

**Lombard Veterinary Hospital
244 E. St. Charles Rd**

- 1. Conditional Use**
- 2. Map Amendment**
- 3. Planned Development**
- 4. Variation**

VII. STANDARDS FOR CONDITIONAL USES

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all conditional uses of the Lombard Zoning Ordinance.

Condition use request for Animal Hospital and Kennel Use in a B5A District.

SECTION 155.103 (F)(8) OF THE LOMBARD ZONING ORDINANCE:

No conditional use shall be recommended by the Plan Commission unless it finds:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;

Lombard Veterinary Hospital has operated on the existing site since 1958. Business was disrupted by tornado damage that destroyed existing building. Since the tornado damage Lombard relocated to an offsite location at 1300 S Main St with the intent of rebuilding a new modern Animal Hospital on the original site. The proposed 2 story 17,000 sq ft Animal Hospital and Kennel Use will include similar operations to the original Hospital, and will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. This fact is evident by the successful and courteous operation of the business at the original site for over 50 years. This use has also operated without complaint at Main Street location since 2018.

2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;

The proposed Animal Hospital and Kennel Use will not substantially diminish or impair property values within the neighborhood in which it is located. This fact is evident by the successful and courteous operation of the business at the proposed original site for over 50 years. This use has also operated without complaint at the Main Street Location since 2018.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

The proposed Animal Hospital and Kennel Use will not impede the normal and orderly developments of the surrounding property for uses permitted in the district. The proposed planned development defines future compatible use as part of the PUD on the east side of the site. The proposed use is also replacing Animal Hospital and Kennel owned and operated by the owner petitioner since 1958 on the proposed site. Lombard Veterinary Hospital also successfully operates in a commercial center at Main Street location at 1300 S Main St.

4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;

The proposed plan provides for adequate public utilities, site access and drainage. Electrical utility will be re-routed as part of this project out to St Charles Road in lieu of current route through the middle of the property.

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

The proposed plan provides two access points onto St Charles with no access north to Windsor Ave. This avoids commercial traffic on Windsor Ave to minimize traffic on the interior public street.

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,

Comprehensive plan shows proposed parcels as community business which is consistent with the proposed Animal Hospital and Kennel Use. The proposed architecture is consistent with redevelopment goals defined in the comprehensive plan.

7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

The proposed conditional use conforms to the applicable regulations of the B5A district in which it is located, other than requested variation for fence buffer location requirement between residential and commercial.

VII. STANDARDS FOR CONDITIONAL USES

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all conditional uses of the Lombard Zoning Ordinance.

Conditional use request for outside service areas including 2 relief yards on west side of building and 2 outdoor dog play yards on the north side of the building.

SECTION 155.103 (F)(8) OF THE LOMBARD ZONING ORDINANCE:

No conditional use shall be recommended by the Plan Commission unless it finds:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;

Lombard Veterinary Hospital has operated on the existing site since 1958. Business was disrupted by tornado damage that destroyed existing building. Since the tornado damage Lombard relocated to an offsite location at 1300 S Main St with the intent of rebuilding a new modern Animal Hospital on the original site. The proposed 2 story 17,000 sq ft Animal Hospital and Kennel Use will include similar operations to the original Hospital including outside pet relief yards and outdoor play yards, and will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. This fact is evident by the successful and courteous operation of the business at the original site for over 50 years.

2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;

The proposed outdoor yard use will not substantially diminish or impair property values within the neighborhood in which it is located. This fact is evident by the successful and courteous operation of the business at the proposed original site for over 50 years including outdoor service areas similar to those proposed. Use of these areas will be supervised at all times.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

The proposed outdoor yard use will not impede the normal and orderly developments of the surrounding property for uses permitted in the district. The proposed planned development defines future compatible use as part of the PUD on the east side of the site. The proposed use is also replacing Animal Hospital and Kennel owned and operated by the owner petitioner since 1958 on the proposed site.

4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;

The proposed plan provides for adequate public utilities, site access and drainage. Electrical utility will be re-routed as part of this project out to St Charles Road in lieu of current route through the middle of the property.

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

The proposed plan provides two access points onto St Charles with no access north to Windsor Ave. This avoids commercial traffic on Windsor Ave to minimize traffic on the interior public street.

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,

Comprehensive plan shows proposed parcels as community business which is consistent with the proposed Animal Hospital and Kennel Use and outdoor service areas. The proposed architecture is consistent with the redevelopment goals defined in the comprehensive plan.

7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

The proposed conditional use conforms to the applicable regulations of the B5A district in which it is located, other than requested variation for fence buffer location requirement between residential and commercial.

VII. STANDARDS FOR CONDITIONAL USES

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all conditional uses of the Lombard Zoning Ordinance.

Conditional use request for two principal structures on a lot of record

SECTION 155.103 (F)(8) OF THE LOMBARD ZONING ORDINANCE:

No conditional use shall be recommended by the Plan Commission unless it finds:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;

The development of the site includes consolidation of 8 parcels with a resulting planned development of 2 principal buildings being proposed. Currently there are three principal buildings including the existing Veterinary Hospital which is being demolished due to storm damage. Plans for the project include demolition of remain 2 buildings. The existing 4 curb cuts on to St. Charles will be reduced to 2 curb cuts. Proposed development including 2 principal structures will improve public health, safety, and general welfare and will not be detrimental to morals or comfort.

2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;

The development of the site includes consolidation of 8 parcels with a resulting planned development of 2 principal buildings being proposed. Currently there are three principal buildings including the existing Veterinary Hospital which is being demolished due to storm damage. Plans for the project include demolition of remain 2 buildings. The existing 4 curb cuts on to St. Charles will be reduced to 2 curb cuts. The proposed development including 2 principal structures will not diminish and impair property values in the vicinity. Removal of old out of date and non-code compliant structures and replacement with new up to date and code buildings with architectural detail consideration will be a major improvement.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

The planned development provides means for orderly development and improvement of the property and will not impede development of neighboring property.

4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;

The proposed plan provides for adequate public utilities, site access and drainage. Electrical utility will be re-routed as part of this project out to St Charles Road in lieu of current route through the middle of the property.

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

The proposed plan provides two access points onto St Charles with no access north to Windsor Ave. This avoids commercial traffic on Windsor Ave to minimize traffic on the interior public street.

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,

Comprehensive plan shows proposed parcels as community business which is consistent with the proposed Animal Hospital and Kennel Use and outdoor service areas. The proposed architecture is consistent with the redevelopment goals defined in the comprehensive plan.

7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

The proposed conditional use conforms to the applicable regulations of the B5A district in which it is located, other than requested variation for fence buffer location requirement between residential and commercial.

VIII. STANDARDS FOR MAP AMENDMENTS (REZONINGS)

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all map amendments (rezonings) of the Lombard Zoning Ordinance.

Map Amendment to change zoning district from B2 to B5A.

Purpose statement. The B5A Downtown Perimeter District is intended to be a transition between the downtown and other commercial areas that accommodates all retail, service, and specialty shops and necessary civic services characteristic of the traditional central area in a pedestrian environment while also recognizing compatible automotive land uses

SECTION 155.103 (E)(8)(a) OF THE LOMBARD ZONING ORDINANCE:

Where a map amendment is proposed, the Plan Commission shall make findings based upon the evidence presented to it in each specific case with respect to, but not limited to, the following matters:

1. Compatibility with existing uses of property within the general area of the property in question;
The proposed use and redevelopment is the same as the current.

B2 and B5A include similar use restrictions. The proposed site on St. Charles is a good candidate for downtown perimeter District based on location and surrounding area.

2. Compatibility with the zoning classification of property within the general area of the property in question;

The compatibility of the existing zoning B2 and B5a is good with similar use restrictions. Reduced front yard setbacks allow project to be more pedestrian-focused along St Charles.

3. The suitability of the property in question to the uses permitted under the existing zoning classification;

The suitability of the property in question to the uses permitted is good due to the fact that the existing B2 Zoning is generally less restrictive than B5a and also is a districted with consideration to nearby residential.

4. Consistency with the trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification;

The trend is to create transition downtown perimeter districts and the proposed zoning map change to B5A is consistent with the Village of Lombard planning goals.

5. The compatibility of the surrounding property with the permitted uses listed in the proposed zoning classification;

The suitability of the property in question to the uses permitted is good due to the fact that the existing B2 Zoning is generally less restrictive than B5a and also is a districted with consideration to nearby residential.

6. The objectives of the current Comprehensive Plan for the Village of Lombard and the impact of the proposed amendment of the said objectives;

The trend is to create transition downtown perimeter districts and the proposed zoning map change to B5A is consistent with the Village of Lombard planning goals.

7. The suitability of the property in question for permitted uses listed in the proposed zoning classification.

The suitability of the property in question to the uses permitted is good due to the fact that the existing B2 Zoning is generally less restrictive than B5a and also is a districted with consideration to nearby residential.

IX. STANDARDS FOR PLANNED DEVELOPMENTS

The following is an excerpt from the Lombard Zoning Ordinance. A detailed response to all of these standards should be provided for all requests for Planned Developments.

SECTION 155.508 (A) (B) (C) OF THE LOMBARD ZONING ORDINANCE

Except as provided below, no planned development shall be approved unless the Village Plan Commission and the Village Board find that the development meets the standards for conditional uses, and the standards set forth in this Section. Notwithstanding the foregoing, the Village Board may approve a planned development which does not comply with these standards or with the standards for conditional use, if the Board finds that the application of such standards, to the development being considered, would not be in the public interest.

A. General Standards

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

The proposed development complies with regulations of the district except as requested variation for buffer yard fence location modification.

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

The PUD plans for adequate sanitary sewage and potable water facilities connected to the public utility.

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

The Community Service Veterinary Hospital and Kennel use is consistent with the recommendations of the comprehensive plan of the village.

4. That the proposed planned development is in the public interest and is consistent with the purposes of this Zoning Ordinance.

The proposed planned development provides plan for the redevelopment of old outdated existing structures and is consistent with the purposes of this zoning Ordinance

5. That the streets have been designed to avoid:

- a. Inconvenient or unsafe access to the planned development;
- b. Traffic congestion in the streets which adjoin the planned development;
- c. An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned development.

