

**February 20, 2017**

**Title**

PC 17-01

**Property Owner**

Centrust Bank  
385 Waukegan Road  
Northbrook, IL 60062

**Petitioner – Developer**

Custom Home Development, Inc.  
120 W. Golf Road, Ste. 217  
Schaumburg, IL 60195

**Property Location**

400 E. St. Charles Road

**Zoning**

R4PD – Oakview Estates Planned  
Development

**Existing Land Use**

Vacant/Undeveloped

**Comprehensive Plan**

High Density Residential

**Approval Sought**

Site plan approval for a parcel in the Oakview Estates PD, approval of companion major changes to the planned development, approval of deviations, approval of variations, approval of a conditional use and approval of a major plat of subdivision.

**Prepared By**

Anna Papke, AICP  
Senior Planner



**LOCATION MAP**

**DESCRIPTION**

The petitioner, Custom Home Development, Inc., proposes to develop the property at 400 E. St. Charles Road with a ten-unit attached single-family (townhouse) development. The development will consist of three buildings: two buildings with four dwelling units each and one duplex.

This property is located in the Oakview Estates Planned Development. When this planned development was approved in 2004 (PC 04-10, Ordinance 5488), the developer at the time proposed to build two 40-unit condo buildings on the properties at 400 and 500 E. St. Charles Road. The first of these two buildings, as well as public utilities and stormwater facilities serving the entire planned development, was constructed in 2006 at 500 E. St. Charles Road. Phase II of the project, at 400 E. St. Charles Road, was never constructed.

400 E. St. Charles Road is currently bank-owned. The bank has been working with interested developers to explore viable development proposals for the site. The petitioner states that the current market will not support construction of a 40-unit condo building on this site, and proposes a townhome development as an alternative. The petitioner submitted a petition for an eight-unit development on this property in 2016 (PC 16-22), but withdrew PC 16-22 partway through the approval process in order to rework the plan. The current petition represents the developer's revised plan.

## Project Details

Parcel Size:	1.19 acres
Dwelling units:	Ten townhouse units, spread across three buildings

## Requested Actions

1. Amend the Oakview Estates Planned Development for the property located at 400 E. St. Charles Road as follows:
  - a. Allow attached single-family units rather than condos;
  - b. Reduce front yard setback from 30 feet to one foot;
  - c. Reduce rear yard setback from 30 feet to 20 feet;
  - d. Reduce interior side yard setback from 15 feet to five feet; and
  - e. Increase allowable building height from 36 feet to 36.5 feet;
2. Approve conditional use for three principal structures on one lot of record;
3. Approve variation to reduce minimum separation between buildings from 30 feet to 20 feet;
4. Approve variation to allow off-street surface parking spaces to be located in a required front yard;
5. Approve a 10-unit townhome development per the site plan approval process; and
6. Approve a major plat of resubdivision (if warranted).

## Project Details and Approval Process:

The petitioner proposes to develop the subject property with ten townhouses. The development will consist of two buildings with four dwelling units in each building, and one duplex. The 2.5-story buildings will be just over 36 in height. Each unit will include a two-car attached garage and roof-top deck.

The developer has designed the buildings to be aesthetically compatible with the existing condo building at 500 E. St. Charles Road. To that end, the materials (brick and stone) proposed for this development are similar in color to those used in the adjacent building. The developer also proposes to include porches and balconies similar in style to those on the adjacent building. The Plan Commission held a workshop in September 2016 to consider the proposed elevations, at which time Plan Commissioners responded positively to the architecture of the proposed buildings.

The property at 400 E. St. Charles Road is subject to the provisions approved for the Oakview Estates Planned Development established in Ordinance 5488, as well as the provisions for the R4 zoning district in the Lombard Zoning Ordinance. The development as proposed requires site plan approval, and also approval of major changes to a planned development, a conditional use and variations. Due to the major changes, conditional use and variations, this development is subject to the public hearing process and will ultimately require approval by the Village Board. These issues are discussed in greater depth later in this report.

## EXISTING CONDITIONS

There is a 25-space parking lot and a drive aisle connecting the subject property to the property 500 E. St. Charles Road. The parking lot will be removed to facilitate the proposed development. The subject property is otherwise vacant.

