases.

Mr. Heniff stated that the Secretary of State was only used as an example. He added that the Secretary of State office does draw people to Eastgate.

Darlene Bartt stated that the group should go back to that issue during the service discussion.

Mr. Heniff then referred the group to page D-10 and proceeded with discussion on shopping centers, inline strip centers, and retail centers and explained how they would be viewed as conditional uses for review purposes. He then added that a larger analysis should be implemented so centers could be looked at in terms of perspective uses.

Mr. Eatman asked if that applies only to new construction. Ms. Bartt asked if all strip centers would be considered under this. Mr. Heniff replied that properties with more than one business on a lot would be considered conditional uses.

Mr. Eatman asked if more than one business (per center) would have to come in for a conditional use. He then asked if a person with a more desirable use would get approved, while others may not.

Mr. Heniff stated that the uses within the center would be established though the underlying B4A zoning regulations. The conditional use for the center would look at the cumulative impact of the uses and activities within the proposed development.

In regard to multi-tenant shopping centers, Mr. Eatman asked if tenants are unknown at the time of approval, could you come back later with permitted tenants. Mr. Heniff replied, yes, because tenants change. He then added that it is always a good idea to view sites cumulatively.

Ms. Bartt asked what the difference between strip mall and retail center would be. Frederick Schmidt stated that it should be clarified whether an establishment is considered a shopping center/strip mall or called multi-tenant commercial center.

Mr. Heniff responded by stating that any site with more than one principal business on a zoning lot is considered a multi-tenant center.

Mr. Heniff referred the group to item three - land use allocation. Gus Danos and Loran Eatman raised comments prior to the public meeting about the service use limitations proposed in the draft B4A District provisions. Mr. Heniff stated that the Committee wants to see Roosevelt Road as a viable retail destination, based on the ranking analysis. He then added that the Committee should establish provisions to ensure that

the goal is achieved. The proposed 25% cap on service uses was proposed to fulfill the goal recommended by the Committee. Mr. Heniff noted that the changes in market conditions will always affect vacancies. To address this concern, he then mentioned that if more than 25% service use is desired, it would require a conditional use.

He then provided tables of the Corridor denoting the retail and service land use breakdowns. When you look at the Corridor, 80% of the gross floor area is retail commercial square footages. He then added that larger shopping centers contain substantial retail square footages. Mr. Heniff then stated that some centers do not have any retail component.

Mr. Danos commented that he thought that the Carson Center was an enhancement to the Corridor, but it is 70% service, which would make it be legal nonconforming. Mr. Danos then asked if that would create a problem for the smaller retail centers. Mr. Danos wanted the group's recommendations. He then asked if the 25% service proposed by staff is based upon the fact that the Committee wanted retail.

Mr. Heniff stated that the ancillary function analysis was proposed by staff as a tool to implement the recommendations of the Committee.

Mr. Eatman stated that there is biased opinion among owners and landlords. He would like to try and represent his tenants as well. He stated that service uses are more common now because of market conditions. He recommended that no percentages be used. He added that forces of the market caused these changes. He stated that in the highest rent centers, service uses are paying more. He added that Dan Development has had low to mid-level clients.

Mr. Eatman added that the development at Highland and Roosevelt are already asking double the price. He added that at that price, the space sits. He stated that he is very much opposed to percentage. He added that Glen Ellyn uses a design review process with good intentions, but turnover takes way too long. He then stated that if there are too many of the same business, then the market will take care of that. He stated that if a property owner wanted to sell a building, he could not sell it to service businesses, as the service business would not be permitted by right. He then gave example of vacancies and mentioned that they are already asking substantially less. He stated that if the landlord is limited to retail - vacancies would escalate and decrease value. He stated that there are already too many restaurants on Roosevelt Road and some of them won't be there next year.

Ms. Miller asked if the 25% would count toward stand alone buildings. She added that this could affect property value.

Referring to the conditional use process, Mr. Eatman stated that after one year if the nonconforming use is not re-established, the same use could not locate at the same location without going through the conditional use process.

