

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda

  X   Resolution or Ordinance (Blue) \_\_\_\_\_ *Waiver of First Requested*  
  X   Recommendations of Boards, Commissions & Committees (Green)  
\_\_\_\_\_ Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE: September 6, 2016 (B of T) Date: September 15, 2016

TITLE: PC 16-18; Parcel 2 of Yorktown Commons Planned Development (50 Yorktown Center)

SUBMITTED BY: Department of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village take the following actions on the subject property located within the B3PD Community Shopping District Planned Development (Yorktown Commons Planned Development):

Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Yorktown Commons Planned Development Form Based Code, as required by Section IV(E)(3) and established by Ordinance No. 7177, as follows:

1. Provide for a major change to the height standard to allow a seven-story building with a height of 77 feet, where a maximum building height of six stories not exceeding 100 feet was established;
2. Amend the parking ratio for the proposed development to 1.38 spaces per unit, where a parking ratio of 1.5 spaces per unit was established and is required by Section 155.602(C), Table 6-3 of the Zoning Ordinance;
3. Reduce the parking stall width to a minimum of eight feet, three inches (8'3"), where a minimum parking stall width of nine feet (9') was established and is set forth within Section 155.602(C), Table 6-2 of the Zoning Ordinance;
4. Amend the build-to lines for the proposed multiple-family residential development in the following respects:

- a. Provide for a major change adjustment to the western build-to line to allow for the exterior building elevation to range between 21 and 26 feet, where a 21 foot build-to line was established, and
  - b. Provide for a major change adjustment to the northern build-to line to allow for the building elevation to range between 21 feet and 68 feet, where a 20 foot build-to line was established.
5. Approve use of Front Yard Type II landscaping treatments along at the perimeter of the development, where the Form-Based Code recommends Front Yard Type I landscaping, and
  6. Approve the proposed multiple-family residential development based upon the submitted plans, pursuant to Ordinance 7177 and through Section 155.511 of the Lombard Zoning Ordinance (Site Plan Approvals) and as appropriate.

The Plan Commission recommended approval of this petition by a vote of 6-0.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X \_\_\_\_\_ Date \_\_\_\_\_

Finance Director X \_\_\_\_\_ Date \_\_\_\_\_

Village Manager X \_\_\_\_\_ Date \_\_\_\_\_

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development *WJH*

**DATE:** September 15, 2016

**SUBJECT:** **PC 16-18, Parcel 2 of Yorktown Commons Planned Development (southeast corner of Grace Street and Yorktown Ring Road)**

Please find the following items for Village Board consideration as part of the September 15, 2016 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 16-18, including KLOA traffic study;
3. Petitioner's submittal, including project narrative, civil engineering plans, architectural plans and traffic memo; and
4. An Ordinance granting major changes and variations pursuant to Section 155.504 of the Lombard Zoning Ordinance and pursuant to Section IV(E) of the Yorktown Commons Planned Development Design Guidelines for a parcel located within the Yorktown Commons Planned Development.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the September 15, 2016 Board of Trustees agenda for a first reading.



## VILLAGE OF LOMBARD

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September 15, 2016

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Sharon Kuderna

**Trustees**  
Dan Whittington, Dist. 1  
Michael A. Fugiel, Dist. 2  
Reid Foltyniewicz, Dist. 3  
Bill T. Johnston, Dist. 4  
Robyn Pike, Dist. 5  
William "Bill" Ware, Dist. 6

**Village Manager**  
Scott R. Niehaus

*"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Mr. Keith T. Giagnorio,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 16-18, Parcel 2 of Yorktown Commons Planned Development (southeast corner of Grace Street and Yorktown Ring Road)**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. GreyStar PG II, LLC (GreyStar) requests that the Village approve the following:

Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Yorktown Commons Planned Development Form Based Code, as required by Section IV(E)(3) and established by Ordinance No. 7177, as follows:

1. Provide for a major change to the height standard to allow a seven-story building with a height of 77 feet, where a maximum building height of six stories not exceeding 100 feet was established;
2. Amend the parking ratio for the proposed development to 1.38 spaces per unit, where a parking ratio of 1.5 spaces per unit was established and is required by Section 155.602(C), Table 6-3 of the Zoning Ordinance;
3. Reduce the parking stall width to a minimum of eight feet, three inches (8'3"), where a minimum parking stall width of nine feet (9') was established and is set forth within Section 155.602(C), Table 6-2 of the Zoning Ordinance;

4. Amend the build-to lines for the proposed multiple-family residential development in the following respects:
  - a. Provide for a major change adjustment to the western build-to line to allow for the exterior building elevation to range between 21 and 26 feet, where a 21 foot build-to line was established; and
  - b. Provide for a major change adjustment to the northern build-to line to allow for the building elevation to range between 21 feet and 68 feet, where a 20 foot build-to line was established.
5. Approve use of Front Yard Type II landscaping treatments along at the perimeter of the development, where the Form-Based Code recommends Front Yard Type I landscaping; and
6. Approve the proposed multiple-family residential development based upon the submitted plans, pursuant to Ordinance 7177 and through Section 155.511 of the Lombard Zoning Ordinance (Site Plan Approvals) and as appropriate.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on August 29, 2016. Sworn in to present the petition was William Heniff, Director of Community Development; Anna Papke, Senior Planner; and the petitioners/petitioners' representatives: Aaron Roseth, ESG Architects; Tom Runkle, Kimley-Horn; Jared Kenyon, Kimley-Horn; Tom Kiler, Continuum Partners; Michael Miller, ESG Architects; Scott Wilson, Kimley-Horn; and Rory Fancler, Kimley-Horn.

Audience members who intended to speak for or against the petition, or ask questions of the petitioner, were also sworn in. Chairperson Ryan asked the petitioner to proceed with the petition.

Aaron Roseth, with ESG Architects, introduced himself as representing the petitioner, GreyStar PG II, LLC. Mr. Roseth provided a brief overview of GreyStar, the proposed developer. He said that GreyStar has been involved in a number of multi-family developments, and showed examples of these projects.

Mr. Roseth presented the development proposed for Parcel 2. He said that GreyStar has developed a model for apartment developments catering to active seniors. Mr. Roseth said that GreyStar's active senior developments are not assisted living or nursing homes, and do not provide any skilled nursing care; rather, they provide amenities and programming for residents looking for an active lifestyle. He noted that due to these amenities, rents on the Parcel 2 development will be higher than those in the Parcel 1 development discussed earlier.

Mr. Roseth showed a site plan of the proposed building and pointed out that the parking garage will be surrounded by residential portions of the development and therefore will not be visible from the street. The parking garage will interface with the parking lot at Yorktown Mall.

Mr. Roseth highlighted the amenity area on the first floor of the building at the corner of Grace Street and the Yorktown Ring Road. He said this area will contain the lobby with room to add a dining area at a later date if desired. Mr. Roseth pointed out that the parking plates in the garage are flat, so residents will have immediate access to the level of their unit without needing to use an elevator. The seventh floor will include a fitness center and pool area and possibly a green roof component.

Mr. Roseth presented architectural renderings of the project. He said that the building will incorporate a drop-off area along the Ring Road frontage, which will interface with the building on Parcel 1 and act as a ceremonial entrance for the building on Parcel 2.

Mr. Roseth said the petitioner was requesting a major change to allow the building on Parcel 2 to be seven stories tall, rather than six as allowed in the Design Guidelines. Mr. Roseth noted that the proposed building is 77 feet tall, which is still under the maximum height of 100 feet allowed in the Design Guidelines. He pointed out that the building on Parcel 2 will not be directly adjacent to any currently-existing residential buildings.

Mr. Roseth detailed some of the features of the building including residential units with entrances directly onto the street and balconies.

Mr. Roseth presented a chart summarizing the proposed development. There will be a total of 175 apartment units and 239 parking spaces. This will result in a parking ratio of 1.39 as opposed to the ratio of 1.5 spaces per unit required by the Zoning Ordinance. He said GreyStar is confident that this will be adequate parking for the site based on past experience. He noted GreyStar will be investing approximately \$175 million between Parcel 1 (PC 16-17) and Parcel 2.

