



Saint Regis Village

LOMBARD, IL

REVISED SITE PLAN FOR PLAN COMMISSION
AUGUST 2023



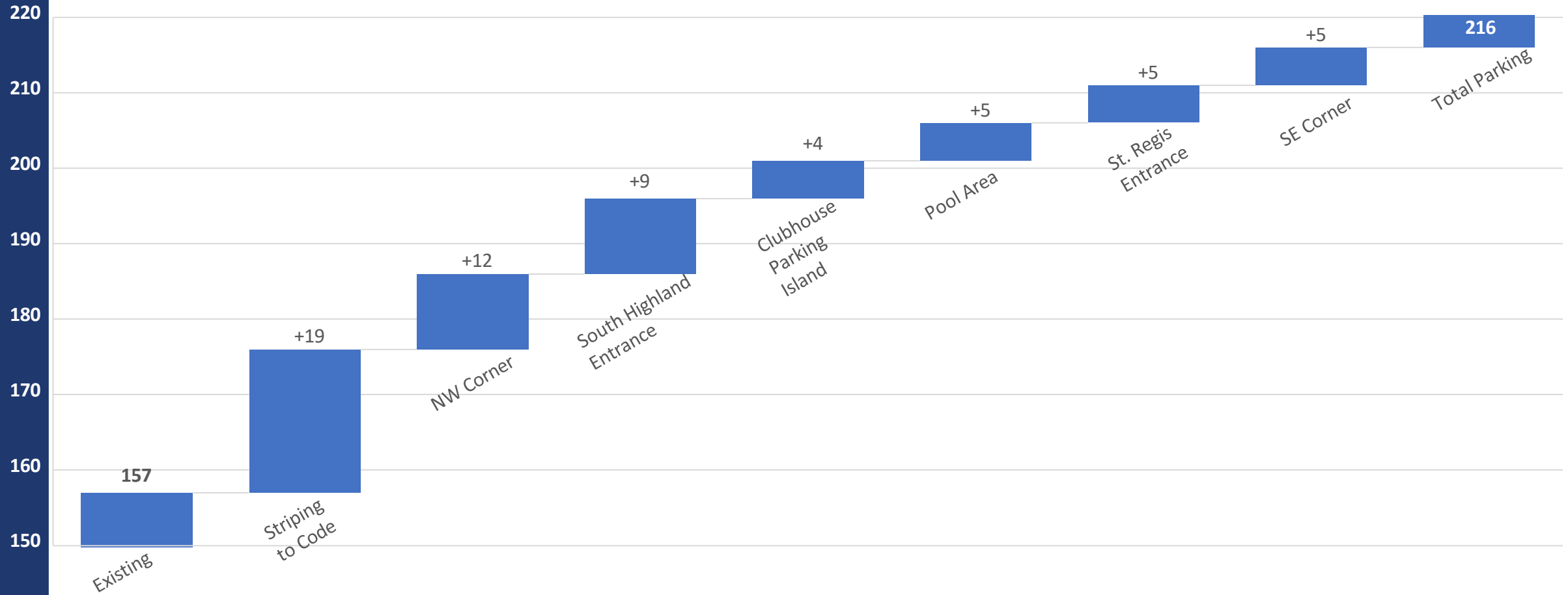
Objective: Comply with Village of Lombard Parking Codes

- At the July 17th, 2023, Plan Commission meeting, the Plan Commission directed CWP and staff to provide an amended site plan for review that would comply with Village Parking Ordinances and eliminate any requested parking variances.
- CWP and Village staff then collaborated to find additional areas for parking within the site.
- The new plan achieves 216 parking spaces, with a parking ratio of 1.5 spaces per unit. This is fully compliant with the Village Ordinances.

(216 parking stalls / 144 dwelling units = 1.5x)



Parking Bridge - Existing conditions to amended site plan for parking





Original Site Plan as proposed

Restriping the existing parking area to have spaces with the width required by Village Code increased parking count from 157 to 176 spaces.



Amended Site Plan – 216 spaces



TOTAL EXISTING PARKING = 157 SPACES

TOTAL PROPOSED PARKING = 216 SPACES W/7 ADA SPACES

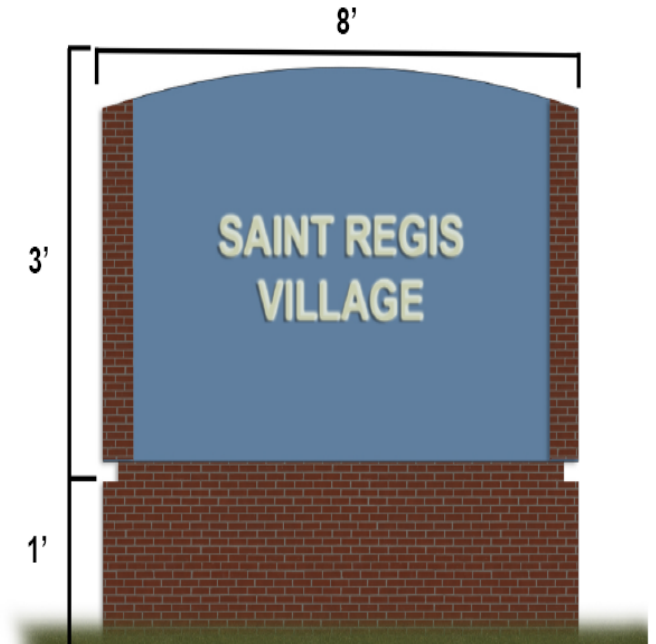
TOTAL OPEN SPACE = 35% (73,145 SF +/-)