## APPROVAL(S) REQUIRED

For the property located at 400 E. St. Charles Road:

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Oakview Estates Planned Development, as established by Ordinance No. 5488, as follows:
  - a. Change the use from condominiums to attached single-family (townhomes);

## Submittals

1. Petition for public hearing, dated September 12, 2016;
  2. Response to standards for amendment to a planned development, dated November 17, 2016, revised January 30, 2017;
  3. Response to standards for a conditional use, dated November 17, 2016;
  4. Response to standards for variations, dated November 17, 2016, revised January 30, 2017;
  5. Plat of survey, prepared by Gentile and Associates, Inc., dated December 12, 2007;
  6. Civil engineering and landscape plans, prepared by Craig R. Knoche & Associates, dated September 11, 2016, revised November 18, 2016 and February 1, 2017 (site plan); and
  7. Architectural plans, prepared by ECA Architects and Planners, dated November 7, 2016.
- b. Approve a deviation from Section 155.409(F)(3)(a) and 155.508(C)(6) to reduce minimum required front yard setback from 30 feet (30') to one foot (1');
  - c. Approve a deviation from Section 155.409(F)(3)(d) and 155.508(C)(6) to reduce minimum required rear yard setback from 30 feet (30') to 20 feet (20');
  - d. Approve a deviation from Section 155.409(F)(3)(c)(ii) and 155.508(C)(6) to reduce minimum required interior side yard setback for exterior lots from 15 feet (15') to five feet (5'); and
  - e. Approve a deviation from Section 155.409(G) to increase the maximum allowable building height from 36 feet (36') to 36 feet and six inches (36'6");
2. Pursuant to Section 155.208 (number of buildings on a lot of record) of the Lombard Zoning Ordinance, approve a conditional use for three principal structures on one lot of record;
  3. Pursuant to Section 155.409(K)(3) (Restrictions on attached single-family dwellings) of the Lombard Zoning Ordinance, approve a variation to reduce the minimum separation between buildings containing attached single-family dwellings from thirty feet (30') to twenty feet (20');
  4. Pursuant to Section 155.602(A)(3)(e) of the Lombard Zoning Ordinance, approve a variation to allow off-street parking spaces open to the sky to be located in a required front yard;
  5. Pursuant to Section 155.511 (site plan approval) of the Lombard Zoning Ordinance, approve a ten-unit townhome development based upon the submitted plans; and
  6. Pursuant to Section 154.203(D) (Minor and major plats of resubdivision) of the Lombard Zoning Ordinance, approve a major plat of resubdivision (if warranted).

## **INTER-DEPARTMENTAL REVIEW**

### **Building Division:**

The Building Division has no comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

**Fire Department:**

The Fire Department has the following comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

1. The proposed development of the property identified as 400 E. St. Charles Road will require ample fire department access to the finished site, and as such will be contingent upon maintaining fire department vehicle access through the site from east to west.
2. With the proposed 21.46 foot fire separation distance between the townhome buildings, exterior wall fire resistance rating considerations will be necessary based upon building construction type.

**Private Engineering Services (PES):**

Private Engineer Services has the following comments regarding the proposed project. Should the petition be approved, additional comments may be forthcoming during permit review.

1. The 90 degree parking stalls to the west of the existing detached garage should be 18-ft deep, this is consistent with what was designed on the Oakview Estates first phase along the north property line.
2. VCBMPs for the project will now need to include the additional building and any other new impervious surfaces in that calculation.
3. The existing 123 LF of 24" storm sewer that is called out to be removed for the duplex building would need to have that stormwater volume replaced for the required detention volume previously provided on the property via oversized storm sewer pipes.
4. The infiltration trench will need to have clay stops/water barrier between the trench and the buildings (including any pipe trenches that lead back toward the buildings), as well as having the outflow pipe from the infiltration trench lower than the basement elevations. A restrictor for the infiltration trench will be required to meet the required 48-96 hour release rate in the Stormwater Ordinance.
5. Sump pump discharges for all 3 buildings shall be connected into the storm sewer system.
6. Units 9 & 10 should have sanitary cleanouts near the property line. After providing separate lines to the Village's main, per the PW comment.
7. Removal of the existing 24" storm sewer reduces the amount of detention that was previously provided for the overall development. There will be a shortage of approximately 380 CF that needs to be accounted for somehow with the smaller diameter storm sewer and storm structure with the new duplex building being added.
8. All storm sewer lines, including the downspout & sump lines should meet the Village's required 2-ft cover requirement.
9. The ends and at pipe direction changes for the pipes the downspouts drain into shall have structures.