Tom Runkle, landscape architect with Kimley-Horn, presented the landscape plan. Mr. Runkle said that the majority of the site will be landscaped to the Front Yard Type II standards defined in the Design Guidelines. He noted that the petitioner requested a major change to use Front Yard Type II where the Design Guidelines specified Type I on the west side of the site. The petitioner was proposing this change in order to create more green space and create definition between public and private areas on the site. Mr. Runkle described some of the landscape features of the proposed development, including foundation plantings, landscaped courtyard area, and screening of the site from adjacent sites.

Jared Kenyon, engineer with Kimley-Horn, summarized key engineering elements of the proposed development. Mr. Kenyon said the subject property was previously developed with a restaurant and parking lot. The previous development did not include any stormwater detention. The proposed development will drain from the west to the east, and will also utilize permeable pavers to reduce impervious surface area.



Mr. Kenyon said the water main will be connected to the water service located on Yorktown Ring Road. The sanitary sewer will connect to the new lift station to be located on Parcel 4 of the planned development. Stormwater will be collected through roof drains and filtered into the existing stormwater sewer system.

Mr. Roseth presented a table of the major changes and variations the developer was requesting for this development, and concluded the petitioner's presentation.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment.

Boris Samovalov, an attorney representing the Liberty Square Condominium Association located at 2240-2260 S. Grace Street, addressed the Plan Commission. He said his clients are concerned about traffic during construction. He wanted to know if construction on Parcel 1 (PC 16-17) and Parcel 2 will occur simultaneously, and how that will impact the traffic on Grace Street.

Beverly Chatfield, a Lombard resident, addressed the Plan Commission. She said her opinion was that there should not be parking in the Grace Street right-of-way at any point north of Parcel 1 (PC 16-17). She noted that her comment pertained more to the discussion of Parcel 1 than of Parcel 2.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked the petitioner to respond to the questions and concerns.

Mr. Roseth said that the development on Parcel 1 and Parcel 2 will occur simultaneously. Construction on both sites will begin in March 2017 and last for approximately two years.

Mr. Roseth deferred questions about traffic to the Village.

Mr. Heniff said that the proposed improvements for Grace Street essentially amount to putting paint on the existing pavement in order to delineate parking spaces and bike lanes. He said the Village will continue to study the area as the four parcels in the Yorktown Commons Planned Development are built out, and can revisit the improvements identified for Grace Street if necessary.

Chairperson Ryan asked for the staff report.

Ms. Papke presented the staff report, which was submitted to the public record in its entirety. Ms. Papke noted that the Village Board of Trustees approved the Yorktown Commons Planned Development and related Yorktown Commons PD Design Guidelines (FBC) in early 2016. The petitioner, GreyStar, has been chosen as the developer of Parcels 1 and 2 within the Yorktown Commons Planned Development. At this time, the petitioner has submitted a development proposal for Parcel 2. The proposed development consists of a seven-story, 175-unit apartment complex. The site will incorporate a 241-space parking garage and associated tenant amenities. There is presently a vacant building on the site.

Ms. Papke said the proposed development is subject to the final plan approval process described in the Design Guidelines. Generally, final plans for development in the Yorktown Commons PD are subject to Plan Commission approval. However, final plans that require major deviations from the standards laid out in the Design Guidelines require a public hearing before the Plan Commission and final approval of the site plan and associated major change by the Board of Trustees. The petition for Parcel 2 includes several major changes and variations, which would be discussed later in the staff presentation.

The petition was reviewed by the Village's interdepartmental review committee. That review yielded a series of comments from Building, Fire, Engineering and Public Works staff. The petitioner had been made aware of the comments. These comments will be addressed in final engineering review and the building permitting process. In addressing these comments, staff does not expect the site plan to change in any significant way.

The Planning Division reviewed the proposed development and finds it is generally compatible with surrounding development and land uses. Adjacent uses consist of multi-family residential and commercial development; the proposed multi-family development is compatible with those uses.

Staff analyzed the proposed development with respect to the development standards contained in the Yorktown Commons PD Design Guidelines. Generally, staff finds the development is consistent with the development envisioned by the Design Guidelines. Specifically, staff notes:

- Residential uses are permitted in the planned development, which has entitlements for up to 970 residential units spread across the four parcels. The proposed 174 units are well below that threshold. Staff notes that the total number of units proposed for Parcel 1 (PC 16-17) and Parcel 2 is 549.
- The overall site layout is consistent with the Design Guidelines in that it brings the building façade close to the street and shields the parking garage and service areas from view of public streets.
- The project provides street-activating uses in the building where adjacent to the Grace Street/Yorktown Ring Road intersection.
- The project will provide several open space areas and green spaces, as well as landscaping as required by the Design Guidelines.
- Architectural elements required by the Design Guidelines are present in the proposed plan. In particular, the building renderings show a prominent corner element and wrapping of primary façade materials around to secondary facades. The building materials will include stucco, brick, and metal paneling.



The petitioner requests a major change to allow a seven-story building with an overall height of 77 feet. The Design Guidelines allow a maximum height of six stories not exceeding 100 feet. Since the total height of the building will be below the 100-foot overall height limit set in the Design Guidelines, staff does not anticipate having a seventh story on this site will impact the surrounding area. Also, as noted by the petitioner, the building on Parcel 2 will be buffered from currently-existing residential development by the development on Parcel 1. Staff supports the requested major change.

The petitioner requests a variation to amend the parking ratio for the development from 1.5 spaces per dwelling unit as required by the Zoning Ordinance to 1.38 spaces per unit. A parking ratio of 1.5 spaces per unit would result in 263 spaces for the 175-unit apartment complex. The petitioner proposes to construct 241 spaces on the site. The Village's traffic consultant, KLOA, conducted a parking analysis on the proposed development. The KLOA study found that average parking supply for low- and mid-rise apartments is 1.4 spaces per unit. Average peak demand for such developments is 1.23 spaces per unit. Based on this data and a survey of other properties in Lombard, KLOA concluded the development will have sufficient parking as proposed. The developer also submitted a parking study that reached a similar conclusion. Based on the KLOA parking study, staff is satisfied the development will provide sufficient parking and is supportive of the requested variation.

The petitioner requests a variation to reduce minimum parking stall width from 9'0" to 8'3". The underlying zoning district, B3, requires parking spaces to be 9'0" wide. The Design Guidelines further allow up to 30% of the required spaces to be sized for compact vehicles at 8'3" wide. Finally, the Zoning Ordinance allows residential developments in residential districts to construct all parking spaces to a minimum width of 8'3". Since the development on Parcel 2 will be entirely residential, the petitioner proposes to construct parking spaces accordingly, with a mixture of 8'3" and 8'6" spaces. Staff notes this change will only impact the development of the subject parcel, and will result in parking spaces consistent with what the Village allows for other residential developments. Staff does not believe the requested relief will alter the overall development and supports the relief.

The petitioner requests a major change to amend the build-to line on the west side of the site to allow a build-to line with a range of 21 to 26 feet as opposed to the 21-foot build-to line required by the Design Guidelines. The petitioner is requesting flexibility in this build-to line to accommodate modulation of the building façade and balconies. Staff notes that these features will add architectural interest to the building. The amended build-to line will not impact the ability of the development to meet the intent of the Design Guidelines. Staff supports this change.

The petitioner requests a major change to amend the build-to line on the north side of the site to allow a build-to line with a range of 21 to 68 feet as opposed to the 20-foot build-to line required by the Design Guidelines. The proposed building includes a drop-off area along the Yorktown Ring Road, which results in the building having a deeper setback than allowed by the Design Guidelines. Staff finds the proposed change will not impact the ability of the development to meet the intent of the Design Guidelines. Staff notes that the drop-off area incorporates a canopy

that extends toward the sidewalk, maintaining a pedestrian sense of scale along the street. Staff supports this major change.

