

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

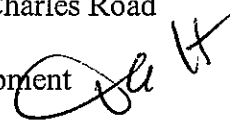
Resolution or Ordinance (Blue) _____ *Waiver of First Requested*
 X Recommendations of Boards, Commissions & Committees (Green)
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: December 28, 2005 (BOT) Date: January 5, 2006

TITLE: PC 05-42: 218 and 226 West. St. Charles Road

SUBMITTED BY: Department of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. The petition requests That the following actions be taken on the subject property:

A. For the property at 218 West St. Charles Road:

1. Approve an amendment to the Comprehensive Plan Map to designate the property for Community Commercial uses within the Central Business District area; and
2. Approve a map amendment rezoning the property from the R6 Central Residence District to the B5 Central Business District.

B. For the properties at 218 and 226 West St. Charles Road (i.e., the Subject Property):

1. Approve a conditional use for a planned development with the following variations and deviations:
 - a. A deviation from Section 155.416 (G) to the Zoning Ordinance to allow for a maximum building height of fifty-two feet (to provide for an architectural tower element), where a maximum of forty-five feet (45') is permitted;
 - b. A deviation from Section 155.416 (J) and variations from Sections 155.508 (C)(6)(a) and (b) of the Zoning Ordinance to allow for a reduction in the thirty foot (30') planned development perimeter and twenty foot (20') transitional building setbacks to six feet (6') along the rear (east) property line;
 - c. A deviation from Section 155.416 (K) and a variation from Section 155.508 (C)(6)(b) and 155.707 (A)(3) of the Zoning Ordinance to allow for a reduction in the transitional landscape setback from ten feet (10') to one foot (1');
 - d. A variation from Section 155.508(C)(6)(a) of the Lombard Zoning Ordinance to allow for a 1-foot front and corner side yard setback on the perimeter of a planned development where a 30-foot front and/or corner side yard is required in the abutting R2 Single Family Residence and R6 General Residence Districts respectively;

e. A variation from Section 155.602, Table 6.3 of the Zoning Ordinance to allow for a reduction of the requisite parking spaces from 46 to 42 spaces during Phase I of the development; (AS THE REVISED PLAN MEETS CODE THIS REQUEST HAS BEEN WITHDRAWN) and

f. A deviation from Section 153.506(B)(18)(c) of the Lombard Sign Ordinance to allow for an increase in the total number of permitted wall signs, where one wall sign per street front exposure is permitted.

g. A variation from Sections 155.707 (B)(3)(a) through (d) of the Zoning Ordinance pertaining to transitional landscape and fence requirements;

h. A variation from Section 155.602 (A)(10)(d)(2) of the Zoning Ordinance to allow for a reduction in the minimum and average foot-candle intensity requirements for parking lots; and

i. A use exception to allow less than fifty percent (50%) of the area of the ground floor to be devoted to uses permitted in the B5 Central Business District

2. Approve a conditional use from Section 155.416(C)(13) to allow for an outdoor service (dining) area.

3. Grant Site Plan Approval authority to the Lombard Plan Commission.

C. Approve a development agreement for the subject property. (To be considered with the second reading of the ordinances)

(DISTRICT #1)

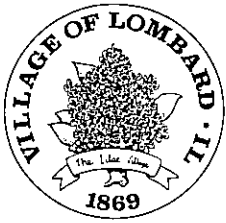
The Plan Commission recommended approval of this request with amended conditions.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____	Date _____
Finance Director X _____	Date _____
Village Manager X <u>W. M. L. L. L.</u>	Date <u>12/28/05</u>

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.



MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP, Director of Community Development *[Signature]*

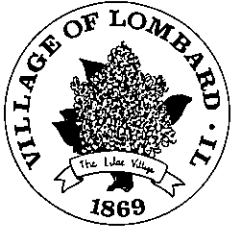
DATE: January 5, 2006

SUBJECT: PC 05-42: 218-226 West St. Charles Road (The Pointe at Lombard)

Attached please find the following items for Village Board consideration as part of the January 5, 2006 Village Board meeting:

1. Plan Commission referral letter;
2. Two IDRC reports for PC 05-42;
3. An Ordinance granting approval of an amendment to the Comprehensive Plan for the 218 West St. Charles Road property;
4. An Ordinance granting approval of a map amendment to the Zoning Ordinance for the 218 West St. Charles Road property;
5. An Ordinance granting approval of a conditional use for a planned development with deviations, variations and companion conditional uses, subject to conditions.
6. Plans associated with the petition.
7. PowerPoint Presentations made as part of the petition.

Associated with the second reading of ordinances, staff will be preparing a companion development agreement for the project.



VILLAGE OF LOMBARD

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Village President
William J. Mueller

January 5, 2006

Village Clerk
Brigitte O'Brien

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

Trustees
Greg Alan Gron, Dist. 1
Richard J. Tross, Dist. 2
John "Jack" T. O'Brien, Dist. 3
Steven D. Sebby, Dist. 4
Kenneth M. Florey, Dist. 5
Rick Soderstrom, Dist. 6

Subject: PC 05-42: 218 & 226 West St. Charles Road

Village Manager
William T. Lichter

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner is requesting that the Village take the following action on the subject properties:

- A. For the property at 218 West St. Charles Road:
 1. Approve an amendment to the Comprehensive Plan Map to designate the property for Community Commercial uses within the Central Business District area; and
 2. Approve a map amendment rezoning the property from the R6 Central Residence District to the B5 Central Business District.
- B. For the properties at 218 and 226 West St. Charles Road (i.e., the Subject Property):
 1. Approve a conditional use for a planned development with the following variations and deviations:
 - a) A deviation from Section 155.416 (G) to the Zoning Ordinance to allow for a maximum building height of fifty-two feet (to provide for an architectural tower element), where a maximum of forty-five feet (45') is permitted;
 - b) A deviation from Section 155.416 (J) and variations from Sections 155.508 (C)(6)(a) and (b) of the Zoning Ordinance to allow for a reduction in the thirty foot (30') planned development perimeter and twenty foot (20') transitional building setbacks to six feet (6') along the rear (east) property line;

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business 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."

- c) A deviation from Section 155.416 (K) and a variation from Sections 155.508 (C)(6)(b) and 155.707 (A)(3) of the Zoning Ordinance to allow for a reduction in the transitional landscape setback from ten feet (10') to one foot (1');
 - d) A variation from Section 155.508(C)(6)(a) of the Lombard Zoning Ordinance to allow for a 1-foot front and corner side yard setback on the perimeter of a planned development where a 30-foot front and/or corner side yard is required in the abutting R2 Single Family Residence and R6 General Residence Districts respectively;
 - e) A variation from Section 155.602, Table 6.3 of the Zoning Ordinance to allow for a reduction of the requisite parking spaces from 46 to 42 spaces during Phase I of the development;
 - f) A deviation from Section 153.506(B)(18)(c) of the Lombard Sign Ordinance to allow for an increase in the total number of permitted wall signs, where one wall sign per street front exposure is permitted;
 - g) A variation from Sections 155.707(B)(3)(a) through (d) of the Zoning Ordinance pertaining to transitional landscape and fence requirements;
 - h) A variation from Section 155.602(A)(10)(d)(2) of the Zoning Ordinance to allow for a reduction in the minimum and average foot-candle intensity requirements for parking lots; and
 - i) A use exception to allow less than fifty percent (50%) of the area of the ground floor to be devoted to uses permitted in the B5 Central Business District.
2. Approve a conditional use from Section 155.416(C)(13) to allow for an outdoor service (dining) area.
 3. Grant Site Plan Approval authority to the Lombard Plan Commission.

C. Approve a development agreement for the subject property.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on November 21, 2005. Dave Sanders of HPD Cambridge, Inc., 41 South Old Orchard, Suite A, Webster Groves, Missouri, presented the petition. He indicated he has worked with various staff, the business district and immediate neighbors resulting in a two to three year process to get the site they have today. He gave the background of the proposal, stated that their company has a joint venture partnership with Mid-America Development Partners and mentioned the projects they have previously worked on.

Mr. Sanders stated that they bring expertise in mixed-use housing involving senior apartments. They have worked in ten different states and every site has been in a downtown. Their philosophy is called urbanSenior development. This philosophy preserves the relationship between the individual and the community by managing environments that are homelike and personal rather than institutional. The individual wants and can live independently by seeking to

be engaged with other age groups and not to be solely around people their own age. Each and every one of their buildings contains a sit-down restaurant, which is also open to the public, in which they can have their meals at a reduced rate or they have the choice of visiting any number of restaurants in the business district. Their buildings are unique in that they are small-containing 40-50 units in scope instead of the 300+ units offered by their competition. The reduction in building size is a result of having amenities available in the community within a 2-3 block walking distance instead of on site. Their hope is that this concept will benefit all the merchants in town while still trying to be sensitive to their neighbors.

He continued with a PowerPoint presentation. He gave the partner background of Mid America and projects they are currently involved in, and the partner background of HPD Cambridge.

He described the existing conditions. They are dealing with the possibility of two different parcels. He indicated the Phase I parcel in yellow, which includes the gas station, and the Phase II parcel in red, which is located further east. They do not currently have a contract on this property but a letter of intent. Phase I will include infrastructure improvements. Phase II would consist of additional parking and retail fronting on St. Charles Road. He mentioned the square footage of each phase, the B5 zoning at the corner, as well as nearby development which includes residential condominiums and homes, Walgreens, and retail business uses in the immediate area.

The benefits to the Village include intersection improvements, stormwater management, high-quality materials, expanded pedestrian retail options, additional Village revenue, and streetscape and utility improvements. Mr. Sanders then mentioned the stormwater issues that are present. Water is collecting in a retention area behind the Lincoln Terrace Condos. It is their desire as well as the Village's to contain the water and create easements or a detention design to take the outflow to the Elizabeth Street storm sewer. They have a detention system and know how it will work, but engineering review will still need to be done by staff.

By doing a market study, they found a need for 600 apartment units of this type. They believe residents will be coming from within a 2-4 mile radius of the site, have annual incomes greater than \$25,000, and will be looking for quality housing. There will be no subsidies or government funding utilized for the project. They also hope to create expanded retail options and will market those businesses as their lifestyle. They will be active in promoting the downtown.

Mr. Sanders outlined the project summary, which included the square footage of the street level, second through fourth floors as well as the square footage of Phase I and Phase II.

