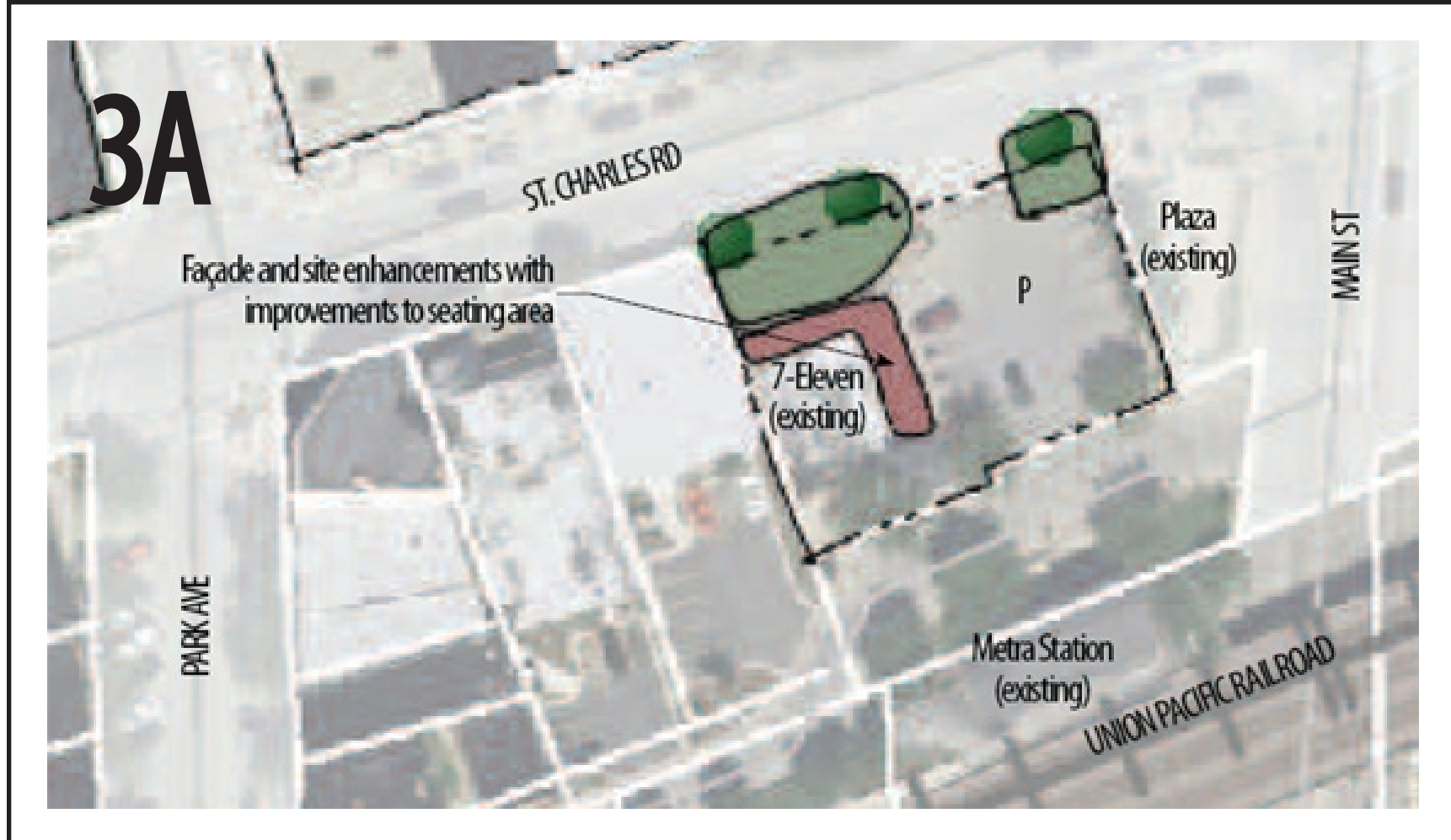


### Site 3: 7-Eleven Site

» Option 3A

Site Area	20,372 sq ft (0.47 acres)
Parcels	2 parcels
Site Improvements	Façade and site enhancements with improvements to seating area along St. Charles Rd
Existing Uses	7-Eleven Surface parking Plaza (adjacent) Metra Station (adjacent)

