

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.

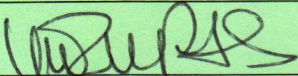
The Plan Commission recommended approval of this petition by a vote of 6-0.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____

Finance Director X _____ Date _____

Village Manager X  _____ Date 9/7/16

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.