The primary objectives for design responses include:

1. Continue to develop the streetscape. There will be amenities such as sidewalk planters, unique lighting, glass storefronts, street trees and other plantings. They want to attract retailers to come into their spaces.
2. Establish new storefronts with quality shopping and visual attractions. These will complement the existing businesses and he mentioned Praga Restaurant across the street.

3. Provide space and maintain the character of the intersection. They have requested a height variation in order to create a good visual image at the corner and are pulling the building back to create more space to allow outdoor dining. The residential sections are recessed so as to not give a massive feel to the building. There is greenspace for the residents in which they can grow vegetables. The edges of the property are being looked for screening and visual separation purposes due to residential neighbors input. They looked at trees and the east property line will be a solid line of trees, evergreen or deciduous. Their neighbor has a walnut tree and a maple tree that are mature. Whatever they do with the fence/wall, they want to be careful not to slice through the roots. They are completing an earth berm between the curb line and the property line and want to work with the neighbor to create a 2-3 foot earth berm, which will provide a buffer for stormwater, noise, and headlights.

On the north side there is another 8 feet and it narrows toward St. Charles. An earth berm will not provide appropriate buffering in of itself, but maybe a good row of trees or a high-quality fence around the whole area to give security.

4. Parking - there will be on site parking as well as loading areas accessed from Elizabeth. The residential parking area will have covered drop off areas with access to the front door.

5. The proposed residential use will support the local merchants. The age group they are marketing to are healthy and active. It will be common to see them working part time, volunteering in the neighborhood and supporting other local efforts in the downtown as well as having family and friends visiting. This will enhance revenues to the Village. It will be their job as building owner to keep everyone entertained and set up accounts with the business district.

Mr. Sanders then displayed the various elevations. He first showed the tower at the corner and the outdoor dining space. He described the building facade as being a two-toned brick, having large awnings, and signage on the building on the corner. Next was the upper floor plan that indicated Phase I and Phase II. He then showed the St. Charles Road elevation and the Elizabeth Street elevation that includes the portals.

Their development schedule tends to be of the type that moves slower than some. They spend time to continue to design and dialogue with the Village and neighbors. In the interim, they do pre-leasing and go out into community and take deposits. It will be approximately six to eight months before construction and approximately twelve months to build the building.

Concluding, he thanked Village staff, the business district people, and the neighbors for their input and then summarized the variations being requested.

Chairperson Ryan asked the Commissioners if they had any questions of the petitioner.

Commissioner Burke referred to the site and the landscape plans along the east line and questioned the setbacks. Mr. Sanders showed a slide showing a raised berm and fencing. He explained that the objective is to create site line screening from various vantage points.

Commissioner Burke asked how tall the tree is. Mr. Sanders responded 25 feet and indicated that the trees that currently exist are about that size. They would look to install evergreens and larger trees like pines.

Commissioner Sweetser referred to the plans for the 2-4 floors and questioned the orientation of the footprint. Mr. Sanders explained it would be a horseshoe shape.

Chairperson Ryan then opened the meeting for public comment. There was no one to speak in favor of the petition. There were four people to speak against the petition.

Robert Sippel, 26 N. Lincoln, Lombard, indicated that his property lies on the far north end. His first concern is the water run off problem. He indicated this has always been a problem and questioned how they would be able to direct the run off to Elizabeth Street due to the grade change. He also asked how far back the parking area extends as he believes it is about 1 foot off of his property. He had concerns about the lighting and hoped that they would incorporate low-level lighting that does not flood the neighboring yards. He asked for clarification as to how many levels of living space would be above the parking area and be visible. He stated he was unclear as to the available parking and hoped that there was enough so that it would not overspill onto the streets. Lastly, Mr. Sippel stated that he is not against the project as it looks good for Lombard but hopes it ends up being better and not worse.

Daniel Dwyer, 19 N. Elizabeth, Lombard, indicated he is the first house north of this project and the most impacted by it. He stated he is for the development and liked the project but it seems to be too much in too small of a space. He was concerned by the lack of a buffer and how the site is being pushed to the lot lines. Some of his other concerns are about the dumpsters and dumpster enclosures which are proposed to be located adjacent to his front yard. He also has concerns about truck deliveries and where they would have to unload. He was confused about the cross section that showed the wall on the lot line but then the petitioner said it was 8 feet back. Other concerns include drainage and lighting. Concluding Mr. Dwyer indicated that it is a beautiful building and a nice project but too much in a little space. He urged the members to uphold the zoning codes for the reasons they are written.

Tyler Williams, 30 N. Lincoln, Lombard, stated he was looking through the presentation specifically, pages 13 and 14 of Appendix C, Circulation and Parking, and comparing it to the parking in code requirements. They have 51 units in Phase I and 24 in Phase II. According to code, there should be 14 spaces for Phase I and 6 for Phase II. Then he referred to the conditions noted in the staff report, specifically, page 17, condition 13, which stated that no more than 10 parking spaces shall be dedicated for resident parking purposes during Phase I of the project. He was very concerned about the lack of parking. If what the petitioner says is true that seniors are more active and live longer than they used to, then there are impacts to the area with the other buildings and was concerned that residential parking and visitors parking is sufficient. Mr. Williams also had concerns about the stormwater retention and requested that once the designs are completed, the Plan Commission could make a presentation of the plan for the area. He was also wondering if they could have some foliage at end of this parking lot for Phase II. Lastly, Mr. Williams was concerned about the additional noise that would be generated from the building

that would include exhaust fans from the restaurant and wanted to know how that would be handled.

James Protine 829 Crescent Blvd., Glen Ellyn, stated he owned the property at 218 St. Charles Road. It seems that this project is so huge. They have contacted him but he has not agreed on selling because there are many things to pay for like paperwork and surveys and he did not think that was right. He felt that the sale of his property is essential for the project to work.

Chairperson Ryan then stated that the petitioner had time to rebut to the questions and comments previously stated.

Mr. Sanders first addressed the drainage issue. They have taken a look at the existing situation behind the condominium building. The objective is to create a detention area within this combined site to handle the run off or a run a pipe through the two properties to Elizabeth. The easement would run out to Elizabeth so water on their parcel will be contained. Stormwater will be required to flow into their own vault system and it will not run off into anyone's yard.

William Bohne of Jacob & Hefner Associates, 1901 S. Meyers Road, Oakbrook Terrace, indicated he was the Civil Engineer for the project. He indicated that half of the Phase I site drains north. The current run off of Phase I runs overland to the residential properties north of the site. He explained that they will be installing underground pipes from the parking lot and channeling the water into an underground detention system, storing it, and then putting it onto Elizabeth. This way it will never inundate the storm sewer. For Phase II they will make a connection into that and will follow through their system onto Elizabeth. He addressed the comment about the curb elevation and indicated that it is about 1-1/2 feet higher than the existing property line. Mr. Sanders stated that there is more engineering to do and once the solution is found they will be happy to represent it.

Mr. Sanders then addressed the buffering issue. They redesigned it and there is no reason why the pavement has to be as close. They will create more landscaping and the fence/wall allows an attractive termination.

As far as the lighting, they will keep levels lower to ground. The lighting will be in the ceiling of the building covering the lot but they will need lighting around the perimeter. They will mount as a bollard on the fence post shining down at grade level and will not have lighting up on a pole.

Height - from the backside you have one level of parking with three floors of housing.

Dumpster - We have to continue to work on this with the neighbor. The back of the dumpster enclosure is anticipated as being a masonry unit with a roof on it. As the dumpster would be located at a main entrance they care about the appearance and the smell. But they can reconsider the final placement of the dumpster area.

Truck Deliveries - The assumption is that the two portals will have a clearance of 12 feet. The trucks seem to arrive with two men to a truck. They will be able to bring enough furniture

to fill a small apartment. Most of the deliveries will come in there as well. When doing Phase II they will have a third point of access. Emergency vehicles will also fit under the 12'-12'6" clearance.

Timeliness of Deliveries - This will be addressed by having language in the lease.

Exhaust Fans - All that equipment will be located on the roof of the building. There is a parapet to screen the equipment and so it should not be visible. Isolators will be used to cut down on the vibration.

Parking - He acknowledged the paragraph that Mr. Williams quoted from but that is not the way the formula for parking in the code was laid out. If they followed that interpretation of the code, they are 2-3 spaces shy in Phase I and 11 spaces over in Phase II. He will have to discuss that with staff.

Commissioner Sweetser commented that there is a perceived difference between the picture and the buffer. Mr. Sanders indicated they have a survey 20' from the edge of building to property line, 8' from edge of curb to property line and then 23' from the property line to your edge of the house immediately north of their site. Commissioner Burke clarified his question about the cross section of the wall. Mr. Sanders stated that it can be a fence, a wall or both. Due to the noise concern it might be feasible to have a masonry wall down to a certain point but then when they get to the mature trees they might get to something else.

Chairperson Ryan asked if the 8' is from the start of the slope and the 20' is from the property line to the adjacent house. Mr. Sanders indicated that the end will be pulled back and then picked up another 9 feet.

Commissioner Sweetser asked about the parking lot lighting and if they were planning pole lighting. Mr. Sanders stated that if there are posts around the perimeter they will either put sconce lighting on the pole that will shine down or bollard lighting to keep light levels down.

Commissioner Sweetser had concerns about the ability of doing Phase II without the parking.

Commissioner Burke asked for confirmation that there is no variance request regarding the earth berm wall. Mr. Heniff stated that was correct.

Mr. Dwyer referenced Section 155.707 of the Zoning Ordinance, 3Ba., which states that a fence shall be 6' in height and shall be located not less than 8' from the lot line. He stated that what was presented and shown contradicts the Zoning Ordinance. Chairperson Ryan stated that issue will be addressed during the staff report.

Tyler Williams asked if the decorative elements that are in the front of the building will be in the back also. Mr. Sanders stated that the elements turn the corner on the east end and on the north end but did not continue along the rest of the building. He noted the parapet and cornice.

Mr. Williams asked if a masonry wall was planned for the north end. Mr. Sanders answered that the masonry wall is planned for sound where a garden wall is not. They have not the details but does not see a purpose for it there.

Mr. Williams asked if there would be a masonry wall on the east side by Lincoln Terrace. Mr. Sanders answered that part of it would be at his suggestion. They have to work with staff.

Referring to a slide, the line next to the cars should be a wall and once you get to the plantings he does not see a purpose for it.

Chairperson Ryan then requested the staff report.

William Heniff, Senior Planner, presented a PowerPoint presentation, and gave a brief summary of the highlights of the staff report which included the public hearing request and the specifics relative to the petition.

