

June 20, 2016

**Title**

PC 16-10

**Petitioner/Property Owner**

RSS Homes LLC  
3760 Sunset Lane  
Northbrook IL 60062

**Property Location**

550 E. 22<sup>nd</sup> Street  
PINs: 06-20-405-013  
Trustee District #3

**Zoning**

R4

**Existing Land Use**

Single family home

**Comprehensive Plan**

Office

**Approval Sought**

Approval of a conditional use, setback deviation, and a preliminary major plat of subdivision

**Prepared By**

Jennifer Ganser, Assistant Director



**PROJECT DESCRIPTION**

The petitioner proposes a new twenty-six (26) unit townhome subdivision. A preliminary plat will be reviewed by the Plan Commission with the final plat going before the Village Board of Trustees.

**APPROVAL(S) REQUIRED**

The petitioner, RSS Homes LLC., requests that the Village approve a conditional use for a planned development for a twenty-six (26) unit attached single-family (townhouse) development with the following companion conditional use and deviation, as follows:

1. A conditional use from Section 155.208(C) to allow for more than one (1) building on a lot of record;
2. A deviation from Section 155.409(F)(3)(d) for a rear yard setback of nine (9) feet where thirty (30) is required, for the northernmost building abutting the stormwater detention outlot; and
3. Approve a Major Plat of Subdivision.

**EXISTING CONDITIONS**

The subject property is currently owned by the petitioner. There is a single-family home on the property that will be demolished.

**PROJECT STATS**

**Lot & Bulk**

Parcel Size            2.16 acres

**Submittals**

1. Petition for Public Hearing and Response to Standards
2. Plat of Survey, prepared by ARS Surveying Services, LLC, dated June 18, 2016
3. ALTA/ASCM Land Title Survey, prepared by Professional Land Surveying, Inc, dated May 26, 2016
4. Preliminary Plat of Subdivision for Yorktown Village, prepared by Professional Land Surveying, Inc., dated June 8, 2016
5. Site Plan, prepared by Barnes Architects, Ltd., dated May 17, 2016
6. Site Engineering Plan, prepared by Bono Consulting, Inc., dated May 16, 2016
7. Utility Plan, prepared by Bono Consulting, Inc., dated May 16, 2016
8. Grading Plan, prepared by Bono Consulting, Inc., dated May 16, 2016
9. Concept Landscaping Plan, prepared by Barnes Architects, Ltd., dated May 17, 2016
10. Exterior and interior concept building plans, prepared by Barnes Architects, Ltd., dated May 17, 2016

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division has no comments.

**Fire Department:**

The Fire Department has the following comments:

1. Provide verification on the site plans that the drive aisle turning radius at the northeast and northwest areas meets the requirements of the largest fire department apparatus.
2. Provide a plan note or design specifications to accompany the plans indicating the necessity of an approved revision to the 22<sup>nd</sup> Street median to allow east bound emergency vehicle access to the site.

**Private Engineering Services (PES):**

PES has the following comments:

1. The driveway cuts, as has previously been noted, do not meet the Village's driveway requirements for the curb cut being 5-ft inside the property lines extended. This will continue to be a comment that will need to be addressed.
2. The areas between unit driveways shall be landscaped, not necessarily turf grass, and not paved.
3. Watermain must be at least 15-ft from any building for the required 30-ft easement, to be centered on the watermain as-constructed location.
4. Changes in storm sewer pipe sizes shall be done at a structure.
5. The 60" storm sewers need to have a storm structure at the dead ends.
6. Retaining walls over 3-ft in height must be structurally designed and submitted during final engineering.
7. The detention basin must meet the 10-ft + 1.5-feet time depth setback from the Fairfield Court right-of-way. This may require slight tweaking of the stormwater basin during final engineering.
8. Sidewalk along the west end of the detention basin shall connect to the sidewalk on Fairfield Court.
9. PVC inlets will not be allowed. All structures shall follow the Village's specification manual.
10. Detailed Stormwater and BMP submittal will be required for final engineering.
11. Additional comments may be made once final engineering is submitted.