10. Units 9 & 10 need to show the roof drains draining into a VCBMP structure.

**Public Works:**

The Department of Public Works reviewed the submitted plans and offers the following comment. Should the petition be approved, additional comments may be forthcoming during permit review.

1. Revise the sanitary services for Units 9 & 10 to run separately all the way to the main.
2. Add sanitary services cleanout for Units 1, 2, 3 & 4.
3. As an alternative to the prior two points, if preferred by the petitioner, each pair of sanitary services could discharge a manhole (i.e., five manholes total) placed immediately within the public right-of-way, just south of the property line, with an 8" diameter sewer from each manhole to the sewer main.
4. The proposed public utility easement must be expanded to include the water service valve boxes for Units 9 & 10.

**Planning Services Division:**

The Planning Services Division notes the following:

*1. Surrounding Zoning & Land Use Compatibility*

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	R4 and B4	Union Pacific railroad and a vehicle repair facility
<b>South</b>	CR	Paradise Bay Water Park (across St. Charles Road)
<b>East</b>	B4PD	Oakview Estates 40-unit condo building
<b>West</b>	R2 and B2	Union Pacific railroad
<b>Southwest</b>	R2	Single-family neighborhood (across Grace Street and St. Charles Rd.)

The area surrounding the subject property is developed with a mixture of residential, commercial and recreational uses. The property immediately adjacent to the east of the subject property is developed with the 40-unit Oakview Estates condo building. Property to the south and southwest includes single-family neighborhoods and a park district facility. The Union Pacific railroad line and commercial corridor sit north of the site. Given this mix of existing uses in the immediate neighborhood, staff considers the ten-unit townhouse development proposed on the subject property to be consistent with the zoning and land uses of surrounding properties. Staff further notes that the proposed development would serve as a transition between the single-family neighborhood and recreational area to the south and the busier commercial area to the north.

## 2. *Comprehensive Plan Compatibility*

The Comprehensive Plan designates this property as suitable for high-density residential development. The Comprehensive Plan further recommends the Village pursue the following actions with respect to residential development:

- Encourage new development and infill development which is complementary with the scale and character of surrounding residential uses.
- Working with property owners and developers, seek a variety of housing types meeting the lifestyles, needs and growth of the community, while ensuring neighborhood stability.

The proposed townhouse development will increase the variety of housing types available in this area of the Village while providing infill development of a scale and design compatible with surrounding development.

## 3. *Zoning Ordinance Compatibility*

The underlying zoning of the subject property is R4PD, Limited General Residence District Planned Development. With the exception of the changes and variations discussed in Sections 4 and 6 of this report, the proposed development is consistent with the Lombard Zoning Ordinance and/or the relief granted for the Oakview Estates Planned Development via Ordinance 5488. Staff notes the following with respect to this petition's consistency with the Zoning Ordinance and Ordinance 5488:

- The proposed use, attached single-family dwellings, is permitted in the R4 district.
- The maximum density for attached single-family dwellings in the R4 district is 12 units per acre. The density of the proposed development is slightly more than eight units per acre.
- Per Ordinance 5488, developments in the Oakview Estates Planned Development are required to maintain a minimum of 25% of the lot area as open space. Open space in the Planned Development will be 31% after development of the townhomes.
- Parking considerations:
  - The Zoning Ordinance requires two parking spaces per attached single-family dwelling unit. Each townhouse unit in the proposed development will include a two-car garage. The driveways connecting the garages to the internal access drive will also provide potential parking, since at a length of 18 feet or greater, they meet the minimum length required for a parking stall. Additional surface parking spaces will provide overflow parking.
  - The proposed development includes removal of a 25-space surface parking lot currently located on the west end of the subject property. Residents of the neighboring condo building at 500 E. St. Charles Road have used this lot as overflow parking, though to the Village's knowledge no formal agreement exists regarding use of this parking area by the condo residents. The petitioner has worked with the homeowners' association at 500 E. St. Charles to try to address parking concerns arising from the removal of this surface parking lot. The petitioner has identified a number of locations on the 500 E. St. Charles site that would be suitable for additional surface parking. The petitioner also intends to deed 2,002 square feet of area on the east side of the subject property to the homeowners' association, which will resolve issues related to split

ownership of the driveway into the garage beneath the condo building and provide additional space for surface parking. Per agreement between the parties, surface parking spaces on the 500 E. St. Charles property would be permitted and constructed by the homeowners' association, not the petitioner.