The petitioner requests a major change to allow the use of the Front Yard Type II treatment along the west perimeter of the development where the Design Guidelines recommend the Type I treatment. The Type I treatment consists of a tree pit and hardscaped area, while the Type II treatment consists of a planting strip and hedge. The petitioner feels the Type II treatment is more appropriate given the residential nature of the development. Staff notes the proposed change will result in increased landscaping on the site, which is an overall benefit. Staff supports the change.

In summary, staff finds the petition meets the standards for major changes and variations to a planned development and the standards for site plan approval as established in the Yorktown Commons Planned Development Design Guidelines and Lombard Zoning Ordinance. Staff recommends approval of the petition subject to the conditions listed in the staff report.

Ms. Papke noted that Aimco Apartment Homes, the owners of the Yorktown Apartments at 2233 S. Highland Avenue, had submitted a letter to the Community Development Department for distribution to the Plan Commission. The letter was included in the materials distributed to the Plan Commission.

Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

Commissioner Flynn said he did not object to the requested major changes and variations. He asked for clarification on some of the numbers presented by the petitioner regarding square footages within the building devoted to amenity spaces. Mr. Roseth said that these numbers may flex somewhat as the project is designed, but the overall proposal for 175 dwelling units will not change.

Commissioner Olbrysh said he did not object to the requested major changes and variations. He asked for clarification regarding the target market for this development. Information in the package had referred to "active adults" and "seniors." Mr. Roseth said that the development will be geared toward adults aged 55 and over who want amenities and active programming. Mr. Roseth further said there will not be any skilled care offered at this development.

Commissioner Sweetser asked the petitioner to discuss the street-activating uses proposed at the corner of Grace Street and the Yorktown Ring Road. Mr. Roseth said that the overall goal of the planned development is to create an active community, but that in the initial phases of the development there may not be the residential density to support ground-floor retail. Therefore, the petitioner proposes to locate the tenant amenities for the development at the street level in the hope of generating activity. Residential development in the initial phases of the planned development may generate the residential density needed to support other activating uses in future phases of the planned development.

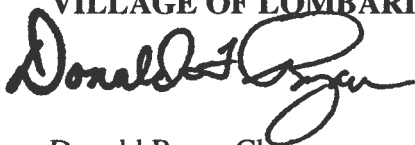
Mr. Heniff noted that Parcel 3 in the Yorktown Commons Planned Development is required to be developed with retail uses. Development of Parcels 1 and 2 may provide the impetus for development of Parcel 3. Retail is a possibility for Parcel 4 as well. Mr. Heniff further noted that there are other retail and restaurant uses already located in the Yorktown Mall. The idea is for development in the Yorktown Commons Planned Development to compliment those existing developments and provide continuity between the neighborhoods along 22<sup>nd</sup> Street and the Yorktown Mall.

On a motion by Commissioner Sweetser, and a second by Commissioner Olbrysh, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 16-18, subject to the following four (4) conditions.

1. That the major changes to a planned development are valid only for Parcel 2 in the Yorktown Commons Planned Development;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code, or as provided as part of the original planned development approval set forth in Ordinance 7177;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
4. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall become null and void unless a time extension has been granted by the Village Board.

Respectfully,

**VILLAGE OF LOMBARD**



Donald Ryan, Chairperson  
Lombard Plan Commission

c. Lombard Plan Commission

**August 29, 2016**

**Title**

PC 16-18

**Property Owner**

YTC Landowner LLC  
100 N. Sepulveda Blvd, Ste. 1925  
El Segundo, CA 90025

**Petitioner – Developer**

Greystar PG II, LLC  
c/o Gary Wallace  
750 Bering Drive, Ste. 200  
Houston, TX 77057

**Property Location**

Southeast corner of Grace Street  
and Yorktown Mall Ring Road

**Zoning**

B3PD Community Shopping  
District Planned Development

**Existing Land Use**

Vacant/Undeveloped

**Comprehensive Plan**

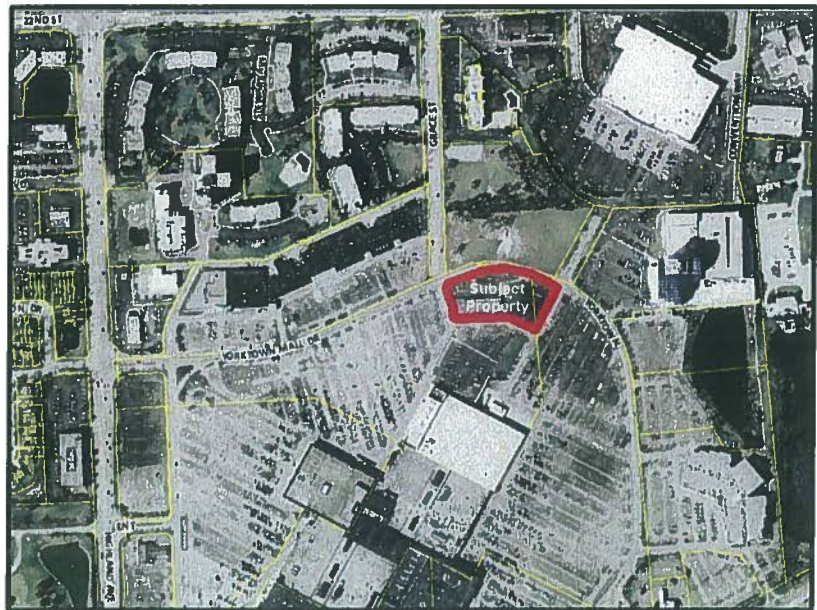
Regional Commercial

**Approval Sought**

Site plan approval for a parcel in  
the Yorktown Commons PD,  
with companion major changes to  
standards of the approved form-  
based code.

**Prepared By**

Anna Papke, AICP  
Senior Planner



**LOCATION MAP**

**DESCRIPTION**

In January 2016, the Village Board of Trustees approved Ordinance 7177, establishing the Yorktown Commons Planned Development at the intersection of Grace Street and the Yorktown Mall ring road (PC 15-27C). At that time, the Village also approved the Yorktown Commons Planned Development Design Guidelines, a form-based code (FBC) containing site and building design standards for the four parcels within the Yorktown Commons Planned Development.



Greystar PG II, LLC, was chosen as the developer for Parcels 1 and 2 of the Yorktown Commons Planned Development. At this time,



## PROJECT STATS

### Lot Stats

Parcel Size:	1.81 acres
Proposed Impervious Surface Area:	1.34 acres
Proposed Landscaped Area:	0.47 acres

### Project Details

Dwelling units:	175
Parking spaces:	241
Associated tenant amenities to include lobby and dining area.	

### Applicable Regulations

1. Yorktown Commons PD Design Guidelines (form-based code); and
2. Lombard Zoning Ordinance.

### Requested Changes/Relief

1. Major change to allow seven-story building at a height of 77', where a maximum building height of six stories, 100' was established;
2. Reduce parking ratio to 1.38 per unit;
3. Reduce parking stall width to 8'3";
4. Adjust western build-to line from 21 feet to a range of 21 to 26 feet;
5. Adjust northern build-to line from 20 feet to a range of 21 to 68 feet; and
6. Allow Front Yard Type II landscape treatment where Type I is required.

Greystar (petitioner) requests site plan approval for a proposed multiple-family apartment development on Parcel 2.

### Project Details and Approval Process:

The petitioner proposes to develop the subject property with a seven-story, 175-unit multiple-family apartment complex. The development also will incorporate a parking garage with 241 spaces.

The proposed development is subject to the requirements established in the Yorktown Commons Planned Development Design Guidelines (also referred to as the form-based code, or FBC). The Design Guidelines regulate density, height, design and landscaping, among other elements, for development within the Yorktown Commons PD. Per the Design Guidelines, the Plan Commission oversees development within the planned development through the final plan approval process described in Section IV. Proposed final plans that substantially conform to the preliminary plans approved when the Yorktown Commons Planned Development was established are subject to final approval by the Plan Commission. Proposed final plans that deviate from the preliminary plan in significant ways are subject to the provisions for major changes as defined in the Design Guidelines. Development proposals that include major changes require a public hearing before the Plan Commission and final approval by the Village Board.

