


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

 X Resolution or Ordinance (Blue) X *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: March 24, 2015 (B of T) Date: April 2, 2015
TITLE: PC 15-04; Highlands of Lombard New Apartment Building – 2740 S. Highland Avenue
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 approval of a conditional use to allow for a multiple family residential development, as per the Second Agreement to the Pre Development for the Highlands of Lombard B3 Planned Development, with the following deviation: allow a deviation from Section 5.E of the Second Amendment to Pre Development Agreement to allow construction that utilizes less than 70 percent stone, brick, split face block or cedar for exterior facades exclusive of window areas. (DISTRICT #3)

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

The petitioner requests a waiver of first reading of the Ordinance.

Fiscal Impact/Funding Source:

Review (as necessary):
Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X _____ Date _____



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

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

DATE: April 2, 2015

SUBJECT: PC 15-04; Highlands of Lombard New Apartment Building – 2740 S. Highland Avenue

Please find the following items for Village Board consideration as part of the April 2, 2015 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 15-04; and
3. An Ordinance granting approval of Conditional Use to allow for a multiple-family residential development, as per the Second Agreement to the Pre-Development Agreement for the Highlands of Lombard B3 Planned Development, with a deviation from Section 5.E of the Second Amendment of the Pre-Development Agreement to allow for construction that utilizes less than 70 percent stone, brick, split face block or cedar for exterior facades exclusive of window areas.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the April 2, 2015 Board of Trustees agenda with a waiver of first reading, as requested by the petitioner.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

April 2, 2015

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees

Dan Whittington, Dist. 1
Michael A. Fugiel, Dist. 2
Reid Foltyniewicz, Dist. 3
Bob 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 15-04; Highlands of Lombard New Apartment Building – 2740 S. Highland Avenue

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, requests approval of a conditional use to allow for a multiple-family residential development, as per the Second Agreement to the Pre-Development for the Highlands of Lombard B3 Planned Development, with the following deviation: allow a deviation from Section 5.E of the Second Amendment to Pre-Development Agreement to allow construction that utilizes less than 70 percent stone, brick, split face block or cedar for exterior facades exclusive of window areas.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on March 16, 2015. Sworn in to present the petition was Jennifer Ganser, Assistant Director, Matt Panfil, Senior Planner and the petitioners Larry Debb, Stephen Rankin, and Takemasa Okugawa of Chicago IL.

Chairperson Ryan read the Plan Commissions procedures and asked if anyone other than the petitioner intended to cross examine, and, hearing none, he proceeded with the petition.

Larry Debb began by thanking the Plan Commission for the input they received at the last meeting and that they have incorporated the feedback into the plan. He said this development consists of 181 units including studios, one bedrooms, and two bedrooms. There are no

three bedroom units because they don't want this to be family oriented; they want this to be three bedroom units because they don't want this to be family oriented; they want this to be young couples and singles. The quality of this development will exceed anything done in the suburban market place. There will be twelve (12) foot cathedral ceilings on the top floor. There will be a ten (10) foot by twenty (20) foot private outdoor areas as well as wrap around balconies overlooking the pool. The resident parking is in a heated indoor garage. In addition, the garbage will be stored inside. They have incorporated all of staff and engineering requests. They incorporated the Fire Department requests to remove one parking space and mark it fire use only. The traffic evaluation from KLOA reports the traffic generated by the development will be accommodated by the existing roadways. The units will have high end amenities that will include granite countertops in the kitchen, onyx in the bathrooms as well as high end appliances. They are asking for a conditional use and to allow the use of a material that wasn't available when the code was written. Hardie Board is a cement board with a finish, it doesn't rot, mold or warp and it will keep its color. The material has been around for about thirty (30) years. He presented the outdoor circulation of the development and highlighted the main entrance, pool area, landscaping, seating areas and parking. He also highlighted the parking spot that KLOA requested them to remove. He presented the first floor plan to give an idea of the hallways, the different units, pool area and private decks. He presented the landscape site plan and noted that the cement foundation is covered with stone or some other type of material.

Steve Rankin the architect of the building said this is a Built-Over-Time design concept and presented the elevations of the south and north of the complex. He emphasized how they broke up different sections of the building by using different materials and cornice heights. They picked the colors and materials because it resembled a prairie palette. Stone and brick make up 30% of the building and the Hardie Board is 60%. He said they selected the Hardie Board because it is more durable than other materials and will look fresher over a longer period of time. Mr. Deb stated many surrounding municipalities have started using Hardie Board.

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

Ron Maleszewski, 2740 S. Highland Ave., Lombard IL was sworn in and stated he is the manager of the neighboring City View apartments. He asked when the construction is under way how will to be staged so there isn't an impediment to their residents getting in and out of their community. Next, he referenced the traffic report and suggested there be a more in depth study to see how and additional 400 residents would affect the traffic flow. Lastly, he asked about the difference between the Hardie Board and other materials such cement and cedar siding.

Mr. Debb responded they are staging on the back southwest of the property. They are also working with the building next door to use their back parking lot that doesn't get used very much. They aren't going to tear up any streets so getting in and out of the area shouldn't be impacted. He said there will be some traffic. Mr. Debb said the Hardie Board is about the same cost as brick but it doesn't mold. At this point in time this seems to be the material of choice.

Chairperson Ryan asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. She stated the petitioner is requesting approval of a conditional use to allow for a one hundred and eighty-one (181) unit multiple-family residential development at 2740 S. Highland Avenue and a deviation regarding the exterior facade of the building.

The subject property is currently vacant. The property is about three (3) acres and is exclusively accessed off of Highland Avenue and part of the Highlands of Lombard development.

Ms. Ganser said comments from the Inter-Departmental Review committee have been forwarded to the petitioner. The petitioner is working on the comments in order to make the project successful.

The Planning Services Division notes that the land use to the north is multi-family residential, south is the The Dump retail store, east is the Allerton Ridge Cemetery, and to the west is the Village of Downer Grove that is zoned light manufacturing.

The proposed new apartments will generate additional demand for the retailers and restaurants in the Highlands Development and provide for additional rental housing.

The building will have five (5) studio units, one hundred and eight (108) one-bedroom units, and sixty-eight (68) two-bedroom units. Two hundred and forty-two (242) parking spaces would be located inside the building and forty-four (44) spaces would be at grade for a total of two hundred and eighty-six (286). The development has two (2) extra parking spaces, above code requirements.

Staff reviewed the Comprehensive Plan and the Highlands of Lombard Development Agreement and finds the proposed development is compatible.

The traffic evaluation was completed by KLOA and study suggests the development has ample parking. The development has two (2) extra parking spaces and they also exceed the number of accessible spaces by two (2).

The traffic engineer recommended eliminating the closest on-street parking space on the west side of the north-south easterly access drive. This elimination will keep parking at Code and allow for greater turning movements. The Fire Department also recommended removing a parking space in the same area but to the north. This area would be used as a staging area by the Fire Department if there was an emergency. Staff could work with the developer regarding the parking spaces should this petition get approved.

The Final Development Agreement of the Highlands of Lombard requires seventy percent (70%) of all exterior facades to be made up of stone, brick, split face block or cedar, exclusive of glass. The Plan Commission is allowed to grant a deviation from this request. The petitioner is looking for a deviation from the 70% requirement as part of this proposal. This item was brought forth at an earlier Plan Commission workshop session. Staff recommends that the deviation from the

70% requirement be granted.

The petitioner has provided a statement of compatibility for the development proposal and the design will complement the surrounding buildings in The Highlands of Lombard development.

The Development Agreement set up a vehicle trip generation bank for the site that cannot be exceeded and that all internal developments will draw upon. Additionally, KLOA's analysis notes the new trips and continues to show a surplus in the trip generation bank. With the inclusion of the proposed Highlands Apartments, the current bank has remaining trips both in and out.

The detention for the site is already provided for in the pond and there is excess detention. The proposed apartments will need to add best management practices (BMPs) during final engineering.

This property has not appeared exclusively before the Plan Commission, though it is part of the Highlands of Lombard Planned Development.

Staff finds that the proposed Highlands Apartments is compatible with the surrounding land uses, the Comprehensive Plan, the Zoning Ordinance and the Highlands of Lombard Planned Development Ordinance.

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

Commissioner Burke said the petitioner took the Plan Commissions input from the workshop and implemented into their plan. He asked about the Fire Departments request for the removal of the parking space because it is in the report but not in the review. Ms. Ganser said the discussion came up after the report was completed. Staff can work with the developer and the Fire Department to ensure everyone is satisfied. Commissioner Burke asked if it is listed in the conditions. Ms. Ganser said it wasn't listed but staff could work with the developer should the development get approved. Commissioner Burke said it should be added to the conditions. Ms. Ganser said it could be added.

Commissioner Burke asked about condition number 10 regarding one parking space be removed per the Traffic Evaluation completed by KLOA but at the end of the report it states staff has the ability to work it out. He said the language in condition number 10 should be changed. Ms. Ganser said it could be changed.

Commissioner Olbrysh said he hadn't heard of Hardie Board before this meeting. He did some research and found out the pros are the longevity, appearance, and fire and storm resistance. The con is the siding board finishes are only guaranteed for fifteen (15) years. Mr. Debb said after twenty (20) years there is some color change. Commissioner Olbrysh asked if there was a change in the finish, would he take care of the material. Mr. Debb said they would maintain the building.

Commissioner Sweetser said it would have been useful to have some comparisons of Haride Board installed seventeen (17) years ago and boards installed today. Mr. Debb said after time there will be a slight variance in color.

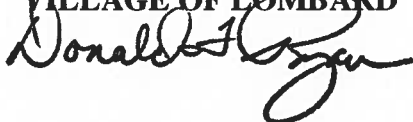
Commissioner Flint said he is very familiar with Hardie Board and it is a very good product. There have been some failures but they are more due to the installation.

Commissioner Burke asked if the maintenance and deterioration of cedar is far greater than the Hardie Board. Mr. Debb said that is true and that the Hardie Board is one of the best materials they have worked with in their developments.