Site access to the PUD has been designed to provide two access points onto St. Charles and limit no access on to Windsor Avenue to the north. This provide convenient and safe access to site but limits burden of traffic onto Windsor Avenue, residential street.

XI. STANDARDS FOR VARIATIONS

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all variations of the Lombard Zoning Ordinance and Lombard Sign

Request Variation from the following: 155.707B(3)B1, B2, B5 and B5A Districts. Within required transitional landscape yards the following improvements shall be required:

(a) Except within a front or corner side yard, a solid fence, the design of which shall be subject to the approval of the Director of Community Development, shall be provided along the entire length of the landscape yard. Such fence shall be six feet in height and shall be located not less than eight feet from the lot line and shall conform to [§ 155.205](#) of this Chapter.

Request for fence, six feet in height to be located not less than 6" from lot line in lieu of 8'.

Ordinance.

SECTION 155.103.C.7 OF THE LOMBARD ZONING ORDINANCE:

The regulations of this ordinance shall not be varied unless findings based on the evidence presented are made in each specific case that affirms each of the following standards:

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

Due to existing Residential property fences along property line 8' off set of buffer fence would create area between fences that would be difficult to maintain. Variation permit buffer fence to be located along property line and to maximize buffer landscaping and improved maintenance of said buffer.

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

Existing residential fence line creates a unique condition to the property that is not generally applicable to other property with-in the same zoning classification.

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

The purpose of the variation is not based on financial gain but is based on improved safety and maintenance with elimination of 8' gap between fence lines.

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

The difficulty and hardship has not been created by any person presently having interest in the property but is created by existing conditions of adjacent fence on adjacent residential property.

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

The granting of the variation will not be detrimental to the public well fare but will offer better safety and maintenance to property immediately adjacent to residential property.

6. The granting of the variation will not alter the essential character of the neighborhood; and,

Moving the required buffer fence will not alter the essential character of the neighborhood.

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

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

XI. STANDARDS FOR VARIATIONS

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all variations of the Lombard Zoning Ordinance and Lombard Sign

Request Variation from the following:

153.507 - B5A Downtown Perimeter District requirements.

(B) (6) Freestanding signs, in accordance with the provisions set forth in [Section 153.216](#). In addition, no freestanding sign shall be erected or maintained within the B5A District unless it meets all of the following requirements.

(b)Area:(i)No freestanding sign shall exceed **20 square feet in sign surface area** unless specifically regulated below.

(B)(17) Wall signs, in accordance with the provisions of [Section 153.242](#). In addition, no wall sign shall be erected or maintained in any B5A District unless it also meets all of the following requirements:

(b) *Area*: The total sign area of all wall signs on a single parcel of property, shall not exceed one time the lineal front footage of the property per façade of street front exposure upon which the sign or signs are to be mounted excepting that each legitimate business shall be entitled to a minimum of 25 square feet of sign surface area. **The total sign surface area of all signs shall not exceed 50 square feet.**

- 1. Variation Request for free standing sign area of 30 sf per side in lieu of max 20 square feet.**
- 2. Variation Request for Wall Sign area of including 2 wall signs for a total max area of 100 square feet in lieu of max 50 square feet.**

Ordinance.

SECTION 155.103.C.7 OF THE LOMBARD ZONING ORDINANCE:

The regulations of this ordinance shall not be varied unless findings based on the evidence presented are made in each specific case that affirms each of the following standards:

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

The project includes consolidation of 8 lots resulting in a larger than typical lot in the B5A District. Requested variation from area for freestanding signs and wall signs matches what the current max sign area is for the existing B2 zoning district, (50s.f. for Freestanding signs and 100 sf for wall signs). The proposed signage allows the business to be adequately identified from both east and west bound traffic on St. Charles Road.

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

The conditions are unique to the property because the project includes consolidation of 8 lots resulting in a larger than typical lot in the B5A District. Requested variation from area for freestanding signs and wall signs matches what the current max sign area is for the existing B2 zoning district, (50s.f. for Freestanding

signs and 100 sf for wall signs). **The proposed signage allows the business to be adequately identified from both east and west bound traffic on St. Charles Road.**

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

The purpose of the variation is not base primarily upon financial gain but is justified because the project includes consolidation of 8 lots resulting in a larger than typical lot in the B5A District and a longer than usual street frontage. Requested variation from area for freestanding signs and wall signs matches what the current max sign area is for the existing B2 zoning district, (50s.f. for Freestanding signs and 100 sf for wall signs). The proposed signage allows the business to be adequately identified from both east and west bound traffic on St. Charles Road.

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

The difficulty and hardship has not been created by any person presently having interest in the property but is created by consolidation of 8 lots resulting in a larger than typical lot in the B5A District and a longer than usual street frontage. Requested variation from area for freestanding signs and wall signs matches what the current max sign area is for the existing B2 zoning district, (50s.f. for Freestanding signs and 100 sf for wall signs). The proposed signage allows the business to be adequately identified from both east and west bound traffic on St. Charles Road.

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

The granting of the variation will not be detrimental to the public well fare. The proposed signs are proportional to the overall building elevations and are located safely behind the viewing triangle of the access drive.

6. The granting of the variation will not alter the essential character of the neighborhood; and,

The proposed signage will not alter the essential character of the neighborhood and is designed to complement the proposed architecture and downtown Lombard.

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

The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood. The proposed request does not exceed the allowed signage area under the existing B2 Zoning District.

BOUNDARY AND TOPOGRAPHIC SURVEY

PIN NO: 06-08-107-001
 PIN NO: 06-08-107-002
 PIN NO: 06-05-322-015
 PIN NO: 06-08-106-011
 PIN NO: 06-05-321-011
 PIN NO: 06-05-321-012
 PIN NO: 06-05-321-013
 PIN NO: 06-05-321-014

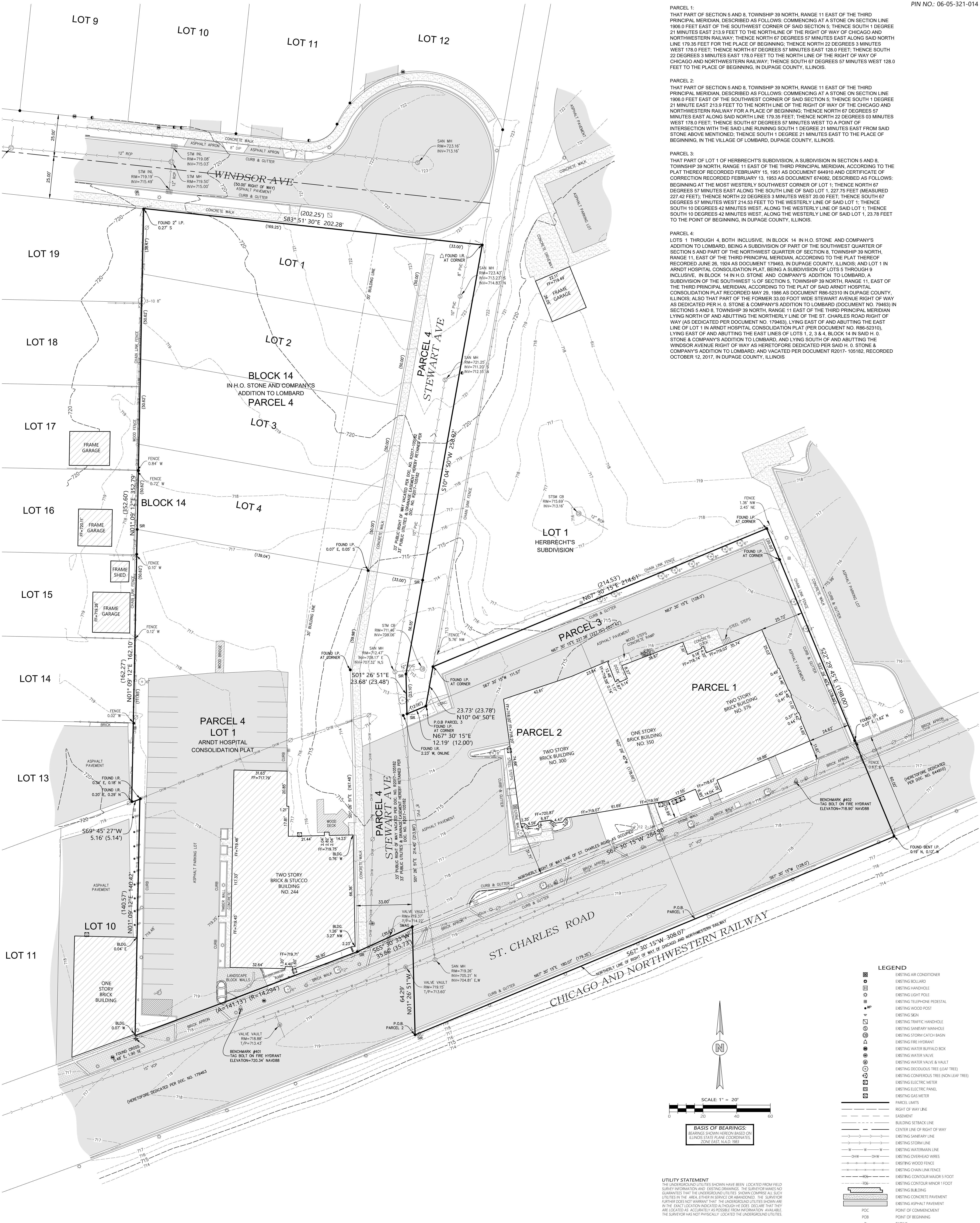
LEGAL DESCRIPTION

PARCEL 1:
 THAT PART OF SECTION 5 AND 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A STONE ON SECTION LINE 1906.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 1 DEGREE 21 MINUTES EAST 213.9 FEET TO THE NORTHLINE OF THE RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILWAY; THENCE NORTH 67 DEGREES 57 MINUTES EAST ALONG SAID NORTH LINE 179.35 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 22 DEGREES 3 MINUTES WEST 178.0 FEET; THENCE NORTH 67 DEGREES 57 MINUTES EAST 128.0 FEET; THENCE SOUTH 22 DEGREES 3 MINUTES EAST 178.0 FEET TO THE NORTH LINE OF THE RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILWAY; THENCE SOUTH 67 DEGREES 57 MINUTES WEST 128.0 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