Mr. Danos mentioned the history of the former Carson's restaurant. He added that they could not get any tenants for their center, so when Central DuPage came in, it was a blessing. Whether it's Roosevelt Road or elsewhere, the process for someone to come in and have to wait months, could result in a loss of sale. He mentioned that in Elgin they lost tenants because they had to go through their process. Mr. Danos added that it would have been okay for the uses, but the process held things up.

Mr. Eatman commented that the space must come off market when they are going through the conditional use process. He also confirmed that not everyone could be

guaranteed that they would receive a conditional use.

Mr. Danos stated that will always try for a national service provider. He added that buildings need to be 90% full to make money. He noted that for newer people to come in it becomes difficult. He then discussed the rents at the bowling alley property at 351 E Roosevelt Road. The property is very expensive to develop now and smaller tenants cannot afford the high price.

Mr. Eatman suggested he could live with the approved uses and then let the market take care of the rest.

Mr. Danos stated that someone coming in to develop would look at the list and find it difficult to develop on Roosevelt Road. He added that it is not the option of any landlord to choose tenants - the market controls that.

Mr. Eatman stated that market forces under a certain percentage could drop rent prices. He added that lower rents could degrade the corridor. He then stated that bigger developments need more relief than the smaller businesses, which is fine. He added that more front-end work is necessary for large projects.

Mr. Danos asked what is wrong with the Roosevelt Road Corridor. He then asked how much more retail do we need, other than to approve curb appeal.

Ms. Bartt stated that some stores do not appeal to her, but she agrees with the property owners. She then asked what is needed other than curb appeal. She added that control seems negative.

Mr. Danos asked if there is already too many of a particular business, only the good ones will survive. He then suggested that we let the market dictate that.

Mr. Vivirito asked if the Village has already enough tools to weed out businesses.

Mr. Eatman suggested that if they want certain buildings out, make it a conditional use.

Mr. Danos stated that if we make this process too hard, service businesses will get scared away. Mr. Danos then referred to Westgate property, which goes for \$7 million. He stated that he doesn't see how they will develop that property without service uses.

Ms. Bartt asked how staff figured the 25% figure. Mr. Heniff stated that the Committee needs to be looking for a tool to accomplish the objectives. He added that the Committee can talk about what we like and do not like, but the trick is how to implement the plan. He stated that the final report should be a functional document.

Mr. Eatman believes that the Village already has tools in place. He added that the new developments will be nice. He mentioned that the bigger pieces of land are already governed by planned development regulations, which can regulate uses. He also stated that the proposed plan is like playing with puppet strings, which could backfire by sending certain businesses elsewhere.

Mr. Heniff asked the Committee what they want to see. He stated that he wants direction- something with teeth for analysis.

Mr. Danos stated that we can't leave it the way it is. He then described regulations in the Town of Cicero and the twenty-five licenses for laundry mats. Mr. Heniff responded by stating that we have limitations as non-home rule community, which only includes

liquor.

Mr. Heniff pointed out that there are vacancies at certain smaller centers. He then added that the smaller you are - the harder it may be to meet the 25% threshold.

Ms. Miller stated that the group cannot say that we do not want a certain amount of service uses. Mr. Heniff stated this would be legal, but the report needs teeth.

Mr. Shallwani asked if the permissible and conditional uses could be divided into desirable and undesirable uses. Ms. Bartt stated that tattoo parlors would be an example of an undesirable use. Mr. Heniff responded by stating that if the use is listed as a permitted use, an operator could apply for a Certificate of Occupancy and we would be required to approve it provided it met Building Code provisions. He added that if the use is conditional, they would have to come in for the full public hearing, which is still difficult to deny. Listing uses as desirable or undesirable in of itself would be ineffective.

Mr. Heniff stated that we want to memorialize the retail service as they generate tax dollars and would give the report substance.

Mr. Shallwani stated that it would make sense to apply the retail percentages to shopping centers over a certain amount of square feet.

Referring to a shopping center in Oakbrook Terrace (at Summit & Roosevelt), Mr. Danos mentioned that this center once had retail and service and now they only provide services. He added that the business models are changing for shopping centers because everyone wants to be on the street.

Ms. Bartt added that vacancies are not good for the Village and more restrictions would cause more vacancies.

Mr. Danos asked what happens when his property sits vacant for too long. He then asked if he would lose the right to the use.