On a motion by Commissioner Sweetser, and a second by Commissioner Flint, the Plan Commission voted 6-0 that the Village Board approve the petition associated with PC 15-04, subject to the following eleven (11) conditions:

1. That the petitioner's proposed improvements be constructed in substantial compliance with the petitioner's document submittal as part of PC 15 -04;
2. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. This relief for the building construction shall be valid for a period of one year from the date of approval of the ordinance;
4. That no more than 25 percent of all units constructed in the development shall be corporate-leased units;
5. That the developer shall maintain good circulation for emergency access at all times, including during construction of the building;
6. That the petitioner submits a photometric plan to the Village for review and approval. The photometric plan shall include any parking or driveway lighting on the site as well as any exterior lighting on the building;
7. That the exterior lighting shall be of a complementary design to those existing in the Planned Development;
8. That outdoor storage on balconies shall be prohibited;
9. That should any rooftop elements be proposed for the building which exceed the height of the parapet wall and/or roof height, site plan approval shall be required;
10. That the final placement and number of parking spaces along the east side of the site receive approval from the Community Development Department and Fire Department; and
11. That any signage will be required to go before the Plan Commission for site plan approval.

Respectfully,

VILLAGE OF LOMBARD


Donald Ryan, Chairperson

PC 15-04
April 2, 2015
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Lombard Plan Commission

c. Lombard Plan Commission

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March 16, 2015

Title

PC 15-04

Petitioner

Lawrence Debb
55 E. Monroe St, Suite 3250
Chicago, IL 60603

Property Owner

Mr. Edward Hiel Family Trust
202 St. Michaels Court
Oak Brook, IL 60523

Property Location

2740 S. Highland Avenue
PIN 06-29-308-010

Zoning

B3PD

Existing Land Use

Vacant land

Comprehensive Plan

Community Commercial

Approval Sought

Conditional use to allow for a multiple-family residential development, as per the Second Agreement to the Pre-Development for the Highlands of Lombard B3 Planned Development, with one deviation.

Prepared By

Jennifer Ganser
Assistant Director



LOCATION MAP

PROJECT DESCRIPTION

The petitioner is requesting approval of a conditional use to allow for a one hundred and eighty-one (181) unit multiple-family residential development at 2740 S. Highland Avenue, as per the Second Agreement to the Pre-Development for the Highlands of Lombard B3 Planned Development.

APPROVAL(S) REQUIRED

The petitioner requests approval of a conditional use to allow for a multiple-family residential development, as per the Second Agreement to the Pre-Development for the Highlands of Lombard B3 Planned Development, with a deviation from Section 5.E of the Second Amendment to the Pre-Development Agreement to allow construction that utilizes less than 70 percent stone, brick, split face block or cedar for exterior facades exclusive of window areas. This request is made to allow use of Hardie Board as an alternative facade material on portions of the building.

EXISTING CONDITIONS

The subject property is currently vacant. The property is exclusively accessed off of Highland Avenue and part of the Highlands of Lombard development.

PROJECT STATS

Lot & Bulk

Parcel Size: 2.98 acres

Submittals

1. Petition for Public Hearing;
2. Response to Standards for Conditional Use;
3. Plat of Survey,
4. Setback diagram, prepared by Stephen Rankin Associates, dated 01/05/2015;
5. North and South elevations prepared by Stephen Rankin Associates;
6. Site Plan, prepared by Stephen Rankin Associates;
7. Exterior Elevations, prepared by Stephen Rankin Associates, dated 04/10/13;
8. Ecological Compliance Assessment Tool results, prepared by Illinois Department of Natural Resources, dated 02/04/15;
9. Landscape Development Plan Concept, prepared by Stephen Rankin Associates, dated 01/07/15;
10. Unnamed interior layout, prepared by Stephen Rankin Associates;
11. Exterior Elevations Percentages, prepared by Stephen Rankin Associates, dated 03/03/15;
12. Traffic Evaluation memo, prepared by KLOA, dated 03/10/15

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments.

Fire Department:

The Fire Department had comments regarding an apparatus staging area on the east roadway and access to the southeast building entrance. However, the plans have been revised to address the issues.

Private Engineering Services:

The Private Engineering Services Division had comments on the preliminary engineering plans. Comments have been forwarded to the project engineer who has discussed the project with the Village.

Public Works:

The Department of Public Works had comments, including but not limited to, looping the water main along the west side of the building. Comments have been forwarded to the petitioner.

Planning Services Division:

Surrounding Zoning & Land Use Compatibility

	Zoning District	Land Use
North	B3PD	Multi-family residential
South	B3PD	Retail – The Dump
East	CR	Allerton Ridge Cemetery
West	Village of Downers Grove – M2	Light Manufacturing

The proposed new apartments will generate additional demand for the retailers and restaurants in the Highlands Development and provide for additional rental housing.

The developer proposes one hundred and eighty-one (181) units. Five (5) are studio units, one hundred and eight (108) are one-bedrooms, and sixty-eight (68) are two-bedrooms. Two hundred and forty-two (242) parking spaces would be located inside the building and forty-four (44) spaces would be at grade for a total of two hundred and eighty-six (286). The building would be five (5) stories in height and in line with the CityView Apartments. A courtyard at the south end would add additional landscaping to the site.

Comprehensive Plan Compatibility

The Comprehensive Plan identifies the site for Community Commercial use. The Planned Development allows for multi-family uses with a conditional use permit.

Compatibility with the Highlands of Lombard Development Agreement

The Development Agreement sets forth specific items for which compliance is necessary for approvals. In addition to the petition for conditional use approval, the development addresses the requirements of the Development Agreement as follows:

Section 5. C. Streets, Parking and Sidewalks

The site is accessed from Highland Avenue to the Highlands of Lombard main access drive. The building is not visible from Highland Avenue. The building will have two levels of underground parking as well as surface parking. The traffic evaluation from KLOA suggest the development has ample parking based a review of the Zoning Ordinance and the Institute of Transportation Engineers (ITE) Parking Generation Manual, 4th Edition.

The petitioner is proposing to provide 286 parking spaces, nine being accessible. Forty-four (44) stalls are at grade, while the remainder of the parking spaces will be located in the underground garage. Village Code requires 1.5 spaces per unit plus additional parking for guests. The development has two (2) extra parking spaces, above code requirements. They also exceed the number of accessible spaces by two (2). The traffic evaluation advises eliminating the closest on-street parking space on the west side of the City View Apartments north-south easterly access drive. This will elimination will keep parking at Code and allow for greater turning movements.

Parking lot and other exterior lighting shall be of a complementary design to those existing in the Planned Development.

A bike rack area is shown allowing for alternate transportation methods.

Section 5. E. Design Standards

In the approval process, the Village can consider compatibility of building architecture, materials and design throughout the Highlands of Lombard development. The Highlands Apartments are intended to continue with the streetscape element established by the Great Indoors, now The Dump. The developer intends to utilize a mix of materials intending to provide an urban streetscape appearance.

The Final Development Agreement requires seventy percent (70%) of all exterior facades to be made up of stone, brick, split face block or cedar, exclusive of glass. PC 00-51, approved by the Village Board on November 2, 2000 approved a revision to the development agreement to allow for deviations from the 70% requirement. The petitioner is looking for a deviation from the 70% requirement as part of this proposal.

Based upon the submittal, the petitioner proposes the following material percentages (note they may not add to 100% due to other materials being used). A complete spreadsheet is included in the packet.

Elevation	Brick/Stone Square Footage	Brick/Stone Percent	Hardie Board Square Footage	Hardie Board Percent
Street View North	8,635.89	40.8%	12,490.04	59.2%
Street View South	4,586.13	39.6%	4,291.87	37.1%
Street View East	2,252.93	19.5%	9,083.78	78.8%
Pool View	1,630.10	14.4%	9,481.89	83.9%
Plaza View	3,659.21	20.5%	14,153.55	79.5%
Street View West	1,558.36	17%	6,059.86	66%
Public View	8,469.16	31.2%	15,800.26	58.2%

Staff recommends that the deviation from the 70% requirement be granted. This item was brought forth at an earlier Plan Commission workshop session.

Trash Collection/Loading Docks

No outdoor trash collection is being proposed.

Statement of Compatibility

As a condition of the development approval within the site, the petitioner must provide a description of the common themes associated with the overall development. The petitioner has provided the following statement of compatibility for the development proposal:

This 181 unit multi-family project showcases a “Built-Over-Time” Design uses different façade materials. This gives the illusion of organic growth of many individual structures over time with different colors, styles, and construction materials. They are also complementary and compatible with each other to provide a warm design. This design will complement the surrounding buildings in The Highlands as well as the City View Apartments.

Traffic Analysis

A traffic evaluation was completed by KLOA and is attached. The report uses rates published by the Institute of Transportation Engineers (ITE) in their Trip Generation Manual, 9th Edition. Per the report, traffic generated by the proposed apartment building will be low during peak hours at approximately 1.5 to 1.95 trips per hour and should be accommodated by the existing roadways.

Banking of Vehicle Trip Generation

The Development Agreement set up a vehicle trip generation bank for the site that cannot be exceeded and all internal developments will draw upon. Additionally, KLOA's analysis notes the new trips and continues to show a surplus in the trip generation bank. With the inclusion of the proposed Highlands Apartments, the current bank shows 217 remaining trips in and 509 remaining trips out. There are approximately over 700 trips (in and out) within the trip generation bank.

Banking of Detention Volume

The detention for the site is already provided for in the pond and there is excess detention. The proposed apartments will need to add best management practices (BMPs) during final engineering.

Landscape Plan

Landscaping will primarily consist of foundation landscaping around the building. There is a large courtyard to the south of the building that will be heavily landscaped and serve as community gathering place. As the building is close to the interior streets it will have similar landscaping at the City View Apartments.

Compatibility with the Sign Ordinance

No signage is being proposed at this time.