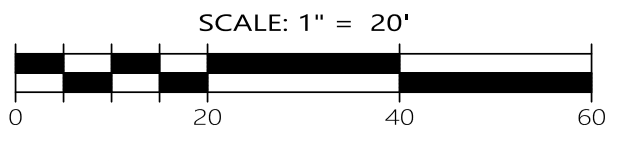
PARCEL 2:
 THAT PART OF SECTION 5 AND 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A STONE ON SECTION LINE 1906.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 1 DEGREE 21 MINUTE EAST 213.9 FEET TO THE NORTHLINE OF THE RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILWAY FOR A PLACE OF BEGINNING; THENCE NORTH 67 DEGREES 57 MINUTES EAST ALONG SAID NORTH LINE 179.35 FEET; THENCE NORTH 22 DEGREES 03 MINUTES WEST 178.0 FEET; THENCE SOUTH 67 DEGREES 57 MINUTES WEST TO A POINT OF INTERSECTION WITH THE SAID LINE RUNNING SOUTH 1 DEGREE 21 MINUTES EAST FROM SAID STONE ABOVE MENTIONED; THENCE SOUTH 1 DEGREE 21 MINUTES EAST TO THE PLACE OF BEGINNING, IN THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

PARCEL 3:
 THAT PART OF LOT 1 OF HERBRECHT'S SUBDIVISION, A SUBDIVISION IN SECTION 5 AND 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 13, 1953 AS DOCUMENT 674082, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF LOT 1; THENCE NORTH 67 DEGREES 57 MINUTES EAST ALONG THE SOUTH LINE OF SAID LOT 1, 227.75 FEET (MEASURED 227.42 FEET); THENCE NORTH 22 DEGREES 3 MINUTES WEST 20.00 FEET; THENCE SOUTH 67 DEGREES 57 MINUTES WEST 214.53 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 10 DEGREES 42 MINUTES WEST, ALONG THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 10 DEGREES 42 MINUTES WEST, ALONG THE WESTERLY LINE OF SAID LOT 1, 23.78 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4:
 LOTS 1 THROUGH 4, BOTH INCLUSIVE, IN BLOCK 14 IN H.O. STONE AND COMPANY'S ADDITION TO LOMBARD, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 26, 1928 AS DOCUMENT 179463, IN DUPAGE COUNTY, ILLINOIS; AND LOT 1 IN ARNDT HOSPITAL CONSOLIDATION PLAT, BEING A SUBDIVISION OF LOTS 5 THROUGH 9 INCLUSIVE, IN BLOCK 14 IN H.O. STONE AND COMPANY'S ADDITION TO LOMBARD, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ARNDT HOSPITAL CONSOLIDATION PLAT RECORDED MAY 29, 1986 AS DOCUMENT R86-52310 IN DUPAGE COUNTY, ILLINOIS; ALSO THAT PART OF THE FORMER 33.00 FOOT WIDE STEWART AVENUE RIGHT OF WAY AS DEDICATED PER H. O. STONE & COMPANY'S ADDITION TO LOMBARD (DOCUMENT NO. 79463) IN SECTIONS 5 AND 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF AND ABUTTING THE EAST LINE OF SAID ARNDT HOSPITAL CONSOLIDATION PLAT (PER DOCUMENT NO. R86-52310), LYING EAST OF AND ABUTTING THE EAST LINES OF LOTS 1, 2, 3 & 4, BLOCK 14 IN SAID H. O. STONE & COMPANY'S ADDITION TO LOMBARD, AND LYING SOUTH OF AND ABUTTING THE WINDSOR AVENUE RIGHT OF WAY AS HERETOFORE DEDICATED PER SAID H. O. STONE & COMPANY'S ADDITION TO LOMBARD; AND VACATED PER DOCUMENT R2017-105182, RECORDED OCTOBER 12, 2017, IN DUPAGE COUNTY, ILLINOIS.



- ### LEGEND
- EXISTING AIR CONDITIONER
 - EXISTING HANDHOLE
 - EXISTING LIGHT POLE
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING WOOD POST
 - EXISTING SIGN
 - EXISTING TRAFFIC HANDHOLE
 - EXISTING SANITARY MANHOLE
 - EXISTING STORM CATCH BASIN
 - EXISTING FIRE HYDRANT
 - EXISTING WATER BUFFALO BOX
 - EXISTING WATER VALVE
 - EXISTING WATER VALVE & VAULT
 - EXISTING DECIDUOUS TREE (LEAF TREE)
 - EXISTING CONIFEROUS TREE (NEEDLE LEAF TREE)
 - EXISTING ELECTRIC METER
 - EXISTING ELECTRIC PANEL
 - EXISTING GAS METER
 - PARCEL LIMITS
 - RIGHT OF WAY LINE
 - EASEMENT
 - BUILDING SETBACK LINE
 - CENTER LINE OF RIGHT OF WAY
 - EXISTING SANITARY LINE
 - EXISTING STORM LINE
 - EXISTING WATERMAIN LINE
 - EXISTING OVERHEAD WIRES
 - EXISTING WOOD FENCE
 - EXISTING CHAIN LINK FENCE
 - EXISTING CONTOUR MAJOR 5 FOOT
 - EXISTING CONTOUR MINOR 1 FOOT
 - EXISTING BUILDING
 - EXISTING CONCRETE PAVEMENT
 - EXISTING ASPHALT PAVEMENT
 - POINT OF COMMENCEMENT
 - POINT OF BEGINNING
 - RADIUS
 - ARC LENGTH OF CURVE
 - VITRIFIED CLAY PIPE
 - PVC
 - POLYVINYL CHLORIDE PIPE



BASIS OF BEARINGS:
 BEARINGS SHOWN HEREON BASED ON ILLINOIS STATE PLANE COORDINATES, ZONE EAST, NAD 83.

UTILITY STATEMENT
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THROUGH HIS DEED, DECLARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

811 Know what's below. **CALL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG**
 811 or 1-800-892-0123

STATE OF ILLINOIS
 COUNTY OF OGLE

WE, REGIONAL LAND SERVICES, LLC, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-007858-0010, DO HEREBY DECLARE THAT WE HAVE SURVEYED THE TRACT OF LAND SHOWN HEREON AND THIS PLAT IS A CORRECT REPRESENTATION OF SAID TRACT.

GIVEN UNDER MY HAND AND SEAL THIS 26TH DAY OF MAY A.D. 2022, AT ROCHELLE, ILLINOIS.

RUDY P. DIXON
 ILLINOIS PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 035-003832
 LICENSE EXPIRES NOVEMBER 30, 2022

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY.