Commissioner Sweetser referenced the supplemental booklet. She asked if the parking requirements described for elderly housing were based on that. If so, she questioned whether these active individuals actually fit the description especially when this definition was made.

Also, that might not take into consideration the visitors.

Commissioner Sweetser then referenced the KLOA study and asked if the three southbound lanes on Elizabeth at St. Charles would be provided. Mr. Heniff answered no.

Chairperson Ryan opened the meeting up to the Commissioners for any questions and comments.

Chairperson Ryan asked if Phase II was dependent on the owner selling and how that might affect their decision tonight should an agreement not be reached for Phase II. Mr. Heniff answered that Phase I can stand on its own merit and it is not imperative that Phase II is completed. Right now the property owner raised concerns about negotiations that his allowing this to go forward as far as the zoning actions. This can be addressed through the development agreement. Staff would like to see both phases done as that is where you get the greatest benefit. This petition is moving forward today because we have a petition by relevant property owners.

Chairperson Ryan asked if you approve a rezoning from an R6 to the B5 and the project does not go through, does it revert back to the original zoning. Mr. Heniff answered that should Phase II not go through, the Board of Trustees can revert the rezoning back to the Plan Commission or leave it as a B5 until such time another redevelopment comes forward.

Commissioner Flint indicated that is a high quality development and a lot of time and effort has been put forth. He felt it would be a good development for Lombard.

Commissioner Burke echoed the same sentiments and commended the petitioner on his positive attitude toward the neighbor. He felt that there are still a lot of things up in the air about landscaping, transitional yard setbacks, and parking. He is worried about approving the petition with all the loose ends. Mr. Heniff indicated that the staff report ties it down a little bit and

mentioned that comments could be incorporated but subject to the Director of Community Development with the neighbor comments.

Commissioner Sweetser was still concerned about the parking requirements based on the elderly designation as well as the availability of parking if the parking was removed on St. Charles Road and what agreements are being made.

Commissioner Olbrysh also thought that the project was very attractive. He liked the streetscape approach and thought it would help small businesses in the downtown but shared Commissioner Sweetser's concerns about parking. Parking is becoming a major issue for downtown Lombard and he does not think that the parking is sufficient for this project and needs to be addressed.

Commissioner Burke asked for reassurance from staff that they were confident that the conditions noted in the staff report took into account all the issues and comments that were discussed. He referenced the lower level lighting and how the bollard lighting will not meet the Village ordinance and asked if that had to be approved. Mr. Heniff answered that would be done in Phase II and when such time comes if we do find that in the interest of being neighborhood friendly it can be brought back at that time.

Commissioner Sweetser stated she would like staff to comment on the configuration of retail spaces in this development compared to other developments and if we need to have maximum configurability. Mr. Heniff answered that this project has a nexus between the commercial elements and what is living there. Mr. Sanders assured her that they have the maximum potential for getting users.

Commissioner Flint asked the other Commissioners if they wanted to continue the petition.

Commissioner Olbrysh stated that if the petition is continued there is no need to go through the whole process but just address those outstanding issues such as parking, landscaping and lighting.

Commissioner Sweetser indicated she would like to hear the status of the second lot.

Chairperson Ryan announced to the audience that staff does not have to republish the request and will just continue the petition and deal with those items at that time.

December 19, 2005

Chairperson Ryan re-opened the petition. Prior to the start of the testimony period, Commissioner Zorn noted that as she was not at the last Plan Commission meeting, she would abstain from voting on the petition.

Mr. Sanders stated that the day after the November Plan Commission meeting, they met with staff to identify where and how they could address the points that were raised. They concentrated on the topic of parking and made some decisions to try and bring the Phase I portion into compliance with code by removing ground floor retail space. They talked about the landscape buffers around the property. Staff met with some of the adjacent property owners to discuss options and alternatives. The presentation is the feedback of preferences, thoughts from the property owners. They have not had the opportunity to speak directly to them but they would like to look with them on site as to how the property lines work out.

They showed another PowerPoint presentation. They showed a revised site plan depicting where modifications were made. They are pulling the parking area back to the required 10' buffer distance along 26 N. Lincoln. They are proposing a fence line and landscaping treatment. Just below that, there is a tree on the property line. A suggestion was made to run fence around the tree and create some sort of agreement on how to maintain the tree and if they use a system of brick pier and wood fencing between, there is no reason the tree should not survive. But if it doesn't they will take down.

Along Mr. Dwyer's property line, the fence is moved back toward their parking area to create a landscape area. There is discussion about the wall being some form of masonry with Mr. Dwyer having a vote on aesthetics so it is compatible with the deck he is planning to build. There are concerns about the tree roots but if something happens to them they will be responsible for taking them down.

He identified on the plan the relocation of the proposed dumpster. They will build an enclosure to minimize the smell and to make the area more attractive.

He then showed a revised plan showing the removal of some of their common area to pick up 2-3 more parking spaces, so that the project will meet code requirements. Some of the retail will also taken out to add another 5-7 parking spaces. When they get to Phase II they will be in excess and will be able to meet all parking requirements for all uses.

He then summarized the changes –

1. Site lighting – underneath the building, the lighting can be handled as recessed lighting up in the soffit so that the light source will not be visible and light the parking surface only. All lighting will be low level or pointed down.
2. Parking lot location at Phase II – to address stormwater issues, they are capturing and removing stormwater from the adjacent property. Their engineer assures them they will contain and remove all of their own water as well as the condo water into their system.
3. Parking ratios – they plan to meet code.
4. Parking lot site lighting will be recessed or applied to fences/walls. The masonry posts might accommodate lighting to shine down. All fencing a minimum of 6 feet in height and designed to eliminate headlights shining onto adjacent properties.
5. Location of paving and parking – they will provide for the required landscaping buffer between the project and the adjacent parcel at the north edge.

6. Dumpster -- showed illustration of a previous enclosure, but they are proposing brick masonry with solid doors and roof to fully enclose.
7. Parking -- he described where the two changes are taking place to add spaces.
8. Landscape buffer at adjacent properties -- he wants them to work well from the neighbors view as well as their view. The illustration of examples of brick piers with solid wood fencing between them with landscaping.

He then reviewed the landscape buffer diagrams. They moved the wall back over towards their parking lot creating a landscape area on his side. They are accommodating the tree on his property and an additional tree is being planted. The middle diagram shows an area on site up and down a large lot line between the condominium building and their property. The final plan shows how the fencing might work its way around the tree.

Proposed elevations -- they have not changed anything other than the dumpster. In that elevation the dumpster was on left end and now moved to the other side resulting in a taller wall and fully enclosed dumpster.

Concluding, he thanked the residents and staff for their feedback and hoped these revisions are an improvement from the last meeting. He showed some additional photographs of a wall with a door or gate. For maintenance of the landscaping on opposite side of the wall, they will need to get to the area, hence the wall and door.

Chairperson Ryan opened the meeting for public comment. No one to speak in favor of the petition. Commenting against the petition were:

David Dwyer, 19 N. Elizabeth, Lombard. He presented a PowerPoint presentation. He stated that some of the things he included have been addressed. In the last meeting it was unclear where the building sat - this slide gives a good view. He showed an aerial view of his house.

He then voiced his concerns. He supports the redevelopment of the downtown but should stay in the confines of the Zoning Ordinance. He mentioned the contradiction as to what he was told or in the provided in their booklet. The dumpster, the volume of waste produced, how big the enclosure should be and the frequency of how much the trash will be picked up. The booklet described active senior residents. He feels the parking is inadequate. Visitor parking is limited. Employee parking has not been addressed. There has been no mention of handicap parking.

Regarding parking space calculations, he showed an aerial depiction of how the parking will look on his street due to the lack of parking. Cruise Nights is one event in the summer which can be tolerated but this would be different. He referenced the transition requirements between the R2 and B5 Districts. He asked why the full transitional yard could not be provided for his property.

In summary, he said the project is attractive replacement of the service station. The development is too large for the lot in question. Not a good use of land and not good for the residents. He is worried about the tree and doesn't want to lose any of his trees and a 10' setback would significantly reduce the impact on the trees.

Tyler Williams, 30 N. Lincoln, stressed his thanks to the Plan Commission, staff and developer to address some of the parking issues and explanation from the engineer regarding water detention plans. He still has some concerns about parking on Lincoln and Elizabeth. He questioned the need to change the ordinance - what about employees? He asked if the mailing regarding the development sent to neighbors is a common practice for them to do if the review has not been completed.

Mr. Sanders rebutted. He stated that the rebutter's site plan appeared as though the building was going right through the lot line, but the building is set back from the lot line. The dumpster question hopefully has been addressed. They are sympathetic to this issue. Their experience is that the residents are not big trash generators but the restaurant will be. The retail will not be huge generators of trash. The plan is to do a high quality enclosure away from the house with the masonry wall and enclose with the solid metal doors.

Regarding parking for relatives as well as parking for the businesses keep in mind that users of the businesses already live there and they may eat once or twice at the restaurant and therefore will not generate additional needs for parking. Referencing active seniors, the proposal is to provide the development in areas where they will not need to drive to the bank, beauty salons, restaurants, shops and train. They will be offering a transportation vehicle for grocery shopping or to the theater. Lastly, unlike condominium buildings, their residents will not be parking down the street and walking to their apartment, as they won't live there, so they have a large amount of control for their residency. They are parking the lot with what code requires in both phases and over in Phase II.

Regarding the tree in the back, there is no reason that nothing has to happen to the tree. There is 8 feet of green space, for that 2 feet of encroachment, there is an expensive brick wall for noise, and landscaping. Regarding drainage, there are two options to put in a detention system or the other is to run a pipe from the condominiums to the street. In both cases they will be adequate distance away. The plan will provide for requisite handicapped parking.

Regarding the mailers – it is common for them. They are dealing with an age group that makes decisions slowly. They make it clear that is preliminary.

Regarding employee parking -- there are not here to determine Village code within senior housing their ratios include that. They are not like the type of housing like assisted living. They would have more visitors if people were confined to housing such as, doctors, health professions. They can operate with a small staff.

Mr. Dwyer thanked him for answering the questions. He then asked for a clarification as to the proposed wall locations. Mr. Sanders said the parking lot is eight feet off of the property line. The fence is five feet seven inches away. Regarding the one-foot transitional yard space behind your garage, this second piece of property is only 52 feet wide. It is not even good for parking. By adding Phase II they bring parking up to exceed code. The best they can do is to be sensitive

to the neighbors and that big tree and to be flexible with you as far as landscaping. Mr. Dwyer asked why the parking lot could not be shifted to the east.