The proposed development at 50 Yorktown Ring Road (Parcel 2) incorporates the following changes:

- Major change to allow seven-story building at a height of 77', where a maximum building height of six stories not exceeding 100' was established;
- Amend parking ratio to 1.38 spaces per unit (241 spaces) where a ratio of 1.5 per unit (263) is required by the Zoning Ordinance;
- Reduce parking stall width to 8'3" where 9'0" is required;
- Major change to adjust western build-to line from the 21-foot standard called for in the Design Guidelines to a build-to line ranging from 21 feet to 26 feet;
- Major change to adjust northern build-to line from the 20-foot standard called for in the Design Guidelines to a build-to line ranging from 21 feet to 68 feet; and
- Major change to allow use of Front Yard Type II landscaping treatment along perimeter of development where Front Yard Type I treatment is required.

## **Submittals**

1. Petition for public hearing, dated August 10, 2016;
2. Project narrative, including response to standards for major changes in Yorktown Commons PD Design Guidelines;
3. Civil engineering plans for 50 Yorktown Ring Road (Parcel 2), prepared by Kimley Horn, dated August 5, 2016;
4. Greystar Yorktown Commons Mixed Use Neighborhood Final Planned Development, Official Submission. Parcel 2: Plan Commission Submission, dated August 8, 2016; and
5. Memorandum from Kimley-Horn to Greystar Development, LLC, RE: parking demand summary for active adult senior housing, dated August 17, 2016.

Due to the requested major changes and parking relief, this petition is subject to the public hearing process and will ultimately require approval by the Village Board. The proposed changes and parking relief are discussed in more depth later in this report.

## **EXISTING CONDITIONS**

Property contains a vacant building (formerly a restaurant).

## **APPROVAL(S) REQUIRED**

Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Yorktown Commons Planned Development Form Based Code, as required by Section IV(E)(3) and established by Ordinance No. 7177, as follows:

1. Provide for a major change to the height standard to allow a seven-story building with a height of 77 feet, where a maximum building height of six stories not exceeding 100 feet was established;
2. Amend the parking ratio for the proposed development to 1.38 spaces per unit, where a parking ratio of 1.5 spaces per unit was established and is required by Section 155.602(C), Table 6-3 of the Zoning Ordinance;
3. Reduce the parking stall width to a minimum of eight feet, three inches (8'3"), where a minimum parking stall width of nine feet (9') was established and is set forth within Section 155.602(C), Table 6-2 of the Zoning Ordinance;
4. Amend the build-to lines for the proposed multiple-family residential development in the following respects:
  - a. Provide for a major change adjustment to the western build-to line to allow for the exterior building elevation to range between 21 and 26 feet, where a 21 foot build-to line was established, and
  - b. Provide for a major change adjustment to the northern build-to line to allow for the building elevation to range between 21 feet and 68 feet, where a 20 foot build-to line was established.
5. Approve use of Front Yard Type II landscaping treatments along at the perimeter of the development, where the Form-Based Code recommends Front Yard Type I landscaping; and

6. Approve the proposed multiple-family residential development based upon the submitted plans, pursuant to Ordinance 7177 and through Section 155.511 of the Lombard Zoning Ordinance (Site Plan Approvals) and as appropriate.

### **INTER-DEPARTMENTAL REVIEW**

#### **Building Division:**

The Building Division has been involved with numerous conversations with the petitioner regarding building type and previously approved Building Code amendments. A full Building Code review will be conducted for any and all future development submissions.

#### **Fire Department:**

As the proposal involves only the preliminary stages of an overall redevelopment plan for the area, the Fire Department has no issues or concerns regarding the project at this time.

#### **Private Engineering Services (PES):**

Private Engineer Services has the following comments regarding the proposed project:

1. Either the watermain along the north side of what is currently being referred to as "Market Rate" (Parcel 1) either needs to be looped with the required 30-ft easement with the watermain centered in the easement, or the redline mark up for allowing the dead ends that was emailed from Dave Gorman on 8/12/16 be followed. In summary, the email stated: a maximum 150' max hydrant leg and a 250' max dead-end water main with a service at the end to maintain fresh water. A backflow prevention valve on each 4" domestic service inside the building would protect the public water system from reverse flow. The required 30-ft easement, centered on these lines, should be provided for these lines as well.
2. Both of these developments (Parcels 1 and 2) shall be tributary to the proposed Yorktown sanitary pump station that is currently under review by the Village and not the Westin sanitary pump station.
3. The storm sewer bypass pipe system for the "Market Rate" plan (Parcel 1) will be reviewed under final engineering detailed storm sewer design calculation with the sizing based on final grading and overflow route restrictions.
4. As has been discussed with the design engineer, the underground stormwater detention vault will be required to have an external inspection manhole outside of the building footprint. This is not only for Village inspection purposes, but maintenance of the system as well. Similarly, the mechanical best management practices structure and the outlet control structure shall follow the same requirement for the same reasons. The underground vault shall be shifted for visual inspection via the inspection manhole to allow the inspection manhole to be located on top of the vault system



exterior to the building footprint. These items will be reviewed during final engineering for compliance.

5. If a different street lighting is desired along Grace Street, it would be under the purview of Public Works review. The standard would need to be uniform along Grace from 22nd Street to the Yorktown ring road.
6. All other engineering related items will be addressed to meet Village requirements during final engineering review.

**Public Works:**

The Department of Public Works reviewed the submitted plans and offered technical comments. Based on conversation with the Assistant Director of Public Works, Community Development staff is confident that in addressing these comments, the petitioner will not significantly alter the proposed site plan. Public Works comments are as follows:

1. Sheet C0.1:
  - Add to Water Main #15: “Hydrants shall be yellow and per Village of Lombard spec. All stainless steel bolts above and below grade.”
2. Sheet C4.0:
  - Add “Village shall do all water main shut downs, with a minimum 24-hour notice” to General Utility Note #3.
3. Sheet L1.0:
  - The trees between the perimeter sidewalks and roadways should be a variety of at least three species in lieu of monocultures that would be susceptible to concurrent disease/infestation and removal. In addition, maples are not ideal trees for use in such narrow parkways due to their eventual width.

**Planning Services Division:**

The Planning Services Division notes the following:

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

	Zoning	Land Use
North	B3PD & R5PD	Yorktown Commons Planned Development
South	B3PD	Yorktown Shopping Center Planned Development
East	B3PD	Yorktown Shopping Center Peripheral Planned Developments
West	B3PD	Yorktown Commons Planned Development

The adjacent properties are either part of the same planned development or are part of the Yorktown Shopping Center and Yorktown Peripheral planned developments. Given that existing development on the adjacent properties consists of commercial development (Yorktown Mall) and multi-family

residential development, staff considers the multiple-family apartment complex proposed on the subject property to be consistent with the zoning and land uses of surrounding properties.

## **2. *Comprehensive Plan Compatibility***

When the Yorktown Commons Planned Development was brought before the Plan Commission in late 2015, Village staff stated in IDRC report PC 15-27C that the Yorktown Commons Planned Development is consistent with the Comprehensive Plan's recommendation of a Regional Commercial land use on the subject property. Staff further noted that Vision 3 in the Comprehensive Plan is to "create and maintain viable commercial districts throughout the Village." IDRC report PC 15-27C points out that the Yorktown Commons PD is consistent with Vision 3 because it encourages redevelopment that is compatible with the Yorktown Shopping Center.

As the proposed development on Parcel 2 is consistent with the standards of the Yorktown Commons Planned Development, staff concludes that in furthering the goals of the planned development, the development is also consistent with the intent of the Comprehensive Plan. Staff further notes that Vision 2 of the Comprehensive Plan reads "Lombard will foster a diverse housing stock with a sustainable land use pattern." In providing new residential development in an infill location within the Village, the proposed development of Parcel 2 furthers this vision as well.