BUILDING SQUARE FOOTAGE

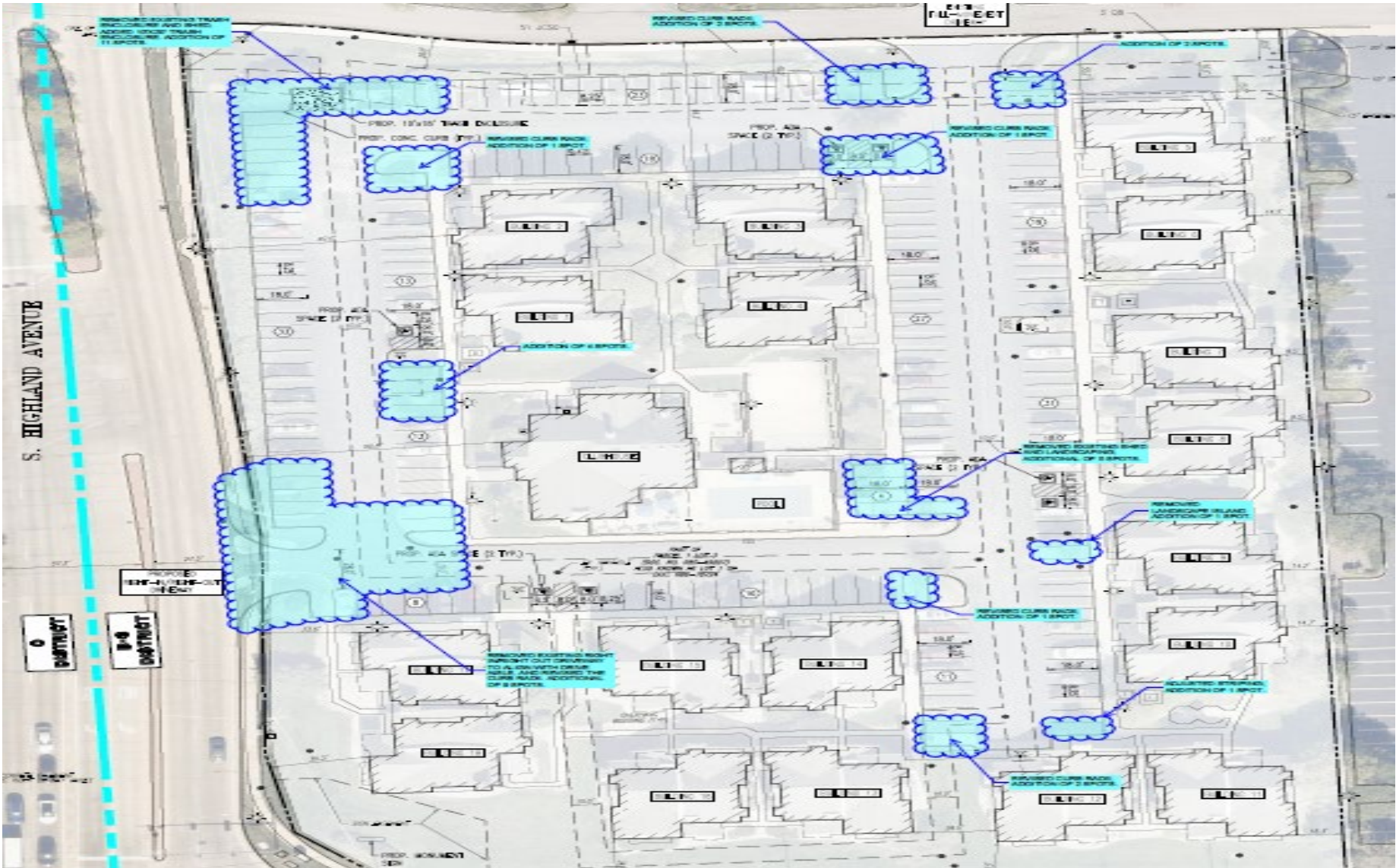
BUILDINGS 1-18	= ± 2,122 SF EACH
CLUBHOUSE	= ± 4,096 SF
TOTAL SQUARE FOOTAGE	= ± 42,292 SF (19.9%)