**Public Works:**

The Department of Public Works has the following comments:

1. The on-site sanitary sewer is proposed to run through yards between the buildings rather than under roadways. As such, all sanitary sewer as well as the storm sewers on the private property shall remain privately owned and maintained.
2. Upon successful completion of the project, the water main will be accepted to be owned and maintained by the Village.
3. The water main shall be placed under the roadway and within a 30' wide easement for public water main and public ingress/egress.
4. Both driveways shall be signed within the property as right in - right out due to the median on 22nd Street.
5. Two water main valves, in addition to the two pressure connection valves on 22nd Street and within the property, are required to maintain flow to the residences during main break repairs.
6. Six parkways trees will be required along 22nd Street. Payment will be collected upon permit issuance for installation by the Village.

**Planning Services Division:**

**1. Surrounding Zoning & Land Use Compatibility**

	Zoning Districts	Land Use
<b>North</b>	R4	Vacant land and townhomes
<b>South</b>	B3PD	Target
<b>East</b>	R2 (Village) R3 (DuPage County)	Single-family residential
<b>West</b>	O	Office

The project is consistent with the Fairfield Glen townhome development to the north. To ensure compatibility with the other abutting properties, the petitioner is proposing a perimeter aluminum fence of a wrought iron design and vegetation plantings, primarily consisting of common boxwoods to serve as a gradual screening function. Additional sidewalks throughout the development, along 22<sup>nd</sup> Street and linking to the Fairfield Court will enhance pedestrian circulation. Staff finds the proposed townhome subdivision to be consistent with the underlying surrounding zoning and land uses.

**2. Comprehensive Plan Compatibility**

The Plan Commission identified the subject property as a parcel in which office or commercial uses could be conceptually supported, given the nature of 22<sup>nd</sup> Street as a minor arterial roadway and the adjacent non-residential land uses. While the adopted Comprehensive Plan thereby identified the property for office uses, the zoning of the site is R4 and townhomes are a permitted use. This development is also consistent with the Fairfield Glen subdivision to the north. So while not consistent with the Plan document, it does attempt to address the land use and design issues that would be required of such a development.

**3. Planned Development**

Section 155.502 of the Zoning Ordinance encourages the use of planned developments that provide for a more efficient use of the site. Staff is supportive of the planned development request as it establishes a framework for review and consideration of subsequent activities or structures that could be developed in the future. The creation of the planned development will also allow for additional community input through the public hearing process for future improvements to the site.

#### **4. Conditional Use**

Five townhome buildings totaling 26 units are proposed. Therefore a conditional use is required for more than one building on a lot. As the drive aisle will remain in private ownership, the need to establish multiple townhome lots to facilitate the project is reduced. Such an approach was successfully established as part of the 2004 approved Fairfield Glen townhome development. Staff supports the conditional use request as the proposed development will function as a unified development and that the shared parking fields, common open space and sidewalk amenities provide for a more unified development.

#### **5. Deviation**

The stormwater detention will be subdivided into an outlot, as required in the Subdivision and Development Ordinance. However, this code requirement results in the northern building to be within nine feet of the outlot parcel itself. Staff notes that this will function as a paper deviation, as the relief will not be visually apparent to properties within or abutting the proposed development.

#### **6. Access**

The site will be solely accessed by 22<sup>nd</sup> Street. The east drive is proposed to be a right in, right out. Through further review of the access issue with the Fire and Public Works Departments as well as Private Engineering Services, the western access drive access shall be designed as a full-in, right-out facility, with the left turn lane constructed within the existing 22<sup>nd</sup> Street parkway. The cut within the parkway shall be designed to preclude left-out movements. As noted below, a condition of approval it is recommended that the petitioner submit to the Village showing the access configuration plans and that the petitioner shall be obligated to construct the improvements accordingly.

