

November 2, 2006

Mr. William J. Mueller,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 06-28: 300 West 22<sup>nd</sup> Street (Covington/Cove Landing Planned Development)**

Dear President and Trustees:

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 property located within an R4 (now R5) General Residence District Planned Development:

1. Pursuant to Section 155.504(A) (major changes in a planned development) and Section 155.511 (Site Plan Approvals for planned developments) of the Lombard Zoning Ordinance, amend the conditional use for the Covington/Cove Landing Planned Development, as established by Ordinance 1174 and as amended by Ordinances 1321, 1390, 2977 and 3183, to allow for the construction of a condominium building in the subject property, per the submitted plans.
2. Grant a variation from Section 155.602 (A)(3)(d) of the Zoning Ordinance to allow for off-street parking spaces to be located in a required front yard.
3. As a companion to this petition, an amendment to the Village Comprehensive Plan is requested to designate the property for medium density residential, consistent with the previous approvals set forth for the subject property.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on October 16, 2006. Joe Ash, attorney, 77 W. Washington Street, Chicago, represented Kenar LLC, the contract purchaser and developer of the project presented the petition. He stated the property consists of 3.34 acres of vacant land at the northwest corner of 22<sup>nd</sup> Street and Elizabeth Street. The property is part of a planned development developed with apartments and condominiums.

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The petitioner wishes to develop the subject property with a condominium building of five stories in height totaling sixty units and consistent with the planned development. The sixty units on the remaining acreage will be well below of what which was previously approved by the Village. The planned development allows for height of up to fifteen stories and this plan is also well below that. He mentioned the variation requested. Staff has clearly outlined the request in the staff report and the petitioner concurs to the conditions in the approval.

He called on Bob Schmude, Director of Land Development of Kenar LLC, 1904 Wright Blvd., Schaumburg, IL to describe the petition in detail. He noted that Kenar is a privately owned Chicagoland builder, with 25 years experience. He also described where they have completed other developments.

Mr. Schmude stated that they are seeking approval of the site plan amendment to the planned development. He referred to the colored rendering of the site plan and landscaping in the common space. He displayed a front color rendering showing the building materials and colors proposed for the site.

He then described the floor plans. One assigned parking space will be provided within the enclosed garage and he mentioned the front spaces for guests. Each unit has a balcony, storage space. The condominium association will be established and a management company will be employed.

He described the site in detail. Half of the total size of the site (the northern portion) is the wetland portion. He has worked with Village and County staff to present and preserve the wetland and buffer area. The County will have regulations and they support the way Kenar is addressing the wetland issues. They will take a 50-foot wide buffer around the wetland and leave it as native vegetation.

The southern portion of the site will include the building. The parking lot will be south of the building, and he noted the points of access. There will be a ramp into the parking garage. The 22<sup>nd</sup> street access is right-in, right-out due to a raised curb median. Both access points will have stop signs. The last access is the northern access which will provide emergency access only for a fire truck. Stormwater will be provided in underground storage system.

KLOA, the Village's traffic consultant, analyzed the site and concluded it is a low traffic generator with low impact on surrounding properties. The development is required to provide 96 parking spaces. They will provide 116 spaces - 60 within first floor parking garage, and 55 in front lot. In closing they feel this is a responsible development as the plan preserves the wetland.

He then introduced Matt Haylock, of Haylock Design, Architect, 1800 National Drive, Gurnee, IL, project architect, who described the building materials. Mr. Haylock noted he has done three buildings similar to this in the community, including Park West, Parkview Point and Lincoln Place - all mixed use developments. They wanted to create something that fit in but also that included something more unique. This building will have high quality materials, using

manufactured stone along with real limestone, the base will be rusticated masonry, and the stone treatment will be smooth. They will use three color varieties of brick across the building. The main portion of building will be light brick. Different heights and styles of parapets which vary in height will provide variety. The first floor is the indoor parking garage. As you move up you see balconies and four floors of condominiums. They will use the same treatment all the way around the building, which will provide a benefit to all the residences around the building

