

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

HEARING DATE: December 20, 2004

FROM: Department of
Community Development

PREPARED BY: William J. Heniff, AICP
Senior Planner

TITLE

SPA 04-09; 2020 St. Regis Drive (Yorkbrook Condominiums): The petitioner is requesting approval of a minor change to the approved planned development for Phases 2 & 3 of the Yorkbrook Condominium development.

GENERAL INFORMATION

Petitioner: Hartz Construction Co., Inc.
9026 Heritage Parkway
Woodridge, IL 60517

Property Owner: Yorkbrook Development Project LLC
4343 North Elston Avenue
Chicago, IL 60641

Status of Petitioner: Contract Purchaser

PROPERTY INFORMATION

Existing Land Use: Multi-family/Vacant

Size of Property: Approximately 1.682 acres

Comprehensive Plan: Recommends Multi-family

Existing Zoning: R4 PD General Residence District/ Planned Development

Surrounding Zoning and Land Use:

North: R2PD Single Family Residential Planned Development District;
developed as detached single-family residences

- South: B3PD Community Shopping Planned Development District Planned Development; developed as office uses.
- East: R4PD Limited General Residence Planned Development District; abutting property developed as the St. Regis condominium building. East of Fairfield Avenue has developed as single-family attached residences known as Abbey Woods and Fairfield Court townhomes.
- West: B3PD Community Shopping Planned Development District and B3 Community Shopping District developed for office uses

ANALYSIS

SUBMITTALS

This report is based on the following documentation on file with the Department of Community Development:

1. Petition for site plan approval dated November 23, 2004.
2. Plat of Survey: Prepared by Area Survey Company dated October 17, 2003.
3. Narrative for Phases 2 and 3.
4. Building Elevation drawings for Phases 2 and 3, prepared by Linden Group, Inc., updated December 8, 2004 (color and black & white renderings).
5. Garage/Parking Plan, prepared by Linden Group, Inc., updated December 8, 2004.
6. Site Plan, prepared by Linden Group, Inc., updated December 8, 2004.
7. Materials Board showing the proposed materials.

DESCRIPTION

The proposed development is generally located south of 18th Street and LaLonde Avenue, within the overall St. Regis/Yorkbrook Planned Development. The development consists of two existing condominiums buildings, St. Regis Condominiums and Phase I of Yorkbrook Condominiums.

The Yorkbrook Condominiums development was originally approved by the Village in 1996 (PC 96-26; Ordinance 4267 which amended Ordinance 1570 that established the planned development)) to consist of a single 120-unit condominium development to be constructed in three phases. Phase I of the project (45 units) started in 1999 with construction work continuing through 2001. The original developer, Fox Land Development, was unable to continue with the project and Phases 2 & 3 were placed into foreclosure.

Hartz Construction, the contract purchaser of the two remaining phases of the development, has submitted new plans for Phases 2 and 3 of the development. Their intent is to complete the project as it was initially envisioned in 1996. The footprint of the building will remain essentially the same and the overall number of units will not change. However, they are proposing modifications to the exterior elevations and interior plans and will utilize a similar plan that was approved and constructed as part of the Liberty Square Condominium project south of the subject property.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

The Private Engineering Services Division has comments on the proposed architectural changes associated with the petition.

PUBLIC WORKS

The Engineering Division of the Public Works Department's does not have any comments on the petition.

FIRE AND BUILDING

The Bureau of Inspectional Services offers the following comments regarding the overall project, which will need to be addressed as part of the building permit submittal:

1. The Village has recently adopted the 2000 International Building and Fire codes along with other modifications. Phases 2 & 3 will need to be compliant with the Village's new codes.
2. Outside access only sprinkler valve room(s) are required by Village Ordinance.
3. Fire pump(s) may be needed.

PLANNING

The Yorkbrook Condominium development was approved as part of a site plan approval petition, which included an amendment to the overall planned development. A copy of the 1996 IDRC staff report and Ordinance 4267 is attached for reference purposes as Appendix A.

Compliance with the Approved Planned Development

Phases 2 and 3 were intended to look identical to the completed Phase 1 development as constructed on the premises. For reference purposes, the petitioner and staff has compiled a packet of close-up and distant photographs of the subject property (Appendix B).

The proposed changes primarily relate to the exterior of the building and consist of the following elements:

- 1) A change in the garage rooftop terrace to a synthetic-turf only (in lieu of a landscaped roof garden and patio area over the indoor parking garage).
- 2) A solid masonry will replace the pre-cast wall panels.
- 3) A flat roof will be utilized instead of pitched metal roof.
- 4) Balconies will be flush with the building rather than projecting from the building.