William Heniff, Senior Planner, presented the addendum report. He noted that many issues have been addressed by neighboring residents or the petitioner. Staff originally suggested as a number of conditions of approval associated with transitional landscaping and screening provisions within the conditions of approval. The Plan Commissioners expressed concerns that the actual nature of the screening and landscaping were not satisfactorily addressed by the petitioner by their submitted plans and testimony. He referred to Attachment A which shows detailed plans - staff is recommending that these details be incorporated into the overall development plan.

The petitioner's refined plans propose a wall to be located approximately 5'7" south of the north property line abutting 19 N. Elizabeth Avenue. The wall would tie back into the building along the west elevation of the building. To promote compatibility with the adjacent property owner of 19 N. Elizabeth Street, the petitioner is willing to let the adjacent property owner determine the final design of external cladding (i.e., the external application of one material over another to provide a weather-proof layer or a decorative element) to be placed on the wall. If the adjacent property owner does not select the cladding appearance, the Director of Community Development shall make the selection based upon a review of the proposed exterior building elements.

He noted that the transitional landscape requirements provide a fair amount of discretion as to the final design of placement of plant materials. However, with the proposed development encroaching into the requisite transitional yards, the petitioner is proposing to address the encroachment by placing shade trees every 25 feet along the in the following manner:

1. Along the north property line abutting 19 N. Elizabeth Street, the petitioner will provide one shade tree every 25 feet evenly spaced along the entire length of the landscape yard.
2. A continuous evergreen or dense deciduous shrub hedge (or an approved equivalent) shall be extended the entire length of the landscape yard shall be planted at least 2-1/2 feet north of the requisite wall. The shrub hedge shall be installed at a height of 3 feet and shall be planted on the outside of the fence. The spacing of shrubs shall be 5 feet on center, or as approved by the Director of Community Development.
3. If in the event that the plant materials cannot be completely planted on the subject property, a cash allowance (prorated based on differential between amount of side yard buffer required by code and provided for in the planned development) would be paid to adjacent property owners for landscape use.

Using this approach, the final design of the development would give the appearance of meeting the transitional planting requirements (either on-site or on the adjacent property).

Along the west property line in Phase II (also the rear of the Elizabeth Street lots), the petitioner is proposing to provide a brick pier/cedar fence. As this property line is located behind existing

detached garages, the benefit of providing transitional landscaping is minimal. Therefore, staff would support relief from the transitional planting requirements at this location.

Along the north property line, the petitioner's revised plan reduces the parking lot area so that the full transitional landscape yard area shall be provided. The petitioner will provide transitional landscaping in this expanded area.

The Zoning Ordinance encourages the preservation of existing vegetation within planned developments. The petitioner intends to take steps to help ensure that existing mature trees on adjacent properties but in close proximity to the property line are not adversely impacted by the proposed development. As such, in addition to keeping the planter wall removed from the property line, the petitioner is proposing the following provisions:

1. A condition should be added to the planned development stating that if any trees on the property line directly to the north should die within three years, the Pointe at Lombard property owner shall be responsible for removing and grinding any remaining stumps.
2. A landscape easement should be created on the adjacent property for the large tree on the east property line of the Phase Two property. The proposed fencing noted above should go around the tree, with the ground to be maintained by the Pointe at Lombard property owner. If the impacted tree dies, The Pointe at Lombard should be responsible for removing and grinding any remaining stumps.

The petitioner has revised the location and design of the proposed trash enclosure area for the school. The new location of the enclosure will be farther from adjacent residences (relocated toward the south entrance) and will be made of similar materials as the main building.

Concerns were raised about the operations of the parking proposed for the site. The petitioner initially requested parking relief for Phase I. To address the concerns raised at the meeting, the petitioner reduced the overall size of the retail portion of the building so that the project would meet the minimum parking requirements in the Zoning Ordinance. However, the petitioner wanted to ensure that the parking conditions for the project would not adversely affect their ability to park the residential component of the project. To this end, the petitioner is proposing to park the site at a level of 0.5 spaces per unit. Using this higher formula and in consideration of the reduced parking demand through the loss of the first level space, the project will meet both the petitioner's parking needs as well as the Village's parking requirements.

As a related issue, staff has included as part of this petition a companion deviation to allow for a reduction in the requisite fifty percent of the requisite area of the ground floor to be devoted to uses permitted in the B5 Central Business District. This relief will allow the parking area to be further expanded to accommodate additional parking.

Concerns were raised at the public hearing regarding parking lot lighting issues. To address this issue, staff has added a lighting variation to this petition. Staff also recommends that as a condition of approval that any light fixtures within the parking garage area shall be recessed and

shall not be directly visible from adjacent properties. Within the Phase II parking lot area, bollard lighting shall be provided in the open parking lot areas.

He then noted a correction to the condition 5 in the staff report.

Chairperson Ryan then opened the meeting for discussion for the Plan Commissioners.

Commissioner Sweetser said that while the various options seemed to have been discussed, it is unclear to her what the possibilities are for the northern property lines. The petitioner is flexible even to the extent of the parking bumpers, so she is not sure what is allowable from staff's point of view. The placement of the driveway on Phase II - can that be centered? She also noted the parking requirements - .25 spaces per unit. How does this compare to Lexington or Beacon Hill. She said that they have no idea of what the actual employee parking shall be.

Mr. Heniff said that along the north property line, a solid hedge row would meet code. The property owner might want alternate plantings, but the intent is to provide additional flexibility for the adjacent property owner. They are raising the bar and requiring an expensive and solid wall. It will be based on the final landscape plan. He said that there is no need for bumpers as a solid barrier curb would suffice. Regarding the Phase II parking lot, the plat of survey shows that this area is back of the garage. Since it is not highly visible or usable area, you are limited to how much you can shift. He then gave the definitions of the parking codes for different senior housing uses. The parking does meet code provisions.

Commissioner Olbrysh appreciated the petitioner's attempt to be a good neighbor and address the concerns of all with the revisions they made. While they are willing to be flexible as far as the neighbor's concerns, he is still concerned about the parking. Even if parking meets/exceeds code, the residents are active seniors, there will be 75 units, a restaurant which will feed the residents, and retail spaces and the parking exceeds parking code by having 69 spaces and maybe every one of the resident won't have cars, but they will have family and he mentioned the shared parking. He exemplified the Fountain Square development, which provided enough parking that met code and still wasn't sufficient. He still thinks parking will be a problem on Elizabeth and St. Charles but the code does not allow us much.

Chairperson Ryan suggested that the downtown parking codes might need to be reviewed. If the development is exceeding parking, we cannot stop it but we should be concerned about the future of parking. Commissioner Olbrysh stated that the most successful downtowns do the parking garages.

Commissioner Flint said that is the result of being a vibrant downtown. You want to have the vibrancy that creates the problem so that down the line the parking won't be an issue.

Commissioner Burke said that while they have addressed parking, elsewhere in the downtown there are areas where parking was not required. It would be unfair to make this development provide additional parking when no one else did. The 69 spaces for that amount of units and employees is sufficient.

Commissioner Sweetser would like an assurance that the phasing will not cause a parking issue and asked if they needed to condition Phase I? Mr. Heniff said it can stand on its own as well as Phase II.

After due consideration of the petition and the testimony presented, the Plan Commission accepted the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and find that establishing a planned development is in the public interest; Commissioner Olbrysh made a motion to recommend to the Corporate Authorities **approval** of PC 05-42 as amended for approval of the petition, which was seconded by Commissioner Flint, subject to the following conditions:

1. The petitioner shall enter into a development agreement with the Village setting forth the terms and conditions for development on the subject property.
2. The petitioner shall develop the site in accordance with the Phases I and II preliminary engineering plans prepared by Jacob & Hefner & Associates, Inc., dated October 20, and 26, 2005 respectively and made a part of this petition and in accordance with the revised submittals included as an exhibit to the approval ordinance; except as varied by the conditions of approval.
3. The proposed buildings and structures shall be constructed in accordance with the submitted Phases I and II plans, prepared by MidAmerica HPD Lombard LLC, dated October, 2005 and November 10, 2005 and made a part of this petition and in accordance with the revised submittals included as an exhibit to the approval ordinance; except as varied by the conditions of approval.
4. As part of the building permit submittal, the petitioner shall satisfactorily address the comments included as part of the Inter-Departmental Review Report.
5. The increase in height shall only be for the proposed tower element located on the southwest corner of the building as depicted on the submitted plans. Any height increase above the forty-five feet above grade shall only be for architectural elements and shall not be used as living space.
6. The proposed east building elevation shall be amended to include additional window elements in a manner consistent with the other elevations. If full windows cannot be installed due to internal layout conflicts, the petition can substitute spandrel glass windows. The final design shall be subject to review and approval of the Director of Community Development based upon the Plan Commission recommendation. Moreover, in the event that Phase I and II are not constructed simultaneously that the petitioner shall provide a finished east exterior wall for Phase I, with the design of the exterior wall being subject to the Director of Community Development.

7. The petitioner shall provide the additional landscaping and screening improvements, as depicted on the petitioner's submitted plans, and as follows:

- a. Along the north property line abutting the residential property at 19 N. Elizabeth Street, as part of Phase I of the development:
 - i. The petitioner shall provide a solid wall per the submitted plans. The adjacent property owner shall determine the final design of external cladding to be placed on the wall. If the adjacent property owner does not select the cladding appearance, the Director of Community Development shall make the selection based upon a review of the proposed exterior building elements. The wall shall also be designed to minimize its impact on existing mature vegetation located in close proximity to the property line.
 - ii. Along the north property line abutting 19 N. Elizabeth Street, the petitioner will provide one shade tree every 25 feet evenly spaced along the entire length of the landscape yard.
 - iii. A continuous evergreen or dense deciduous shrub hedge (or an approved equivalent) shall be extended the entire length of the landscape yard shall be planted at least 2-1/2 feet north of the requisite wall. The shrub hedge shall be installed at a height of 3 feet and shall be planted on the outside of the fence. The spacing of shrubs shall be 5 feet on center, or as approved by the Director of Community Development.
 - iv. If in the event that the plant materials cannot be completely planted on the subject property, a cash allowance (prorated based on differential between amount of side yard buffer required by code and provided for in the planned development) would be paid to adjacent property owners for landscape use.
 - v. In the event any trees on the property line directly to the north should die within three years, the Pointe at Lombard property owner shall be responsible for removing and grinding any remaining stumps.
- b. Along the west property line (abutting the rear yards of the R2 Properties along Elizabeth Street), as part of Phase II of the development:
 - i. The petitioner shall also pay for and install a brick pier/cedar fence per the submitted plans.
 - ii. A landscape easement shall be created on the adjacent property for the large tree on the east property line of the Phase Two property. The proposed fencing noted above should go around the tree per the submitted plans, with the ground to be maintained by the Pointe at Lombard property

owner. If the impacted tree dies, The Pointe at Lombard shall be responsible for removing and grinding any remaining stumps.