## **3. *Compatibility with Yorktown Commons Planned Development Design Guidelines***

This development is subject to the standards contained in the Yorktown Commons Planned Development Design Guidelines. The Design Guidelines include provisions for land uses, build-to lines, open space requirements, parking, landscaping and architectural design, among other standards.

Staff has analyzed the plans submitted by the petitioner against the requirements of the Design Guidelines. Staff finds that with the exception of the major changes and variances noted above and discussed below, the proposed development generally complies with the requirements of the Design Guidelines. The following table summarizes staff's review of the proposed development against the standards of the Design Guidelines.

	<b><u>Design Guidelines Requirement</u></b>	<b><u>50 Yorktown Ring Road (Yorktown Commons Parcel 2)</u></b>
<b>Vision</b>		
<i>Project Description</i>	Creation of a new pedestrian-friendly neighborhood that includes a mix of uses and a strong residential component. Key elements to include: entry from the north along Grace Street with residential buildings lining the street; new public urban spaces; new residential uses with high quality architecture; new neighborhood open spaces.	Proposed development on Parcel 2 consists of a multi-family apartment complex. The proposed design brings the apartment building close to the Grace Street and Yorktown ring road frontages, while parking and services areas are confined to the rear of the development.
<b>Land Use</b>		
<i>Permitted Uses</i>	Permitted uses in the Planned Development include: office and business uses permitted in the B3 Community Shopping district; residential uses, including townhouses and multi-family; hotel; daycare as accessory use; mixed-use buildings.	Developer proposes to build a 7-story multi-family apartment complex consisting of 175 dwelling units.
<i>Recommended Uses</i>	The FBC recommends street-activating uses such as leasing offices, fitness rooms, club rooms and lobbies be located at the intersection of Grace Street and the YT ring road.	The main lobby and other amenities will be located on the ground floor of the northwest corner of the building, where adjacent to the Grace Street/Yorktown ring road intersection.
<i>Density</i>	Maximum number of dwelling units in Planned Development = 970.	Dwelling units proposed for Parcel 2 = 175. Total dwelling units proposed for Parcels 1 and 2 = 550.
<b>Regulating Plan</b>		
<i>Open Space</i>	Minimum 12.5% of total site area to be maintained as open space. In the case of Parcel 2, this results in a minimum requirement of 0.1 acres. The FBC defines open space as including lawns, gardens, parks, linear greens, trails and paths, water features, and gathering spaces such as courtyards, squares and plazas.	Project provides a mixture of open green space (courtyard) and hardscaped open areas. Total open space = 0.57 acres.

<i>Build-to Line</i>	Grace Street = 21 feet; Yorktown ring road = 20 feet; eastern property line = 18 feet.	Build-to line on Grace Street side varies from 21 feet to 26 feet, <u>requiring approval of a major change</u> ; build-to line on Yorktown ring road varies from 21 feet and 68 feet, <u>requiring approval of a major change</u> ; build-to line on eastern property line consistent with FBC requirement.
<i>Frontage Occupancy</i>	Grace Street = 75-100%; Yorktown ring road = 70-90%; eastern property line = 70-90%.	Frontages along Grace Street, Yorktown ring road and eastern property line are consistent with these requirements.
<i>Building Height</i>	Maximum building height = six stories, not to exceed 100 feet.	<u>Proposed building will be seven stories, requiring approval of a major change.</u> Total height of building will be 77 feet.
<i>Urban Design and Architectural Features</i>	South elevation required to be designed to primary façade standards. Prominent corner element required at northwest corner of building, adjacent to Grace Street and ring road intersection.	See building elevations and renderings in petitioner's submission.
<i>Front Yard Types</i>	Front Yard Type II required along east frontage and majority of north frontage of Parcel 2; Front Yard Type I may be substituted for Type II at the NW corner of site; Front Yard Type I required on Grace Street frontage.	Petitioner proposes to use Type II landscaping treatments along entire perimeter of development, <u>requiring approval of a change</u> .

**Development Standards**

<i>Parking and Loading</i>	Parking decks to be designed with liner building facing streets. Number and size of off-street parking spaces and loading spaces as required by Section 155.602 of Lombard Village Code.	Proposed parking deck is enveloped by multi-family building and a liner, not visible from the streets. The petitioner requests a variance from Village Code requirement to allow a parking ratio of 1.39 spaces per DU, as opposed to the required ratio of 1.5 spaces per DU. Petitioner also requests Village allow parking stalls to be 8'3" wide as opposed to required 9'0". <u>Both variations require approval by the Village.</u>
<i>Service Areas</i>	Service areas shall be screened from view of the street. Indoor service areas shall have closable doors recessed into the face of the building, and shall not be located on YT ring road within 200 feet of the Grace Street intersection.	Service areas to be located inside building.

**Architectural Standards**

<i>All</i>	Primary building facades to be oriented to the street; primary entry to be located along primary building façade and designed with architectural features communicating entry; service areas to be located in rear of building; primary facades to have windows of appropriate proportion and spacing; building facade materials to be consistent across facades and continue along secondary facades for 16 inches in depth; utilities and mechanical equipment to be located in interior of block or alongside of buildings.	Developer proposes to meet these architectural standards. See building elevations and renderings in petitioner's submission. Development to include a prominent corner element on the building at the southwest corner of the site as well as parapets along roofline. The submitted plans also show the building façade materials along the primary facades will be carried to the required depth along the secondary façade on the north side of the site. Building materials include: stucco (three shades), brick (two types), metal paneling (two types) and stone.
<i>Multi-family</i>	Minimum building height shall be greater than 18 feet; blank walls not to face streets; maximum of two primary materials used on a façade; exterior lights to match architectural style of building.	Developer proposes to meet these architectural standards. See building elevations and renderings in petitioner's submission.

#### 4. Major Change and Relief Requests

The applicant requests the following major changes and relief pursuant to Section 155.504(A) (major changes in a planned development) of the Lombard Zoning Ordinance, and Section IV (E) (major changes) of the Yorktown Commons Planned Development Design Guidelines:

- A. *Major Change – Height Limit: Provide for a major change to the height standard to allow a seven-story building with a height of 77 feet, where a maximum building height of six stories not exceeding 100 feet was established.*

The petitioner proposes to construct a seven story building with an overall height of 77 feet. The Design Guidelines set a maximum building height of six stories with overall height not exceeding 100 feet.

Staff does not anticipate that the addition of an extra story will negatively impact the surrounding neighborhood or the future development of the remaining parcels within the Yorktown Commons Planned Development. As the overall height of the proposed building (77') is less than the overall height permitted by the Design Guidelines (100'), the proposed development will remain consistent with the intent of the Design Guidelines with respect to building height. In the response to standards, the petitioner points out that the development on this parcel will not be immediately adjacent to any currently existing development. The nearest existing residential building is Yorktown Condominiums, which will be buffered by the proposed five-story building on Parcel 1. Staff finds this request is consistent with the requirements for major changes and supports this change.

- B. *Major Change – Parking Ratio Relief: Amend the parking ratio for the proposed development to 1.38 spaces per dwelling unit (resulting in 241 spaces), where a parking ratio of 1.5 spaces per unit is established and required by Section 155.602(C) of the Zoning Ordinance.*

The petitioner proposes to construct 241 parking spaces on the site (236 spaces within the parking deck plus five spaces in the drop-off area in front of the building). This will result in a parking ratio of 1.38 spaces per unit. Section 155.602(C) of the Village's Zoning Ordinance requires a parking ratio of 1.5 spaces per unit for one- and two-bedroom apartment units. This ratio translates into a requirement for 263 parking spaces.

In the response to standards for major changes/parking relief, the petitioner asserts the 241 spaces will be adequate to meet demand generated by the development. The petitioner notes that 57% of the units will be one-bedroom apartments, with the remainder being two-bedroom units. The petitioner suggests this particular mix of unit sizes will result in most tenants being either single persons or couples, as opposed to families, and that this demographic would not generate a high demand for parking. The petitioner also points out that proximity of the development to the Yorktown Mall and other points of interest in the immediate vicinity of the development may reduce resident dependency on vehicles and translate into residents owning fewer vehicles. See petitioner's response to standards for more detailed discussion of these points.