TOTAL UNIT COUNT

STUDIO	= 108 UNITS
ONE BEDROOM	= 36 UNITS
TOTAL UNITS	= 144 UNITS



Amended Site Plan – Overview of Modification Areas



Amended Open Space Plan – 35% Open Space



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TOTAL PROPOSED PARKING = 216 SPACES W/7 ADA SPACES

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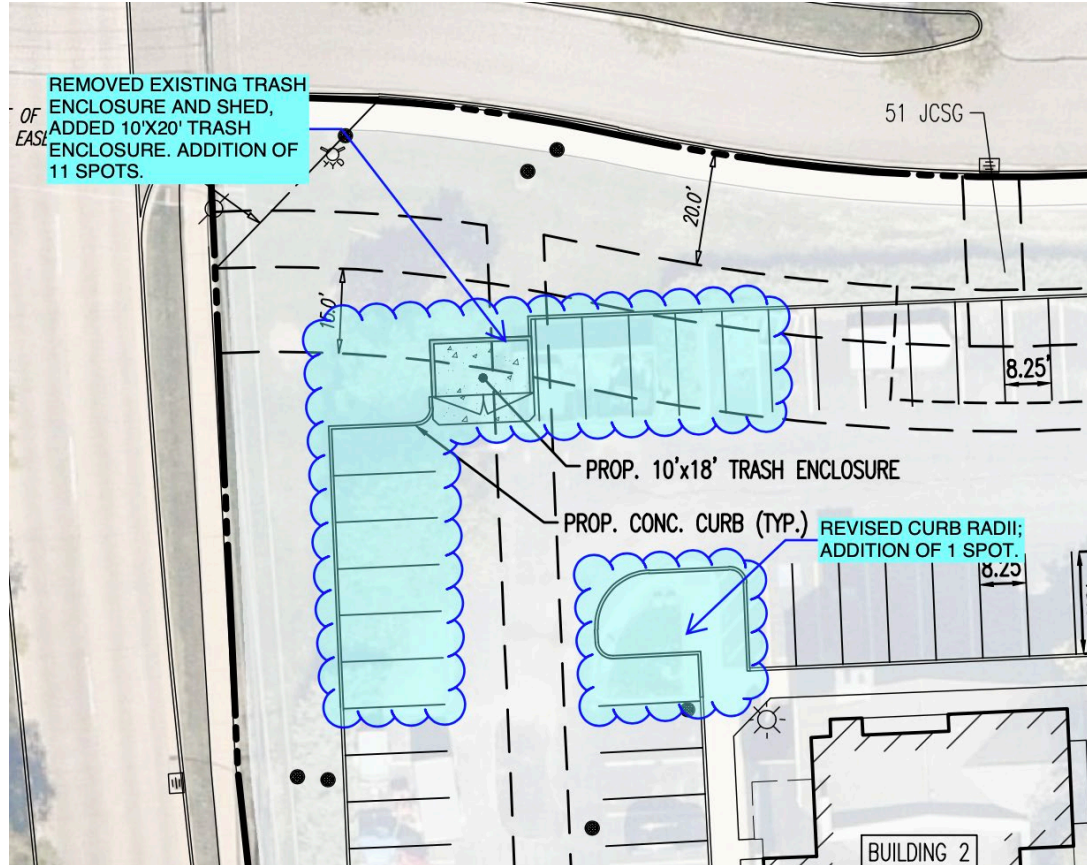
TOTAL UNIT COUNT

STUDIO	=	108 UNITS
ONE BEDROOM	=	36 UNITS
TOTAL UNITS	=	144 UNITS

- Current B3 Requirement: 10% Open Space.
- R5 Requirement: 40% Open Space.
- Proposed Condition: 35% Open Space