- During IDRC review, the Fire Marshal and Private Engineering Services expressed concern that a vehicle parking in these driveways could hang over into the internal access drive, potentially restricting access for emergency service vehicles. To address this concern, staff proposes a condition of approval of this petition be that the development will include appropriate signage along the internal access drive denoting it a fire lane and requiring it to remain free of parked vehicles at all times.
- The landscape plan provided by the petitioner lacks foundation landscaping along the north side of the duplex. Staff also recommends augmenting existing perimeter landscaping along west property line, where adjacent to Grace Street. These revisions can be included in an updated plan at time of permitting. Otherwise, the landscape plan meets the requirements in the Zoning Ordinance.

#### **4. Requests for Major Changes to a Planned Development**

- A. *Major Change: Pursuant to Section 155.504(A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Oakview Estates Planned Development to include attached single-family townhomes as a use.*

The Oakview Estates Planned Development as approved by Ordinance 5488 specifically provided for multiple-family dwellings. As the petitioner proposes to construct attached single-family units on the subject property rather than a condo building as originally contemplated, an amendment to the planned development is required.

The subject property has been marketed as a potential condo development since the planned development was approved in 2004. In the intervening time, the economy has shifted and the market for condo units has softened. A ten-unit townhome development on the subject property would meet the original intent of the planned development to allow non-single-family residential development on this site, albeit at a lower density than originally approved.

Attached single-family dwellings are a permitted use in the underlying zoning district of R4, so the development as proposed is consistent with the Lombard Zoning Ordinance. As discussed above, staff finds that the townhouse development is compatible with the surrounding land uses and is consistent with the Comprehensive Plan's recommendations for this property. Furthermore, the Plan Commission held a workshop in July 2015 to consider the possibility of amending the Oakview Estates Planned Development to allow townhouses as opposed to a condo building on the subject property, and was generally favorable to the proposed change. Staff supports this major change.

- B. *Major Change: Pursuant to Section 155.504(A) (major changes to a planned development) and Sections 155.409(F)(3)(a) and 155.508(C)(6) of the Lombard Zoning Ordinance, amend the Oakview Estates Planned Development to reduce minimum required front yard setback from 30 feet (30') to one foot (1').*

The required front yard setback in the underlying R4 zoning district is 30 feet. Due to site constraints such as the existing access drive on the north side of the site and the need to have driveway connections between the access drive and the rear of the townhomes, the buildings will not meet the 30-foot front yard setback. Proposed plans show the façades of the three townhome buildings will have a front setback (measured from property line adjacent to St. Charles Road) ranging from 12.71 feet to 29.14 feet. The porches and front steps on some of the units will extend to within a foot of the front property line.

The original planned development approval included a variance to reduce the front yard setback for the proposed condo building on 400 E. St. Charles Road to two feet. The staff at the time was supportive of the request, and noted that this reduced setback would accommodate the unique shape of the site, which is particularly shallow from St. Charles Road to the rear property line along the railroad. Given the previous approval to reduce the front setback to two feet, and that site conditions have not changed since that approval was granted, staff is supportive of the present request to reduce the front setback to one foot for the ten-unit townhome development.

- C. *Major Change: Pursuant to Section 155.504(A) (major changes to a planned development) and Sections 155.409(F)(3)(d) and 155.508(C)(6) of the Lombard Zoning Ordinance, amend the Oakview Estates Planned Development to reduce minimum required rear yard setback from 30 feet (30') to 20 feet (20').*

The required rear yard setback in the underlying R4 zoning district is 30 feet. The duplex proposed for the west end of the site will not meet this setback. Proposed plans show a rear setback ranging from 21 feet to 25 feet for this building.