Compatibility with the Subdivision and Development Ordinance

The petitioner is not proposing a subdivision of the existing lot.

HISTORY

This property has not appeared exclusively before the Plan Commission. It is part of the Highlands of Lombard Planned Development.

The Highlands received approval (Ordinances 4833 and 4834) on June 15, 2000 that allowed for a planned development per the provisions enumerated in the Final Development Agreement for the property. The planned development allowed for the construction and operation of multiple family residential dwelling with a conditional use permit. A further revision to the development agreement was approved by the Village Board on November 2, 2000 which allows the Village Board to consider deviations from a defined 70% brick, block, stone or cedar requirement, exclusive of windows.

FINDINGS & RECOMMENDATIONS


The Department of Community Development has determined that the proposed Highlands Apartments is compatible with the surrounding land uses, the Comprehensive Plan, the Zoning Ordinance and the Highlands of Lombard Planned Development Ordinance.

As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 15-04:

Based on the submitted petition and the testimony presented, the proposed conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 15-04, subject to the following conditions:

1. That the petitioner's proposed improvements be constructed in substantial compliance with the petitioner's document submittal as part of PC 15-04;
2. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. This relief shall be valid for a period of one year from the date of approval of the ordinance;
4. That no more than 25 percent of all units constructed in the development shall be corporate-leased units;
5. That the developer shall maintain good circulation for emergency access at all times, including during construction of the building;
6. That the petitioner submits a photometric plan to the Village for review and approval. The photometric plan shall include any parking or driveway lighting on the site as well as any exterior lighting on the building;
7. That the exterior lighting shall be of a complementary design to those existing in the Planned Development;
8. That outdoor storage on balconies shall be prohibited;
9. That should any rooftop elements be proposed for the building which exceed the height of the parapet wall and/or roof height, site plan approval shall be required;
10. That one parking space be removed per the Traffic Evaluation completed by KLOA;
11. That any signage will be required to go before the Plan Commission for site plan approval.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

District _____

VILLAGE OF LOMBARD PLAN COMMISSION

PETITION FOR PUBLIC HEARING

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> CONDITIONAL USE | <input type="checkbox"/> REZONING | <input type="checkbox"/> PLANNED DEVELOPMENT | <input type="checkbox"/> TEXT AMENDMENT |
| <input type="checkbox"/> VARIATION(S) | <input type="checkbox"/> COMP. PLAN AMENDMENT | <input type="checkbox"/> ANNEXATION | <input type="checkbox"/> SITE PLAN APPROVAL |
| <input type="checkbox"/> MINOR SUBDIVISION | <input type="checkbox"/> MAJOR SUBDIVISION | | |

ADDRESS OF SUBJECT PROPERTY: Highlands of Lombard @ northwest corner of Highland and Butterfield Roads

(Facilities Planning Assn. INFORMATION REQUIRED ONLY FOR AMENDATIONS)

P.I.N. NO(S): 06-29-308-010 FPA#: _____

PETITIONER: Lawrence Debb PHONE NO.: 312-424-3997

CONTACT NAME: Lawrence Debb PHONE NO.: 312-424-3997

PETITIONER'S ADDRESS: 55 E. Monroe, Suite 3250 FAX NO.: 312-424-8365

PETITIONER'S E-MAIL ADDRESS: ldebb@glenstarproperties.com

CITY: Chicago STATE: IL ZIP CODE: 60603

RELATIONSHIP OF PETITIONER TO PROPERTY: To-be-created partnership with current owner.

OWNER(S) OF PROPERTY: Mr. Edward Hiel Family Trust PHONE NO.: 630-323-4772

OWNER'S ADDRESS: 202 St. Michaels Court

CITY: Oak Brook STATE: IL ZIP CODE: 60523

EXISTING ZONING: B-3 AREA OF PROPERTY (in acres): 2.98 acres

EXISTING LAND USE(S): Vacant


EXISTING SITE IMPROVEMENTS: none


DESCRIPTION OF REQUEST (attach additional pages as needed):

Build a 5-story, 181 unit, upscale apartment complex.

A COMPLETE SUBMITTAL MUST BE HANDED IN DIRECTLY TO A MEMBER OF THE PLANNING SERVICES DIVISION OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT

THE ABOVE INFORMATION, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT


Lawrence Debb
 (name of petitioner (printed)) (petitioner's title)

 (petitioner's signature) (date)

Edward F. Hiel
 (name of owner (printed)) (owner's title)

 (owner's signature) (date)

SUBSCRIBED AND SWORN TO before me this 04th day of February, 20 15.

SUBSCRIBED AND SWORN TO before me this 04th day of February, 20 15.



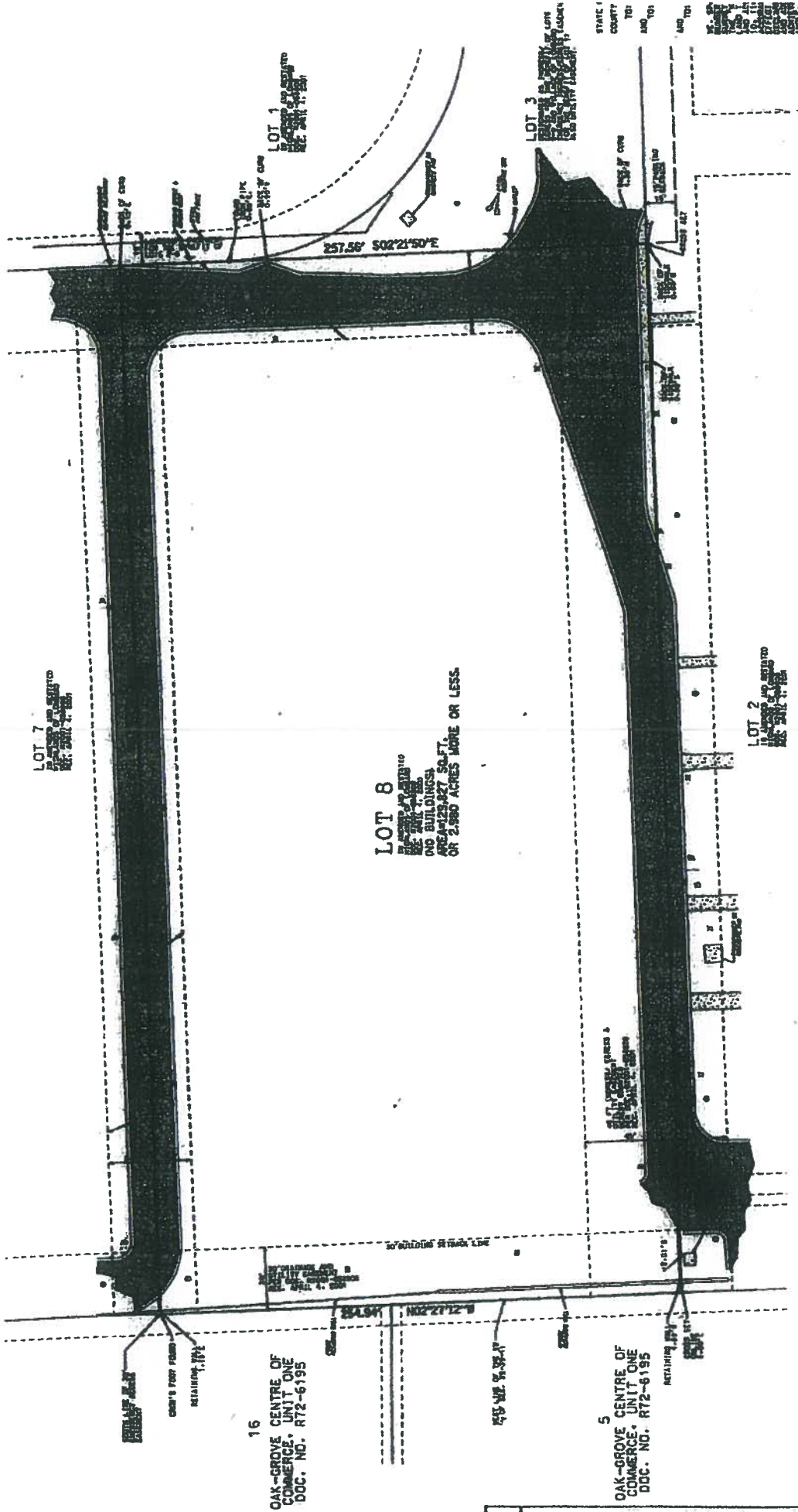

(Notary Public)




(Notary Public)

Legal Description:

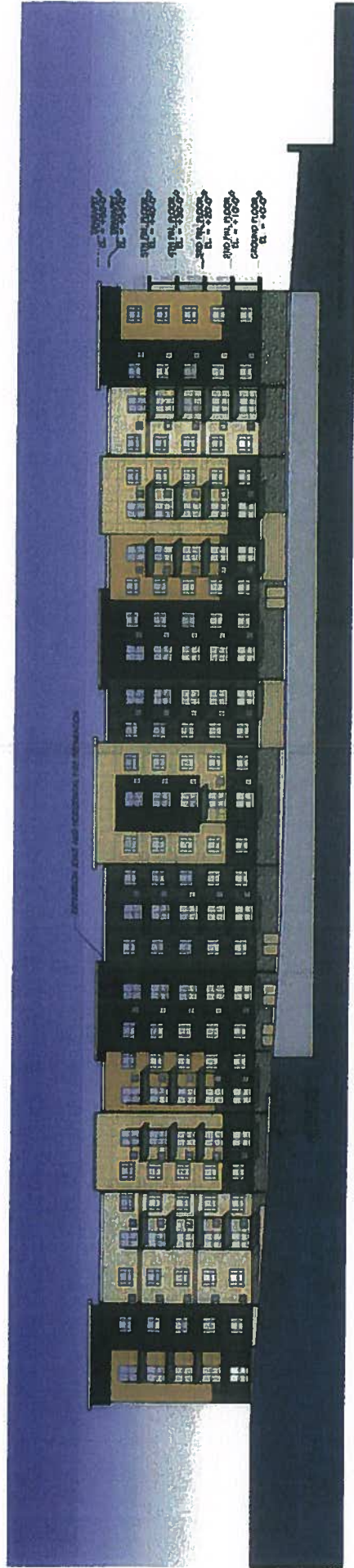
ALL IN THE NECESSARY AND RESERVE WITHIN EACH OF A GROUP OF LOTS OF WHICH THIS IS ONE, TO BE USED FOR THE STORAGE OF TRUCKS, TRAILERS, AND OTHER MOTOR VEHICLES, TO BE USED IN CONNECTION WITH THE BUSINESS OF THE COUNTY OF BERTS AS DESCRIBED HEREIN, TO BE LOCATED IN SAID COUNTY, ILLINOIS.