NW Corner – 12 additional parking spaces

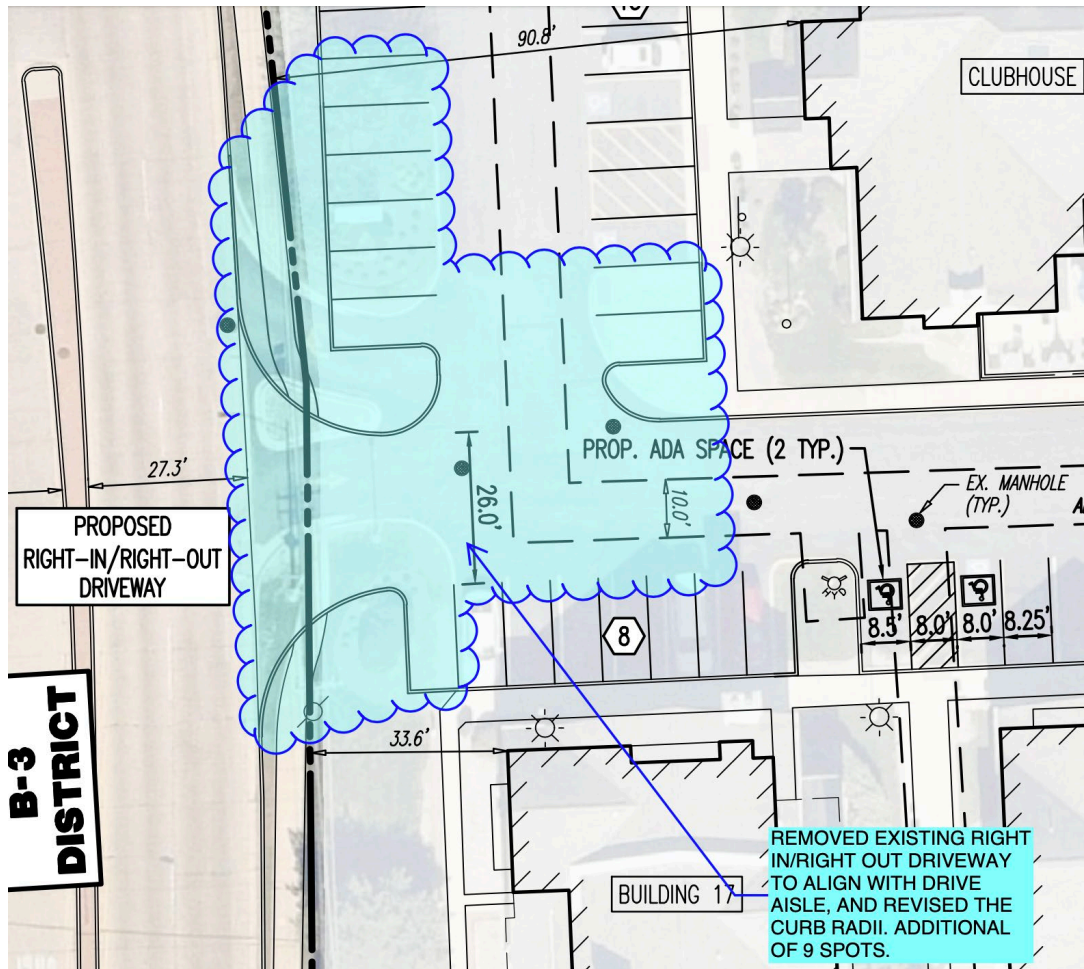


- The following modifications were reviewed by and are supported by the Department of Public Works.
 - Extension of parking at the NW corner, achieves 11 additional spaces.
 - Curb Modification results in the 12th additional spot.
 - Existing trash enclosure is relocated.

NW Corner pictures



S. Highland Entrance – 9 additional parking spaces

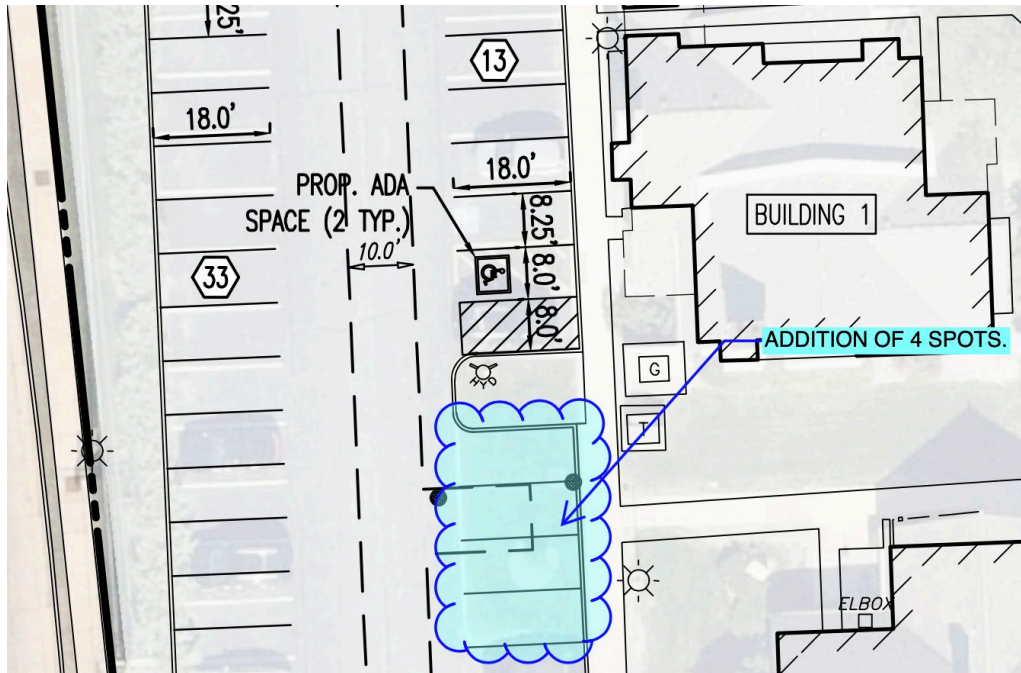


- S. Highland Entrance is reconfigured in accordance with Department of Public Works recommendations, creating 9 additional parking spaces.
 - Existing monument sign is removed.
 - Pedestrian safety is improved, with a sidewalk extension, stop sign and right-turn only.