- c. Along the north property line abutting 26 N. Lincoln Avenue, as part of Phase II of the development, the petitioner shall provide full transitional landscaping.
 - d. Along the east property line, as part of Phase II of the development:
 - i. The petitioner shall pay for and install landscape plantings on the subject property and/or the adjacent Lincoln Terrace Condominium property to meet the transitional landscape planting requirements of the B5 District. If the adjacent property owner does not consent to this provision, this petitioner shall not be obligated to install additional plantings on the adjacent property.
 - ii. The petitioner shall also pay for and install fencing along the eastern property line, no greater than eight (8) feet and no less than six (6) feet in height. Design of the fencing is subject to the approvals of the Director of Community Development with input from the Lincoln Terrace Condominium Association. The fencing shall meet all Village setback and clear line of sight requirements.
 - e. Any retaining walls for the proposed parking lot within Phase II of the development shall be designed to be architecturally compatible with the approved building elevations, as determined by the Director of Community Development.
8. Any light fixtures within the parking garage area shall be recessed and shall not be directly visible from adjacent properties. Within the Phase II parking lot area, bollard lighting shall be provided in the open parking lot areas.
 9. The petitioner shall incorporate the recommendations of the Village's traffic consultant and Village staff into the final development plans for the site.
 10. The right-of-way improvements shall be designed and installed to address the comments raised by engineering staff. The petitioner shall provide a public access easement on the subject property for any areas in which the constructed sidewalk is less than four feet in width.
 11. The petitioner shall submit a Plat of Consolidation to the Village for review and approval. Said plat shall consolidate the subject properties into a single lot of record and shall be required concurrent with the building permit submittal for Phase II.
 12. The proposed wall signs shall be of a uniform design, shall not include 'box signs', and the wall signs shall be located on the building consistent with the submitted plans. The east elevation shall not include any building identification signage.

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13. The petitioner shall redirect the released stormwater from the existing Lincoln Terrace detention facility into either the proposed detention vaults to be constructed on the subject property or into a separate storm drain to be located on the subject property that will connect to the storm drain within the Elizabeth Street right-of-way. The final design of this improvement shall be subject to review and approval by the Village. The petitioner shall also grant any necessary easements to provide for this conveyance.
14. The outdoor dining area shall be designed and operated in a manner that provides for at least four feet of width for pedestrians at all times.
15. The property shall be developed consistent with Village Code, except as varied by this petition.

The recommendation of approval was passed by a roll call vote of 4-0, with 1 abstention,

Respectfully,

VILLAGE OF LOMBARD


Donald F. Ryan
Lombard Plan Commission

att-

c. Petitioner

Lombard Plan Commission

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT
ADDENDUM REPORT ONE

TO: Lombard Plan Commission

HEARING DATE: December 19, 2005

FROM: Department of
Community Development

PREPARED BY: William J. Heniff, AICP
Senior Planner

The Village of Lombard Plan Commission voted to continue the following petition at the November 21, 2005 Plan Commission meeting to its December 19, 2005 meeting. In addition, this petition is being amended to include additional and/or amended relief (*noted in italics*), as follows:

PC 05-42; 218 & 226 West St. Charles Road: The petitioner requests that the following actions be taken on the subject property:

- A. For the property at 218 West St. Charles Road:
 - 1. Approve an amendment to the Comprehensive Plan Map to designate the property for Community Commercial uses within the Central Business District area; and
 - 2. Approve a map amendment rezoning the property from the R6 Central Residence District to the B5 Central Business District.
- B. For the properties at 218 and 226 West St. Charles Road (i.e., the Subject Property):
 - 1. Approve a conditional use for a planned development with the following variations and deviations:
 - a) A deviation from Section 155.416 (G) to the Zoning Ordinance to allow for a maximum building height of fifty-two feet (to provide for an architectural tower element), where a maximum of forty-five feet (45') is permitted;
 - b) A deviation from Section 155.416 (J) and variations from Sections 155.508 (C)(6)(a) and (b) of the Zoning Ordinance to allow for a reduction in the thirty foot (30') planned development perimeter and twenty foot (20') transitional building setbacks to six feet (6') along the rear (east) property line;
 - c) A deviation from Section 155.416 (K) and a variation from Sections 155.508 (C)(6)(b) and 155.707 (A)(3) of the Zoning Ordinance to allow for a reduction in the transitional landscape setback from ten feet (10') to one foot (1');
 - d) A variation from Section 155.508(C)(6)(a) of the Lombard Zoning Ordinance to allow for a 1-foot front and corner side yard setback on the perimeter of a planned development where a 30-foot front and/or corner side yard is

- required in the abutting R2 Single Family Residence and R6 General Residence Districts respectively;
- e) A variation from Section 155.602, Table 6.3 of the Zoning Ordinance to allow for a reduction of the requisite parking spaces from 46 to 42 spaces during Phase I of the development;
 - f) A deviation from Section 153.506(B)(18)(c) of the Lombard Sign Ordinance to allow for an increase in the total number of permitted wall signs, where one wall sign per street front exposure is permitted;
 - g) *A variation from Sections 155.707(B)(3)(a) through (d) of the Zoning Ordinance pertaining to transitional landscape and fence requirements;*
 - h) *A variation from Section 155.602(A)(10)(d)(2) of the Zoning Ordinance to allow for a reduction in the minimum and average foot-candle intensity requirements for parking lots; and*
 - i) *A use exception to allow less than fifty percent (50%) of the area of the ground floor to be devoted to uses permitted in the B5 Central Business District.*
- 2. Approve a conditional use from Section 155.416(C)(13) to allow for an outdoor service (dining) area.
 - 3. Grant Site Plan Approval authority to the Lombard Plan Commission.
- C. Approve a development agreement for the subject property.

GENERAL INFORMATION

Petitioner: Midam HPD Lombard, LLC
Two MidAmerica Plaza, Suite 604
Oakbrook Terrace, IL 60181

Property Owner(s): For the 226 West St. Charles site (the Lord's Property):
Richard Lord
453 Pennsylvania Avenue
Glen Ellyn, Illinois 60139

For the 218 West St. Charles site (the Protine Property):
James Protine
829 Crescent Blvd.
Glen Ellyn, IL 60137

Relationship of Petitioner: Contract Purchaser

PROPERTY INFORMATION

Existing Land Use: Auto service station; multiple family dwelling

Size of Property: Lord's Property: 0.78 acres
Protine Property: 0.35 acres

Comprehensive Plan: Recommends Central Business District – Mixed Use Area

Existing Zoning: Lord's Property: B5 Central Business District
Protine Property: R6 Central Residence District

Surrounding Zoning and Land Use:

North: R2 Single Family Residence District; developed as single family residences

South: B5 Central Business District; developed as a commercial strip shopping center

East: R6 Central Residence District; developed as Lincoln Terrace Condominiums

West: R2 Single Family Residence District; developed as single family residences

ANALYSIS

SUBMITTALS

This report is based on the following documents filed on October 13, 2005 with the Department of Community Development and included as part of the initial report for PC 05-42. In addition, the addendum report includes the following additional plans and schematics attached to this report as Attachment A.

DESCRIPTION

The Plan Commission continued the public hearing for PC 05-42 in order to allow the petitioner to provide additional information regarding the development proposal and/or modify their plans accordingly. This report is based upon a review of the supplemental information provided by the petitioner and in consideration of the testimony made a part of the public hearing record at the November 19, 2005 Plan Commission meeting. Specifically, the report addresses the areas identified by the Plan Commission for additional information. Additionally, this report also includes additional public hearing request items in order to ensure that the final site plan meets or addresses concerns raised by staff, the Plan Commission members and/or the public.

Transitional Yards (Landscaping and Screening)

Staff originally suggested a number of conditions associated with transitional landscaping and screening provisions within the conditions of approval. The Plan Commissioners expressed concerns that the actual nature of the screening and landscaping were not satisfactorily addressed by the petitioner by their submitted plans and testimony and they would like to see more definitive plans submitted prior to their final consideration of the petition.

To address this issue, the petitioner submitted additional plans (Attachment A) further showing the proposed landscaping and screening along the interior and rear yards of the development. Staff also met with adjacent property owners to ascertain their concerns regarding the transitional yard requirements. Based upon the submitted plans and these discussions, the following refinements and/or amendments are offered:

Property Line Between 226 W. St. Charles and 19 N. Elizabeth St. - Wall Elements

The petitioner's refined plans propose a wall to be located approximately 5'7" south of the north property line abutting 19 N. Elizabeth Avenue. The wall would tie back into the building along the west elevation of the building. To promote compatibility with the adjacent property at 19 N. Elizabeth Street, the petitioner is willing to let the adjacent property owner determine the final design of external cladding (i.e., the external application of one material over another to provide a weather-proof layer or a decorative element) to be placed on the wall. If the adjacent property owner does not select the cladding appearance, the Director of Community Development shall make the selection based upon a review of the proposed exterior building elements.

Transitional Landscape Requirements

The Zoning Ordinance requires the following B5 transitional perimeter yard landscape requirements:

A.3. Size of Transitional Landscape Yards: Wherever a rear yard or interior side yard lot in the B1, B2, B5 or B5A District abuts a lot in the CR or a Residence District, a transitional landscape yard 10 feet in width shall be provided along such lot line.

B.3. Transitional Landscape Yard Improvements:

a. Except within a front or corner side yard, a solid fence, the design of which shall be subject to the approval of the Director of Community Development, shall be provided along the entire length of the landscape yard. Such fence shall be 6 feet in height and shall be located not less than 8 feet from the lot line and shall conform to Section 155.205 of this Ordinance.

b. A continuous evergreen or dense deciduous shrub hedge extending the entire length of the landscape yard shall be planted 2-1/2 feet on center from the fence described, above. The shrub hedge shall be installed at a height of 3 feet and shall be planted on the outside of the fence. The spacing of shrubs shall be 5 feet on center, or as approved by the Director of Community Development.

c. Shade trees shall be required to conform with Section 155.705 (C) (4), above, with one tree every 25 feet along the entire length of the landscape yard. Shade trees shall be located 5 feet on center to the outside of the fence described above. Shade trees may be clustered subject to the approval of the Director of Community Development.