STATE 1	ILLINOIS
COUNTY	BERTS
TOWNSHIP	WEST
RANGE	10E
SECTION	36
ACRES	2.580
DATE	11-12-81
BY	[Signature]
FOR	[Signature]



SOUTH ELEVATION



NORTH ELEVATION

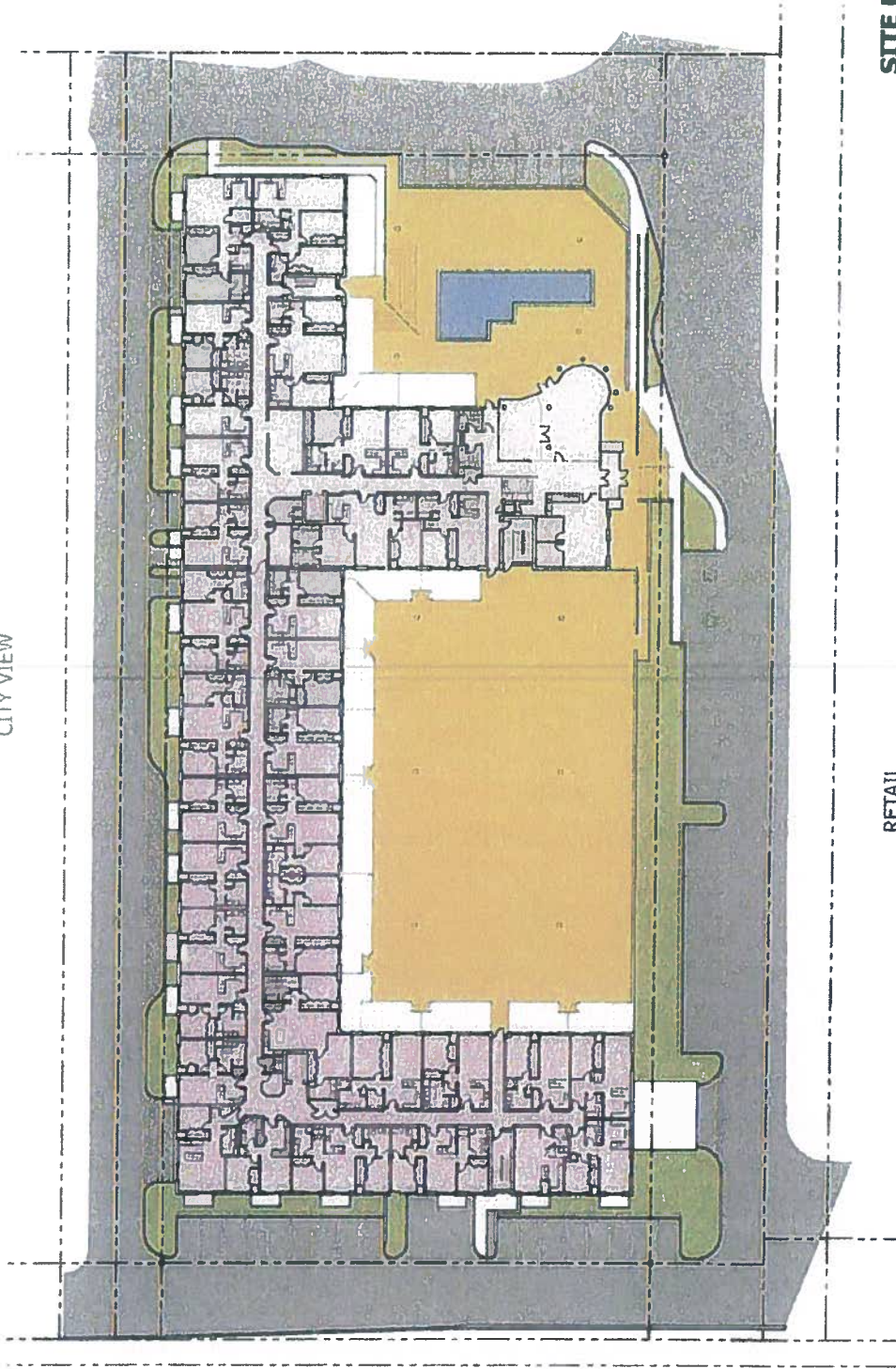
LOMBARD APARTMENT COMPLEX
 2760 South Highland Avenue
 Village of Lombard, Illinois

GlenStar

STEPHEN RANKIN ASSOCIATES
 DISTINCTIVE ARCHITECTURAL DESIGN & PLANNING



CITY VIEW



RETAIL

SITE PLAN

LOMBARD APARTMENT COMPLEX
2760 South Highland Avenue
Village of Lombard, Illinois



GlenStar

STEPHEN RANKIN ASSOCIATES
DISTINCTIVE ARCHITECTURAL DESIGN & PLANNING

IN-PROGRESS DRAFT

ITEM	STREET VIEW NORTH	STREET VIEW SOUTH	STREET VIEW EAST	POOL VIEW	PLAZA VIEW	STREET VIEW WEST	PUBLIC VIEW
TOTAL SQFT	17,254.84 SQFT	9,416.63 SQFT	7,313.65 SQFT	6,804.01 SQFT	16,482.75 SQFT	9,283.38 SQFT	85,654.31 SQFT
BRICK / STONE SQFT	6,074.88 SQFT	2,484.14 SQFT	1,809.16 SQFT	1,587.48 SQFT	2,750.16 SQFT	1,293.55 SQFT	5,796.76 SQFT
BRICK / STONE %	35.0%	25.8%	24.7%	22.8%	17%	21.8%	24.5%
MADE PANEL SQFT	11,059.80 SQFT	6,979.51 SQFT	5,508.69 SQFT	5,216.53 SQFT	13,738.69 SQFT	5,660.34 SQFT	14,408.55 SQFT
MADE PANEL %	64.2%	48.2%	75.3%	77.2%	82.8%	61.4%	69.7%
MADE PANEL SQFT	6,074.88 SQFT	2,484.14 SQFT	1,809.16 SQFT	1,587.48 SQFT	2,750.16 SQFT	1,293.55 SQFT	5,796.76 SQFT
MADE PANEL %	35.0%	25.8%	24.7%	22.8%	17%	21.8%	24.5%
ALUM. COMP. PANEL SQFT	1,144 SQFT	N/A	N/A	N/A	N/A	N/A	1,144 SQFT
ALUM. COMP. PANEL %	6.6%	N/A	N/A	N/A	N/A	N/A	4.7%
LANDSCAPE SQFT	N/A	N/A	N/A	N/A	N/A	N/A	N/A
LANDSCAPE %	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UNIT / SUPPLY BLOCK SQFT	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UNIT / SUPPLY BLOCK %	N/A	N/A	N/A	N/A	N/A	N/A	N/A

- MADE PANEL: COUNTRYWIDE STD - CORRAL CRONE
- MADE PANEL: COUNTRYWIDE STD - CORRAL CRONE
- MADE PANEL: COUNTRYWIDE STD - CORRAL CRONE
- STONE CLADDING: RELASTONE SYSTEMS - MODERN TONED
- STONE CLADDING: RELASTONE SYSTEMS - MODERN TONED
- ALUMINUM COMP. PANEL: POLICE
- LANDSCAPE: BRN

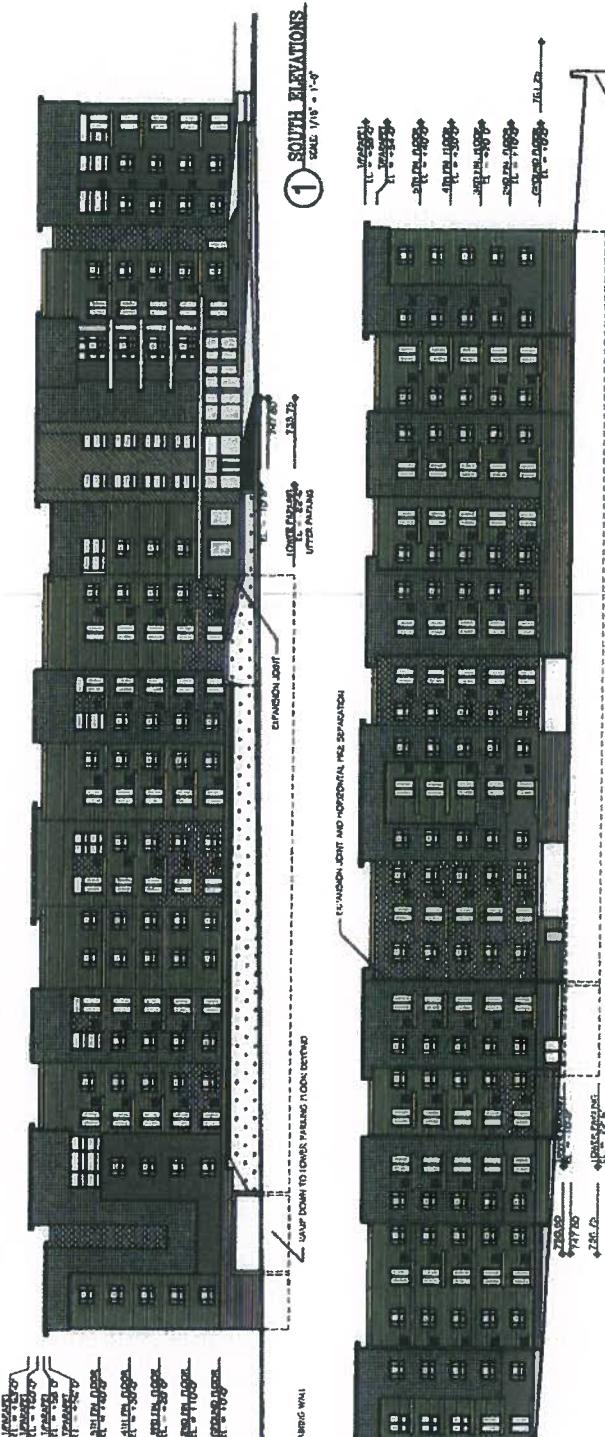
IN-PROGRESS DESIGN PROJECT

STEPHEN BANKIN ASSOCIATES
 ARCHITECTS
 805 W. ACCORDE BLVD,
 SUITE 1000
 CHICAGO, ILLINOIS 60606
 TEL: 312.869.0008
 FAX: 312.869.0666
 WWW: www.sbankin.com
 EMAIL: architect@stephenbankin.com