The Village's traffic consultant, KLOA, conducted a parking analysis on the proposed development. Survey data published by the Institute for Traffic Engineers (ITE) shows an average parking supply of 1.4 parking spaces per unit in low- and mid-rise apartments. ITE reports an average peak parking demand of 1.23 spaces per dwelling unit. Based on this data and a survey of other properties in Lombard, KLOA concludes a parking space ratio of 1.38 spaces per unit will be sufficient to serve the proposed development. The petitioner provided its own parking study that reached a similar conclusion based on the demographic group the developer proposes to target during leasing. Both studies are provided as an exhibit to this report.

Given the above, staff believes 241 parking spaces will be sufficient to serve the proposed development, and that this relief is consistent with the requirements for major changes/parking relief as specified in the Village Ordinance and the Design Guidelines. Staff supports this relief.

- C. *Major Change – Parking stall width: Reduce parking stall width to a minimum of 8'3", where a minimum parking stall width of 9'0" is established in the Design Guidelines.*

The Yorktown Commons PD Design Guidelines require standard parking spaces in the planned development to be 9'0" wide. The Design Guidelines provide for up to 30% of the required parking spaces to be constructed to compact space standards, which are 8'3" wide. The petitioner proposes to construct all spaces in this development at a width of either 8'6" or 8'3", and requests approval of a major change in order to do so.

In response to standards for a major change, the petitioner points out that Section 155.602(A)(5) of the Village Zoning Ordinance allows residential developments in residential districts to construct all spaces to a width of 8'3". As the proposed development on the subject property will be entirely residential in nature, the petitioner desires to construct the parking spaces accordingly. This change

would apply only to the development of the subject property, and therefore is not expected to have any impact on other development in the planned development or the wider neighborhood. Staff supports the requested change.

- D. *Major Change – Build-to line: Amend the build-to line for the western side of the subject property to allow for a build-to line ranging from 21 to 26 feet, where a 21-foot build-to line was established.*

The petitioner requires a major change to the approved build-to line for the west side of the property in order to accommodate the development. The increased build-to line will allow for modulation of the building façade as well as balconies associated with the residential units. Both features will add architectural interest to the development. Upon review of the site plan, staff finds that the proposed major change in this build-to line will not significantly impact the final development in terms of its ability to meet the intent of the Design Guidelines and the objectives of the Yorktown Commons Planned Development. The requested change will not create public health or safety concerns, nor will it impede the developer's ability to provide adequate public utilities and infrastructure improvements or meet the overall intent of the planned development. Staff supports this major change.

- E. *Major Change – Build-to line: Amend the build-to line for the northern side of the subject property to allow for a build-to line ranging from 21 feet to 68 feet, where a 20-foot build-to line was established.*

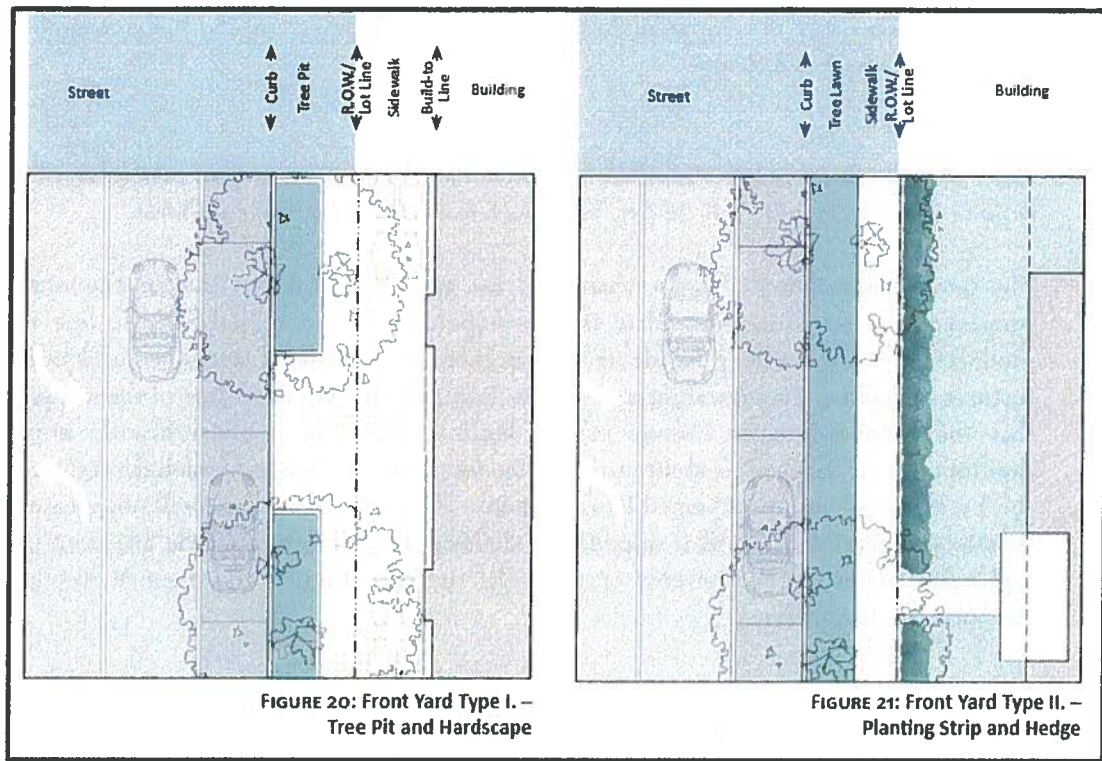
The petitioner requires a major change to the approved build-to line for the north side of the property in order to accommodate the development. The proposed building includes a resident and visitor drop-off area along the ring road frontage, with the result that portions of the building will have a significant setback from the property line. The drop-off area does incorporate a canopy that extends almost to the sidewalk and helps to maintain a pedestrian-appropriate sense of scale. The petitioner further points out that the drop-off area will serve to move vehicle loading and delivery activity away from the ring road.

Upon review of the site plan, staff finds that the proposed major change in this build-to line will not significantly impact the final development in terms of its ability to meet the intent of the Design Guidelines and the objectives of the Yorktown Commons Planned Development. The requested change will not create public health or safety concerns, nor will it impede the developer's ability to provide adequate public utilities and infrastructure improvements or meet the overall intent of the planned development. Staff supports this major change.

- F. *Major Change – Approve use of Front Yard Type II landscaping treatments along perimeter of the development where the Design Guidelines recommend Front Yard Type I landscaping treatment.*

The Design Guidelines require a combination of Front Yard Types for the perimeter of the subject property. Type II (planting strip and hedge) is mandated along the east and north sides of the site. Type I (tree pit and hardscape) is mandated along the west side of the site. The petitioner proposes to forego the use of Type I treatment and instead use the Type II treatment along all sides of the site where landscaping is required. The below graphic shows the differences between the two types.





Front Yard Type I and Type II treatments, as shown in the Yorktown Commons Design Guidelines.

Upon review of the landscape plan, staff finds that this proposed major change in the landscaping will not significantly impact the final development in terms of its ability to meet the intent of the Design Guidelines and the objectives of the Yorktown Commons Planned Development. Staff notes the use of the Type II treatment will result in more landscaping on the site, which is a benefit to the overall development. Moreover, the requested change will not create public health or safety concerns, nor will it impede the developer's ability to provide adequate public utilities and infrastructure improvements or meet the overall intent of the planned development. Staff supports this major change.

**SITE HISTORY (NON SIGN-RELATED)**

**1966: Yorktown Shopping Center Planned Development**

Establishment of the Yorktown Shopping Center Planned Development via Ordinance No. 1172. Note that within the originally approved site plan, Parcel 1 was identified for multi-family residential development and Parcel 4 was designated for use as an office complex.

**PC 94-14: Yorktown Peripheral Planned Development**

Amendment to the geographic boundaries of the Yorktown Shopping Center Planned Development to remove approximately 15.6 acres to establish the Yorktown Peripheral Planned Development. Staff notes

that within the originally approved site plan, Parcel 1 was identified for use as a 100,000 square foot retail structure.