REGIONAL LAND SERVICES
 9512 FOWLER ROAD
 ROCHELLE, ILLINOIS 61068
 PHONE: (618) 559-2260

CLIENT:
ADVANTAGE CONSULTING ENGINEERS
 80 MAIN STREET - SUITE 17, LEMONT, IL 60439
 PHONE: (1 847) 260-4758

NO.	DESCRIPTION	DATE
1	ADDITIONAL PARCELS ADDED	5/26/2022
2	ISSUED	2/6/2022

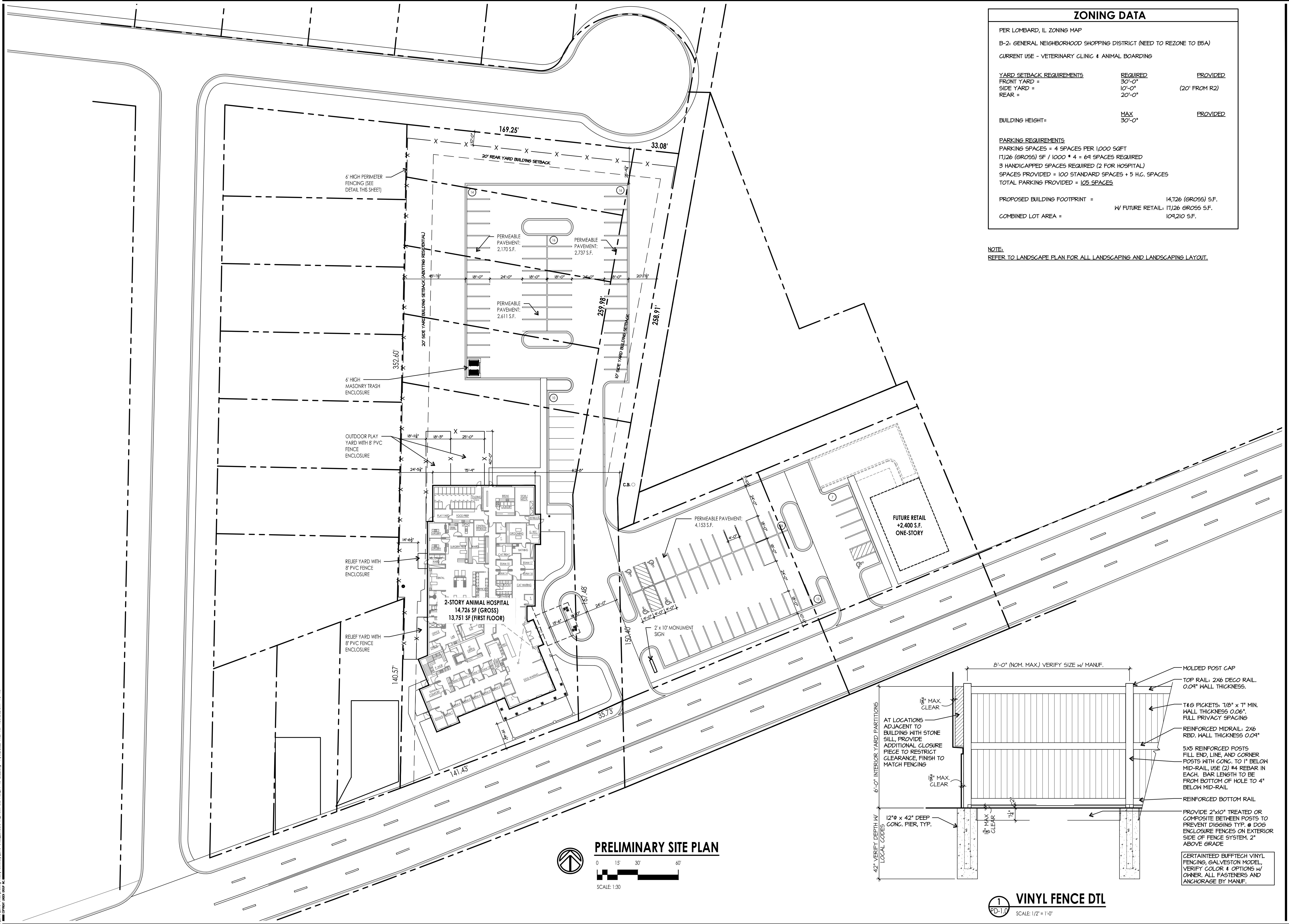
REV	DESCRIPTION	DATE
1	ADDITIONAL PARCELS ADDED	5/26/2022
2	ISSUED	2/6/2022

PROJECT NUMBER	DRAWN BY
220111	RWH

SCALE	CHECKED BY
1" = 20'	RPD

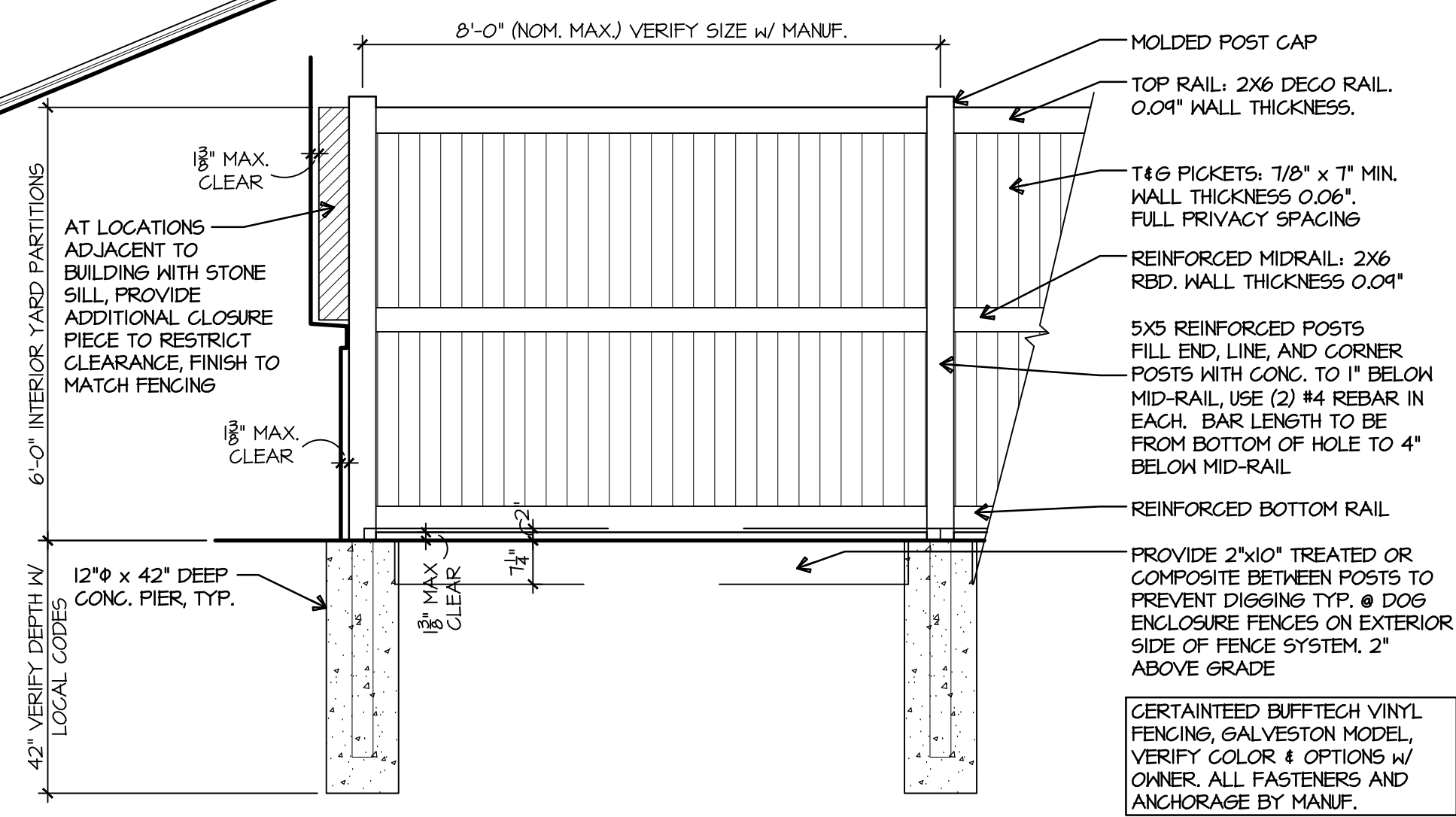
DATE	FIELD WORK COMPLETED
5/26/2022	5/26/2022

DATE	PROPERTY ADDRESS
5/12/2022	376 E ST. CHARLES ROAD LOMBARD, IL 60148



ZONING DATA		
PER LOMBARD, IL ZONING MAP		
B-2. GENERAL NEIGHBORHOOD SHOPPING DISTRICT (NEED TO REZONE TO B5A)		
CURRENT USE - VETERINARY CLINIC & ANIMAL BOARDING		
YARD SETBACK REQUIREMENTS		
FRONT YARD =	REQUIRED 30'-0"	PROVIDED 30'-0"
SIDE YARD =	10'-0"	(20' FROM R2)
REAR =	20'-0"	
BUILDING HEIGHT =		
	MAX 30'-0"	PROVIDED
PARKING REQUIREMENTS		
PARKING SPACES = 4 SPACES PER 1,000 SQFT		
17,126 (GROSS) SF / 1,000 * 4 = 64 SPACES REQUIRED		
3 HANDICAPPED SPACES REQUIRED (2 FOR HOSPITAL)		
SPACES PROVIDED = 100 STANDARD SPACES + 5 H.C. SPACES		
TOTAL PARKING PROVIDED = 105 SPACES		
PROPOSED BUILDING FOOTPRINT = 14,726 (GROSS) S.F.		
W/ FUTURE RETAIL: 17,126 @ GROSS S.F.		
COMBINED LOT AREA = 104,210 S.F.		

NOTE:
REFER TO LANDSCAPE PLAN FOR ALL LANDSCAPING AND LANDSCAPING LAYOUT.



PRELIMINARY SITE PLAN
SCALE: 1:30

VINYL FENCE DTL
SCALE: 1/2" = 1'-0"



ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
(708) 799-4400
WWW.LINDENGROUPINC.COM



14 W 361 S. Frontage Rd., Suite 106
Burr Ridge, IL 60527
(630) 734-0883

LOMBARD VETERINARY HOSPITAL
244 E. ST. CHARLES RD.
LOMBARD, IL 60148

DRAWN DESCRIPTION
DATE 08-05-2022 LE VILLAGE SUBMITTAL
10-03-2022 MM ZONING RESUBMITTAL

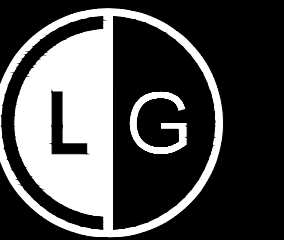
2019-0185
PROJECT NUMBER
08-05-2022
DATE
LE MM
DRAWN BY FINAL REVIEW

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SHEET TITLE
SITE PLAN

SHEET NUMBER
PD-1.0

PD-1.0 (2019-0185) Drawing Title: Preliminary Site Plan, Date: 11/20/2023, 11:27 AM, A500000011, PD-1.0
 COMPANY: LINDEN GROUP INC.



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SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER

A-4.0

GENERAL ELEVATION NOTES

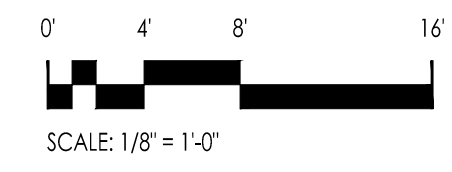
1. REFER TO FINAL PRODUCT SELECTION(S) MANUFACTURERS INSTALLATION INSTRUCTIONS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING ALL EXTERIOR FINISHES.
2. ELEVATION NOTES AND TAGS ARE TYPICAL FOR ALL SIMILAR MATERIALS ON SAME ELEVATION AND ALL FOUR SIDES OF BUILDING.
3. ALL EXTERIOR CAULKING AND FILLER MATERIAL TO MATCH THE COLOR(S) OF ADJACENT MATERIALS.
4. VERIFY ALL MATERIALS, COLORS, FINISHES, ETC. WITH OWNER/ARCHITECT PRIOR TO ORDERING OR BEGINNING CONSTRUCTION.
5. SEE SECTIONS ON SHEET A-5.0 FOR TYPICAL CONSTRUCTION NOTES AND DETAIL INFORMATION.
6. ALL WINDOWS SHALL BE JELD-WEN 2500 SERIES ALUM. CLAD WOOD FIXED CASEMENT WINDOWS (U.N.O.), COLOR: STORMY (CONFIRM COLOR WITH OWNER AND ARCHITECT).
7. SEE ELECTRICAL DRAWINGS FOR ALL EXTERIOR LIGHT LOCATIONS AND INFORMATION.
8. SEE ROOF PLAN FOR PROPOSED DOWN SPOUT LOCATIONS, VERIFY W/ SITE CONDITIONS AND STORM LOCATIONS.