Mr. Heniff commented that the Committee is not ready not ready to move forward with the report as written. He then asked the Committee if they want staff to revisit the issues.

4.0 Unfinished Business

Roosevelt Road Development Moratorium

Request to approve the Roosevelt Road Ad-Hoc Committee Report.

Eatman recommended and motioned that 3a and 3b be deleted from the report as well as get direction from Village staff at the next meeting as to whether percentages should be applied to larger centers. The motion was seconded by Danos. The motion was unanimously approved by the members present.

Mr. Vivirito asked about the minimum lot area and width. He then asked if this would make his lot nonconforming. If you have B4, that's not going to change. He added that Section 4 and 5 prevents people from buying land, subdividing and creating piecemeal development.

5.0 Public Participation

There was no additional public participation.

6.0 Future Meeting Dates

Mr. Heniff then stated that he will contact the members for the next meeting date. He noted that the moratorium may need to be extended a short period of time while the regulations are reviewed.

Loran Eatman asked if the moratorium extension would affect anyone trying to develop.

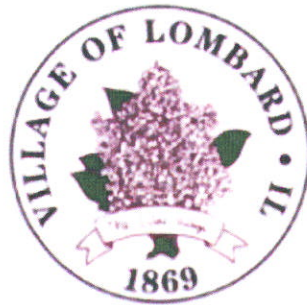
Mr. Heniff replied that there are no major permits on hold with the Village awaiting the end of the moratorium.

7.0 Adjournment

The meeting adjourned at 5:30 p.m.

Village of Lombard

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



Meeting Minutes

Wednesday, August 15, 2007

4:00 PM

Village Hall - Community Room

Roosevelt Road Corridor Ad-hoc Committee

*Trustee Rick Soderstrom - Chair, Trustee Dick Tross - Alternate Chair
Gus Danos, Frederick Schmidt, Loran Eatman, William Vivirito, Fida Shallwani,
Ron Mensching, Char Miller, Darlene Bartt, Ronald Olbrysh, Ray Shuda and Bill
Salzman.
Staff Liaison: William Heniff*

1.0 Call to Order and Roll Call

Alternate Chairperson Richard Tross called the meeting to order at 4:15 p.m.

Present: Alternate Chairperson Richard J. Tross, Frederick Schmidt, Loran Eatman, Fida Shallwani, Ron Mensching, Char Miller, Ronald Olbrysh and Bill Salzman

Absent: Chairperson Rick Soderstrom, Gus Danos, William Vivirito, Darlene Bartt and Ray Shuda

Also in attendance: Waheed Saeed; William Heniff, Senior Planner and Staff Liaison to the Committee; and Michael Toth, Associate Planner.

2.0 Approval of Minutes

On a motion by Schmidt and seconded by Eatman, the minutes from the July 16, 2007 meeting were unanimously approved by the members present.

3.0 New Business

William Heniff began the discussion by reviewing a final memorandum regarding the draft report. He stated that today's meeting would be a final review of the memo and other items. Mr. Heniff mentioned that the Ordinance establishing the moratorium provided three directives:

A. Whether a new zoning district classification should be created for the Roosevelt Road Corridor or whether an overlay district should be established;

The draft Report identifies the goals, rationale and a recommendation to create a new B4A District, as recommended by the Committee.

B. The permitted and conditional uses that are/should be allowed within the Roosevelt Road Corridor;

This item is addressed within the report as part of Goal 1 established by the Committee. The Committee undertook a land use ranking analysis to identify the most and least desirable land uses within the Corridor based upon a number of established factors. The companion methodology was also included within the report. He referenced the zoning use table noting the changes proposed in the report.

He then discussed potential tools to regulate service uses. Recognizing that some of the uses are more desirable than others, staff initially proposed a cap on the percentage (25%) of service uses on a given site, with any increases above the threshold level to be considered a conditional use. At the July 16, 2007 meeting, the Committee recommended not to include a cap on service uses, but offered the possibility of a cap on larger shopping centers.