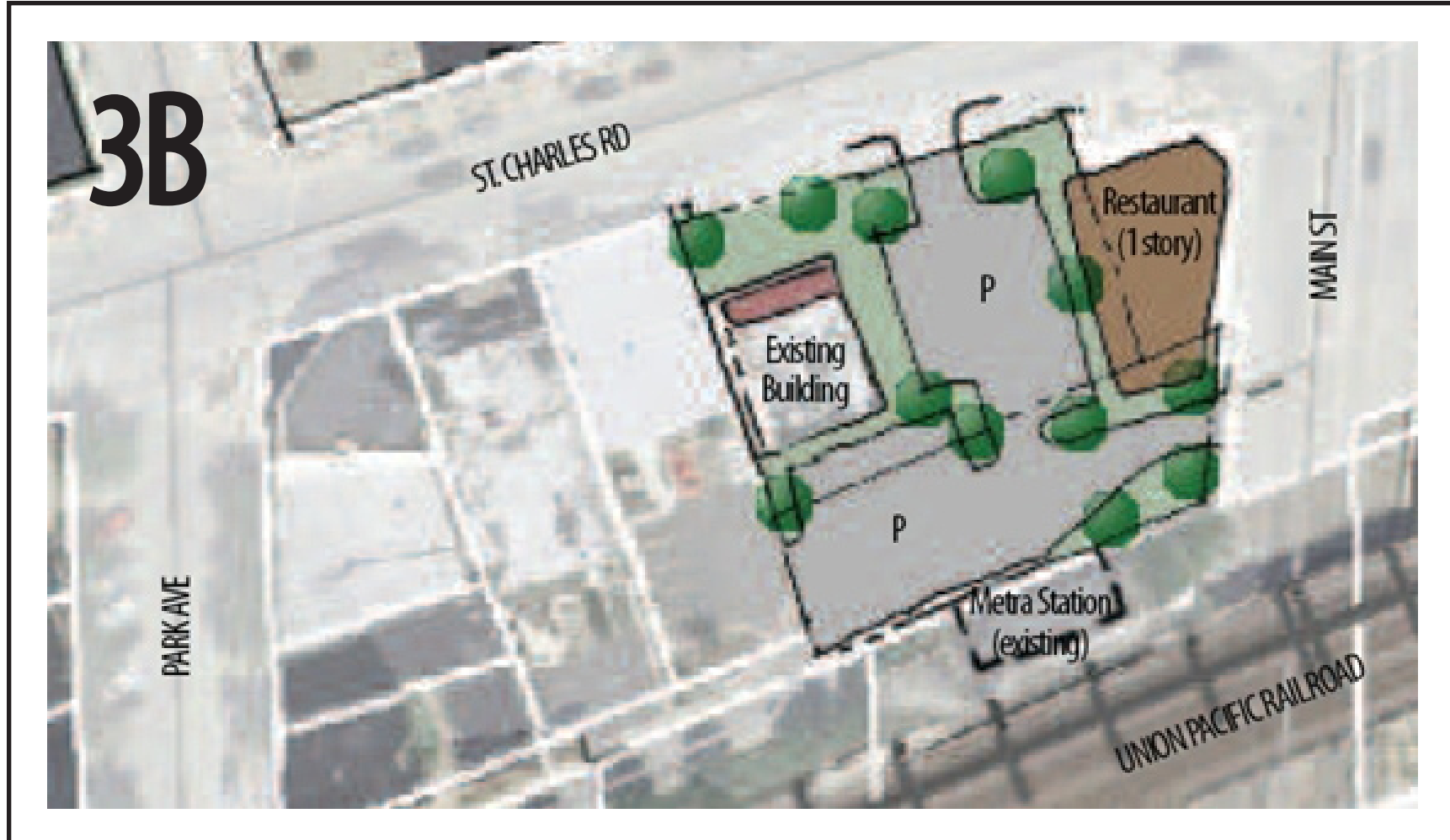


» Description of Approach

The current 7-Eleven building and adjacent parking remains in tact in this option. This concept recognizes the value of maintaining the 7-Eleven use as a viable/active retail business bringing people downtown. Because the re-development of the site will be costly, the concept plan proposes modest improvements to the building, the seating area along St. Charles Road, and the parking lot to enhance the appearance of the site.