ELEVATION TAG KEY

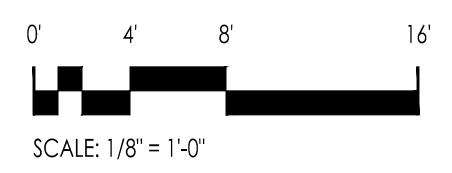
- 1 PRE-FINISHED STANDING SEAM METAL ROOF
- 2 ALUMINUM GUTTERS AND DOWNSPOUTS ON LP FASCIA AND VENTED SOFFITS (SEE GENERAL NOTE)
- 3 TYPICAL ALUMINUM CLAD WINDOWS W/ INSULATED GLASS
- 4 HARDIE FIBER CEMENT HORIZONTAL LAP SIDING, CORNER BOARDS & TRIM
- 5 8' HIGH PICKET FENCE
- 6 STONE SILL W/ WASH AND DRIP
- 7 NATURAL VENEER STONE
- 8 FACE BRICK
- 9 ENTRANCE DOORS W/ TEMPERED, INSULATED GLAZING, SEE DOOR SCHEDULE
- 10 38" HIGH ALUMINUM FENCE IN BLACK
- 11 TRTD 10"x10" POSTS W/ SIMPSON BASE & HEADER CONNECTIONS, W/ FIBER CEMENT WRAP / TRIM (VERIFY COLOR WITH OWNER AND ARCHITECT), MASONRY BASE, BASE FLASHING, & C.S. CAP
- 12 4" WINDOW LP TRIM, TYP.
- 13 STONE HEADER
- 14 WOOD TRELLIS
- 15 NOT USED
- 16 PRE-FINISHED ALUMINUM FLASHING
- 17 FIBER CEMENT TRIM
- 18 ASPHALT SHINGLE ROOFING
- 19 STOREFRONT GLAZING SYSTEM



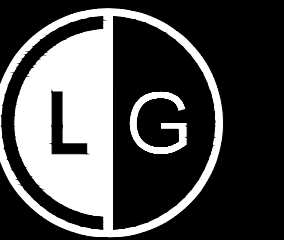
SOUTH ELEVATION



EAST ELEVATION



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HOSPITAL
244 E. ST. CHARLES RD.
LOMBARD, IL 60148

DATE 08-05-2022
DRAWN LE
DESCRIPTION VILLAGE SUBMITTAL ZONING RESUBMITTAL

2019-0185
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LE MM
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SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER

A-4.1

GENERAL ELEVATION NOTES

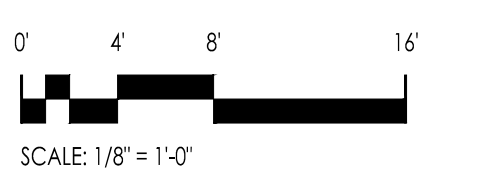
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7. SEE ELECTRICAL DRAWINGS FOR ALL EXTERIOR LIGHT LOCATIONS AND INFORMATION.
8. SEE ROOF PLAN FOR PROPOSED DOWN SPOUT LOCATIONS, VERIFY W/ SITE CONDITIONS AND STORM LOCATIONS.

ELEVATION TAG KEY

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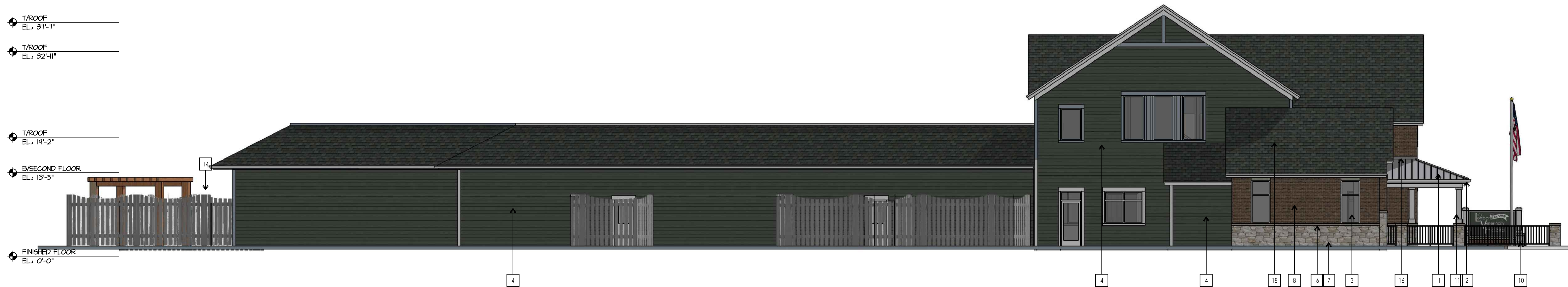


NORTH ELEVATION

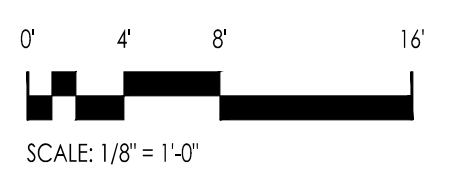


B/SECOND FLOOR
EL.: 13'-5"

FINISHED FLOOR
EL.: 0'-0"



WEST ELEVATION



T/ROOF
EL.: 37'-7"

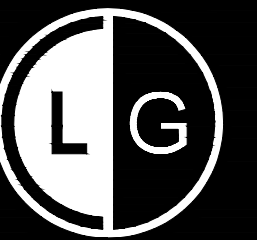
T/ROOF
EL.: 32'-11"

T/ROOF
EL.: 19'-2"

B/SECOND FLOOR
EL.: 13'-5"

FINISHED FLOOR
EL.: 0'-0"

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**LOMBARD VETERINARY
HOSPITAL**
244 E. ST. CHARLES RD.
LOMBARD, IL 60148

EXTERIOR SIGNAGE DATA

PER LOMBARD, IL ZONING ORDINANCE

FREE-STANDING SIGN REQUIREMENTS

HEIGHT =

AREA =

REQUIRED

6'-0" MAX.

20'-0" S.F. MAX.

PROVIDED

6'-0"

26.9'-0" S.F.

WALL SIGN REQUIREMENTS

AREA =

REQUIRED

25'-0" S.F. MIN

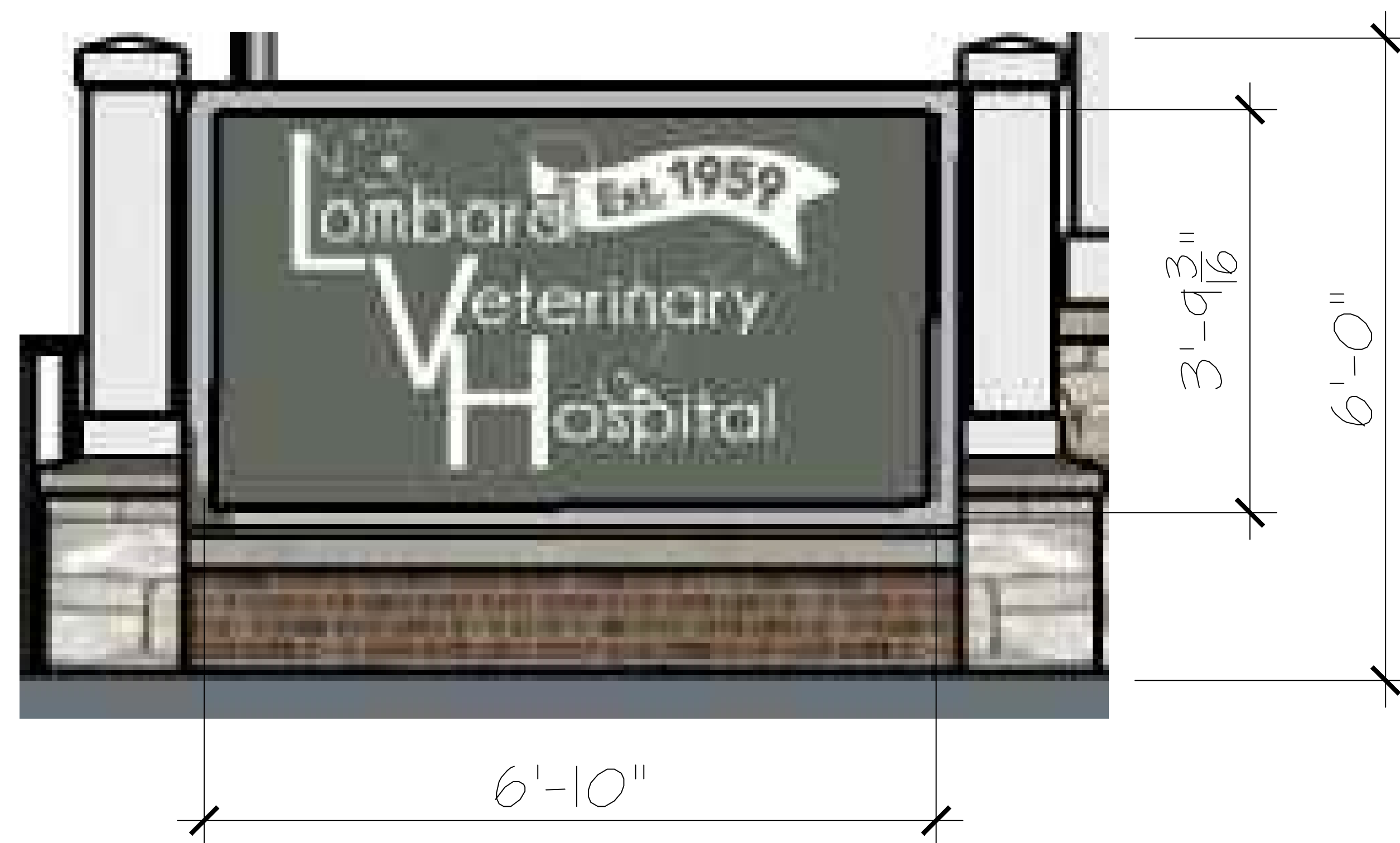
50'-0" S.F. MAX.

PROVIDED

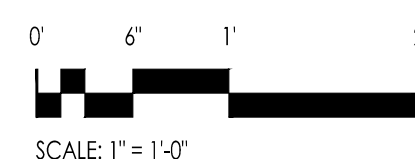
SIGN 1: 46.75'-0" S.F.

SIGN 2: 46.75'-0" S.F.