**PC 15-27A: Amendment to the Yorktown Shopping Center Planned Development**

Amendment to the geographic boundaries of the Yorktown Shopping Center Planned Development to remove approximately 8.3 acres from this planned development in order to establish the Yorktown Commons Planned Development (PC 15-27C). Also amended the number of parking spaces required in the Yorktown Shopping Center PD.

**PC 15-27B: Amendment to the Yorktown Peripheral Planned Development**

Amendment to the geographic boundaries of the Yorktown Peripheral Planned Development to remove approximately 5.9 acres from this planned development in order to establish the Yorktown Commons Planned Development (PC 15-27C).

**PC 15-27C: Yorktown Commons Planned Development**

Established the Yorktown Commons Planned Development via Ordinance 7177. Also adopted the Yorktown Commons Planned Development Design Guidelines as the form-based code regulating development within the Yorktown Commons Planned Development.

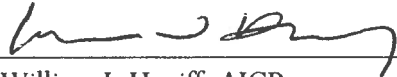
**FINDINGS & RECOMMENDATIONS**

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards for major changes to a planned development and standards for site plan approval, as established by the Lombard Zoning Ordinance and the Yorktown Commons Planned Development Design Guidelines. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and testimony presented, the proposed site plan with companion major changes to a planned development **complies** with the standards required by the Village of Lombard Zoning Ordinance and Yorktown Commons Planned Development Design Guidelines; 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 I recommend to the Corporate Authorities **approval** of PC 16-18, subject to the following conditions:

1. That the major changes to a planned development are valid only for Parcel 2 in the Yorktown Commons Planned Development;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code, or as provided as part of the original planned development approval set forth in Ordinance 7177;

3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
4. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall be come null and void unless a time extension has been granted by the Village Board.



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

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**EXHIBITS**

- Petitioner's Traffic Memo
- KLOA Report



MEMORANDUM TO: William Heniff  
Director of Community Development  
Village of Lombard

FROM: Javier Millan  
Senior Consultant

DATE: August 22, 2016

SUBJECT: Yorktown Commons Mixed-Use Development  
Parcel 2 Parking Evaluation  
Lombard, Illinois

This memorandum summarizes the results of a parking evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for Parcel 2 of the proposed Yorktown Commons Mixed-Use development in Lombard, Illinois. The Yorktown Commons Mixed-Use development is composed of four distinct parcels within the Yorktown Center at the intersection of Grace Street with the Yorktown Ring Road.

## **Parcel 2**

Parcel 2 is located in the southeast quadrant of the intersection of Grace Street with the Yorktown Ring Road and is planned to be developed for an active adult apartment complex with 175 units and 244 off-street parking spaces. This translates into a parking ratio of 1.39 parking spaces per unit. Furthermore, as proposed, the building will have the following unit mix:

- 102 one-bedroom units
- 73 two-bedroom units

This bedroom composition translates into approximately 1.41 bedrooms per unit.

## **Parking Evaluation**

Based on a review of the Village of Lombard Zoning Ordinance, the apartment complex would be required to provide 263 parking spaces. As such, the proposed number of parking spaces will be below the required number of parking spaces by 22 spaces.

Based on a review of the Institute of Transportation Engineers (ITE) *Parking Generation Manual*, 4<sup>th</sup> Edition, a 175-unit Senior Adult Housing-Attached building will have a peak parking demand ranging between 79 and 117 parking spaces with an average peak parking demand of 103 parking spaces. Given that the proposed development will be providing 244 parking spaces, the proposed development's parking supply will be adequate in accommodating the anticipated peak parking demand based on ITE surveys.

For comparison purposes, KLOA, Inc. also looked at the parking demand of alternative land uses for the proposed apartment development.

Based on a review of survey data published by ITE in the *Parking Generation Manual*, 4<sup>th</sup> Edition for Land Use Code 221 (Low/Mid-Rise Apartments), the following was determined:

- The average parking supply ratio at similar sites was 1.4 spaces per unit.
- The average peak parking demand ratio was 1.23 spaces per unit.
- The average peak parking demand ratio based on the number of bedrooms ranged between 0.9 and 1.0 spaces per bedroom.
- The ratio shows a direct correlation between the number of bedrooms and the peak parking demand. Developments with less than 1.5 bedrooms per unit had a peak parking demand of 92 percent of the average peak parking demand. This will apply to the proposed development since it is anticipated to have an average of 1.41 bedrooms per unit.

We also reviewed a parking survey KLOA, Inc. conducted at the Yorktown Apartment Complex on September 2010. The parking demand at each of the three existing buildings was as follows:

- Hi-Rise Tower - 232 units with a peak parking demand of 266 vehicles. This equates to 1.15 occupied spaces per unit.
- Six-Story Building - 72 units with a peak parking demand of 114 vehicles. This equates to 1.58 occupied spaces per unit.
- Five-Story Building - 60 units with a peak parking demand of 75 vehicles. This equates to 1.25 occupied spaces per unit.

The total parking demand for the existing complex was approximately 1.25 occupied spaces per dwelling unit.

KLOA, Inc. also examined U.S. Census data. Based on the Census data, the average number of vehicles available per renter-occupied household within Census Tract 8443.01 is 1.34 vehicles per unit. This is very consistent with the survey results of the Yorktown Apartments Complex.

It is also important to note the context of the proposed development. The proposed development, as planned, will be surrounded on three sides with an ample supply of parking that is largely unused. While these spaces are not located on the subject property itself, it can provide an opportunity for visitors to the apartment building to have convenient parking options without having to park in the proposed interior garage itself.

Based on the above and given that the proposed apartment building is providing 1.39 parking spaces per unit, it is anticipated that even if the building were to be developed as a regular apartment building, adequate parking would still be provided.



December 21, 2015

William J. Heniff  
Director of Community Development  
Village of Lombard  
255 E. Wilson  
Lombard, IL 60148

Subject: Yorktown Commons Planned Development Amendment  
RE: Aimco Yorktown, LP – Yorktown Apartments

Dear Mr. Heniff,

We are the long-time owners of Yorktown Apartments located at 2233 S. Highland Ave., adjacent to Yorktown Center to the northwest. We would like to take this opportunity to provide feedback regarding the proposed plans related to the Yorktown Commons Planned Development Amendment.

We are supportive of the development overall and believe this is very positive for the neighborhood and the Village. However, we want to make sure that the new development is beneficial to the nearly 400 residents in our neighboring community as well as other adjacent neighbors. Based on our review of the Yorktown Commons Planned Development Design Guidelines dated 10/19/2015, we would like to raise the following items for consideration:

- Façade Standards for the portion of the project facing our property have not been addressed. All other sides of the development are attractive and we are supportive of that. However, as proposed the development turns its back on Yorktown Apartments. We request enhancements to the side facing Yorktown Apartments, consistent with the standards on all other sides. As currently planned the views from Yorktown Apartments appear to be negatively impacted and will likely create resident complaints.
- Pedestrian connections to the new development, green space, retail and mall from our property do not appear to be addressed. In order to make the newly planned development as vibrant and successful as possible, we feel pedestrian connections to and from the surrounding residential uses should be significantly enhanced.
- Ground level retail locations, as presented, are limited to the intersections of Grace Street and Yorktown Mall Drive (Ring Road). We would like to discuss the potential for including street-level retail uses within closer proximity to the Yorktown Apartments.
- The plans call for the strip mall to the west (Carson's Furniture Gallery) to be left in place as a standalone building. What is the intent for this building in the near term and long term? We feel that this area, which will serve as the gateway to the proposed development from Highland Ave, should be addressed as part of this process.

Thank you for your consideration. We respectfully request that this letter be shared with the Village Board of Trustees during the January 7<sup>th</sup> 2016 meeting as this matter is considered.

Best regards,

A handwritten signature in black ink, appearing to read 'R. Hawthorne', with a long horizontal line extending to the right.