This building will be located on a portion of the site that tapers toward the west property line. This unusual configuration makes it difficult to develop this part of the site while maintaining a 30-foot rear setback. The rear of the subject property abuts the Union Pacific Railroad right-of-way. Staff does not expect a reduced rear setback to impact the railroad property. Staff supports this deviation.

- D. *Major Change: Pursuant to Section 155.504(A) (major changes to a planned development) and Sections 155.409(F)(3)(c)(ii) and 155.508(C)(6) of the Lombard Zoning Ordinance, amend the Oakview Estates Planned Development to reduce minimum required interior side yard setback for exterior lots from 15 feet (15') to five feet (5').*

The petitioner requests a reduced interior side yard setback for the end unit of the eastern-most building fronting St. Charles Road. Measured from the current location of the east property line, this building will comply with the required interior side yard setback. However, this property line currently bisects the driveway leading into the underground garage for the condo building located at 500 E. St. Charles Road. The petitioner proposes to shift this property line to the west via a plat of resubdivision in order to deed the full driveway to the condo owners. The proposed townhome



building will have a setback ranging from five feet to 12.4 feet relative to the relocated property line.

The need for a reduction in this side setback arises from the proposed resubdivision of the property. The location of the townhome building relative to the existing condo building and driveway will not change as a result of the relocated property line and setback deviation. Staff notes that the resubdivision will resolve ownership and maintenance issues related to the condo building's driveway, which is to the benefit of both the petitioner and the neighboring condo owners. Staff supports this deviation.

- E. *Major Change: Pursuant to Section 155.504(A) (major changes to a planned development) and Section 155.409(G) of the Lombard Zoning Ordinance, amend the Oakview Estates Planned Development to increase maximum allowable building height from 36 feet (36') to 36 feet and six inches (36'6").*

The developer proposes to construct townhouse units that are two and a half stories tall; each unit will have two full floors plus a roof-top deck space on the third level. The total height of the structures, including the guardrails and stair-tower enclosures, will be 36'2".

Upon review of the architectural plans, staff finds that the additional height will not substantially alter the character of the development or its impact upon neighboring properties. An increased height of two to six inches over the maximum height allowed for townhomes in the R4 district will not be noticeable from the vantage point of pedestrians or people inside neighboring buildings. Similarly, the majority of the top half story will be composed of guardrails around the roof-top decks, which are not as visually obtrusive as a solid building wall. Staff further notes that the 40-unit condo building originally approved for the site was intended to be 51 feet (five stories) tall. The proposed townhomes will be significantly shorter than the previously-approved condo building. Staff supports this major change request.

## **5. Request for Conditional Use Approval**

- A. *Pursuant to Section 155.208 (number of buildings on a lot of record) of the Lombard Zoning Ordinance, approve a conditional use for three principal structures on one lot of record.*

The petitioner proposes to construct three principal structures on the site. In analyzing the site plan, staff does not believe permitting three principal structures on the subject property will result in any negative impacts on the use or future development of surrounding properties. As the petitioner notes, the development as proposed represents a less intense use of the property than was originally approved by the Village. Staff supports this request.

## **6. Requests for Variations**

- A. Pursuant to Section 155.409(K)(3) (Restrictions on attached single-family dwellings) of the Lombard Zoning Ordinance, approve a variation to reduce the minimum separation between buildings containing attached single-family dwellings from thirty feet (30') to twenty feet (20').

The petitioner requests a variance in order to allow a separation of 20 feet between the two buildings proposed for the subject property. The petitioner had originally submitted plans that reflected the required 30-foot separation. Upon review, staff found that the buildings were not adequately separated from the proposed utility lines, and that the proposed utility easements did not meet the Village's requirement for width of easements. The petitioner revised the plan and moved the buildings closer to one another in order to address these issues.

The Fire Marshal reviewed the site plan and determined that the reduction in separation between the buildings would not pose a problem from a fire safety perspective so long as the appropriate fire resistance ratings are taken into consideration during the permitting process and construction. Staff supports this variation.

- B. Pursuant to Section 155.602(A)(3)(e) (Off-street parking) of the Lombard Zoning Ordinance, approve a variation to allow off-street parking spaces open to the sky to be located in a required front yard (if warranted).