PROJECT NAME:
 1, 10, 40,
 10, 10, 10, 10

1 SOUTH ELEVATIONS
 SCALE: 1/16" = 1'-0"

2 NORTH ELEVATIONS
 SCALE: 1/16" = 1'-0"



WALL MATERIAL DIAGRAM
 LAMBERT APARTMENT
 5750 SOUTH HARBOUR AVE.
 LAMBERT, ILLINOIS
 EXTERIOR ELEVATIONS
 DATE: 01/10/10
 DRAWN BY: ADG
 SCALE: 1/16" = 1'-0"

ARCHITECT NAME:
S. U.C. NO.:
U.C. DP. DATE:



**STEPHEN RANKIN
ASSOCIATES**
ARCHITECTS

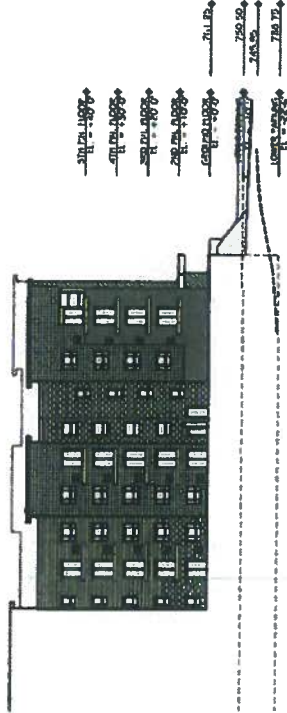
283 W. JACKSON BLDG.
SUITE 1000
CHICAGO, ILLINOIS 60606
Tel: 312.899.0002
Fax: 312.899.0989
Web: www.sraibba.com
Email: Archib@sraribba.com

IN-PROGRESS DESIGN PROJECT

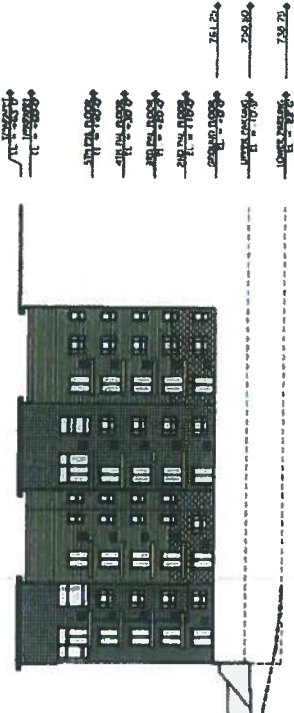
PROJECT NAME: LORRAINE APARTMENT
2700 SOUTH BIRLEND AVZ.
LANSING, ILLINOIS

EXTENSIVE EXISTING WALL MATERIAL DIAGRAM

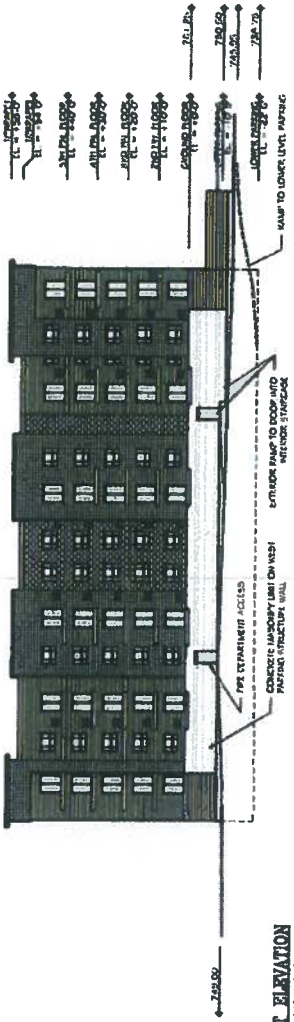
DATE: 10/20/09
SCALE: 1/8" = 1'-0"
DRAWN BY: ADJ/ML



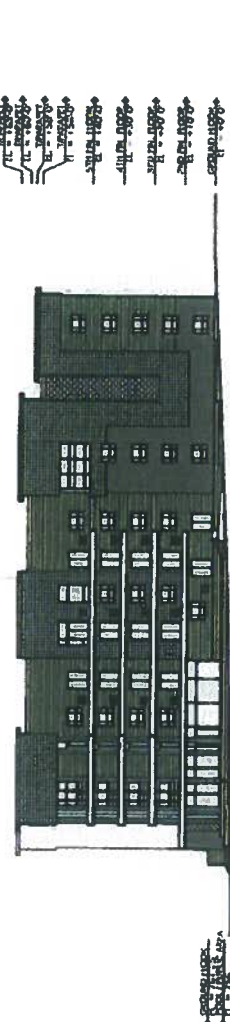
**1 EAST ELEVATION 2
PLAZA VIEW**
SCALE: 1/16" = 1'-0"



**2 WEST ELEVATIONS 2
PLAZA VIEW**
SCALE: 1/16" = 1'-0"



3 WEST ELEVATION
SCALE: 1/16" = 1'-0"



4 EAST ELEVATION
SCALE: 1/16" = 1'-0"

	WHITE CERAMIC LAMINATE WITH LIGHT NATURAL OAK
	MAPLE 1/4" - COUNTERLINE 225 - CORNER 3/8"
	TRAVERTINE FACE BRICK - ALUMINUM BRICK COMPANY DARK RED/ROSETT BRICK
	STONE CLADDING - REALSTONE SYSTEMS NATURAL TONED
	STONE CLADDING - REALSTONE SYSTEMS SHADOWING SYSTEM
	ALUMINUM COMPOSITE PANEL ANODIC
	CONCRETE MASONRY UNIT ATYPICAL - BURNISH BRICK UNIT

STANDARDS FOR CONDITIONAL USES

Petitioner's Response for Conditional Use of Multiple-Family Development in The Highlands of Lombard B3 Planned Development Pursuant to Section 155.103.F.8 of the Lombard Zoning Ordinance.

Multiple-Family Dwelling Units are an allowed use in the B3 Planned Development as a conditional use. The Petitioner has proposed an apartment development for a 2.98 acre site at the west side of the B3 planned development area, and has requested approval of a conditional use for this development. Accordingly, the Petitioner responds to the standards for conditional use as follows:

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort or general welfare.

Response: This site is located in an area that is particularly appropriate for multiple-family use within The Highlands of Lombard B3 planned development. To the east of the subject site is the Allerton Ridge Cemetery. North of the site is the existing City View apartment complex. South of the subject is the large box retailer known as The Dump. The subject site's west lot line is on the Village's common boundary with the Village of Downers Grove. This boundary is at a steep embankment, essentially isolating the proposed apartment development from the retail center and light industrial center in Downers Grove, both of which are at a substantially lower grade.

There are no single family homes near or adjacent to this site.

Thus, by reason of the subject site's location and the surrounding uses, the proposed use represents an appropriate transitional use of the subject site. Further, the Agreement specifically allows multiple-family uses as a conditional use within the B3 planned development. The subject site, similar to the City View apartments is an appropriate land use within The Highlands of Lombard for multiple-family uses. The apartment development will comply with the setback, line of sight, height and storm water detention requirements.

The Village previously determined through its approval of the B3 planned development that a multiple-family use could meet the above-stated standards. Accordingly, the proposed apartment development should be found to be in compliance with this standard.

2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.

Response: For the same reasons stated in No. 1 above, the requested conditional use for multiple-family dwellings will not be injurious to the uses and enjoyment of other property in

the immediate vicinity nor substantially diminish or impair property values within the neighborhood.

3. That the establishment of the condition use will not impeded the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Response: There are no remaining vacant sites in The Highlands of Lombard development.

4. That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided.

Response: Potable water will be obtained from the Village of Lombard and a looping of the water system will be accomplished. Engineering for drainage will meet all requirements of the Village as well as DuPage County and will provide adequate drainage of the property, with the existing stormwater facilities on outlets within the B3 planned development. The property will have full access through a private road that connects to an existing, signalized intersection on Highland Avenue at its point of entry. Other than for emergency purposes, there will be no interconnection of access between the site and the cemetery to the north and east. Further, there is a right-in/right-out access, also on Highland, south of the main intersection. Glenbard Sanitary District will provide sanitary sewer service. All other utilities are available to the site.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Response: The Highlands of Lombard's private road system was designed to handle development of this site. The construction of this new apartment building will add minimal additional cars and the current roadways can handle at an acceptable level of service the additional traffic.

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard.

Response: The proposed development is consistent with the Comprehensive Plan's designation of this site as appropriate for a mixed-use commercial development, which the Village has specifically determined can accommodate residential uses through its approval of the B3 Planned Development for The Highlands of Lombard.

7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except that such regulations may in each instance, be modified pursuant to the recommendations of the Planning and Zoning Commission.