S. Highland Entrance pictures



Clubhouse Parking Island - 4 additional parking spaces

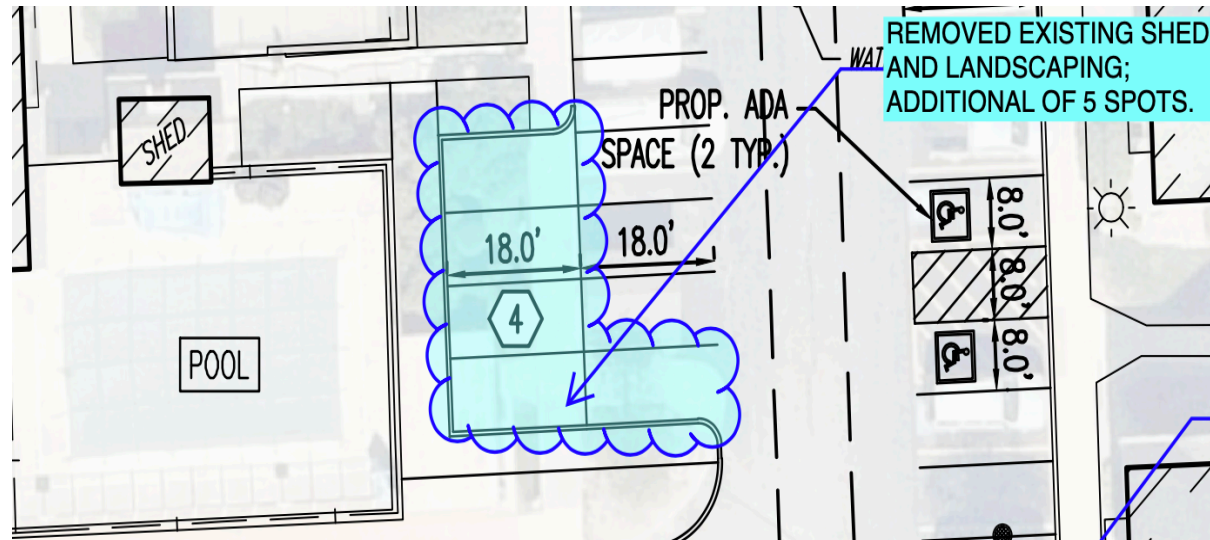


- The following modifications were reviewed by and are supported by the Department of Public Works.
 - Parking Island is removed.
 - Hydrant is maintained.
 - ADA spaces for the Property remain compliant, with one ADA space relocated, from here, to the North.

Clubhouse Parking pictures



Pool Area- 5 additional parking spaces



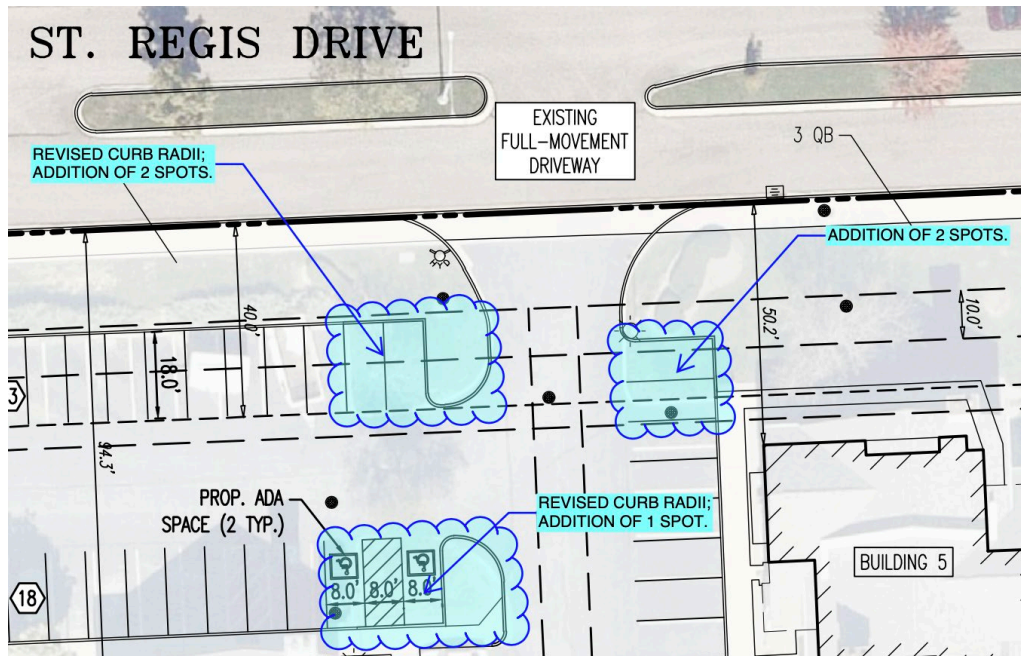
- The following modifications were reviewed by and are supported by the Department of Public Works.
 - Pool Shed is removed, creating space for 1 additional standard space and 4 tandem spaces.
 - In accordance with staff recommendation, the tandem stalls will be assigned to particular units for exclusive use.
 - Landscape removal is offset elsewhere on site.