The petitioner proposes to construct several parking spaces around the site to serve as overflow parking for future townhome residents. Initially, some of these spaces were shown encroaching into the 30-foot front yard setback required in the R4 district. The petitioner has requested a reduction in required front yard setback for the buildings on this property. Encroachment of parking spaces into the front yard setback would be equal to or less than the encroachment of the buildings into the front yard. These parking spaces would not have had an impact on the visual aspects of the development.

However, Village Private Engineering Services staff expressed concern that some of these spaces located near the west driveway into the site would pose a safety hazard due to proximity to the right-of-way. The reduced distance between parking spaces and the front property line could create conflicts between vehicles backing into the spaces and vehicles pulling into the site. In response to these comments, the petitioner has revised the site plan to remove the space closest to the driveway. In order to provide for flexibility in future development, staff proposes approval of this variance request in the event that the petitioner finds the need to install additional parking in the future. Any such additional spaces would be subject permitting and review by Village staff at the time they were constructed.

## **7. Major Plat of Resubdivision, if warranted**

The subject property's east property line currently bisects the driveway leading into the underground garage for the condo building located at 500 E. St. Charles Road. The petitioner proposes to shift this property line to the west via a plat of resubdivision in order to deed the full driveway to the condo owners. Such a resubdivision will resolve ownership and maintenance issues related to the driveway

into the condo building garage, which is to the benefit of both the petitioner and the neighboring condo owners. The two resulting parcels will comply with minimum lot and area standards for the R4 district.

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

#### **PC 04-10: Oakview Estates Planned Development**

- Adopted Ordinance 5486 to amend Comprehensive Plan designation for subject property from Community Commercial to High Density Residential.
- Adopted Ordinance 5487 rezoning subject property from B4 to R4.
- Adopted Ordinance 5488 granting conditional use for a planned development with deviations and variations.
- Adopted Ordinance 5489 granting a conditional use for an accessory garage.

#### **BOT 04-18: Stormwater variation**

#### **SUB 05-06: One-lot major plat of subdivision**

Oakview Estates Resubdivision, consolidated multiple parcels and resubdivided to current parcel configuration.

#### **PC 07-37: Request for major changes and deviations for Oakview Estates Planned Development**

Petitioner requested a major change and two deviations from the Oakview Estates Planned Development in order to develop 52 senior independent living residences at 400 E. St. Charles Road. Petition denied by Board of Trustees.

#### **PC 16-22: Request for major changes, deviations and a conditional use in the Oakview Estates Planned Development (withdrawn by petitioner prior to final hearing by Board of Trustees)**


Petitioner requested major changes to a Planned Development, a conditional use and variation in order to construct an eight-unit townhome development. Plan Commission considered petition in October 2016 and recommended approval. Petitioner withdrew petition prior to final hearing by Board of Trustees intending to resubmit an updated petition.

### **FINDINGS & RECOMMENDATIONS**

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

Based on the submitted petition and testimony presented, the proposed site plan with companion major changes to a planned development, conditional use, and variations, **complies** with the standards required by the Village of Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 17-01, subject to the following conditions:

1. That the major changes to a planned development, conditional use approval and variations approval are valid only for the subject property (400 E. St. Charles Road) within the Oakview Estates Planned Development;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code, or as provided as part of the original planned development approval set forth in Ordinance 5488:
  - a. Civil engineering and landscape plans (with landscape plan to be revised per comments noted in this report), prepared by Craig R. Knoche & Associates, dated September 11, 2016, revised November 18, 2016 and February 1, 2017; and
  - b. Architectural plans, prepared by ECA Architects and Planners, dated November 7, 2016.
3. That the petitioner shall submit a signage plan at the permitting phase incorporating “no parking” and fire lane signage designed to keep the internal access driveway free of parked vehicles, and that such signage plan shall be subject to the approval of the Director of the Community Development Department and the Fire Marshal;
4. That the petitioner shall submit a petition to the Plan Commission for approval of a major plat of resubdivision at such time as the east portion of the subject property is deeded to the homeowners’ association at 500 E. St. Charles Road;
5. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
6. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall become null and void unless a time extension has been granted by the Village Board.

  
William J. Heniff, AICP  
Director of Community Development

c. Petitioner

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