Response: The proposed conditional use will conform to the applicable regulations of the B3 community shopping district.

Applicant: Manhard Consulting
Contact: Steven Luu, P.E.
Address: 900 Woodlands Parkway
Vernon Hills, IL 60061

IDNR Project Number: 1508851
Date: 02/04/2015

Project: Apartment Development
Address: Northwest Corner of Butterfield Road & Highland Avenue, Lombard

Description: Proposed 42,000 square foot footprint apartment building consisting of 203 residential units and underground parking on a 2.9 acre site

Natural Resource Review Results

This project was submitted for information only. It is not a consultation under Part 1075.

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Lyman Woods INAI Site
Least Bittern (*Ixobrychus exilis*)

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: DuPage

Township, Range, Section:
39N, 11E, 29
39N, 11E, 30



IL Department of Natural Resources
Contact
Impact Assessment Section
217-785-5500
Division of Ecosystems & Environment

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

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1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

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EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

PROJECT NO:
SHEET NO:
DATE:

**STEPHEN RANKIN
ASSOCIATES**

ARCHITECTS

225 W. JACKSON BLVD.
SUITE 1000
CHICAGO, ILLINOIS 60606

Tel: 312.899.0002
Fax: 312.899.0985
Web: www.sraibna.com
Email: Arch@srainassociates.com

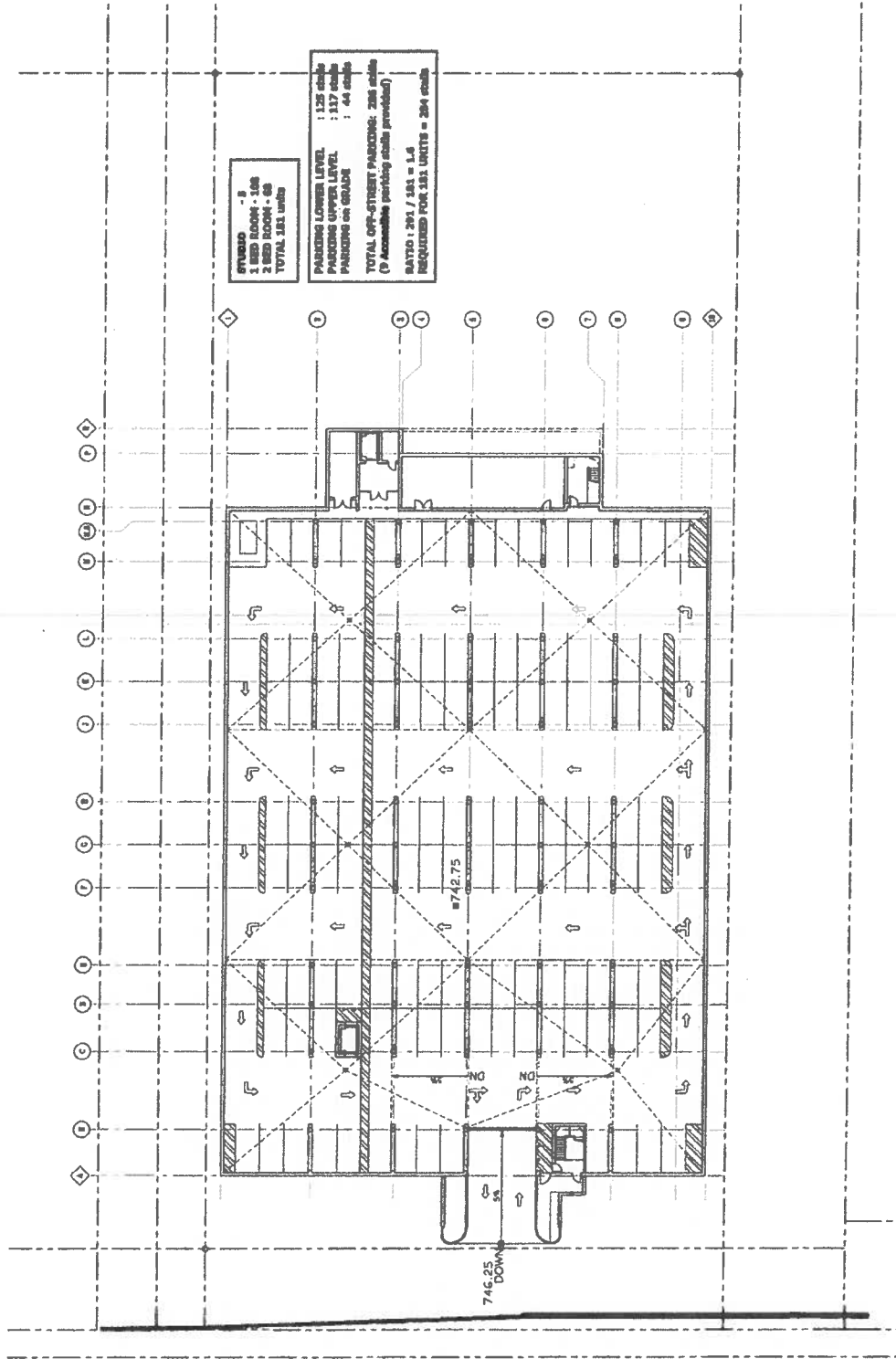
CREW LIST

DATE: 11/20/13
SCALE: AS SHOWN
SHEET NO. 1125

LONGBAR APARTMENTS
2700 SOUTH RICHARD AVE
LOMBARD, ILLINOIS

PARKING PLAN
LOWER LEVEL

PROJECT NO.
SHEET NO.
DATE: 11/20/13
SCALE: AS SHOWN
SHEET NO. 1125
PROJECT NO. 1125
SHEET NO. 1125



1 LOWER LEVEL PARKING FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT NO.
DATE
I.E. DATE

**STEPHEN RANKIN
ASSOCIATES**
ARCHITECTS

223 W. JACKSON BLVD.
SUITE 1000
CHICAGO, ILLINOIS 60606

Tel: 312.699.0002
Fax: 312.699.0985
Web: www.rankin.com
Email: Architecture@rankin.com

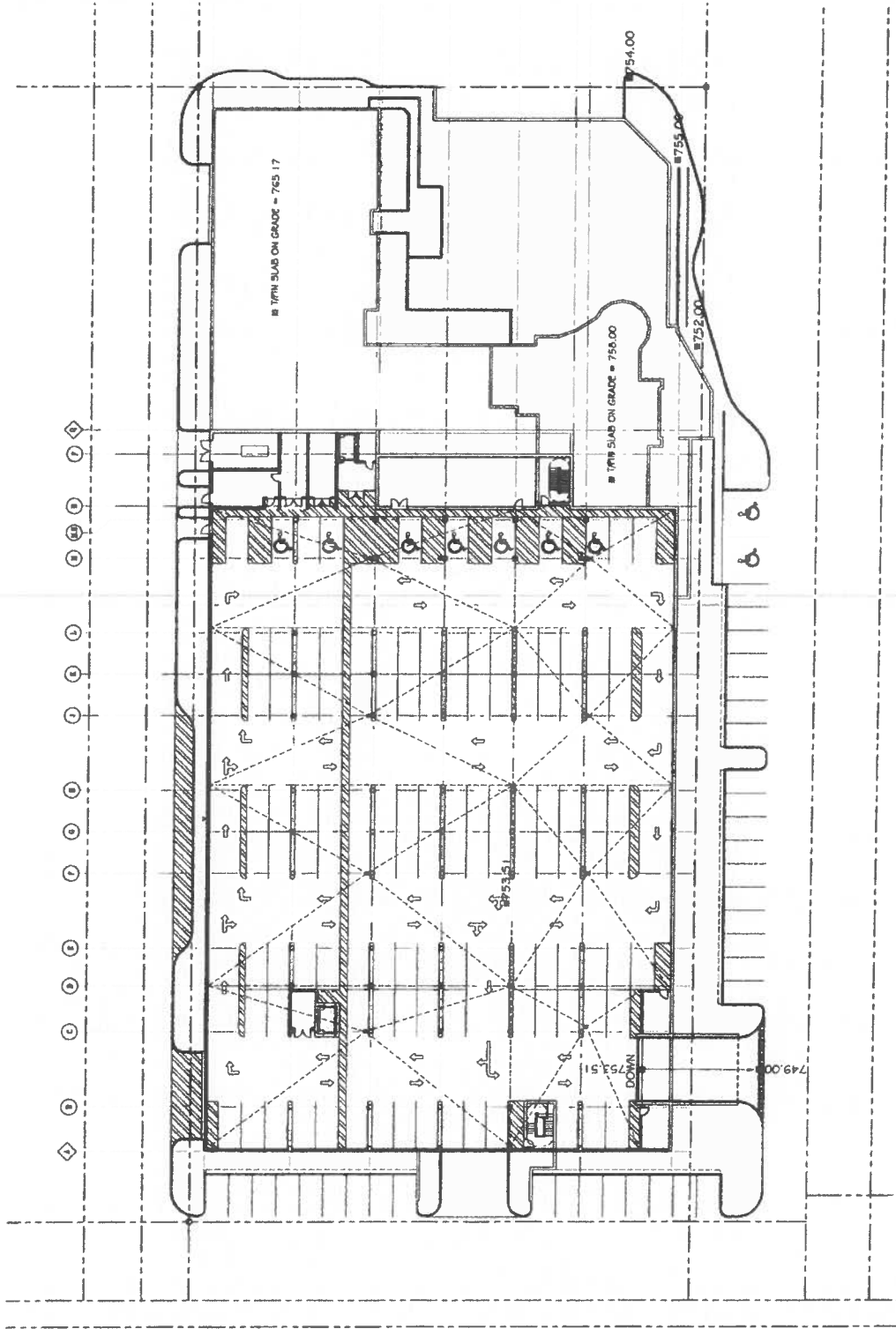
BOOK NOTES

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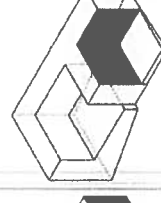