Pool Area / Shed pictures



St. Regis Drive Entrance - 5 additional parking spaces

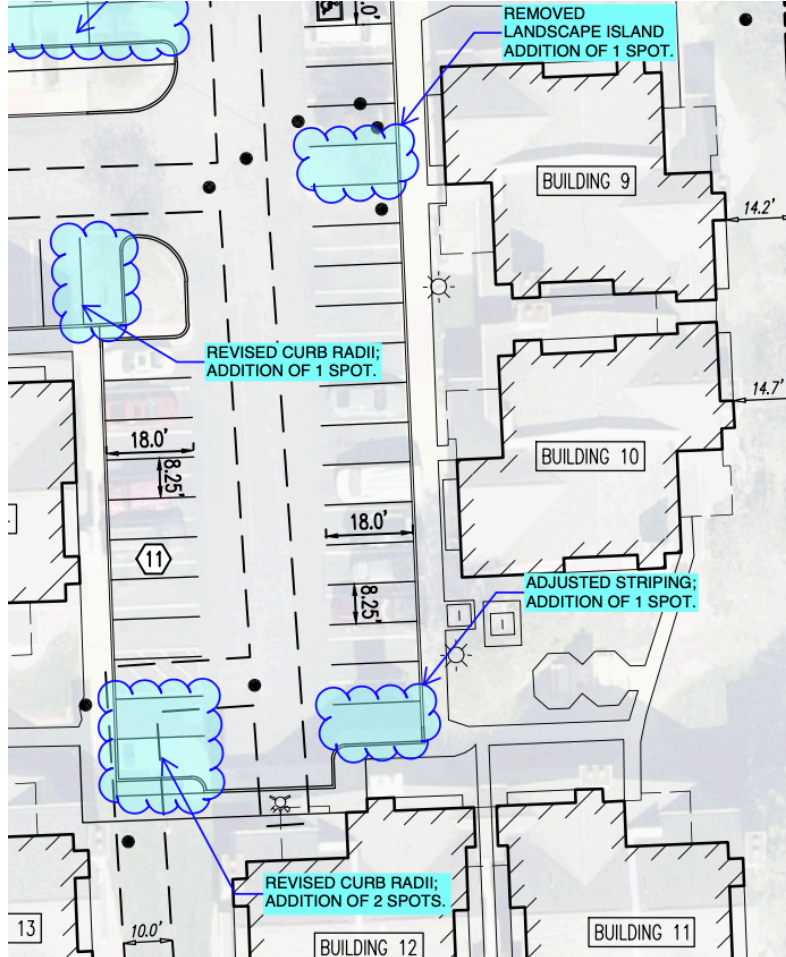
- The following modifications were reviewed by and are supported by the Department of Public Works.
 - Two additional parking spaces are created on each side of the St. Regis Entrance by relocating landscaping areas.
 - The 5th space is created by narrowing an interior landscaped island. This includes the relocated ADA parking space, mentioned above.
 - New Landscape Island Trees will be planted, per Village Code Provisions.



St. Regis Drive Entrance pictures



SE Corner - 5 additional parking spaces



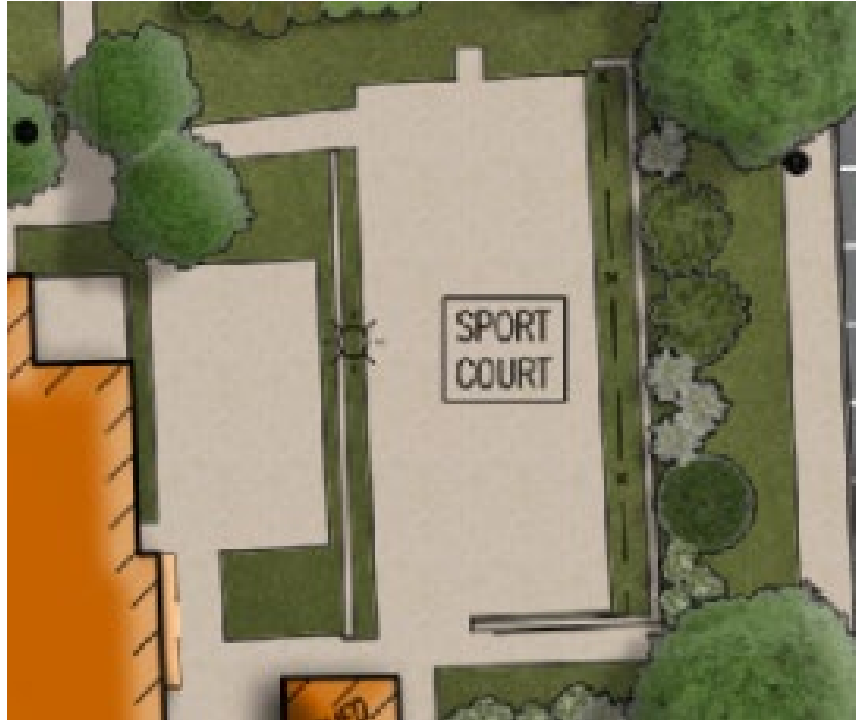
- The following modifications were reviewed by and are supported by the Department of Public Works.
 - Revising curb radii create 3 additional parking spaces.
 - The 4th parking space is created through adjusted striping.
 - The 5th parking space is created by removing a landscape island.