Richard A. Hawthorne  
Vice President, Redevelopment  
Aimco  
One Oakbrook Terrace, Suite 205  
Oakbrook Terrace, IL 60181  
Desk: 630.812.2187  
Cell: 773.315.1287  
richard.hawthorne@aimco.com

CC: Donna Blair – Yorktown Center  
Tom Kiler – Continuum Partners  
Wes Powell – Aimco  
Patti Shwayder – Aimco  
Ken Diamond – Aimco



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING MAJOR CHANGES AND VARIATIONS PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.504 OF THE LOMBARD ZONING ORDINANCE, AND PURSUANT TO CHAPTER IV, SECTION IV(E) OF THE YORKTOWN COMMONS PLANNED DEVELOPMENT DESIGN GUIDELINES, FOR PARCEL 2 OF THE YORKTOWN COMMONS PLANNED DEVELOPMENT, AS ESTABLISHED BY ORDINANCE 7177, TO ALLOW FOR A BUILDING HEIGHT OF SEVEN STORIES, TO ALLOW FOR A DECREASED PARKING RATIO, TO ALLOW FOR A DECREASED PARKING STALL WIDTH, TO AMEND BUILD-TO LINES, AND TO ALLOW FOR ALTERNATIVE LANDSCAPE TREATMENTS**

(PC 16-18: Yorktown Commons Planned Development Parcel 2 – 50 Yorktown Shopping Center)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property, as described in Section 2 below, is zoned B3 Community Shopping District Planned Development; and,

WHEREAS, the Subject Property, as described in Section 2 below, is subject to the Yorktown Commons Planned Development Design Guidelines, as adopted by the President and Board of Trustees of the Village of Lombard by Ordinance 7177; and,

WHEREAS, an application has heretofore been filed requiring approval of the following major changes and variations to a portion of a planned development, commonly referred to as Parcel 2 of Yorktown Commons, pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code) and the Yorktown Commons Planned Development Design Guidelines:

1. Approve a major change to allow a seven-story building at a height of 77', where a maximum building height of six stories not exceeding 100' was established in the Design Guidelines;
2. Amend parking ratio to 1.38 spaces per unit (241 spaces) where a ratio of 1.5 per unit (263) is required by the Zoning Ordinance;
3. Reduce parking stall width to 8'3" where 9'0" is required by the Zoning Ordinance;

4. Amend the build-to line for the western elevation to a range of 21 feet to 26 feet, where a 21-foot build-to line was established in the Design Guidelines;
5. Amend the build-to line for the northern elevation to a range of 21 feet to 68 feet, where a 20-foot build-to line was established in the Design Guidelines; and
6. Approve a major change to allow use of Front Yard Type II landscaping treatment along perimeter of development where Front Yard Type I treatment is required by the Design Guidelines.

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on August 29, 2016, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the major change; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

**SECTION 1:** That major changes and variations for a portion of a planned development as set forth below are hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3:

1. Approve a major change to allow a seven-story building at a height of 77', where a maximum building height of six stories not exceeding 100' was established in the Design Guidelines;
2. Amend parking ratio to 1.38 spaces per unit (241 spaces) where a ratio of 1.5 per unit (263) is required by the Zoning Ordinance;
3. Reduce parking stall width to 8'3" where 9'0" is required by the Zoning Ordinance;
4. Amend the build-to line for the western elevation to a range of 21 feet to 26 feet, where a 21-foot build-to line was established in the Design Guidelines;
5. Amend the build-to line for the northern elevation to a range of 21 feet to 68 feet, where a 20-foot build-to line was established in the Design Guidelines; and

6. Approve a major change to allow use of Front Yard Type II landscaping treatment along perimeter of development where Front Yard Type I treatment is required by the Design Guidelines.

**SECTION 2:** That this ordinance is limited and restricted to the subject property generally located on the southeast corner of the intersection of Grace Street and Yorktown Shopping Center ring road, Lombard, Illinois, and more specifically legally described as set forth below:

PART OF PARCEL 3 IN HIGHLAND AVENUE ASSESSMENT PLAT OF LOT 2 IN YORKTOWN, BEING A SUBDIVISION OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID HIGHLAND AVENUE ASSESSMENT PLAT RECORDED JANUARY 30, 2012 AS DOCUMENT R2012-12175, TOGETHER WITH PART OF LOT 2 IN HIGHLAND-YORKTOWN RESUBDIVISION OF LOT 4 IN YORKTOWN, BEING A SUBDIVISION OF PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID PLAT OF HIGHLAND-YORKTOWN RESUBDIVISION RECORDED SEPTEMBER 5, 2006 AS DOCUMENT R2006-170876, AND CERTIFICATES OF CORRECTION RECORDED AS DOCUMENTS R2006-191219, R2006-219358 AND R2008-138794, ALL IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY LINES OF SAID PARCEL 3; (1) THENCE NORTH 65 DEGREES 23 MINUTES 09 SECONDS WEST 127.04 FEET; (2) THENCE SOUTH 87 DEGREES 55 MINUTES 45 SECONDS WEST 209.84 FEET TO A POINT OF CURVATURE; (3) THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 18.00 FEET, A CHORD BEARING OF NORTH 47 DEGREES 22 MINUTES 03 SECONDS WEST 28.09 FEET TO A POINT OF TANGENCY; (4) THENCE NORTH 02 DEGREES 39 MINUTES 50 SECONDS WEST 26.41 FEET; (5) THENCE NORTH 17 DEGREES 21 MINUTES 56 SECONDS WEST 83.14 FEET TO A POINT OF CURVATURE; (6) THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF NORTH 25 DEGREES 50 MINUTES 49 SECONDS EAST, 30.17 FEET TO A POINT OF TANGENCY; (7) THENCE NORTH 69 DEGREES 03 MINUTES 34 SECONDS EAST 81.51 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG AN ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 310.00 FEET, A CHORD BEARING OF NORTH 88 DEGREES 10 MINUTES 51 SECONDS EAST 206.91 FEET TO A POINT OF TANGENCY; THENCE SOUTH 72 DEGREES 41 MINUTES 52 SECONDS EAST 122.87 FEET TO A POINT OF

CURVATURE; THENCE EASTERLY ALONG AN ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 472.00 FEET, A CHORD BEARING OF SOUTH 69 DEGREES 47 MINUTES 51 SECONDS EAST 47.78 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY ALONG AN ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 13.50 FEET, A CHORD BEARING OF SOUTH 19 DEGREES 27 MINUTES 58 SECONDS EAST 22.35 FEET TO A POINT OF TANGENCY; THENCE SOUTH 27 DEGREES 57 MINUTES 54 SECONDS WEST 171.44 FEET TO A POINT OF NON-CURVATURE; THENCE SOUTHWESTERLY ALONG AN ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 11.37 FEET, A CHORD BEARING OF SOUTH 50 DEGREES 21 MINUTES 57 SECONDS WEST 10.02 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 65 DEGREES 23 MINUTES 09 SECONDS WEST 2.29 FEET TO THE PLACE OF BEGINNING, CONTAINING 76,095 SQUARE FEET, MORE OR LESS.

*Also known as Lot 2 in the Final Plat of Subdivision of Yorktown Commons Phase 1, being a re-subdivision located in part of Section 29, Township 39 North, Range 11 East of the Third Principal Meridian recorded September 1, 2016 as Document Number R2016-093310 in DuPage County, Illinois.*

PIN: Parts of 06-29-200-060 and 06-29-101-041 (50 Yorktown Shopping Center)

**SECTION 3:** This ordinance shall be granted subject to compliance with the following conditions:

1. That the major changes and variations to a planned development are valid only for Parcel 2 in the Yorktown Commons Planned Development;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code, or as provided as part of the original planned development approval set forth in Ordinance 7177;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
4. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall be come null and void unless a time extension has been granted by the Village Board.

Ordinance No. \_\_\_\_\_

Re: PC 16-18

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**SECTION 4:** This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2016, pursuant to a roll call vote as follows:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Keith T. Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Sharon Kuderna, Village Clerk