

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT Yorktown Apartments – 2239 S. Highland Avenue

December 15, 2014

Title

SPA 14-03

Petitioner

Mohan Srinivasan, AIA
325 LaSalle Street, Suite 500
Chicago, IL 60654

Property Owner

AIMCO Yorktown LP
One Oakbrook Terrace
Suite 25
Oakbrook Terrace, IL 60181

Property Location

2239 S. Highland Avenue
Trustee District 3
(PIN 06-29-101-0000)

Zoning

R5PD

Existing Land Use

Vacant land

Comprehensive Plan

High Density Residential

Approval Sought

Site Plan Approval

Prepared By

Jennifer Ganser
Assistant Director of
Community Development



LOCATION MAP

PROJECT DESCRIPTION

The petitioner is requesting that the Village grant site plan approval for a new apartment building. The petitioner received approvals for additional residential units by Ordinance 1323. In 2010, the development went before the Plan Commission as SPA 10-05 for site plan approval for a parking deck and apartment building. The parking deck was built; the apartment building was not.

APPROVAL(S) REQUIRED

Per Section 155.511 of the Zoning Ordinance and Ordinance 1323, which granted the Planned Development Approval, site plan approval is needed for the Planned Development.

EXISTING CONDITIONS

Currently on-site, there are three (3) apartment buildings at fifteen (15) stories, six (6) stories, and five (5) stories with a four (4) story parking garage. The proposed building is seventy-eight (78) units and seven (7) stories. The attached memo shows the differences from what was proposed in 2010 to the current proposal.

The site is currently vacant.

PROJECT STATS

Lot & Bulk

Parcel Size: 7.13 acres

Building Size: 166,520 sq ft

Parking Spaces

Supply: 693

Demand: 685

Submittals

1. Petition for Site Plan Approval;
2. Memo from Norr Architects Engineers Planners dated December 9, 2014;
3. Land Title Survey, dated February 11, 2013; and
4. Application for Site Plan Approval dated December 15, 2014, prepared by Norr Architects Engineers Planners.

INTER-DEPARTMENTAL REVIEW

Building Division:

A full review will be conducted during the building permit review process.

Fire Department:

The Fire Department has no concerns.

Private Engineering Services:

PES has no comments on the site plan approval, but has shared engineering comments with the petitioner.

Public Works:

The Department of Public Works has no comments.

Planning Services Division:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	R5PD	Yorktown Green condos
South	B3PD	Yorktown Mall
East	R5PD	Liberty Square condos
West	OPD	Office

This site plan approval is for one apartment building approved under Ordinance 1323. Staff finds the use is compatible with the surrounding land uses, as governed by Ordinance 1323.

2. Comprehensive Plan Compatibility

The Comprehensive Plan recommends high density residential. The proposed apartment building will meet the recommendation.

3. Zoning Ordinance Compatibility

The subject property is governed by the Zoning Ordinance and the Yorktown Planned Development, Ordinance 1323. The new building would be seventy-eight (78) units and seven (7) stories.

Per the attached memo from Norr Architects, Engineers, Planners; a comparison was done of the proposed apartment building with the previously approved building. The building is slightly taller and larger, though the total number of dwelling units is reduced from ninety-six (96) to seventy-eight (78). Per Ordinance 1323, not more than 10% of the total units may be three bedrooms. The development consists of Yorktown Green Condos, Yorktown Apartments, Yorktown Apartments Phase II, and the Liberty Square Condos. The total number of three bedroom units will be one hundred and thirty nine (139), or eight percent.

The proposed new building would be connected to the new parking deck to allow for shared access and parking.

Staff finds the proposed apartment building meets the conditions of Ordinances 1323 and there are no variations or deviations from Ordinance 1323 or the Zoning Ordinance.