» Option 3B

Site Area	20,372 sq ft (0.47 acres)
Parcels	2 parcels
Site Improvements	Façade and site enhancements with improvements to seating area along St. Charles Rd
Restaurant	1-story building 3,600 sq ft (entire building)
Existing Uses	7-Eleven Surface parking Plaza (adjacent) Metra Station (adjacent)



» Description of Approach

This option explores the option of relocating the current "Tribute Plaza" sculpture park to a location farther west along St. Charles Road or in the proposed civic plaza on Site 1. The size of the current plaza space and its location limit its usefulness and desirability as a high quality public space. In place of the plaza, a new 1-story building is introduced, preferably as a restaurant space. The parking remains and is reconfigured to serve the existing building (whether it remains a 7-Eleven store or some other use).

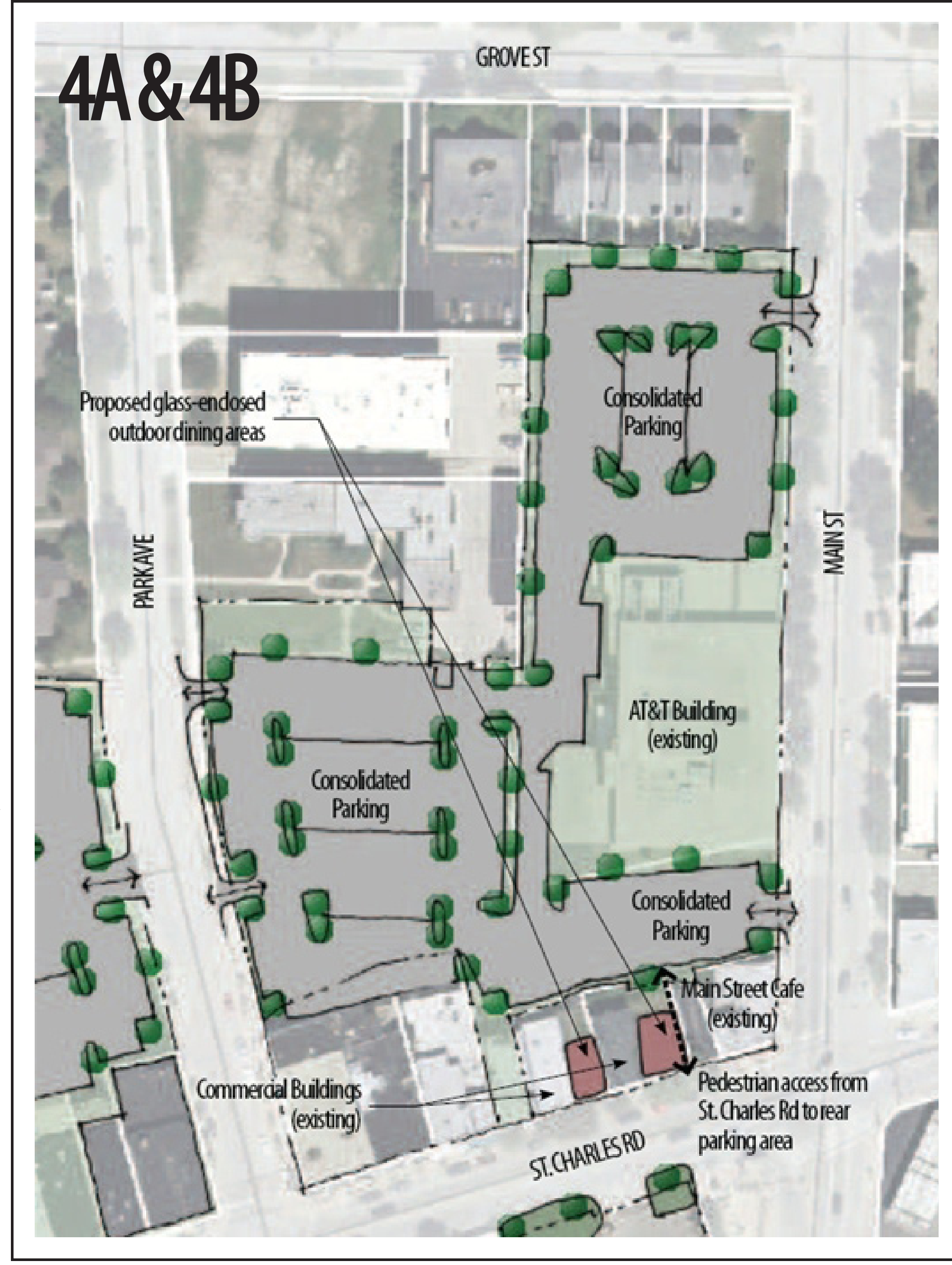
### Site 4: 10-14W. St. Charles Rd Site

» Options 4A & 4B