He referenced a table noting the pros and cons for each one of the regulatory tools, including:

- 1. Prohibiting a greater number of non-retail uses from the corridor in their entirety;*
- 2. Reconsidering a percentage cap on service businesses;*
- 3. Offer a generic recommendation in the Report that directs the Village to pursue policies that advance the concept that retail commercial is the preferred use for the Corridor, with the implementation strategies and tools to be set forth as part of a further review.*
- 4. Recommend retail promotional efforts.*

As the table will demonstrate, each option does have limitations. However, the Committee should recommend those options that can guide development in a manner that is consistent with the goals set forth by the Committee.

Staff also reviewed the request to consider the application of the 25% cap to larger centers only. In review of the Corridor, only three shopping centers/areas exceeded 100,000 square feet in size (Dania, High Point and Lombard Pines). Each of these properties is anchored by a large retail commercial tenant. In review of the percentages, these sites readily meet the proposed 25% service limitation. In past meetings, the Committee had generically stated that shopping centers were more desirable than strip commercial centers. The 25% limitation also provides an incentive to develop centers with anchor retail tenants. Staff believes that such a regulation only for these centers is not as desirable, as the regulation would have limited effect on large centers.

Ron Olbrysh stated that he likes a percentage cap for service uses. He then asked if the percentage goes above 25%, would it still be considered a conditional use. William Heniff replied, yes.

Mr. Heniff then discussed Gus Danos' concern with the cap on service uses raised at previous meetings. Loran Eatman recommended that the group voted to remove the cap on service uses. Mr. Eatman explained that if the percentage of service use within a commercial center exceeds 25%, it would be considered a conditional use. Mr. Eatman stated that the market has not created excessive service uses and as a whole is in compliance with the desired 25% threshold. He added that service benefits from retail and vice-versa. Mr. Eatman then mentioned that large developments may have more control up front than smaller centers.

William Heniff stated that new centers do require certain negotiations to achieve the affect one currently sees along the Corridor. Mr. Heniff then mentioned the 100 block of West Roosevelt Road and how the strip centers may never directly redevelop because it would fall back to the regular Zoning Ordinance.

Mr. Olbrysh then asked about the current percentage of service uses within the corridor. Mr. Heniff handed out service percentage analysis. He added that the larger commercial centers have a larger retail percentage. Mr. Heniff then explained that the question is how to address the smaller centers that have no anchor tenants. Mr. Heniff then referred the group to the earlier minutes to explain the differences between strip centers and retail centers. He added that the service percentage cap will encourage larger tenants within the Corridor.

Alternate Chairperson Tross stated that he sees the service percentage cap as forcing people to jump through more hoops. He then discussed certain service businesses currently located along the Corridor. He added that everyone should look at the Corridor as it is right now to see what is going up. Alternate Chairperson Tross then used Gus Danos' properties as an example.

Ron Olbrysh stated that there is a fine line between service and retail uses.

Alternate Chairperson Tross stated that it makes it difficult to decide who should be allowed and who should not be allowed. He then discussed sales tax issues and added that there needs to be a clear distinction between service uses and retail uses. He also stated that if you don't want a certain use; list it as a conditional use.

Loran Eatman directed the group to check the permitted and conditional use list.

Alternate Chairperson Tross stated that the earlier meetings discussed the different desired and undesired use types. He added that he is playing devil's advocate. He then posed the question - why do we want to make something permitted and then limit it by percentage.

Mr. Heniff stated that they would be dividing up the uses cumulatively. He added that we need to look at each individual property cumulatively - the happy median approach.

Frederick Schmidt referred the group to the permitted/conditional use chart. He asked if the group can pick and choose from list.

Loran Eatman stated that thriving retail uses would be better than thriving service uses. He added that Gus Danos has the best rents and it is heavy on service uses. He declared that the market conditions have taken care of the use types. He added that you can project rents to determine what type of use will come in.

Alternate Chairperson Tross stated that most new developments are going to end up before Plan Commission anyway. He explained that they will have to go through the Plan Commission process (signage, setbacks, parking, etc) to only find out that their service use won't work. He added that this should be presented on use list, not as a percentage.

Mr. Olbrysh indicated that he now preferred the use list. He added that maybe we shouldn't put a cap on service uses.

William Heniff discussed planned developments and their relationship with use types. He added that through a planned development agreement you can come up with a permitted use list, which can be negotiated up front. He then stated that they give us the uses we desire and we give them zoning relief.