- d. The area between the shrub hedge and the lot line shall be sodded and maintained as lawn.
- e. Planted areas shall be maintained in mulch and kept free of weeds.

As the above regulations state, the transitional landscape requirements provides a fair amount of discretion as to the final design and placement of plant materials. However, with the proposed development encroaching into the requisite transitional yards, the petitioner is proposing to compensate for the encroachment by placing shade trees every 25 feet along the in the following manner:

1. Along the north property line abutting 19 N. Elizabeth Street, the petitioner will provide one shade tree every 25 feet evenly spaced along the entire length of the landscape yard.
2. A continuous evergreen or dense deciduous shrub hedge (or an approved equivalent) shall be extended the entire length of the landscape yard shall be planted at least 2-1/2 feet north of the requisite wall. The shrub hedge shall be installed at a height of 3 feet and shall be planted on the outside of the fence. The spacing of shrubs shall be 5 feet on center, or as approved by the Director of Community Development.
3. If in the event that the plant materials cannot be completely planted on the subject property, a cash allowance (prorated based on differential between amount of side yard buffer required by code and provided for in the planned development) would be paid to adjacent property owners for landscape use.

Using this approach, the final design of the development would give the appearance of meeting the transitional planting requirements (either on-site or on the adjacent property).

Phase II Transitional Fencing/Landscaping

Along the west property line in Phase II (also the rear of the Elizabeth Street lots), the petitioner is proposing to provide a brick pier/cedar fence. As this property line is located behind existing detached garages, the benefit of providing transitional landscaping is minimal. Therefore, staff would support relief from the transitional planting requirements at this location.

Along the north property line, the petitioner's revised plan reduces the parking lot area so that the full transitional landscape yard area shall be provided. The petitioner will provide transitional landscaping in this expanded area, per code.

Preservation of Existing Vegetation

The Zoning Ordinance encourages the preservation of existing vegetation within planned developments. The petitioner intends to take steps to help ensure that existing mature trees on adjacent properties but in close proximity to the property line are not adversely impacted by the proposed development. As such, in addition to keeping the planter wall set back from the property line, the petitioner is proposing the following provisions:

1. A condition should be added to the planned development stating that if any trees on the property line directly to the north should die within three years, the Pointe at Lombard property owner shall be responsible for removing and grinding any remaining stumps.
2. A landscape easement should be created on the adjacent property for the large tree on the west property line of the Phase Two property. The proposed fencing noted above should go around the tree, with the ground to be maintained by the Pointe at Lombard property owner. If the impacted tree dies, The Pointe at Lombard should be responsible for removing and grinding any remaining stumps.

Trash Enclosures

The petitioner has revised the location and design of the proposed trash enclosure area. The new location of the enclosure will be farther from adjacent residences (relocated toward the south entrance) and will be made of similar materials as the main building.

Parking Discussion

Concerns were raised about the operations of the parking proposed for the site. The petitioner initially requested parking relief for Phase I. To address the concerns raised at the meeting, the petitioner reduced the overall size of the retail portion of the building so that the project would meet the minimum parking requirements in the Zoning Ordinance. The petitioner is also proposing to park the site at a level of 0.5 spaces per unit, as opposed to the Village standard of 0.25 spaces per unit, which exceeds the Village standard.

As a related issue, staff has included as part of this petition a companion deviation to allow for a reduction in the requisite fifty percent of the requisite area of the ground floor to be devoted to uses permitted in the B5 Central Business District. This relief will allow the parking area to be further expanded to accommodate additional parking.

Lighting

Concerns were raised at the public hearing regarding parking lot lighting issues. To address this issue, staff has added a lighting variation to this petition. Staff also recommends any light fixtures within the parking garage area shall be recessed and shall not be directly visible from adjacent properties. Within the Phase II parking lot area, bollard lighting shall be provided in the open parking lot areas.

FINDINGS AND RECOMMENDATIONS

The conditions of approval included below have been updated to include the amended plan submittal as well as additional comments offered as part of the IDRC report based upon the public hearing discussion.

With the comments and recommendations noted within this staff report, the proposed conditional use for a planned development is compatible with the surrounding land uses and is in compliance with the Zoning Ordinance and the recommendation of the Comprehensive Plan, as amended.

Based on the above findings, 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 the testimony presented, the requested relief complies with the standards required by the Lombard Zoning and Sign Ordinances; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and find that establishing a planned development is in the public interest; and therefore, I recommend to the Corporate Authorities **approval** of PC 05-42 as amended, subject to the following conditions:

1. The petitioner shall enter into a development agreement with the Village setting forth the terms and conditions for development on the subject property.
2. The petitioner shall develop the site in accordance with the Phases I and II preliminary engineering plans prepared by Jacob & Hefner & Associates, Inc., dated October 20, and 26, 2005 respectively and made a part of this petition and in accordance with the revised submittals included as an exhibit to the approval ordinance; except as varied by the conditions of approval.
3. The proposed buildings and structures shall be constructed in accordance with the submitted Phases I and II plans, prepared by MidAmerica HPD Lombard LLC, dated October, 2005 and November 10, 2005 and made a part of this petition and in accordance with the revised submittals included as an exhibit to the approval ordinance; except as varied by the conditions of approval.
4. As part of the building permit submittal, the petitioner shall satisfactorily address the comments included as part of the Inter-Departmental Review Report.
5. The increase in height shall only be for the proposed tower element located on the southwest corner of the building as depicted on the submitted plans. Any height increase above the forty-five feet above grade shall only be for architectural elements and shall be used as living space.
6. The proposed east building elevation shall be amended to include additional window elements in a manner consistent with the other elevations. If full windows cannot be installed due to internal layout conflicts, the petition can substitute spandrel glass windows. The final design shall be subject to review and approval of the Director of Community Development based upon the Plan Commission recommendation. Moreover, in the event that Phase I and II are not constructed simultaneously that the petitioner shall provide a finished east exterior wall for Phase I, with the design of the exterior wall being subject to the Director of Community Development.
7. The petitioner shall provide the additional landscaping and screening improvements, as depicted on the petitioner's submitted plans, and as follows:

- a. Along the north property line abutting the residential property at 19 N. Elizabeth Street, as part of Phase I of the development:
 - i. The petitioner shall provide a solid wall per the submitted plans. The adjacent property owner shall determine the final design of external cladding to be placed on the wall. If the adjacent property owner does not select the cladding appearance, the Director of Community Development shall make the selection based upon a review of the proposed exterior building elements.
 - ii. Along the north property line abutting 19 N. Elizabeth Street, the petitioner will provide one shade tree every 25 feet evenly spaced along the entire length of the landscape yard.
 - iii. A continuous evergreen or dense deciduous shrub hedge (or an approved equivalent) shall be extended the entire length of the landscape yard shall be planted at least 2-1/2 feet north of the requisite wall. The shrub hedge shall be installed at a height of 3 feet and shall be planted on the outside of the fence. The spacing of shrubs shall be 5 feet on center, or as approved by the Director of Community Development.
 - iv. If in the event that the plant materials cannot be completely planted on the subject property, a cash allowance (prorated based on differential between amount of side yard buffer required by code and provided for in the planned development) would be paid to adjacent property owners for landscape use.
 - v. In the event any trees on the property line directly to the north should die within three years, the Pointe at Lombard property owner shall be responsible for removing and grinding any remaining stumps.
- b. Along the west property line (abutting the rear yards of the R2 Properties along Elizabeth Street), as part of Phase II of the development:
 - i. The petitioner shall also pay for and install a brick pier/cedar fence per the submitted plans.
 - ii. A landscape easement shall be created on the adjacent property for the large tree on the east property line of the Phase Two property. The proposed fencing noted above should go around the tree per the submitted plans, with the ground to be maintained by the Pointe at Lombard property owner. If the impacted tree dies, The Pointe at Lombard shall be responsible for removing and grinding any remaining stumps.
- c. Along the north property line abutting 26 N. Lincoln Avenue, as part of Phase II of the development, the petitioner shall provide full transitional landscaping.

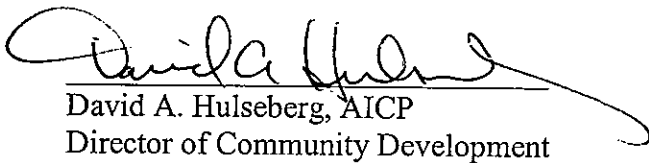
- d. Along the east property line, as part of Phase II of the development:
 - i. The petitioner shall pay for and install landscape plantings on the subject property and/or the adjacent Lincoln Terrace Condominium property to meet the transitional landscape planting requirements of the B5 District. If the adjacent property owner does not consent to this provision, this petitioner shall not be obligated to install additional plantings on the adjacent property.
 - ii. The petitioner shall also pay for and install fencing along the eastern property line, no greater than eight (8) feet and no less than six (6) feet in height. Design of the fencing is subject to the approvals of the Director of Community Development with input from the Lincoln Terrace Condominium Association. The fencing shall meet all Village setback and clear line of sight requirements.
 - e. Any retaining walls for the proposed parking lot within Phase II of the development shall be designed to be architecturally compatible with the approved building elevations, as determined by the Director of Community Development.
8. Any light fixtures within the parking garage area shall be recessed and shall not be directly visible from adjacent properties. Within the Phase II parking lot area, bollard lighting shall be provided in the open parking lot areas.
 9. The petitioner shall incorporate the recommendations of the Village's traffic consultant and Village staff into the final development plans for the site.
 10. The right-of-way improvements shall be designed and installed to address the comments raised by engineering staff. The petitioner shall provide a public access easement on the subject property for any areas in which the constructed sidewalk is less than four feet in width.
 11. The petitioner shall submit a Plat of Consolidation to the Village for review and approval. Said plat shall consolidate the subject properties into a single lot of record and shall be required concurrent with the building permit submittal for Phase II.
 12. The proposed wall signs shall be of a uniform design, shall not include "box signs", and the wall signs shall be located on the building consistent with the submitted plans. The east elevation shall not include any building identification signage.
 13. The petitioner shall redirect the released stormwater from the existing Lincoln Terrace detention facility into either the proposed detention vaults to be constructed on the subject property or into a separate storm drain to be located on the subject property that will connect to the storm drain within the Elizabeth Street right-of-way. The final design of this improvement shall be subject to review and approval by the Village. The petitioner shall also grant any necessary easements to provide for this conveyance.