SE Corner pictures

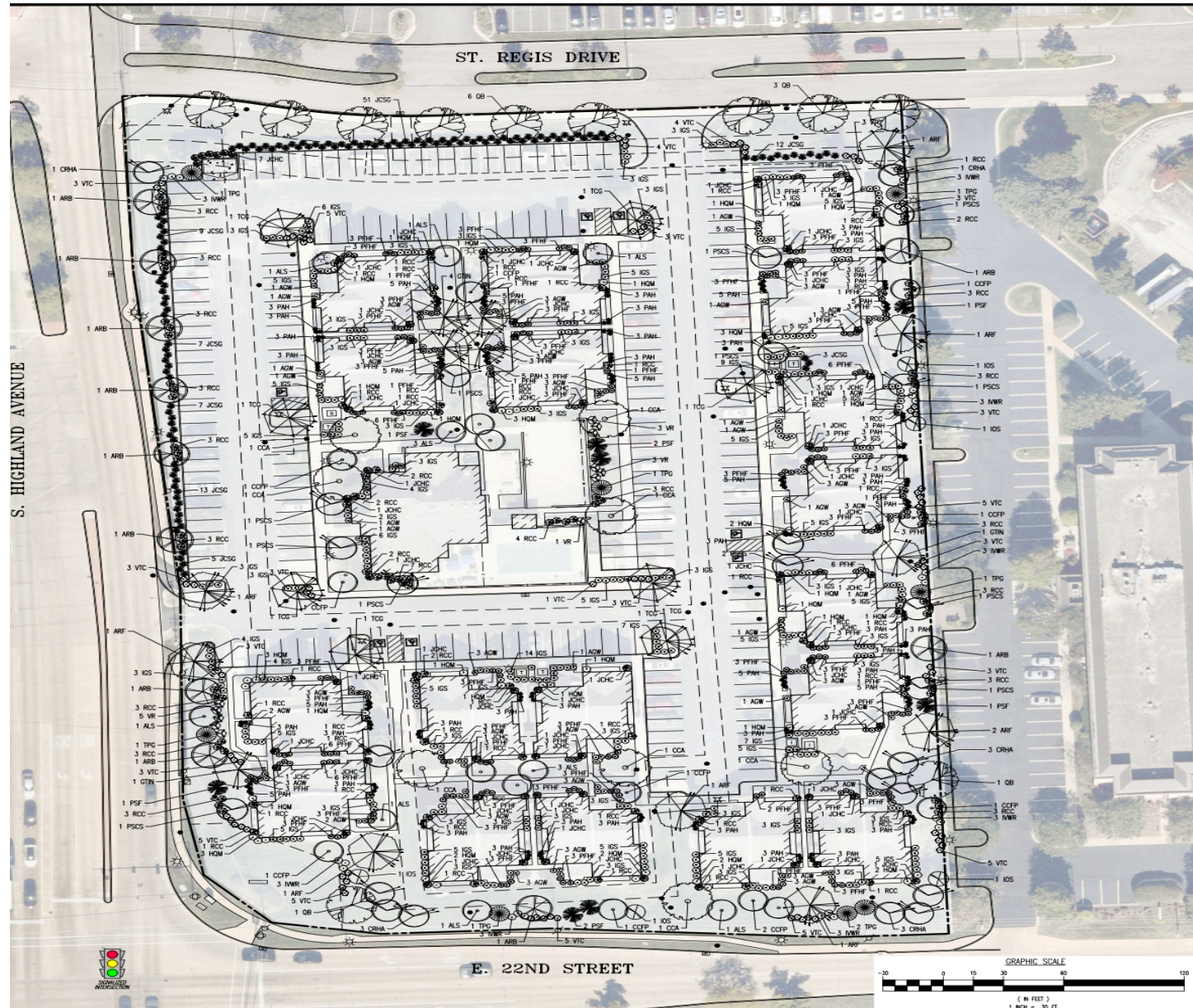


Maintaining 35% Open Space with Removal of Sports Court



- With the review and approval of the Public Works Department, all landscaped areas that qualified as Open Space and were removed to accommodate additional parking will be offset by expanding the Open Space where the Sports Court is currently located.
- Removing the Sports Court and replacing it with lawn will create 1,719 SF of Open Space.

Landscape Plan



- Inclusion of perimeter parkway trees as well as perennial plantings at the corner of 22nd St and S. Highland, per § 155.705 of Village Code.
- Enhancements along the east property line with fencing, arborvitae hedgerow or other deciduous or coniferous plant materials that will provide privacy to tenants.