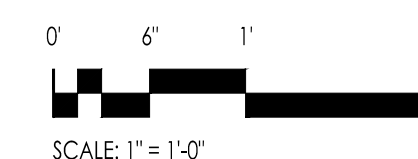
TOTAL: 93.5'-0" S.F.



2 FREE-STANDING SIGN
A-4.2



1 WALL SIGN
A-4.2



DATE 08-05-2022
DRAWN BY LE
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2019-0185
PROJECT NUMBER

08-05-2022
DATE

LE MM
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SHEET TITLE
SIGN ELEVATIONS

SHEET NUMBER

A-4.2

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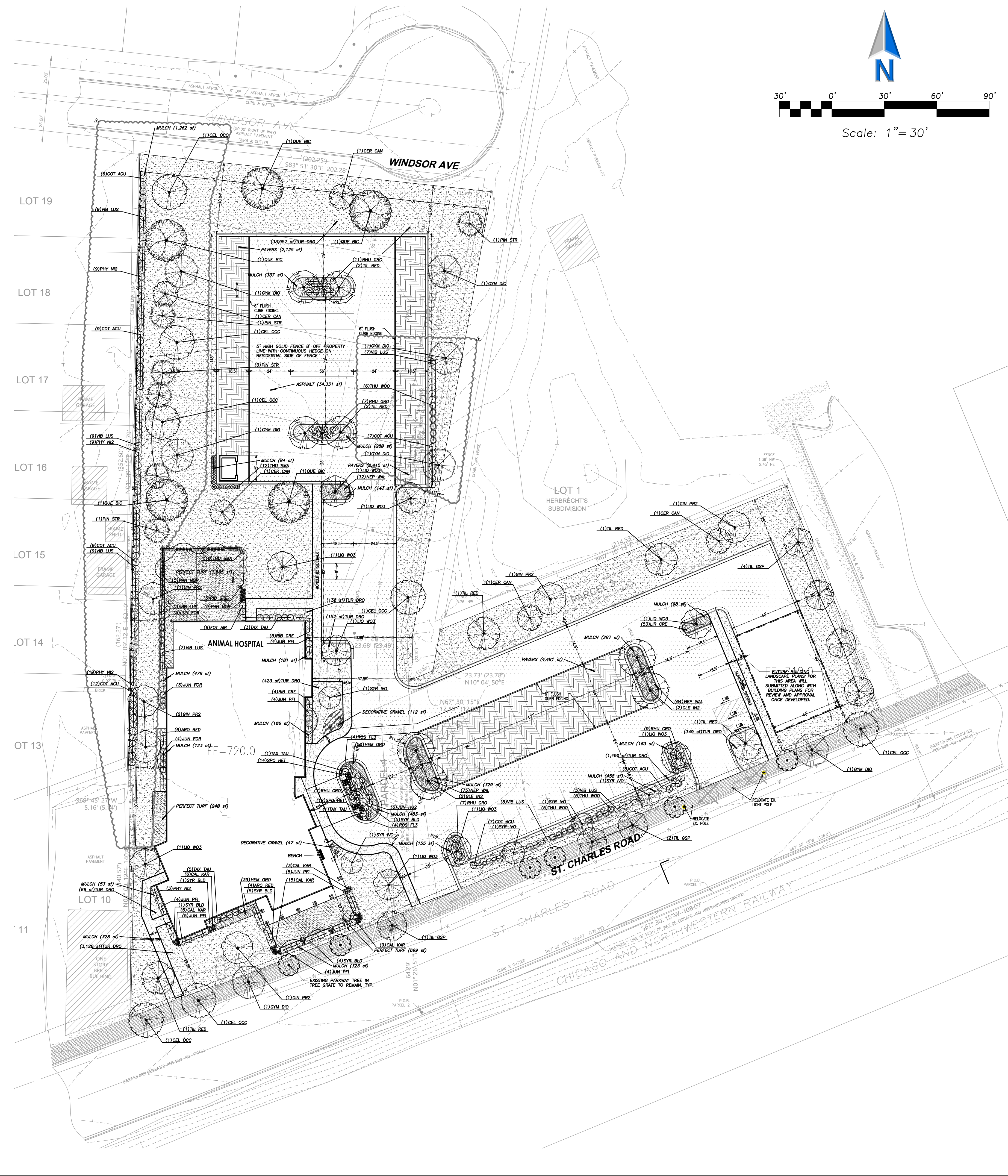
LOMBARD ANIMAL HOSPITAL



View 1



View 2



PLANT SCHEDULE

COND.	SIZE	QTY
CANOPY TREES		
B & B	2.5" CAL.	7
B & B	2.5" CAL.	6
B & B	2.5" CAL.	4
B & B	2.5" CAL.	7
B & B	2.5" CAL.	9
B & B	2.5" CAL.	5
B & B	2.5" CAL.	8
B & B	2.5" CAL.	7
EVERGREEN TREES		
B & B	8" HT.	6
UNDERSTORY TREES		
B & B	2" CAL.	5
B & B	2" CAL.	5
DECIDUOUS SHRUBS		
B & B	30" HT.	10
B & B	48" HT.	55
CONT.	24" HT.	6
B & B	36" HT.	31
B & B	18" HT.	41
B & B	24" HT.	14
CONT.	#3	8
CONT.	5 GAL.	16
B & B	48" HT.	54
EVERGREEN SHRUBS		
B & B	24" SPREAD.	29
B & B	24" SPREAD.	12
5 GAL.	24" SPREAD.	6
B & B	30" HT.	10
B & B	6" HT.	30
B & B	48" HT.	16
GRASSES		
CONT.	#1	38
CONT.	#1	24
CONT.	#1	26
GROUND COVERS		
CONT.	4" POTS	53
PERENNIALS		
CONT.	#1	89
CONT.	QUART	171
TURF GRASS		
COND.	SIZE	QTY
SEED	S.F.	39,695 SF

SITE MATERIALS SCHEDULE

	PERFECT TURF	2,804 SF
	DECORATIVE GRAVEL	159 SF
	MULCH	5,669 SF
	ASPHALT	34,331 SF
	PAVERS	9,021 SF

LANDSCAPE NOTES:

- PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
- ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
- ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
- ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/REPLACE AND UTILITY, PAVING, CURBING, ETC. WHICH IS DAMAGED DURING PLANTING OPERATIONS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
- ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
- ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, UNLESS OTHERWISE NOTED.
- ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE S75 OR APPROVED EQUAL.
- THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
- LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
- REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
- PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.

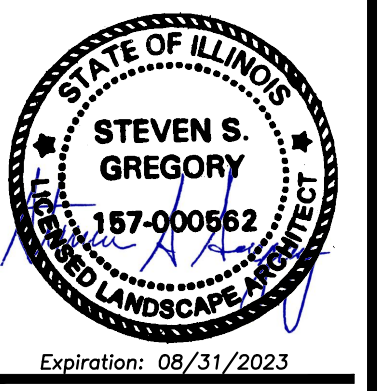


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LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
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LOMBARD VETERINARY HOSPITAL
244 E. ST. CHARLES RD.
LOMBARD, IL 60148



DATE: 08-04-2022
DRAWN: SSG
DESCRIPTION: VILLAGE SUBMITTAL
VILLAGE REVISIONS
11-22-2022 SSG

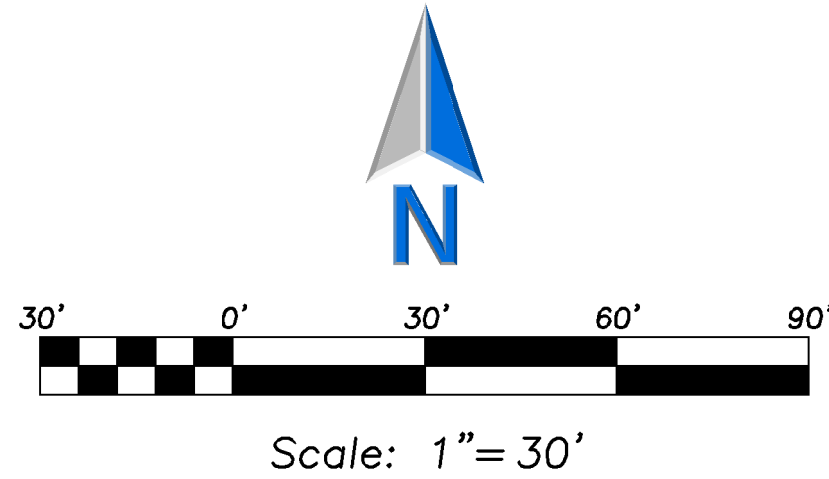
2019-0185
PROJECT NUMBER
01-25-2022
DATE
SSG
DRAWN BY
MM
FINAL REVIEW

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LANDSCAPE PLAN
SHEET TITLE

SHEET NUMBER
L-1.0

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PLANT SCHEDULE

COND.	SIZE	QTY
CANOPY TREES	BOTANICAL / COMMON NAME	
CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	7
GIN PR2	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY GINKGO	6
GLE IN2	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' / SUNBURST HONEYLOCUST	4
GVM DIO	GYMNOCADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	7
LQD W03	LIGUAMIBAR STRYACIFOLIA 'WOPPLESDON' / WOPPLESDON SWEET GUM	9
QUE BK	QUERCUS BICOLOR / SWAMP WHITE OAK	5
TIL RED	TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	8
TIL GSP	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	7
EVERGREEN TREES	BOTANICAL / COMMON NAME	
PIN STR	PINUS STROBUS / WHITE PINE	6
UNDERSTORY TREES	BOTANICAL / COMMON NAME	
GER CAN	CERIS CANADENSIS / EASTERN REDBUD	5
SYR W0	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	5
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	
ARO RED	ARONIA ARBUTIFOLIA / RED CHOKEBERRY	10
COT ACU	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	55
FOT AIR	FOTHERGILLA GARDENII 'MT. AIRY' / MOUNT AIRY FOTHERGILLIA	6
PHY N12	PHYSCARPUS OPULIFOLIUS / NINEBARK	31
RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	41
RIB GRE	RIBES ALPIMUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	14
ROS FL3	ROSA X 'FLOWER CARPET CORAL' / ROSE	8
SYR BLD	SYRINGA X 'SMSJBP' TM / BLOOMERANG DARK PURPLE LILAC	16
VIB LUS	VIBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD	54
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	
JUN PP1	JUNIPERUS CHINENSIS 'KALLAYS COMPACT' / KALLAY COMPACT PFITZER JUNIPER	29
JUN FOR	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	12
JUN HU2	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER	6
TAX TAU	TAXUS X MEDIA 'TAUNTON' / TAUNTON'S ANGLO-JAPANESE YEW	10
THU SMA	THUJA OCCIDENTALIS 'SMARAGO' / EMERALD GREEN ARBORVITAE	30
THU WOO	THUJA OCCIDENTALIS 'WOODWARDII' / WOODWARD ARBORVITAE	16
GRASSES	BOTANICAL / COMMON NAME	
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1
PAN NOR	PANICUM VIRGATUM 'NORTH WIND' / NORTHWIND SWITCH GRASS	24
SPO HET	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	26
GROUND COVERS	BOTANICAL / COMMON NAME	
LIR GRE	LIRIOPE SPICATA / CREEPING LILYTURF	53
PERENNIALS	BOTANICAL / COMMON NAME	
HEM ORO	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	89
NEP WAL	NEPETA X FASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	171
TURF GRASS	BOTANICAL / COMMON NAME	
TUR DRO	TURF SEED / DROUGHT TOLERANT TURF BLEND	39,695 SF