14. The outdoor dining area shall be designed and operated in a manner that provides for at least four feet of width for pedestrians at all times.

15. The property shall be developed consistent with Village Code, except as varied by this petition.

Furthermore, the Plan Commission recommends that site plan approval shall be granted for the subject property.

Inter-Departmental Review Group Report Approved By:



David A. Hulseberg, AICP
Director of Community Development

DAH:WH

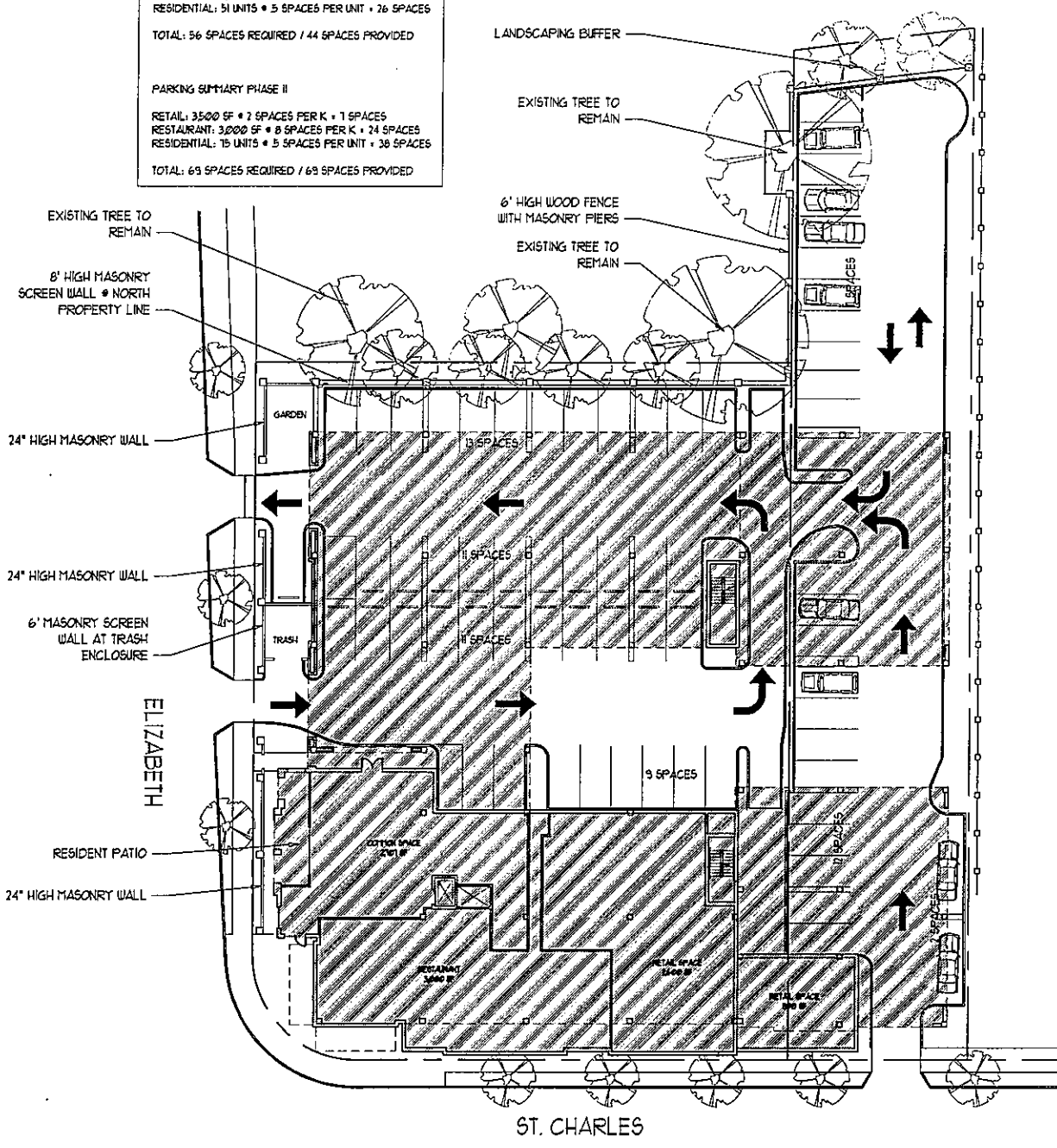
Appendix A – Revised Plans Prepared by HPD Cambridge

PARKING SUMMARY PHASE I

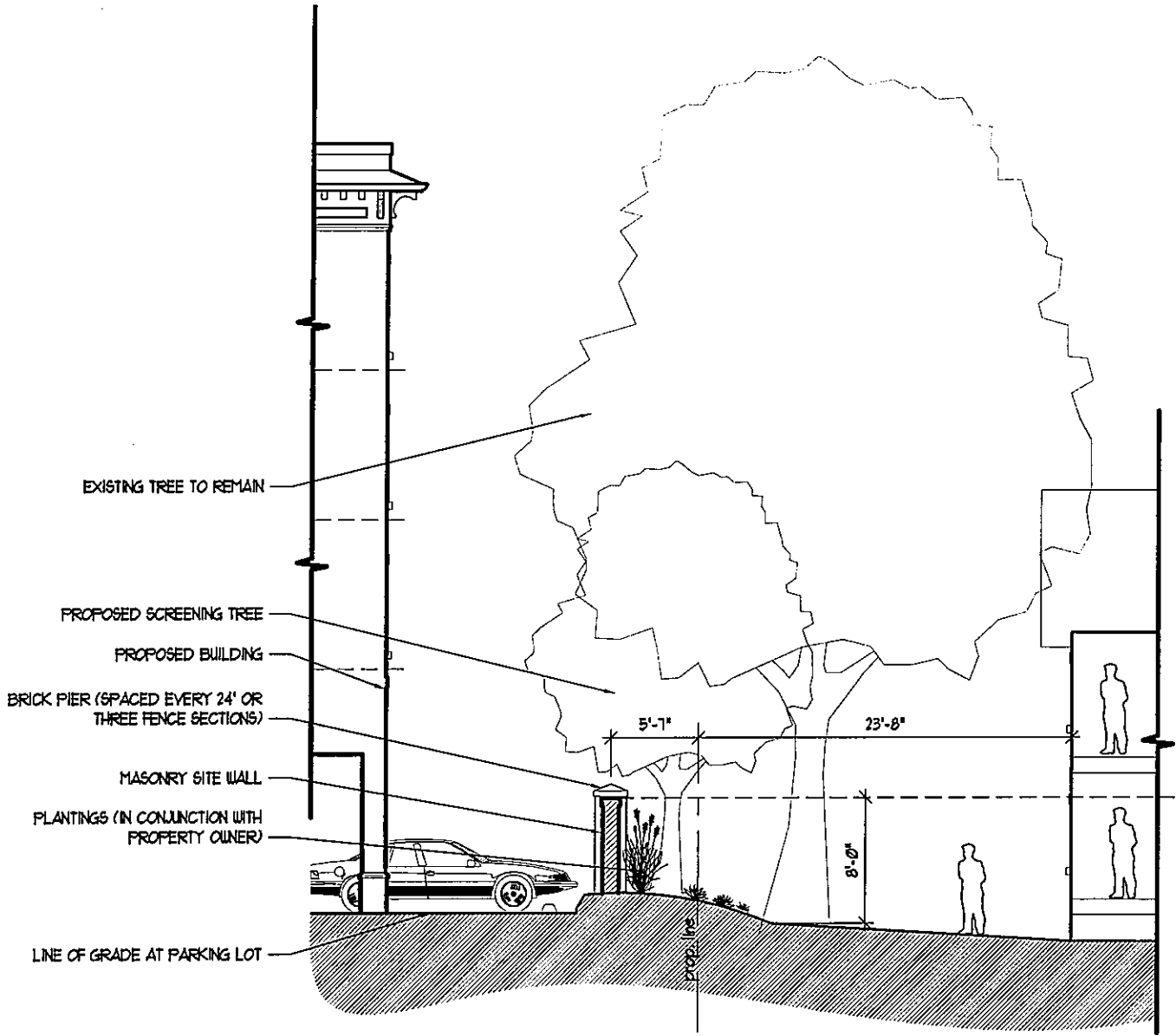
RETAIL: 7,600 SF • 7 SPACES PER K • 6 SPACES
 RESTAURANT: 3,000 SF • 8 SPACES PER K • 24 SPACES
 RESIDENTIAL: 51 UNITS • 5 SPACES PER UNIT • 26 SPACES
TOTAL: 56 SPACES REQUIRED / 44 SPACES PROVIDED

PARKING SUMMARY PHASE II

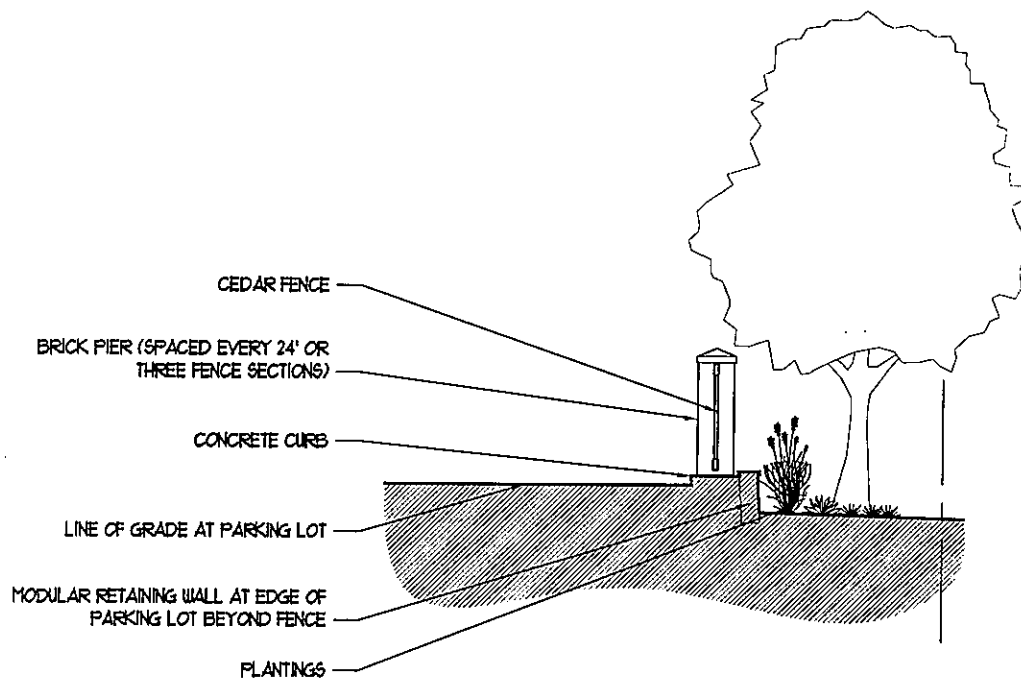
RETAIL: 35,000 SF • 7 SPACES PER K • 1 SPACES
 RESTAURANT: 3,000 SF • 8 SPACES PER K • 24 SPACES
 RESIDENTIAL: 15 UNITS • 5 SPACES PER UNIT • 30 SPACES
TOTAL: 69 SPACES REQUIRED / 69 SPACES PROVIDED