Mr. Eatman added that the Plan Commission should not determine what society wants. He then mentioned that Roosevelt Road has become a plethora of restaurants, many of which won't make it. He then stated that he doesn't see how the Plan Commissions can determine what will be located along corridor.

Mr. Olbrysh stated that the group shouldn't enforce more conditions upon people.

Mr. Eatman stated that use pre-negotiations should occur up front.

Mr. Salzman stated that it is better to have a service tenant than nothing.

Mr. Heniff then noted the ordinance requirement to review the bulk regulations, signage and landscaping criteria that should be applicable within the Roosevelt Road Corridor. He stated that the B4A District directly promotes larger scale developments or forces planned developments. He added that the advantage would be that it would minimize the number of non-conformities. He added that this would be a new concept given the new zoning, but anything on the property would be legal nonconforming, but any new developments would need to conform.

Alternate Chairperson Tross stated that demo lots may not meet bulk requirements, which is an advantage of the new zoning. He stated that some properties are already nonconforming.

Mr. Heniff stated that we don't want to take all development rights away. He added that Dunkin Donuts sought relief for lot size, which made the property function more efficiently.

He then stated that the Revised Appendix D is shown, which was modified per the committee's request.

Alternate Chairperson Tross stated that he is not going to move on the 25% service cap. Instead he declared that they need to review permitted uses. He added that the only uses you have prohibited are banks, which all require conditional uses anyway. He added that nothing has changed on the permitted use list.

He then sought to clarify that bakeries should be a permitted use. Mr. Heniff then clarified the distinction between bakery and food manufacturing. He added that brew pubs make beer, but is the context of the use that matters.

Mr. Heniff then stated that there is one final step for the draft report consideration, which would be recommendation to the Board of Trustees. He then asked the Committee if there were any more issues which needed to be addressed.

Mr. Eatman stated that Lombard has done a great job at policing uses up to this point.

4.0 Unfinished Business

Roosevelt Road Development Moratorium

Request to approve the Roosevelt Road Ad-Hoc Committee Report.

It was moved by Schmidt, seconded by Eatman, that this matter be recommended to the Board of Trustees for approval. The motion carried by the following vote:

Aye: 7 - Schmidt, Eatman, Shallwani, Mensching, Miller, Olbrysh and Salzman

Absent: 5 - Soderstrom, Danos, Vivirito, Bartt and Shuda

Alternate Chairperson Tross asked if there is a need for business assistance within the Corridor. He stated that there is currently nothing in the Report to help the business man. He added that there is a demonstrated need for maintenance on the public side of business areas. He then mentioned funding for public improvements. He then cited examples within the Corridor that could be in need of assistance. There are programs available for the downtown and for the Yorktown area (the Business Improvement District), but Roosevelt Road has no programs available at this time.

Mr. Schmidt asked if the original motion of approval could be removed. Mr. Heniff stated that the Village could explore more options.

Roosevelt Road Development Moratorium

Request to approve the Roosevelt Road Ad-Hoc Committee Report.

It was moved by Schmidt, seconded by Eatman, that this matter be recommended to the Board of Trustees for approval with the original motion being amended to include provisions to have the Village explore economic incentives within the Corridor. The motion carried by the following vote:

Aye: 7 - Schmidt, Eatman, Shallwani, Mensching, Miller, Olbrysh and Salzman

Absent: 5 - Soderstrom, Danos, Vivirito, Bartt and Shuda

5.0 Public Participation

There was no additional public discussion.

6.0 Future Meeting Dates

No future meetings planned.

7.0 Adjournment

The meeting adjourned at 5:19 p.m.

Appendix F

Roosevelt Road Corridor Ad-hoc Committee Public Meeting/Open House Public Comments

Upon completion of the first draft of the draft report, the Committee held a public meeting/open house to solicit comments regarding the Corridor and the recommendations included within the draft report. The public comments consisted of the following:

Traffic

1. Better control of traffic
2. Traffic concerns at Roosevelt/Ahrens
3. Intersection concerns at Main, Finley, Highland, Fairfield and Meyers Roads
4. Left turns on arrow only
5. Do not increase Roosevelt Road to six lanes
6. Review peak traffic demand for streets crossing Roosevelt Road