FINDINGS & RECOMMENDATIONS

The Department of Community Development has determined that the proposed development is compatible with the surrounding land uses, the Comprehensive Plan and the provisions of the previously established planned development Ordinance 1323. The Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of the Site Plan Approval for SPA 14-03:

Based on the submitted petition and the testimony presented, the proposed site plan approval, does **comply** with the standards required by the Lombard Zoning, Sign and Subdivision and Development Ordinances and is compatible with the approved planned development; therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission and therefore, recommend that the Plan Commission **approve** SPA 14-03, subject to the following conditions:

1. The petitioner shall develop the site in conformance with the submitted site plan, prepared by Norr Architects Engineers Planners, dated December 15, 2014, except as may be changed for final engineering and building permit approval and the following conditions below.
2. The petitioner shall satisfactorily address all comments raised within the Inter-Departmental Review Report as part of their building permit application.
3. The petitioner shall apply for and obtain a building permit for any development activity on the subject property.
4. As part of the requisite permit for the site improvements, the petitioner shall provide a copy of the final landscape plan.
5. All provisions associated with Ordinances 1323 for the subject property shall remain in full force and effect.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

Memorandum

Date : December 9, 2014

To : Jennifer Ganser Village of Lombard GanserJ@villageoflombard.org

From: Mohan Srinivasan NORR mohan.srinivasan@norr.com

cc: Richard Mann NORR richard.mann@norr.com
 Richard Hawthorne AIMCO Richard.hawthorne@aimco.com
 Hayne Drumheller AIMCO Hayne.Drumheller@aimco.com
 Tom Gonzalez NORR tom.gonzalez@norr.com
 Nathan Hemming NORR nathan.hemming@norr.com

RE: Yorktown Apartments, 2239 S. Highland Avenue, Chicago, IL 60148
 Comparison of proposed vs. approved PD building

Comparison of proposed apartment building with previously approved Phase 2 Building

Category	Original Phase 2 approved building	Current Proposed Phase 2 Building
HEIGHT (Overall Building)	74'-8"	77'-8"
AREA		
Basement	21,466 G.S.F.	21,500 G.S.F.
Ground Floor	21,466 G.S.F.	21,500 G.S.F.
First Floor	20,052 G.S.F.	20,600 G.S.F.
Second Floor	20,052 G.S.F.	20,600 G.S.F.
Third Floor	20,052 G.S.F.	20,600 G.S.F.
Fourth Floor	20,052 G.S.F.	20,600 G.S.F.
Fifth Floor	20,052 G.S.F.	20,600 G.S.F.
Sixth Floor	20,052 G.S.F.	20,520 G.S.F.
TOTAL GSF	163,244 G.S.F.	166,520 G.S.F.
UNIT BREAKDOWN		
Studio apartments	6	0
1 Bedroom apartments	66	31
2 Bedroom apartments	24	28
3 Bedroom apartments	0	19
TOTAL DWELLING UNITS	96	78

<u>PARKING</u>		
P1 level parking	59 parking spaces	52 parking spaces
P0 level parking	59 parking spaces	54 parking spaces
TOTAL PARKING in building	118 parking spaces	106 parking spaces
Parking required by # units	144	(59x1.5 + 19x2) = 127
TOTAL PD Parking requirement	702 parking spaces	685 parking spaces
TOTAL PD Parking provided	714 parking spaces	693 parking spaces
Over/Short Parking for overall PD	12	8
<u>EXTERIOR MATERIALS</u>	Precast Concrete, Thin brick, Metal Panels , Aluminum frame windows	Face Brick cavity wall, Stucco, Metal Panels, Aluminum frame windows

YORKTOWN APTS.
22ND/HIGHLAND

Corrected copy as per J. Keller

ORDINANCE #1323

Miller
J. E. Bowers

AN ORDINANCE AMENDING ORDINANCE NO. 842,
BEING THE LOMBARD ZONING ORDINANCE
ADOPTED BY THE PRESIDENT AND BOARD OF
TRUSTEES ON JANUARY 4, 1960, AS FROM
TIME TO TIME AMENDED

WHEREAS, a petition has heretofore been filed with the Village of Lombard requesting the issuance of a special use permit for a planned development as provided for in Section VII, subsection B, paragraph 2, subparagraph i, for certain described territory as set forth herein; and