The proposed modifications to the site plan qualify as minor changes to the plan development under Section 155.504 of the Lombard Zoning Ordinance. Minor changes to an approved plan development can be administratively approved by staff. However, in light of the history of the project and given the extent of the minor changes that are being proposed, staff believes that the changes are substantial enough to warrant greater review. Although not required by the Zoning Ordinance, staff has elected to bring these proposed changes to the Plan Commission and Village Board for consideration and approval as set forth in Subsection 155.504(B) of the Zoning Ordinance.

Hartz Construction intends to follow the existing approved plan to create a seamless transition with the surrounding development. They are not changing the footprint of the buildings or the total number of units. Phase 2 will consist of 35 units and Phase 3 will consist of 40 units to complete the 120 units that were originally approved by the Village.

Architectural Changes

The exterior finishes of the new phases will be compatible with the current exterior building design and color. The design of the new phases will be similar to the existing building and a combination of 2 and 3 bedrooms per unit. Hartz would like to copy the exterior features of the Liberty Square Condominiums just to the south, which were constructed between 1999 and 2002. They believe that replacing the pre-cast wall panels with a masonry exterior will be an aesthetic enhancement to the entire development and will be consistent with other existing condominium developments in the neighboring area.

Exterior View of Existing Phase I Looking Southeast



Unlike Phase 1, Phases 2 and 3 are proposed to have a flat roof rather than the pitched roof. Lastly, unlike Phase 1, which included protruding balconies, Phases 2 and 3 are proposed to have balconies that are flush with the building.

Hartz will cover the rooftop of the parking garage with synthetic-turf so that residents may use the outdoor deck as an outdoor sitting area as was originally proposed in the 1996 approval. However, in light of the other enhancements they are proposing to the project, they are looking to amend the approval so that Hartz themselves will not be responsible for the roof landscaping elements.

Staff has reviewed these four changes and found the changes to be acceptable and can be supported based upon the following factors:

1. Phases 2 and 3 tie in the color elements established in Phase 1. The base will consist of a similar dryvit exterior and banding, the balconies windows, doors and garage doors will be of a similar exterior finish as Phase 1 and the parapet roof banding will be of a similar color as Phase 1. They are proposing to add a peaked parapet element similar to the element that exists on the Liberty Square condominiums.
2. The changes are more in keeping with other constructed condominium units in the area, which have substantial amount of exterior brick.
3. The elevations are consistent with intent of the original building but presents a modern and enhanced appearance to the building.

One area of particular concern pertains to the exterior appearance of the southern wall of Phase 2. While the petitioner intends to construct Phases 2 and 3 concurrently, staff does not want to have an unfinished exterior wall that is currently present on the southern elevation of Phase 1, as shown in the photograph below. Therefore, staff believes this issue should be addressed as part of the conditions of approval.

South Elevation of Existing Building



Staff notes that the Phase 2 and 3 will not be readily seen from the north and along Fairfield Avenue. The addition will be most prominent to motorists traveling north on North Lake Drive and residences within the St. Regis condominium development immediately east of the project.

Parking

Per staff's request, the petitioner has submitted the parking level interior layout of the building along with a parking schedule. The proposed parking design and layout is similar to that which was approved in 1996. Hartz will be providing eight indoor garage parking spaces for units located in Phase I within the Phase II parking garage. All phases will be connected via indoor hallways and have a common access to the parking garage and deck. One parking space per unit will be provided in the first level indoor parking garage and ADA parking spaces in a number equal to 2% of the units in a building will be provided. Additional parking is available outdoors. Overall, the proposed development will provide sufficient parking to meet code.

FINDINGS AND RECOMMENDATIONS

The proposed minor change to the Planned Development does not deviate from the original use that was approved. The proposal is intended to facilitate the completion of this project in a way

that will be an enhancement to both the existing Yorkbrook Condominium building as well as the overall area. Therefore, staff supports the approval of this petition.

Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motions recommending approval of this petition subject to the conditions as outlined:

Based on the submitted petition and the testimony presented, the proposed amendment to the Planned Development complies with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review Committee as the findings of the Plan Commission, and therefore I recommend to the Corporate Authorities approval of the minor change to the Planned Development associated with SPA 04-09; subject to the following conditions:

1. That Phases 2 & 3 shall be constructed in accordance with the site plan and building elevations prepared by Linden Group, Inc., dated December 8, 2004 and made a part of this petition.
2. That the petitioner shall address all concerns raised by the IDRC as noted within this report.
3. That the petitioner shall meet all other provisions of the approval granted by the Village as part of PC 96-26 (Ordinance 4267) relating to site improvements, parking lot improvements, and landscape improvements.
4. That in the event that Phases 2 and 3 are not constructed simultaneously that the petitioner shall provide a finished south exterior wall for Phase 2, with the design of the exterior wall being subject to the Director of Community Development.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

Att

c: Petitioner

Lombard Plan Commission

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Attachment A

IDRC Report (PC 96-26) and Ordinance 4267

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Attachment B

Photographs of Existing Property & Phase I Exterior Details