Other Transportation

1. Increase size of pedestrian walk signals; provide better warning to pedestrians regarding turning vehicles
2. Plans should address public transportation needs (both level of service and demand for service by employers and for employees)

Aesthetics

1. Improve appearance of retail centers
2. Poor appearance of billboards and signs
3. Increase green spaces and trees in parking lots
4. Keep signage moderate in size
5. Automatic changeable signs can be acceptable if designed to be aesthetically pleasing

Adjacent Property Impacts

1. Limit retail lights from lighting up adjacent residential properties.

Land Use

1. Religious Institutions should be considered desirable uses within the Corridor

Future Development

1. Concerns regarding the future development of 850 E. Roosevelt Rd. (loss of open space, flooding, impacts on neighboring residential properties)

General

1. Support for the Roosevelt Road corridor planning process.

Appendix G

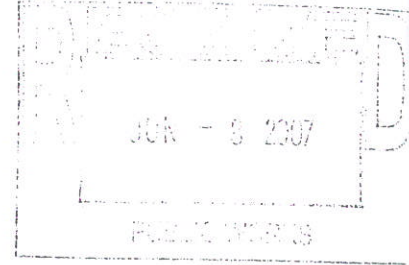
IDOT Corridor Intersection Review

CD
Copy



Illinois Department of Transportation

Division of Highways/Region One / District One
201 West Center Court/Schaumburg, Illinois 60196-1096



RT 1 (D) IL 38 General – Lombard

June 4, 2007

Mr. Wesley B. Anderson
Director of Public Works
Village of Lombard
255 East Wilson Avenue
Lombard, IL 60148

Dear Mr. Anderson:

This is in response to your request for a safety review of the signalized intersections along the Illinois 38 corridor within the Village of Lombard.

The Illinois Department of Transportation's Division of Traffic Safety is responsible for compiling crash records for Illinois highways. Data from the individual Illinois Traffic Crash Report is entered in a statewide crash records system. The records system summarizes the data and allows for various types of crash statistics to be produced.

In the past, high accident locations have been identified along state highways based on crash frequency, crash rate, and/or crash severity which may have resulted in locations based strictly on total number of crashes and not necessarily due to severity of the crashes being identified. As part of the Highway Safety Improvement Program (HSIP) introduced in the Federal Transportation Reauthorization Safe Accountable Flexible Efficient Transportation Equity Act – A Legacy for Users (SAFETEA-LU), the Department will identify those locations exhibiting the most severe safety needs based on crashes, injuries, deaths, traffic volume levels, and other relevant data. Locations within the Illinois 38 corridor are not included on the current list of locations identified within District 1 based on 1999-2003 crash data.

We have, however, completed a review of the 2000-2004 crash data for several intersections along Illinois 38 including Finley Road, Main Street, Highland Avenue, Fairfield Avenue and Meyers/Westmore Avenue. We offer the following comments regarding each location.

- IL 38 at Finley Road – The crash data indicates the predominate crash type at this intersection is rear end collision on all approaches. A 12-hour manual traffic count conducted at this intersection determined that left turn volumes for the westbound and northbound approach exceeds 300 vehicles/hour for multiple hours of the day. In addition, the right turn volumes for the eastbound and northbound movements also exceed 200 vehicles/hour for multiple hours of the day. These movements often exceed the available capacity of the individual turn lanes provided at this intersection. Based on the existing volumes, future roadway improvements should consider construction of dual left turn lanes along both IL 38 and Finley Road. In addition, extension of the existing right turn lanes should be considered. Such improvements would require a major capital improvement project. The Department does not have funding for an intersection improvement included in its FY 2008-2013 Highway Improvement Program. Proposed intersection improvements will need to compete for funding availability among similar improvement needs throughout the region. Given the current fiscal constraints, the Department has little flexibility to add intersection improvements to our multi-year program at this time.
- IL 38 at Main Street – The crash data indicates the majority of crashes at this intersection are rear end, sideswipe same direction or left turning crashes along east-west IL 38. A 2001 east-west left turning crash resulted in a fatal injury at this location. The 12-hour manual traffic count conducted at this intersection indicates that the east-west left turn movements here are significantly lower than at the Finley intersection. One option to reduce the potential for east-west turn collisions would be to restrict IL 38 left turn phasing to left turn on arrow only (LTOAO) phasing. Limiting this movement will result in the need to provide additional left turn storage along IL 38 which may be possible within the existing median along the roadway. However, detailed preliminary engineering is needed to evaluate impacts and scope of improvement. For example, existing driveway access at or immediately adjacent to the intersection may need to be closed or modified to right-in/right-out operation in conjunction with longer left turn lanes. An additional improvement to extend the existing westbound right turn lane along IL 38 could also be considered as part of preliminary engineering for this intersection although right of way acquisition may be needed to accommodate a longer right turn lane. The scope of proposed improvements is considerably less than those identified for the Finley intersection. We will investigate the possibility of this location meeting the eligibility requirements for funding as part of the Highway Safety Improvement Program (HSIP). If this improvement does not qualify for HSIP funding, any proposed improvements will need to compete for funding availability among similar improvement needs throughout the region.