#### **7. Plat**

This division is considered a major plat of subdivision as it is greater than one acre in size. Therefore the project must be reviewed and approved by the Plan Commission and Village Board. The Plan Commission is tasked to review the preliminary plat. The final plat will be submitted to the Village Board upon completion of the final engineering for the project. The final plat will need to be in substantial conformance with the preliminary plat. It is envisioned that to provide for the eventual sale of the individual residential units, a condominium plat would be established. However condominium plats are not reviewed by the Village but would be subject to 765 ILCS 605/1.

#### **8. Stormwater Management**

The development will need to provide the required detention and Best Management Practices (BMP) per the DuPage County Stormwater Ordinance. Final engineering is subject to review during the permit process. However, the intent of the project is that the stormwater runoff from the project would be carried to the proposed detention outlot located at the far northern end of the subject property, with stormwater drainage being directed away from the abutting properties and toward 22<sup>nd</sup> Street via a new storm sewer on the property. This should help alleviate drainage concerns raised by selected property owners within the Congress Knolls Subdivision.

#### **9. Site Design Issues**

The project is intended to mirror many of the favorable elements of the Fairfield Glen townhome development located at 1400 South Fairfield Avenue. These elements include a center courtyard and walkway with the townhome units generally facing inward. The northern townhome building will face northward which will provide a better aesthetic appearance to the Fairfield Court townhome development to the north.

## **SITE HISTORY**

This subject property has not appeared before the Plan Commission for any zoning actions.

## **FINDINGS & RECOMMENDATIONS**

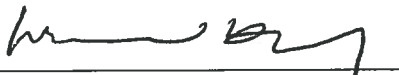
Staff finds that the planned development with associated conditional use and deviation, and the preliminary major plat is consistent with its surrounding properties, the Zoning and Subdivision and Development Ordinance, and is not inconsistent with the overall intent of the Comprehensive Plan.

The Inter-Departmental Review Committee has reviewed the standards for the planned development with associated conditional use and deviation, and the preliminary major plat and finds that they **comply** with the standards established by the Lombard Zoning and Subdivision and Development Ordinances, subject to conditions of approval based on the above considerations. As such, the Inter-Department Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 16-10.

Based on the submitted petition and the testimony presented, the proposed request for a planned development with associated conditional use and deviation, and the preliminary major plat does comply with the standards required by the Lombard Zoning and Subdivision and Development Ordinances and that granting said request is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 16-10, subject to the following conditions:

1. The petitioner shall develop the site in accordance with the plans submitted as part of this request.
2. As part of the final engineering review, the petitioner shall submit to the Village for review and approval a plan showing the access configuration with the creation of a left-in only turn lane to be located at the western access drive into the development and that the petitioner shall be obligated to construct the improvements accordingly.
3. The petitioner shall satisfactorily address all other development comments identified within the Inter-department Review Report as part of any future permits as part of the project.
4. The petitioner shall apply for and receive final engineering approval from the Village. Upon such approval, the petitioner shall submit a final plat for Village Board approval and recording.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

**Petition for Public Hearing: Re: 550 East 22<sup>nd</sup> Street, Lombard, IL 60148**

1. The proposed use of the property will actually enhance the public health, safety, morals, comfort and general welfare of the community by the razing of a small single family structure that until recently was vacant for several years after the death of the prior owner.
2. The conditional use will enhance the value of the parcel in question and once having been completed in compliance with all applicable codes and ordinances may facilitate the further development of the adjoining property.
3. Provisions have been made for on sight water detention and parking such that this development will not impede the normal and orderly development and improvement of the surrounding property. This property is a rectangular parcel for ingress and egress from 22<sup>nd</sup> Street is being provided in compliance with staff recommendations.
4. The petitioner will comply in all respects with the requirements of the Village formulated after numerous meetings with staff and Village officials.
5. The petitioner is fully aware of the recommendations of the Building and Zoning Department and the Fire Department as the petition relates to ingress and egress for the owners, public and emergency vehicles.
6. The proposed conditional use seems in all respects to comply with the comprehensive plan for the Village of Lombard.
7. The petitioner is in agreement with the principal set forth in this paragraph.