Site Area	7,754 sq ft (0.18 acres)
Parcels	2 parcels
Site Improvements	Façade and site enhancements with garden cafés to support outdoor dining
Existing Uses	Vacant commercial building Law office Undeveloped open space on each parcel
Notes	Potential for a consolidated parking area serving Site 4 and adjacent businesses

» Description of Approach

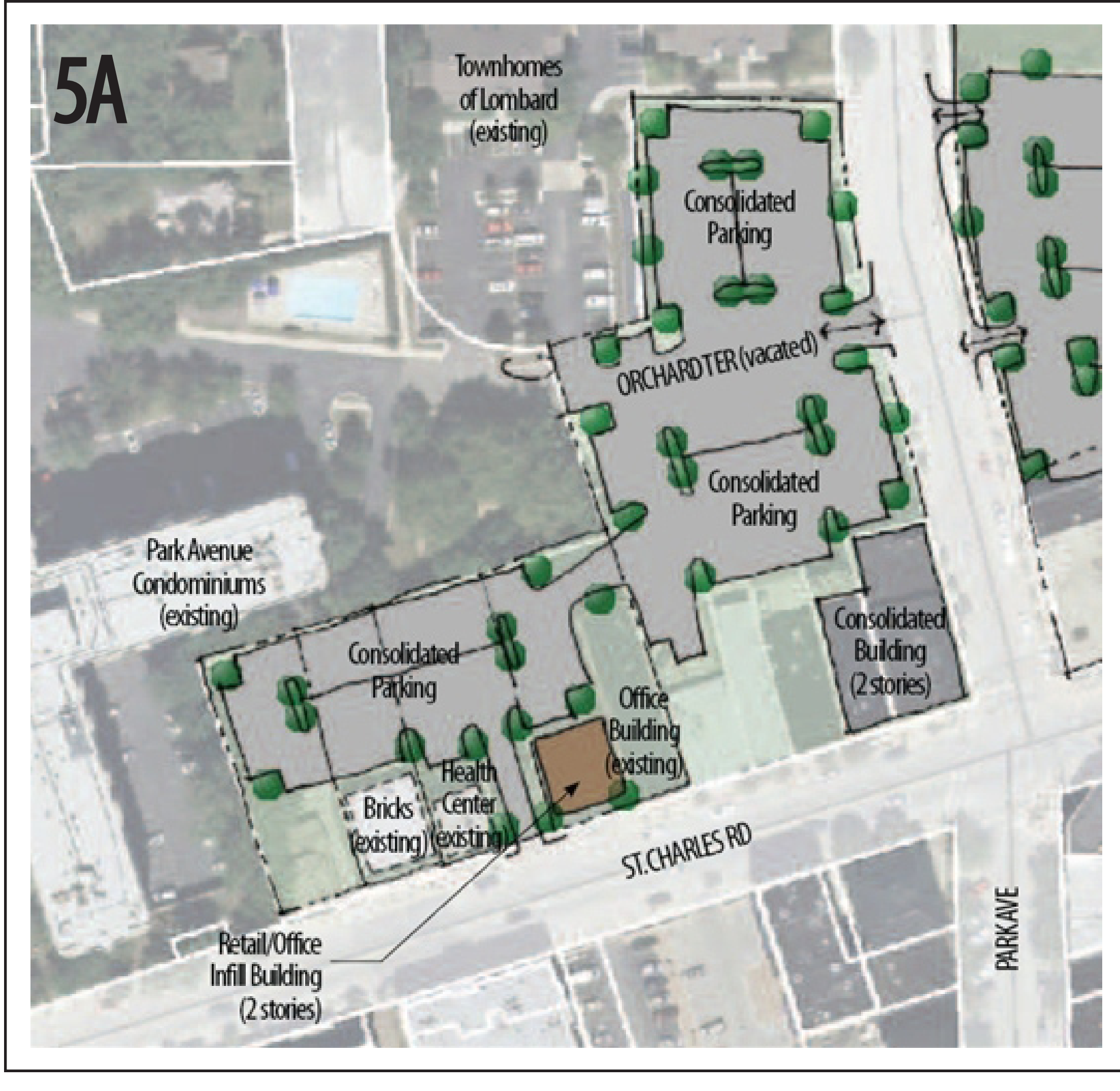
The concept for this site proposes retaining the buildings and the open space provided by the current vacant lots to accommodate garden cafés and the potential for a glass enclosed, all-season expansion to the adjacent buildings, which would allow for a year-round glass-enclosed "outdoor" dining experience. Existing buildings will benefit from improved façades and site enhancements. To enhance the pedestrian accessibility of the site, a sidewalk or pedestrian access path should be provided from St. Charles Road to the rear parking area.