- IL 38 at Highland Avenue – A review of the crash data for this intersection indicates that a majority of the crashes involve east-west rear end collisions or east-west left turning collisions. Peak hour traffic counts indicate that the westbound and northbound left turn movements exceed the capacity of a single left turn lane. In addition, there is a high northbound right turn volume. This intersection is operating beyond its designed capacity. Geometric improvements such as the addition of a second westbound left turn would benefit operations. Preliminary engineering would be needed to develop a detailed scope of work. The current multi-year highway program does not include funding for improvements at this location. However, we will continue to monitor this location.
- IL 38 @ Fairfield Ave – A preliminary review of the crash history for this intersection does not indicate a high frequency of crashes or crashes resulting in severe injuries. The predominate collision type is a rear end crash which is typical for a signalized intersection. Traffic signal operations for the north and south legs of Fairfield Ave are split phased due to northbound dual left turn lane along Fairfield and lack of corresponding roadway width on north leg of intersection. The crash data does not indicate a pattern of crashes involving the north-south traffic. However, this signal sequence of operation is less efficient for overall intersection capacity.
- IL 38 at Westmore-Meyers Rd – A review of the crash data for this intersection indicates that a majority of the crashes involve rear end or left turning collisions. Hourly traffic counts indicate that the left turn movements at this intersection approach or exceed 200 vehicles for multiple hours of the day. In addition, there is a high westbound right turn volume. This intersection is operating beyond its designed capacity. Construction of dual left turn lanes including conversion of left turn phasing to left turn on arrow only is recommended as well as construction of a westbound right turn lane. Preliminary engineering would be needed to develop a detailed scope of work. The current highway program does not include funding for improvements at this location. However, we will continue to monitor this location.

In addition to specific location improvements discussed above, access management practices should be implemented to reduce the numerous driveway cuts along IL 38, especially those located within close proximity to intersections.

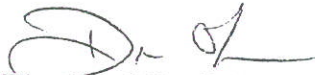
Consolidation of access drives to locations where exclusive left and right turn lanes can be developed will reduce the potential for rear end collisions along IL 38. As existing properties redevelop and future roadway improvements are planned, access points should be evaluated and configured to reduce the total number of driveways accessing IL 38.

Mr. Wesley B. Anderson
Village of Lombard
June 4, 2007
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Traffic signals along IL 38 are included as part of closed loop traffic signal system. The intent of the system is to move the high volume of through traffic on IL 38 in both directions as efficiently as possible while minimizing stops. Lack of turning capacity at numerous intersections may reduce the efficiency of vehicle progression along IL 38. In addition, the numerous access driveways along IL 38 also degrade overall system operation as decelerating vehicles slow down the platoon of traffic moving along IL 38. The Department actively monitors signal system operations to ensure they perform as efficiently as possible given existing constraints. We will continue to monitor IL 38 operations. As a corridor type safety improvement, we will recommend the existing IL 38 traffic signals be modified to provide LED signals for improved visibility. Funding for this signal work has not been identified, but we will consider this work as part of a future Highway Safety Improvement Program. This project will compete with other candidate safety projects within District One.

If you have any questions or need additional assistance, please contact Lisa Heaven-Baum, Traffic Programs Engineer, at (847) 705-4158.

Very truly yours,



Diane M. O'Keefe, P.E.
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