LOMBARD APARTMENTS
2740 SOUTH RICHARD AVE.
LOMBARD, ILLINOIS

PARKING PLAN
UPPER LEVEL

DATE: 11/20/12
SCALE: AS SHOWN
SHEET NO.: **AP02.01**
© 2012 STEPHEN RANKIN ASSOCIATES



1 UPPER LEVEL PARKING FLOOR PLAN
SCALE: 1/8"=1'-0"

	STREET VIEW NORTH	STREET VIEW SOUTH	STREET VIEW EAST	POOL VIEW	PLAZA VIEW	STREET VIEW WEST	PUBLIC VIEW
BRICK / STONE SQFT.	8,635.89 SQFT.	4,566.13 SQFT.	2,252.93 SQFT.	1,630.10 SQFT.	3,659.21 SQFT.	1,558.36 SQFT.	8,469.16 SQFT.
BRICK / STONE %	40.8%	39.6%	19.5%	14.4%	20.5%	17%	31.2%
HARDIE BOARD SQFT.	12,490.04 SQFT.	4,291.87 SQFT.	9,083.78 SQFT.	9,481.89 SQFT.	14,153.55 SQFT.	6,059.86 SQFT.	15,800.26 SQFT.
HARDIE CEDARMILL LAPSIDING	5,372.64 SQFT.	1,350.00 SQFT.	5,572.53 SQFT.	6,564.43 SQFT.	7,240.49 SQFT.	2,661.80 SQFT.	8,490.43 SQFT.
HARDIE PANEL	7,117.40 SQFT.	2,941.87 SQFT.	3,511.25 SQFT.	2,917.46 SQFT.	6,913.06 SQFT.	3,398.06 SQFT.	7,331.83 SQFT.
HARDIE BOARD %	59.2%	37.1%	78.8%	83.9%	79.5%	66%	58.2%
HARDIE CEDARMILL LAPSIDING	25.4%	11.7%	48.3%	58.1%	40.7%	29%	31.2%
HARDIE PANEL	33.8%	25.4%	30.5%	25.8%	38.8%	37%	27.0%
ALUM. COMP. PANEL SQFT.	N.A.	1,515.50 SQFT.	191.83 SQFT.	191.83 SQFT.	N.A.	N.A.	1,707.33 SQFT.
ALUM. COMP. PANEL %	N.A.	13.1%	1.7%	1.7%	N.A.	N.A.	6.3%
LANDSCAPE BERM SQFT.	N.A.	1,177.27 SQFT.	N.A.	N.A.	N.A.	N.A.	1,177.27 SQFT.
LANDSCAPE BERM %	N.A.	10.2%	N.A.	N.A.	N.A.	N.A.	4.3%
BURNISH BLOCK SQFT.	N.A.	N.A.	N.A.	N.A.	N.A.	1,569.83 SQFT.	N.A.
BURNISH BLOCK %	N.A.	N.A.	N.A.	N.A.	N.A.	17%	N.A.
TOTAL SQFT. (GLASS EXCLUDED)	21,125.93 SQFT.	11,570.77 SQFT.	11,528.54 SQFT.	11,303.82 SQFT.	17,812.76 SQFT.	9,188.05 SQFT.	27,154.02 SQFT.
TOTAL %	100% IMPERVIOUS	100% IMPERVIOUS	100% IMPERVIOUS	100% IMPERVIOUS	100% IMPERVIOUS	100% IMPERVIOUS	100% IMPERVIOUS
							

MEMORANDUM TO: Jennifer Ganser
Assistant Director of Community Development
Village of Lombard

FROM: Javier Millan
Senior Consultant

DATE: March 10, 2015

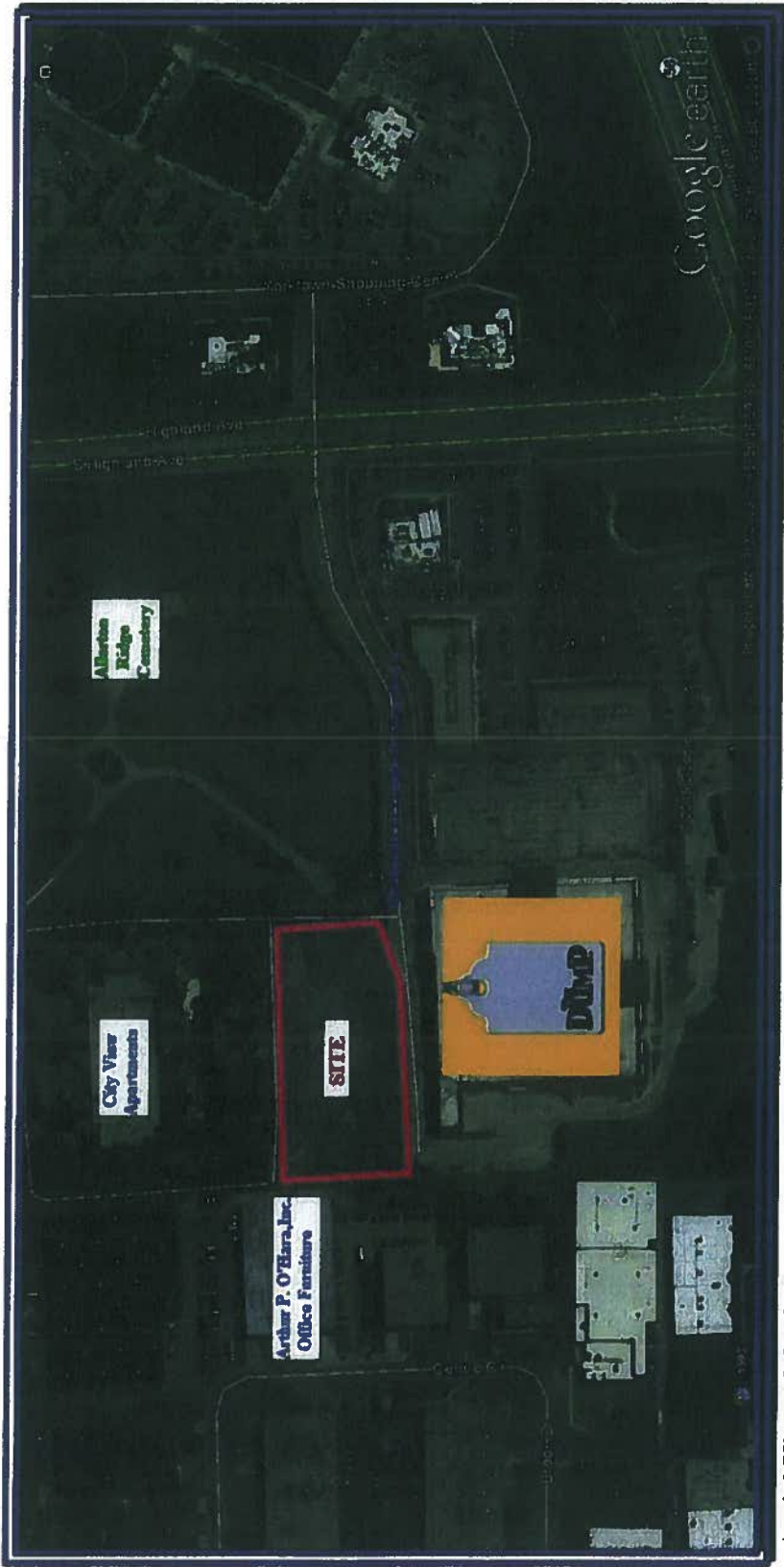
SUBJECT: Highland Apartments Traffic Evaluation
Lombard, Illinois

This memorandum summarizes the results of a summary traffic evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed apartment development in Lombard, Illinois. The site is located in the northwest quadrant of the Highlands of Lombard main drive unsignalized intersection with the City View Apartments north-south easterly access drive. The site is currently vacant land.

The plans call for developing the site with a 181-unit apartment building with 242 off-street parking spaces and 44 outdoor parking spaces for a total of 286 parking spaces. Access to the upper level parking area will be provided via a full ingress/egress access drive on the Highlands of Lombard main access drive. Access to the underground parking area is proposed to be provided via a full ingress/egress access drive off a new north-south access road on the west side of the site.

Site Location

The site, as mentioned previously, is located on the northwest quadrant of the Highlands of Lombard main drive unsignalized intersection with the City View Apartments north-south easterly access drive. The site is bordered to the north by the City View Apartments, The Dump furniture store to the south, the Allerton Ridge Cemetery to the east and the Arthur P. O'Hara, Inc. Office Furniture business to the west. The principal roadways in the vicinity of the site are illustrated in **Figure 1** and described in the following paragraphs.



Aerial View of the Site

Figure 1

Highlands of Lombard Access Drive is an east-west access drive serving the Highlands of Lombard retail center and the City View Apartments. At its signalized intersection with Highland Avenue, dual left-turn lanes, a through lane and an exclusive right-turn lane are provided on both approaches. At its unsignalized intersection with the City View Apartments north-south easterly access drive, the Highlands of Lombard access drive provides a combined through/right-turn lane on the east approach and a combined through/left-turn lane on the west approach. On-street parking is not allowed on either side of the road.

City View Apartments North-South Easterly Access Drive is a north-south access drive that serves the City View Apartments. At its unsignalized intersection with Highlands of Lombard access drive, the City View access drive provides a combined left/right-turn lane.

Highland Avenue is a north-south, four-lane arterial with exclusive left-turn lanes at all of its intersections. At its signalized intersection with the Highlands of Lombard access drive, Highland Avenue provides dual left-turn lanes, two through lanes and an exclusive right-turn lane on the south approach while the north approach provides a single left-turn lane, two through lanes and an exclusive right-turn lane. Highland Avenue carries an average daily traffic (ADT) volume of 13,900 vehicles.