### Site 5: 118-134W. St. Charles Rd Site

» Option 5A

Site Area	36,755 sq ft (0.84 acres)
Parcels	4 parcels
Site Improvements	Façade enhancements for health center and accounting/insurance office
Retail / Office (infill) or Expansion of accounting/ insurance office	2-story building (infill) 5,000 sq ft (entire infill building) 2,500 sq ft (per story; infill building) 4,800 sq ft (existing office space)
Consolidated Commercial Building (104-106W. St. Charles Rd)	2-story building (consolidated) 13,000 sq ft (entire building) 6,500 sq ft (per story; both buildings)
Existing Uses	Lombard Family Health Center MU Vandembroucke Accounting State Farm Insurance Vacant commercial buildings Surface parking
Notes	Potential for a consolidated parking area serving Site 5 and adjacent businesses; consolidation would require vacation of Orchard Terrace (but still maintain through access to Park Avenue Condos and the Townhomes of Lombard)

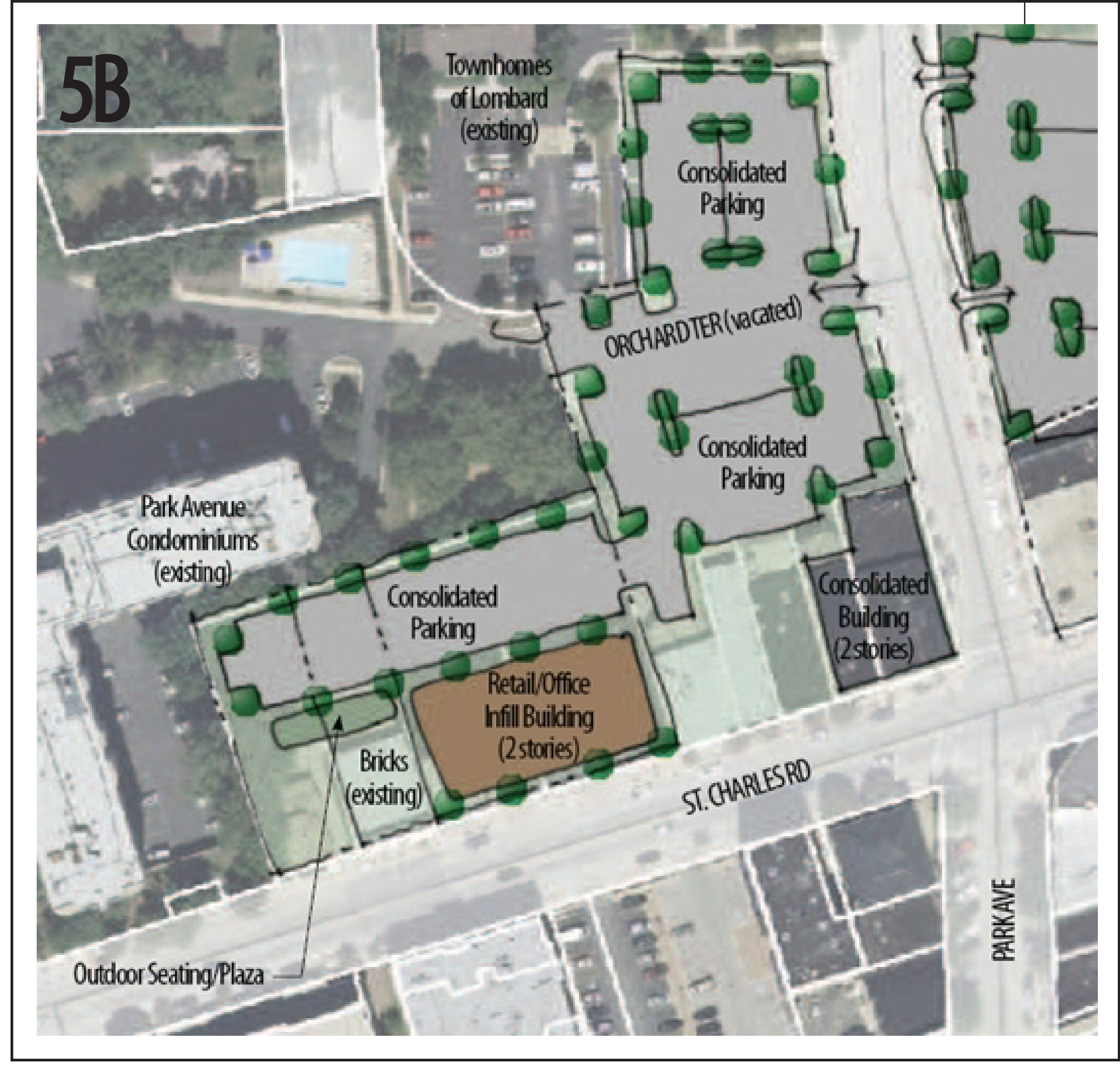


» Description of Approach

Retaining the existing health center and insurance office buildings, enhancements of the existing façades and consolidation of the access drives are the focus of this option. A new 2-story retail/office infill building is also introduced. In addition, the two vacant commercial buildings at the northwest corner of St. Charles Road and Park Avenue (104-106W. St. Charles Road) are consolidated to create a single 2-story building. Parking is consolidated at the rear of the site.

» Option 5B

Site Area	36,755 sq ft (0.84 acres)
Parcels	4 parcels
Retail / Office (infill)	2-story building (infill) 18,100 sq ft (entire building) 9,800 sq ft (retail on first floor) 8,300 sq ft (office on second floor)
Consolidated Commercial Building (104-106W. St. Charles Rd)	2-story building (consolidated) 13,000 sq ft (entire building) 6,500 sq ft (per story; both buildings)
Existing Uses	Lombard Family Health Center MU Vandembroucke Accounting State Farm Insurance Vacant commercial buildings Surface parking
Notes	Potential for a consolidated parking area serving Site 5 and adjacent businesses; consolidation would require vacation of Orchard Terrace (but still maintain through access to Park Avenue Condos and the Townhomes of Lombard)



» Description of Approach

This concept considers the redevelopment of the entire site for a new larger 2-story retail/office building and a larger parking lot that consolidates access from St. Charles Road. Additional height and a larger building footprint are possible if off-site public parking supply is increased. In addition, the two vacant commercial buildings at the northwest corner of St. Charles Road and Park Avenue (104-106W. St. Charles Road) are consolidated to create a single 2-story building. Parking is consolidated at the rear of the site.