

November 18, 2019

Title

PC 19-24

Petitioner

Holladay Property Services
Midwest, Inc.
Michael O'Connor
6370 Ameriplex Drive
Suite 110
Portage, IN 46368

Property Owner

Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148

Property Location

101-109 S. Main Street
06-08-111-035 and 06-08-111-036
Trustee District #4

Zoning

B5PD Central Business District
Planned Development

Existing Land Use

Metra Commuter parking lot

Comprehensive Plan

Community Commercial

Approval Sought

Amendment to the planned development with associated variances

Prepared By

Jennifer Ganser, AICP
Assistant Director



PROJECT DESCRIPTION

Holladay Properties is proposing to develop two buildings. The first building would consist of 118 residential apartment units and approximately 3,000-4,000 square feet of commercial space with outdoor seating. The second building would be approximately 10,000 square feet envisioned for a grocery store, with an outdoor area. The apartment units have below grade parking, while the commercial tenants have a surface parking lot with fifty-six (56) spaces.

Holladay properties is proposing to move the commercial building by more than 10', which is a major change to a planned development. The landscaping variances are the same as the previous case, PC 19-14, but are needed for the new location of the southern building.

The property received zoning entitlements under PC 19-14, however as the commercial/southern building is moving more than 10' an amendment to the planned development is being requested.

PROJECT STATS

Lot & Bulk

Site area: 2.29 acres

Req'd Setbacks & Lot Dimensions – Village Code

Front: 0'

Corner Side: 0'

Interior Side: 0'

Rear: 0'

Submittals

1. Petition for a public hearing;
2. Response to Standards;
3. Preliminary Engineering, prepared by CivWorks Consulting, LLC, dated 5/9/19,
4. Site Plan, prepared by Tandem Architecture, dated 10/7/19,
5. Landscape Plan, prepared by Tandem Architecture, dated 10/7/19,
6. Site Plan Comparisons, prepared by Tandem Architecture, dated 10/7/19, and
7. Traffic Study Addendum, prepared by KLOA, dated 11/7/19.

The residential portion is not changing with this Planned Development Amendment in terms of unit count, parking, or location. The commercial building decreased in size and may be angled on the east side to accommodate a delivery truck for the proposed tenant, Prairie Food Co-op. The surface parking lot was reconfigured and parking was reduced to allow for better truck turning movements.

APPROVAL(S) REQUIRED

The petitioner requests that the Village take the following actions on the subject property, located within the B5PD Central Business District Planned Development:

1. Amend Ordinance 7704 and approve a Major Change to a Planned Development, pursuant to Section 155.504(A)(4) of the Lombard Village Code, to provide for the previously approved southern commercial building to change its physical location by more than ten feet. The petition also includes the following companion and amended variances to landscaping/fencing requirements, as set forth more fully within the submitted development plans:

- a. A zoning variation from Section 155.205(A)(2)(f)(iii) of the Village Code for a fence or wall in the B5 District exceeding six feet (6") in height;
- b. A zoning variation from Section 155.418(K), Section 155.508(C)(6)(b), Section 155.707(B)(3), Section 155.707(A)(3), and Section 155.709(B) of the Village Code to allow for the elimination of the transitional landscape yard improvements (on the east side), including fencing, and perimeter lot landscaping;
- c. A zoning variation from Section 155.706 of the Village Code to eliminate the interior and perimeter parking lot landscaping requirement; and
- d. A zoning variation from Section 155.709(B) of the Village Code to eliminate the requirement to provide one (1) shade tree for every seventy-five (75) lineal feet of required perimeter lot landscaping.

EXISTING CONDITIONS

The subject property is currently owned by the Village and used as a Metra Commuter parking lot. The property is located at the southeast corner of East Parkside Avenue and South Main Street. The property consists of two lots of record and is part of the Downtown Tax Increment Financing (TIF) District. Formerly, it was the site of the DuPage Theatre, which was demolished in 2007.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments at this time. A full review will be conducted during the permit review process.

Fire Department:

The Fire Department notes that as long as the 10' move of the commercial building does not interfere with fire equipment access around the building then Fire has no comments at this time. A full review will be conducted during the permit review process.

Private Engineering Services:

Private Engineering Services (PES) has the following comments, as part of PC 19-14:

1. The driveway curb cuts on Main Street are not in compliance with Village code 150.300 (E), distance between commercial driveways, measured at the curb line of the street, shall not be less than 20-ft.
2. The driveway curb cut on Parkside does not comply with Village code section 150.300 (D), curb cut 5-ft from the property line extended. This would require a variance.
3. Inlet capacity and piping to the underground vault will need to be designed to meet the 100-yr, 24-hr design storm without surcharging.
4. All roof drains from the buildings will need to be piped/directed to the detention vault, as will the courtyard.
5. Each building should have their own connection to the sanitary sewer in Main Street or Parkside Ave.
6. It is anticipated that IEPA permits will be required for each building for sanitary.
7. Storm sewer line from the site should connect into Main Street, based on its location. Otherwise, the extension from the parking lot to the Southeast corner of the intersection of Main and Parkside should be located on private property with a structure located where it will leave the site.
8. Detailed engineering comments will be provided once final engineering plans are submitted for permitting.