Mr. Schmude explained the variance for the front parking lot. The landscape plan is located on south side of the building. There is a required thirty foot landscape setback. The variance is for the southern edge of the parking lot which encroaches six feet into the yard. The property is angled and they are dedicating to the Village that part of their property that is within the 22<sup>nd</sup> right-of-way. They are exceeding the parking requirement and to preserve the wetland buffer they seek to put the parking lot on the 22<sup>nd</sup> Street side of the building. At the closest point, the encroachment is about 6-1/2 feet. They want to provide extra parking so as to not impact other properties or the wetland.

Acting Chairperson Sweetser then opened the meeting for public comment.

Linda Needinghouse, 254 W. 20<sup>th</sup> Street, lives in Elizabeth Crossing. Her concern is with the amount of traffic the development may generate. She predicts they will use 20<sup>th</sup> Street and traffic is major concern.

Maryann O'Keefe, 77 W. Arboretum, lives in the condominium development south of the subject property. She noted their retention pond that has gone in has taken care of the flooding. She noted the impacts on future flood zones in a flood sensitive zone area. She commended the developer for the wetland preservation, but if they develop, how is the stormwater runoff going to be handled?

Michael Salins, 2005 S. Finley, President of the Cove Landing Association is concerned about the additional traffic. Vehicles will go northbound on Elizabeth Street and cut through their parking area to Finley Road. They have to maintain the asphalt and the extra cars are not welcome. They are already thinking about speed bumps. Another concern is making a left turn over 22<sup>nd</sup> Street and this could be a major problem for them.

Dan Toucher, 1343 Fairfield Court, Naperville, noted that this land has been vacant and there are four buildings which border the wetlands. He likes the view, it is serene, and the proposal will take away from the residents who live there. They drove by the property and it is not that big a piece of land and questions the buffer area around the site. It will make people come through their land to get northbound on Finley and avoid 22<sup>nd</sup> Street.

Paula Tumpack, 2175 S. Finley Road, Covington Apartments property manager, stated that she is not thrilled about having to look at the proposed building. She is concerned about traffic. The views they currently have are desirable and they get higher premiums for them. This development will affect her budget.

Joe Ash rebutted, noting that the major issue raised is one of traffic. The Village hired a consultant and they prepared a report which says this development will create minimum impact. The owner has a right to develop the property, the planned development would allow a 15-story building and they are proposing a 5-story building. They feel they are trying to come up with a plan that will have minimal affect on adjacent properties. The staff report included a thorough analysis and considered the traffic report.

Acting Chairperson Sweetser asked what happens with the stormwater. Mr. Ash noted that they are providing an underground detention under the parking lot. He mentioned the Lombard Code which states that after the property is developed, there can be no greater run off than before the development, so the project may help more than what is necessary.

Acting Chairperson Sweetser then requested the staff report. William Heniff, Senior Planner, referenced the staff report which is submitted to the public record. The property is within the defined boundaries of the Covington/Cove Landing planned development. The original planned development approval and the following amendments to the planned development established general density and development parameters for the planned development, but it did not address the future development of the subject property. As such, the petitioner's plan should be reviewed and approved as an amendment to the original approval, as was done for the Covington Apartments portion of the planned development in the late 1980s.

The petitioner is also seeking relief to allow for parking spaces to be located into a requisite yard. This relief is largely the result of a requested right-of-way dedication by the Village as well as the desire to minimize parking lot impacts on the wetland area.

Lastly, as a companion to this petition, a map amendment to the Comprehensive Plan is proposed. This amendment is intended to designate the property for medium density residential purposes (as noted in the planned development approval) from public and institutional uses.