SITE MATERIALS SCHEDULE

	PERFECT TURF	2,804 SF
	DECORATIVE GRAVEL	159 SF
	MULCH	5,669 SF
	ASPHALT	34,331 SF
	PAVERS	9,021 SF

LANDSCAPE NOTES:

- PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
- ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
- ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
- ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/REPLACE AND UTILITY, PAVING, CURBING, ETC. WHICH IS DAMAGED DURING PLANTING OPERATIONS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
- ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
- ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUND COVER, UNLESS OTHERWISE NOTED.
- ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE S75 OR APPROVED EQUAL.
- THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
- LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
- REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
- PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.



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DATE: 05-04-2022
 DRAWN BY: SSG
 CHECKED BY: SSG
 DESCRIPTION: VILLAGE SUBMITTAL VILLAGE REVISIONS

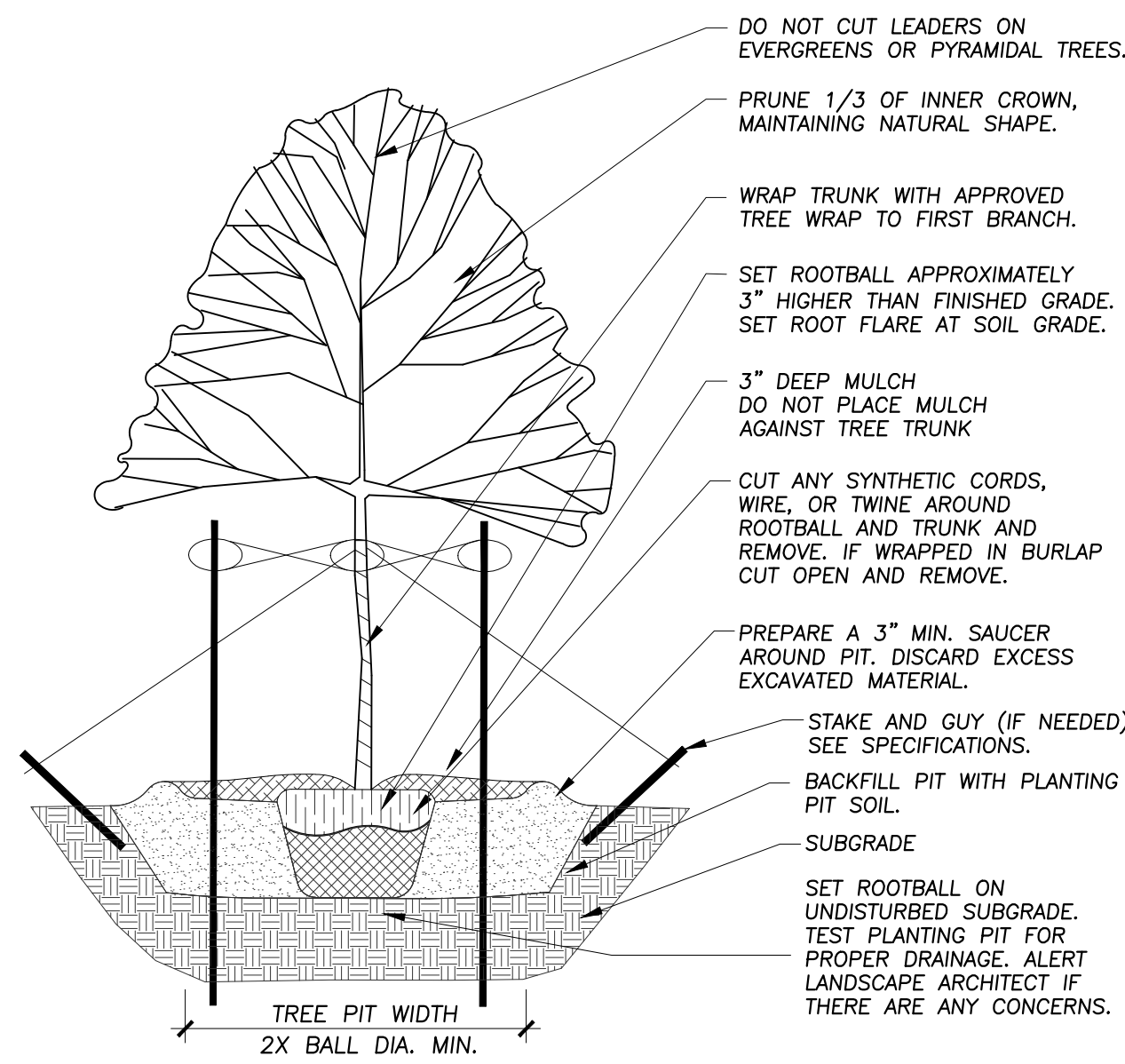
PROJECT NUMBER: 2019-0185
 DATE: 01-25-2022
 DRAWN BY: SSG
 FINAL REVIEW: MM

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LANDSCAPE PLAN
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L-1.0

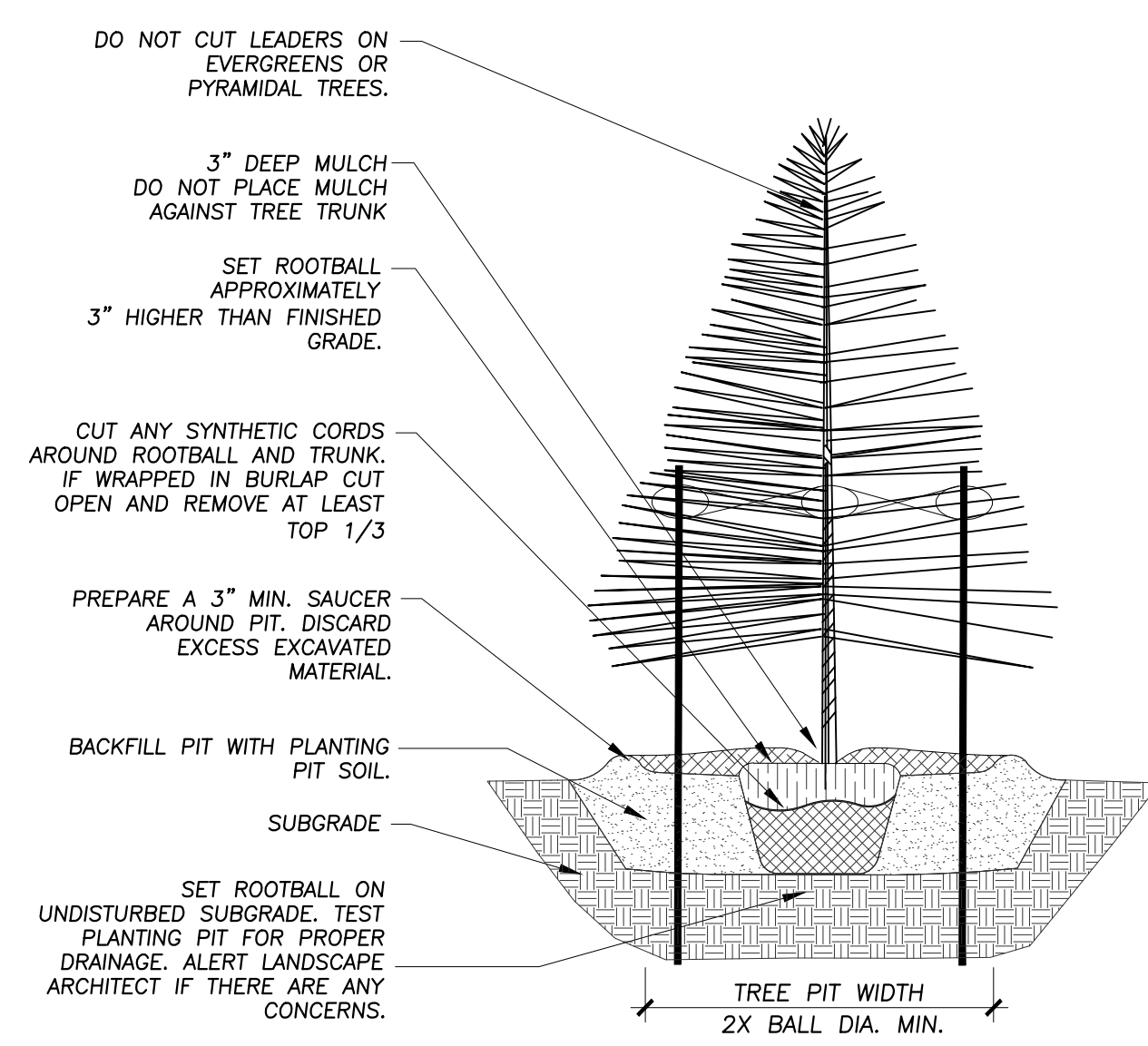
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 11/22/2022 5:05 PM STEVE GREGORY LANDSCAPE PLAN