Estimated Site Traffic Generation

The traffic that will be generated by the proposed development was estimated based on rates (Land-Use Code 220) published by the Institute of Transportation Engineers (ITE) in their *Trip Generation Manual*, 9th Edition. **Table 1** lists the amount of traffic that will be generated by a 181-unit apartment development during the A.M. and P.M. peak hours and on a daily basis.

Table 1
ESTIMATED SITE-GENERATED PEAK HOUR TRAFFIC VOLUMES

Land Use/Size	ITE Land-Use Code	A.M. Peak Hour		P.M. Peak Hour		Daily Trips	
		In	Out	In	Out	In	Out
181 Apartments	220	18	74	76	41	610	610

As can be seen in Table 1, the traffic to be generated by a 181-unit apartment building during the peak hours will be low (approximately 1.5 to 1.95 trips per hour) and should be accommodated by the existing roadway network. Furthermore, when the peak hour traffic to be generated by the proposed development is compared to the existing ADT along Highland Avenue (0.8 percent of the existing ADT), it can be seen that this type of land use is a low traffic generator and will have a low impact on the traffic conditions in the area.

Per the development agreement for the Highlands of Lombard, a trip generation bank that cannot be exceeded was established. **Table 2** shows the previous balance of the trip generation bank and the new remaining trips on the trip generation bank with the inclusion of the Highland Apartments.

Table 2
REMAINING TRIP BANK

Land Use	Weekday P.M. Peak Hour		
	In	Out	Total
Highlands of Lombard (Previous Balance)	293	550	843
Proposed Highland Apartments	<u>76</u>	<u>41</u>	<u>117</u>
Remaining Trips	217	509	726

As can be seen from Table 2, there are approximately over 700 trips (in/out) within the trip generation bank.

Site Access

As previously indicated, the proposed development will have access to the upper level parking area via a full ingress/egress access drive on the Highlands of Lombard main access drive. Access to the underground parking lot spaces is proposed to be provided via a full ingress/egress access drive off a new north-south access drive. The access drive off the Highlands of Lombard main access drive will be located approximately 390 feet west of the City View Apartments north-south easterly access drive while the access drive off the new north-south access road will be located approximately 120 feet north of the Highlands of Lombard main access drive. Outbound movements from both access drives should be under stop sign control.

On-Site Circulation Evaluation

The upper level parking area will provide mostly two-way circulation driving aisles with a one-way counterclockwise pair provided on the north and south side of the parking area. The lower level parking area is proposed to provide a one-way counterclockwise traffic flow with three of the four driving aisles restricted to northbound traffic only. Given the drive aisles will be approximately 24 feet wide and in order to enhance internal circulation, consideration should be given to allow two-way traffic flow on the two internal drive aisles with the easterly and westerly drive aisles remaining as they are shown in the plan. It should be noted that to enforce this flow of traffic, directional pavement markings should be provided on the driving aisles. Furthermore, a “Right Turn Only” sign facing west should be provided at the first internal intersection of the access drive into the lower level parking.

Two-way traffic will be provided along the periphery of the building. The existing north-south access drive on the west side of the City View Apartments will be extended south to intersect with the Highlands of Lombard main access drive. The extension of the north-south westerly access drive will provide for an additional access point to serve the existing City View Apartments and the proposed development thus distributing traffic in a more efficient manner and enhancing the emergency vehicle accessibility.

Based on a review of the site plan, the proposed development is planning to provide eight on-street perpendicular parking spaces on the west side of the City View Apartments north-south easterly access drive. Given this access drive is the main drive serving the City View Apartments and in order to ensure efficient and uninterrupted inbound/outbound traffic flow, consideration should be given to eliminating the closest parking space to the intersection.

Two pick-up/drop-off areas will be provided within the development. One area will be located on the southeast corner of the building adjacent to the main doors while the other will be located on the north side of the building. Both drop-off/pick-up areas will be recessed thus eliminating the potential for standing vehicles to block the flow of through traffic.

Parking Evaluation

The proposed development will provide 242 off-street parking spaces and 44 outdoor parking spaces for a total of 286 parking spaces. Based on a review of the Village of Lombard Zoning Ordinance, the apartment complex should provide 284 parking spaces. Based on a review of the Institute of Transportation Engineers (ITE) Parking Generation Manual, 4th Edition, a 181-unit apartment building will have a peak parking demand ranging between 199 and 248 parking spaces. As such, the proposed development's parking supply exceeds the Village's requirement and will be adequate in accommodating the anticipated peak parking demand.

A review of the Illinois Vehicle Accessibility Code indicates that a development with 286 parking spaces should provide at a minimum seven (7) handicapped accessible parking spaces. Based on a review of the site plan, the proposed development is providing approximately nine (9) handicapped parking spaces therefore exceeding the minimum requirement.

Conclusion

Based on this evaluation, the following is concluded:

- The amount of traffic to be generated by the 181-unit apartment building will be low and should be accommodated by the existing roadways system and the planned access drives.
- The extension of the westerly north-south access drive will enhance the traffic circulation of the City View Apartments and the site, distribute traffic volumes and enhance the emergency accessibility to the area.
- Consideration should be given to allow two-way traffic flow on the two internal drive aisles within the lower parking level.
- Pavement markings should be provided on both parking areas in order to ensure efficient traffic flow.
- A “Right-Turn Only” sign facing west should be provided at the first internal intersection of the access drive into the lower level parking.
- Consideration should be given to eliminating the closest on-street parking space on the west side of the City View Apartments north-south easterly access drive.
- The recessed drop-off/pick-up areas will eliminate the potential for standing vehicles to block the flow of through traffic.
- The proposed number of parking spaces will exceed the requirements of the Zoning Ordinance and will be adequate to accommodate the projected peak parking demand.

Nowakowski, Tamara

From: Ganser, Jennifer
Sent: Tuesday, March 24, 2015 2:06 PM
To: Nowakowski, Tamara
Subject: FW: waiver of first reading

From: Larry Debb [<mailto:ldebb@glenstar.com>]
Sent: Tuesday, March 24, 2015 2:06 PM
To: Ganser, Jennifer
Subject: RE: waiver of first reading

I hereby am requesting a waiver of the first reading for PC 15-04

Sincerely,

Larry Debb
GlenStar Properties
55 East Monroe Street
Suite 3250
Chicago, IL 60603
312-424-3997 (ph)
312-953-2493 (mobile)
312-424-8365 (fax)

From: Ganser, Jennifer [<mailto:GanserJ@villageoflombard.org>]
Sent: Monday, March 23, 2015 12:02 PM
To: Larry Debb
Subject: waiver of first reading

Larry,

Please reply to this email if you would like to request a waiver of first reading for PC 15-04.

Thanks.

Jennifer Ganser
Assistant Director of Community Development
Village of Lombard
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ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE WITH DEVIATIONS AS PART THE FINAL DEVELOPMENT AGREEMENT FOR THE PROPERTY, TO ALLOW FOR A MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT, WITHIN THE HIGHLANDS OF LOMBARD B3 PLANNED DEVELOPMENT

PC 15-04: Highlands of Lombard New Apartment Building – 2740 S. Highland Avenue

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 Planned Development; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard approved Ordinance 4833 on June 15, 2000 providing for a Planned Development for the below described property; and

WHEREAS, the President and Board of Trustees of the Village of Lombard approved Ordinance 4834 on June 15, 2000 authorizing the execution of a Second Amendment to the Development Agreement for the below described property; and

WHEREAS, a condition of the terms of the a Second Amendment to the Development Agreement requires conditional use approval to allow for the development of multiple family dwelling units to be located within the Highlands of Lombard Planned Development; and

WHEREAS, an application has heretofore been filed requesting approval of a conditional use to provide for said residential development, all on the property described in Section 1 below; and

WHEREAS, as part of said application, the petitioner has also requested approval of a deviation from the Planned Development to facilitate construction of the development as proposed; and

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on March 16, 2015 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 conditional use and deviation described herein; 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 this Ordinance is limited and restricted to the property located at 2740 S. Highland Avenue legally described as follows:

LOT 8 IN THE AMENDED AND RESTATED HIGHLANDS OF LOMBARD PLAT OF SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 04, 2001 IN THE OFFICE OF THE DUPAGE COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER R2001-058808 IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-29-308-010; (the "Subject Property").

SECTION 2: That a conditional use for a multiple family residential development within the Highlands of Lombard B3 Planned Development, be granted subject to compliance with the conditions set forth in Section 4.

SECTION 3: That the following deviation also be granted as part of the development from Section 5.E of the Second Amendment to the Pre-Development Agreement to allow construction that utilizes less than 70 percent stone, brick, split face block or cedar for exterior facades exclusive of window areas.

SECTION 4: The conditional use and deviation set forth in Sections 2 and 3 shall be granted subject to compliance with the following conditions:

1. That the petitioner's proposed improvements be constructed in substantial compliance with the petitioner's document submittal as part of PC 15 -04;
2. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;

3. This relief for the building construction shall be valid for a period of one year from the date of approval of the ordinance;
4. That no more than 25 percent of all units constructed in the development shall be corporate-leased units;
5. That the developer shall maintain good circulation for emergency access at all times, including during construction of the building;
6. That the petitioner submits a photometric plan to the Village for review and approval. The photometric plan shall include any parking or driveway lighting on the site as well as any exterior lighting on the building;
7. That the exterior lighting shall be of a complementary design to those existing in the Planned Development;
8. That outdoor storage on balconies shall be prohibited;
9. That should any rooftop elements be proposed for the building which exceed the height of the parapet wall and/or roof height, site plan approval shall be required;
10. That the final placement and number of parking spaces along the east side of the site receive approval from the Community Development Department and Fire Department; and
11. That any signage will be required to go before the Plan Commission for site plan approval.

SECTION 5: 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 _____, 2015.

First reading waived by action of the Board of Trustees this ____ day of _____, 2015.

Passed on second reading this ____ day of _____, 2015, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this ____ day of _____, 2015.

Ordinance No. _____
Re: PC 15-04
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Keith T. Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this _____ day of _____, 2015.

Sharon Kuderna, Village Clerk