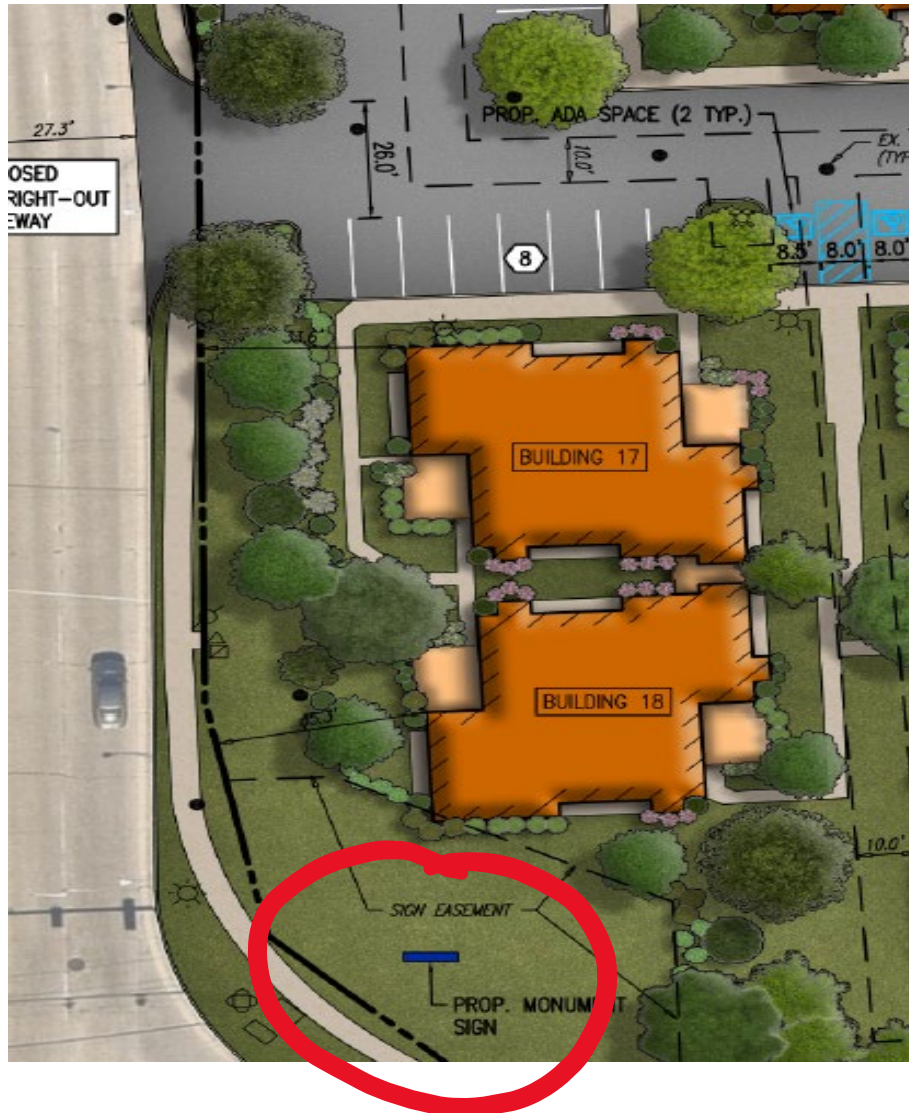


Sign Monument – Existing

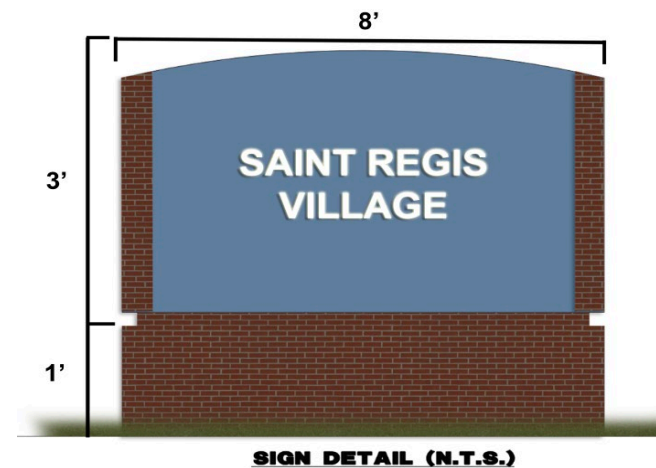


- Existing sign monument at the property is located on S. Highland Ave, but will be removed from its existing location.

Amended Site Plan with proposed Sign Monument



- Amended plan moved the sign monument from S. Highland and will be placed on the sign easement on 22nd Avenue and S. Highland Avenue.
- If Petition is approved, the existing freestanding sign advertising the Sonesta ES Suites will be removed and a new residential subdivision sign will be placed on the subject property, in compliance with Village Code.



Summary of Petitioner's Remaining Request

- Comprehensive Guide Plan Amendment to High Density Residential from Community Commercial.
- Map Amendment (Rezoning) from B3 to R5 General Residence District.
- Density Variance for 29.57 dwelling units per acre where 24.2 is allowed.
- Open Space minimum variance of 35% where 40% is required in the R5 zoning district.