Public Works:

The Department of Public Works notes the following:

1. Public Works will resurface Main Street in 2020. Crosswalks with pedestrian signals will be installed by the Village across Main Street and Parkside Avenue at the southeast corner of the intersection. As such, Staff will work with the petitioner's design engineer to incorporate the necessary ramps, pedestrian signal heads and push buttons into the plan set for the forthcoming building permit.
2. The proposed driveway apron at the southwest corner of the site extends over the projection of the property line. If the owner of that property concurs in writing via the Village's standard waiver form, this will be deemed acceptable to Staff. Otherwise, that driveway apron shall need to be narrowed/shifted northward to eliminate the encroachment over the property line.
3. The sidewalk across the parkway island between the Main Street driveways is shown to extend onto private property. This will be acceptable provided that an easement is dedicated to the Village for that area. Otherwise, it should be moved to be entirely within the public right-of-way.
4. A full review will be conducted during the permit review process.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	-	Union Pacific Railroad
South	B5PD	Brust Funeral Home
East	R2	Single Family Residential
West	B5	Commercial

The proposed use of a residential multi-family building and commercial uses are compatible with the surrounding neighborhood and the larger downtown area. Staff believes the movement of the southern/commercial building is still compatible with the neighborhood.

Stormwater Detention/Retention

Currently stormwater flows from the properties to the south of the subject property with at-grade drainage being addressed through an existing drain inlet on the subject property. As part of the final engineering plan review, the petitioner shall account for the natural drainage patterns of the subject property and shall design the stormwater infrastructure that will be constructed on the subject property accordingly. The petitioner will need to follow the DuPage County Stormwater Ordinance, as well as Village Code amendments. These comments were noted in PC 19-24 and will be addressed in final engineering.

2. Comprehensive Plan Compatibility

The proposed plan meets the Comprehensive Plan site designation of Community Commercial, which is defined as areas that provide services extending beyond daily living needs and includes comparison shopping goods. The Comprehensive Plan also notes the following about the downtown, which staff believes this project will accomplish.

“Downtown Lombard

- Expand the range of activities in Downtown Lombard which extends activities into the evening hours.
- Promote a healthy and mutually reinforcing mix of commercial, retail, residential, institutional, municipal and transportation related uses in Downtown Lombard.
- Ensure a compatible pattern of future land uses within transition areas between Downtown and adjoining land use areas.
- Continue with the implementation of the Lombard’s Downtown Revitalization Project Guidebook.”

“•Central Business District - Mixed Use Area - the historic central business district of the Village of Lombard, generally lying in the area of Main Street and St. Charles Road. This area encourages the development of contiguous tracts of land, under unified control, which allows for a mixture of commercial and residential uses. Emphasis is placed on proper and compatible land use arrangement and design.”

The site is also discussed in the Downtown Revitalization Project Guidebook, which calls it “the most significant development potential in the downtown.” Staff notes the proposed plan does include outdoor space for the community as well as permanent commercial space. The Guidebook said the commuter parking should be accounted for; and the Village expanded the Hammerschmidt lot at 7 E. St. Charles Road (PC 15-06) in 2015 to accommodate the loss of the parking spaces on 101-109 S. Main Street. This

expansion created approximately one hundred (100) spaces. The Village is also renovating the Central Station Reservoir parking area and adding thirteen (13) additional spaces for Metra commuters.

The relocation of the commercial building does not affect the compatibility with the Comprehensive Plan.

3. **Zoning & Sign Ordinance Compatibility**

Section 155.504 (A) of the Zoning Ordinance discusses changes in Planned Developments. Number four notes that changing the location of any buildings by more than 10 feet requires a major change, therefore the petition is appearing before the Plan Commission and later the Village Board for final consideration.

The site plan was changed to allow for the proposed tenant, Prairie Food Co-op, granted flexibility with truck deliveries. The previous case, PC 19-14, discussed truck turning radius of various sizes of trucks. Holladay Properties has shared the amended site plan with Prairie Food Co-op for their review.

Signage is not part of the proposal. Should future signage not meet Code, a variance could be requested.

Landscaping/Fencing:

A zoning variation from Section 155.205(A)(2)(f)(iii) of the Village Code for a fence or wall in the B5 District exceeding six feet (6") in height;

The fence or wall is still under discussion. This variance will give the petitioner flexibility to design a fence that meets the needs of the neighbors and their tenants. Staff is noting in the conditions of approval that the petitioner will need to provide a final fence plan to include a fence along the east property line that shall be eight feet (8') tall and of a solid material.

A zoning variation from Section 155.418(K), Section 155.508(C)(6)(b), Section 155.707(B)(3), Section 155.707(A)(3), and Section 155.709(B) of the Village Code to allow for the elimination of the transitional landscape yard improvements (on the east side), including fencing, and perimeter lot landscaping;

Staff notes that in 2006, the transitional landscape yard was non-existent on the subject property immediately behind the theatre building (the east lot line). Allowing this variance gives the project greater flexibility to have two (2) buildings and ample parking. The petitioner noted they will install a fence/wall on the east side and the details will be worked out in the final plans. The reduced landscaping allows for additional parking for the commercial tenants.