WHEREAS, pursuant to said petition a public hearing has been held by the Plan Commission of the Village of Lombard and its recommendation submitted to the President and Board of Trustees and that the President and Board of Trustees have found and determined that such special use permit should be issued;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Lombard:

Section 1. That Ordinance No. 342 is hereby amended by reclassifying from R-4 to R-4 with a Special Use, the parcel of real estate legally described as follows:

That part of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian described as follows: Commencing at a point on the North line of the Northeast quarter of said Section, 1,251.25 feet West of the Northeast corner of said Northeast quarter (said North line bearing South 89 degrees 57 minutes 16 seconds West); thence South 5 degrees 49 minutes 01 seconds West, a distance of 764.20 feet; thence South 11 degrees 11 minutes 42 seconds East, 120.00 feet; thence North 89 degrees 57 minutes 16 seconds West, 650 feet along a line parallel with the North line of said Northeast quarter; thence South 68 degrees 02 minutes 44 seconds West, 710 feet; thence North 400.00 feet; thence South 68 degrees 02 minutes 44 seconds West, 750.00 feet; thence South 89 degrees 44 minutes 47 seconds West along a line parallel with the North line of the Northwest quarter of said Section 29 to the point of intersection with the East line of Highland Avenue as dedicated per Document Number 342659, said point being 1,019.349 feet Southerly of the North line of said Northwest quarter; thence North 0 degrees 20 minutes 30 seconds West along said East line to a point on the North line of the Northwest quarter of said Section; thence North 89 degrees 44 minutes 47 seconds East along said North line 1,287.21 feet to the northwest corner of the Northeast quarter of said Section; thence North 89 degrees 57 minutes 16 seconds East along the North line of said Northeast quarter, a distance of 1,419.97 feet to the place of beginning, (EXCEPTING from the above described property the North 50.00 feet thereof), all in DuPage County, Illinois.

Section 2. That the Clerk be and he is hereby authorized and directed to issue to the owners of the above described premises a Special Use Permit for a Planned Development on said property subject to the terms, conditions and stipulations as hereinafter set forth:

- (a) Multiple Family Unit construction will be permitted up to a maximum of 1,772 multiple units. Not more than 10% of said units may be (but need not be) three bedrooms and the remainder of said units shall be either one bedroom, two bedrooms or efficiency units.
- (b) Buildings shall not occupy more than 20% of the ground area of the entire development inclusive of streets.
- (c) Maximum floor area ratio for buildings exclusive of parking structures shall not exceed 1.5.
- (d) In lieu of setbacks, front, side and back yard requirements, there shall not be less than 20 feet between buildings, provided that all buildings 3 stories or more in height shall be at least 10 additional feet removed from the closest building for each story over 3. The term "building" shall not include parking structures. No building shall be constructed within 30 feet of the center line of either Highland Avenue, 22nd Street or the street to be dedicated on the east edge of the subject premises, as heretofore or hereafter dedicated, nor closer than 40 feet from the center line of any other dedicated street.
- (e) In the event all or any portion of the property shall be subdivided, such subdivision plat shall, in addition to all of the plat requirements, contain the number of multiple family units to be constructed on each lot or tract, provided that nothing herein contained shall be construed to prohibit the construction of condominium buildings and provided further that the percent of land to be occupied by buildings and the floor area ratio shall comply with the provisions of paragraphs (b) and (c) hereinabove stipulated.
- (f) There shall be no height limitations; provided, however, no construction shall be commenced or permit issued until a site plan for such development has been approved by the Plan Commission of the Village of Lombard.
- (g) All construction shall otherwise conform to the zoning and building ordinances of the Village of Lombard as heretofore and hereinafter enacted.
- (h) The restrictions and conditions herein contained shall not be altered or varied except by an ordinance duly adopted by the President and Board of Trustees of the Village of Lombard.

Section 3. That this ordinance shall be in full force

and effect from and after its passage and approval as by statute in such cases made and provided.

Passed and approved by the President and Board of Trustees of the Village of Lombard this 6th day of November, 1957.

Approved: *Lester J. Bergman*
President

Attest:

Rudolph Antofanti
Clerk

Approved as to Form:

Stanley A. Kula
Attorney