1 TREE PLANTING DETAIL

Not To Scale

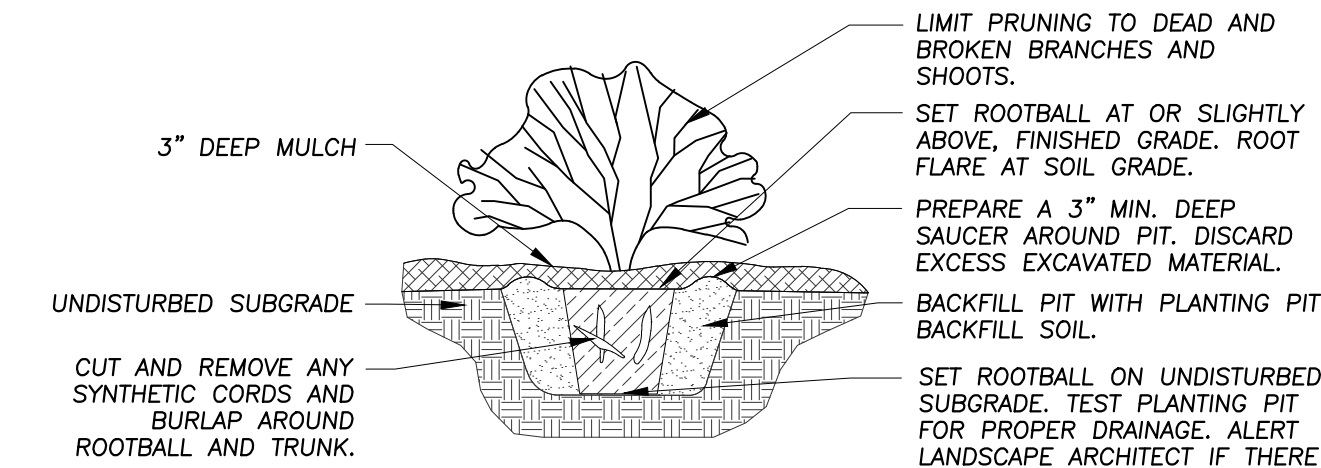
329343-01



2 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

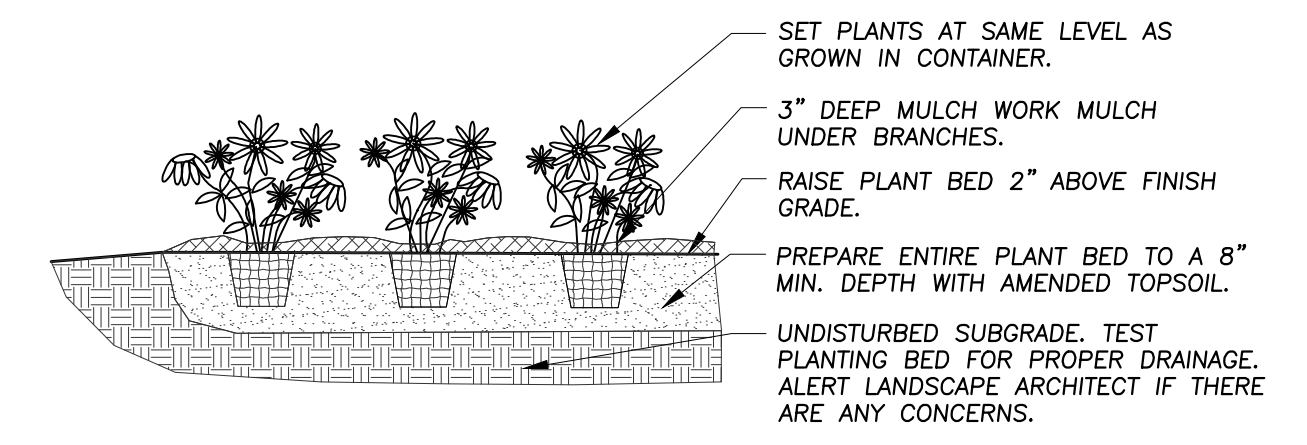
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3 SHRUB PLANTING DETAIL

Not To Scale

329333-01



4 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL

Not To Scale

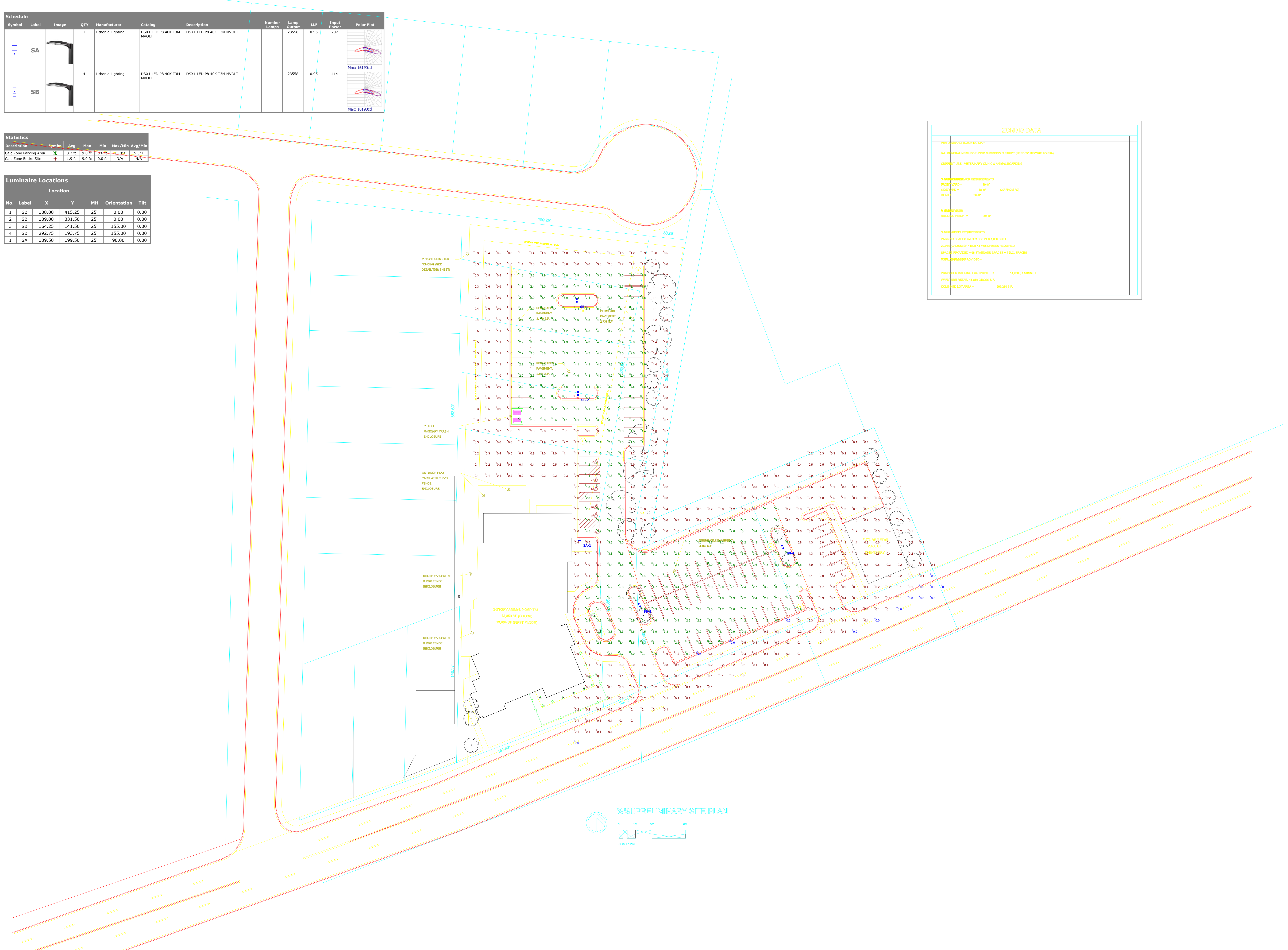
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Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
SA	SA		1	Lithonia Lighting	DSX1 LED P8 40K T3M MVOLT	DSX1 LED P8 40K T3M MVOLT	1	23558	0.95	207	
SB	SB		4	Lithonia Lighting	DSX1 LED P8 40K T3M MVOLT	DSX1 LED P8 40K T3M MVOLT	1	23558	0.95	414	

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone Parking Area	X	3.2 fc	9.0 fc	0.6 fc	15.0:1	5.3:1
Calc Zone Entire Site	+	1.9 fc	9.0 fc	0.0 fc	N/A	N/A

Luminaire Locations						
No.	Label	X	Y	MH	Orientation	Tilt
1	SB	108.00	415.25	25'	0.00	0.00
2	SB	109.00	331.50	25'	0.00	0.00
3	SB	164.25	141.50	25'	155.00	0.00
4	SB	292.75	193.75	25'	155.00	0.00
1	SA	109.50	199.50	25'	90.00	0.00

ZONING DATA	
FOR LOMBARD, IL ZONING MAP	
3-2 CENTRAL NEIGHBORHOOD SHOPPING DISTRICT (NEED TO REZONE TO B4)	
CURRENT USE - VETERINARY CLINIC & ANIMAL BOARDING	
SETBACK REQUIREMENTS	
FRONT YARD -	20'-0"
SIDE YARD -	10'-0" (07' FROM RD)
REAR -	20'-0"
MAXIMUM BUILDING HEIGHT -	30'-0"
MINIMUM REQUIREMENTS	
PARKING SPACES - 4 SPACES PER 1,000 SQFT	
3,000 SQ FT (8' X 100' X 4.00 SPACES REQUIRED)	
SPACES PER LEVEL - 36 STANDARD SPACES + 9 H.O. SPACES	
STANDARD SPACES PROVIDED -	
PROPOSED BUILDING FOOTPRINT -	14,989 GROSS S.F.
IF FUTURE DETAIL - 16,888 GROSS S.F.	
COMBINED LOT AREA -	100,210 S.F.



%%PRELIMINARY SITE PLAN
SCALE: 1/8\"/>

Plan View
Scale: 1\"/>