He noted that the petitioner is meeting the unit count, unit mix, setbacks and building height provisions set forth in the planned development ordinance. The 1966-1968 amendments did not show a building at the proposed location. Staff has been working with the County and petitioner to address any negative impacts of development. The project is oriented toward 22<sup>nd</sup> Street, away from the rest of the planned development. The building elevations are compatible with recent project developed along the 22<sup>nd</sup> Street corridor. Parking will exceed the zoning requirements. The relief is created by the Village's request to have the petition dedicate 22<sup>nd</sup> Street right of way to the Village as a condition of approval. This request would change the front yard dimensions.

Staff has reviewed the standards and they meet the standards. Staff recommends approval subject to five conditions. KLOA reviewed the traffic generated by the project and they note the impacts of development to be minimal.

He then noted three correspondences received after the report was transmitted to the Plan Commission. These concerns included concerns about construction traffic on 20<sup>th</sup> Street, tree preservation concerns and traffic generation.

Acting Chairperson Sweetser opened the meeting for any comments on the staff report.

Michael Salins questioned the access on Elizabeth Street. Mr. Schmude noted that Elizabeth and 22<sup>nd</sup> Street is a full access intersection. Access from building ramp is full access, the parking lot would be controlled by a stop sign. He also responded to the letter about traffic on 20<sup>th</sup> Street. He said they would not want construction traffic on 20<sup>th</sup> Street either. They will work with staff during the building permit process and will provide signage prohibiting construction traffic from going that way.

Paula Tumpack asked about the 15-story provision. Mr. Heniff noted that that provision went back to the 1968 planned development approval.

Acting Chairperson Sweetser opened the meeting for Plan Commissioner comments.

Commissioner Burke noted that they workshopped this item and the petitioner have given us everything raised in our discussion. He would like to see a condition added to preclude construction traffic along 20<sup>th</sup> Street or into Cove Landing. As far as general traffic concerns, as the Cove Landing driveways are on private property, they can restrict access, provided that emergency access is maintained.

Commissioner Olbrysh agrees with Commissioner Burke's concerns about traffic considerations. They have to weigh the concerns of both residents and business. He noted that the petitioner the development provides for up to 1,200 units by right – the petitioner could construct 608 additional units on the property. However, they are only constructing sixty units. They also complied with height limitations and he is impressed with the remaining amount of open space, which will help address the flooding situation.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition complies with the standards required by the Lombard Zoning Ordinance and that the requested relief is consistent with the approved planned development and that granting approval of the relief is in the public interest. Therefore, the Plan Commission, by a roll call vote of 4-0, recommended to the Corporate Authorities **approval** of the petition associated with PC 06-28 subject to the following conditions, as amended:

1. The petitioner shall develop the site in accordance with the preliminary Plat/Site Plan, prepared by Southwest Engineering Consultants, Inc., dated August 2, 2006; the Preliminary Engineering Plan, prepared by Southwest Engineering Consultants, Inc., dated August 2, 2006; the Exterior Building Elevations, prepared by Kenar Homes, dated September 27, 2006; and the Preliminary

Landscape plan, prepared by Jen Landscape Design, dated September 26, 2006; except as amended by other conditions of approval.

2. The petitioner shall submit to the Village for approval the following plats:
  - a. A plat of dedication for the proposed rights-of-way dedication as well as the proposed public sidewalk easement.
  - b. A plat of easement dedication for any public utilities and stormwater facilities, per Village Code.
  - c. A plat of subdivision making the subject property a lot of record.
3. The petitioner shall apply for and receive approval from the Village and DuPage County for any site improvements prior to commencing construction on the subject property.
4. Modify the final plans to ensure compliance with the west side yard setback provisions are satisfactorily met.
5. The petitioner shall also satisfactorily address the comments set forth within the IDRC report as part of the building permit application.
6. All construction traffic associated with the project shall be limited to Elizabeth Street, south of the north line of the petitioner's property, and 22nd Street.

Respectfully,

**VILLAGE OF LOMBARD**

Ruth Sweetser, Acting Chairperson  
Lombard Plan Commission

att-

c. Petitioner  
Lombard Plan Commission