A zoning variation from Section 155.706 of the Village Code to eliminate the interior and perimeter parking lot landscaping requirement;

As noted earlier, there are no setbacks in the B5 District. Therefore, there are no required yards (front, side, corner side, and rear) and the possibility of no perimeter lot landscaping. This is to allow downtown buildings to be built close to the street/property line to maintain the downtown atmosphere. The petitioner also wanted to maximize parking for the commercial tenants. By adding additional parking lot landscaping, the parking spaces would be reduced.

A zoning variation from Section 155.709(B) of the Village Code to eliminate the requirement to provide one (1) shade tree for every seventy-five (75) lineal feet of required perimeter lot landscaping;

As there are no setbacks in the B5, there is the possibility of no perimeter lot landscaping. Staff notes that based on the current site plan, there is not a wide enough area to provide for the landscaping. Trees may be able to be planted along Main Street in grass next to the sidewalk, as opposed to placing them in tree vaults. This would be similar to 229 S. Main Street. Village staff will work with the petitioner on tree placement during final engineering. The trees and grass would be maintained by the property owner.

4. *Access & Circulation*

Staff notes that the project is being developed on two (2) separate parcels. The parking lot will cross the property line and be used by the commercial tenants on each property. Staff is recommending, as a condition of approval, that a cross access and cross park agreement be recorded against the property. This will ensure that when the property changes ownership, provisions will be in place to protect the tenants and the parking. This was noted in PC 19-14.

Staff is noting in the conditions of approval that the petitioner will need to provide a final fence plan to include a fence along the east property line that shall be eight feet (8') tall and of a solid material. This should also help vehicle headlights and other light be shielded from the residential properties.

The Village's traffic consultant, Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA), reviewed the proposed changes and a report is attached. The commercial development will share at-grade parking accessed off Main Street. Comments from KLOA can be addressed during final engineering permit review. A revised auto-turn diagram is attached for truck delivery. KLOA notes that deliveries, when possible, should be made when the parking lot is not being utilized. Minor adjustments may be needed to the parking lot to accommodate the truck. The southernmost access drive should be for outbound traffic only. Finally, outbound movements should be right-turn only during the morning and evening rush hours.

5. *Comments from PC 19-14*

During discussion for PC 19-14, there were three changes to the conditions of approval. Condition number 5 was amended to include lighting on balconies, which is reflected in PC 19-24. Condition number 11 is also included and any additional landscaping will be reviewed during final permit review. Condition number 12 "The petitioner shall work with staff on deliveries by semi-truck for the Co-op building." was removed. This petition, PC 19-24, addresses those concerns and is the culmination of work and discussion between Holladay Properties, Village staff, and Prairie Food Co-op.

SITE HISTORY

PC 19-24, Lilac Station Planned Development

This petition is the original approvals for Holladay Properties/Lilac Station. The approvals are still valid, as PC 19-24 is for the new location of the southern/commercial building only.

FINDINGS & RECOMMENDATIONS


Staff finds that the planned development amendment with associated variances are consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and the Zoning and Sign Ordinances.

The Inter-Departmental Review Committee has reviewed the standards for the planned development, associated conditional uses, variances, and deviations and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 19-24:

Based on the submitted petition and the testimony presented, the proposed planned development amendment with associated variances does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the planned development amendment with associated variances is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 19-24, subject to the following conditions (noted in PC 19-14 as well):

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request except as may be changed for final engineering and building permit approval and the following conditions below.
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.
3. The petitioner shall apply for and obtain a building permit for any development activity on the subject property.
4. Construction shall begin within one (1) year from the date of approval of the ordinance, unless otherwise extended by the Village Board.
5. Lighting on the residential portion of the building, including balconies, shall be shielded so that all illumination is directed toward the building and away from adjacent properties.
6. The property will have a cross park and cross access easement recorded against the two (2) parcels that comprise the subject property.
7. All outdoor trash collection areas shall be screened on all four (4) sides, with a masonry/concrete wall the same materials as the principal building or a fence constructed with the same material as other fencing on the subject property.
8. Upon a request by the Village, the petitioner shall provide a final fence plan to include a fence along the east property line that shall be eight feet (8') tall and of a solid material. Said fence shall be constructed per the approved plan.
9. The traffic engineering comments offered by KLOA and as part of PC 19-14 and PC 19-24 shall be addressed in final engineering.
10. Per the updated plans, the residential building will be pushed back five feet (5') to the west to allow for a transitional building setback.
11. The petitioner shall work with staff on increasing landscaping throughout the project.
12. The petitioner shall work with staff on deliveries by semi-truck for the Co-op building.

Inter-Departmental Review Committee Report approved by:


William J. Heniff, AICP
Director of Community Development

c. Petitioner

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