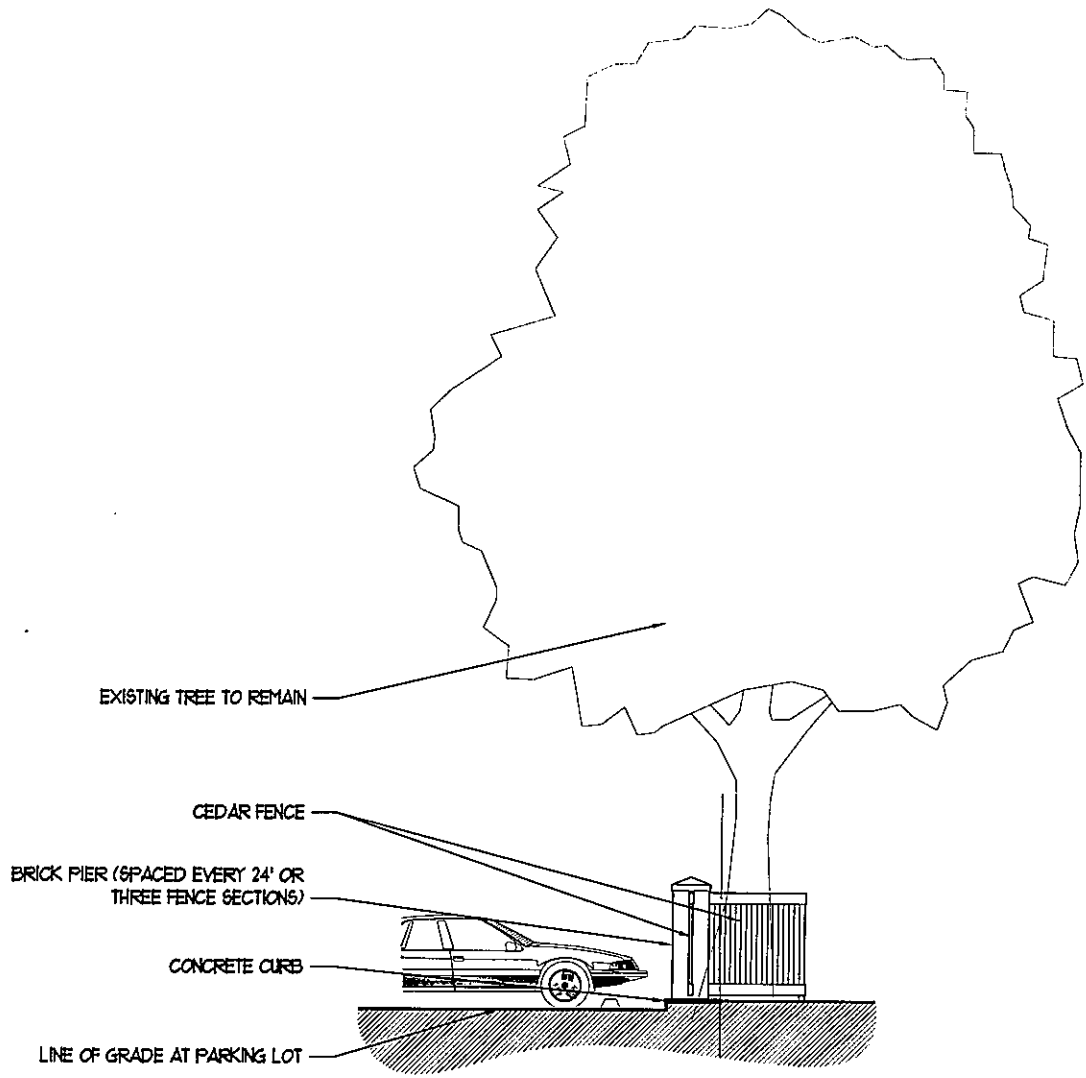
1 PROPOSED SITE PLAN
 SCALE: 1" = 36'



NORTH PROP LINE
 SCALE: 1" = 10'




 NORTH PROP LINE (PROTINE)
 SCALE: 1" = 10'



WEST PROP LINE (PROTINE)
SCALE: 1" = 10'

PC 05-42

Dec 5, 2005

Lombard Planning Commission
Lombard, ILL

AFTER Reading all available information on PC 0545 at 218 + 226 W. ST Charles Rd I am very concerned and am Against the approval.

1. I Feel that the proposed Development is too large For the Site.
2. Too Many Deviations From Zoning ordinances
3. Reduction in the Landscape From 10 FT to 1 FT Means the green area will Be lost and it will result in My property NOT Be as Desirable.
4. NOT having enough parking Spaces especially IF there is a restaurant would Mean over Flow using our Lincoln Terrace parking lot - as residents alone could have 2 cars, this would Be an on going problem.

This Development is Way too large For the Site and will not in anyway enhance our neighborhood - it will ONLY take away the trees and park like setting that we have in our neighborhood. This Development would also reduce

the Value of Lincoln Terrace
property Because of the
massive Concrete Jungle it
would Be.

The proposed Development,
By the Developers are only
out to make profit on their
purchase and do not care
about the Impact on our
neighborhood.

I am against the Development.

Thank you for your Consideration
of my letter,

Sincerely
Lucille Pieraccini

Lucille Pieraccini
212 W. ST. CHARLES RD
#108

LOMBARD IL 60148



Tyler Williams
<twill63@us.ibm.com>
12/01/2005 05:12 PM

To heniffw@villageoflombard.org
cc muellerw@villageoflombard.org,
grong@villageoflombard.org
bcc

Subject PC 05-42 (218 / 226 West St. Charles Road)

History: This message has been forwarded.

Mr. Heniff:

I attended the Plan Commission meeting held on November 21, 2005. I stated at that meeting, my concerns regarding several issues related to PC 05-42, including:

1. Management of water runoff - I was satisfied with the response I received from the developer for their plans to manage this
2. Noise/light from the building - I was satisfied by the developer's response to my questions
3. Screening the view of the building from adjoining residential properties - I was satisfied by the developer's response to my questions
4. Parking for the proposed building - my comments and concerns follow

My understanding is that the building will be constructed in 2 phases. Phase 1 will include 51 residences, and will set aside 10 parking spaces for these residences. I also understand that Phase 2 will include 24 additional residences, and will set aside an additional number of parking spaces specifically for these residences. The final total parking to be provided will be 20 residential spaces (I also saw a note in the presentation that said no more than 26 total residential parking spaces would be provided upon project completion). It was my understanding that the commissioners would look into the issue of the number of parking spaces to be set aside for the residents, as 20, or even 26 spaces for 75 residences, would appear to fall short of what any reasonable person would consider as sufficient for a development of this size.

And since (to my knowledge) there has been no closure regarding the sale of the property needed for Phase 2, I fail to understand how the Plan Commission could consider moving forward with Phase 1 of this project, with the present plans for only 10 residential parking spaces to be provided for 51 residences. The updated Public Hearing Notice that I received today, DOES NOT indicate that planned parking variations (Section 155.602, Table 6.3) have been amended since the November 21st hearing, in order to address resident concerns. Am I to assume that this development will continue with the number of residential parking spaces (10) originally proposed for Phase 1?

To move forward with this project, and not provide a sufficient number of parking spaces for the residents, is irresponsible and dangerous. On-street parking is already increasing very quickly in this area of Lombard, and not just during Cruise Nights. This means that clear sightlines for people proceeding onto side streets, like North Lincoln for example, and especially onto St. Charles Road, are reduced, and drivers have to look around numerous parked cars before they move into traffic. With the addition of this development, the number of residents and visitors in this

area, will also increase exponentially. Multi-story buildings typically provide limited space for new parking, and fail to consider the additional on- or off-street parking spaces needed for visitors to these buildings.

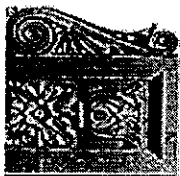
New developments like this one really need to address parking requirements thoughtfully. One space per 4 dwelling units is not a realistic number, even for a senior housing development such as this one. My suggestion would be for the existing ordinance to be changed, to take into account the need for visitor parking, especially for multi-story senior housing developments.

I would respectfully ask that my concerns regarding parking for this development, be re-communicated to the members of the Plan Commission, prior to the hearing on December 19th.

Regards,

Tyler Williams
30 North Lincoln St.
Lombard, IL 60148

Project Manager - PMP
IBM Global Services
Global Technology Integration and Management Competency
PHONE: 847-706-2804
TieLine: 348-2804
twill63@us.ibm.com



David Hulseberg/VOL
12/08/2005 11:39 AM

To William Heniff/VOL@VOL
cc
bcc
Subject Fw: Thank You

David A. Hulseberg, AICP
Director of Community Development
Village of Lombard
630.620.5756 work
630-629-2374 fax

----- Forwarded by David Hulseberg/VOL on 12/08/2005 11:40 AM -----



Tyler Williams
<twill63@us.ibm.com>
12/02/2005 04:21 PM

To hulsebergd@villageoflombard.org
cc
Subject Thank You

Dave:

I appreciate your follow-up and call regarding the Lord's property development. Thanks again for answering my questions and for making an effort to address the parking issues. It looks like a project that will be very complimentary to the downtown.

Regards,

Tyler

Tyler Williams
Project Manager - PMP
IBM Global Services
Global Technology Integration and Management Competency
PHONE: 847-706-2804
TieLine: 348-2804
twill63@us.ibm.com

the pointe at
LOMBARD

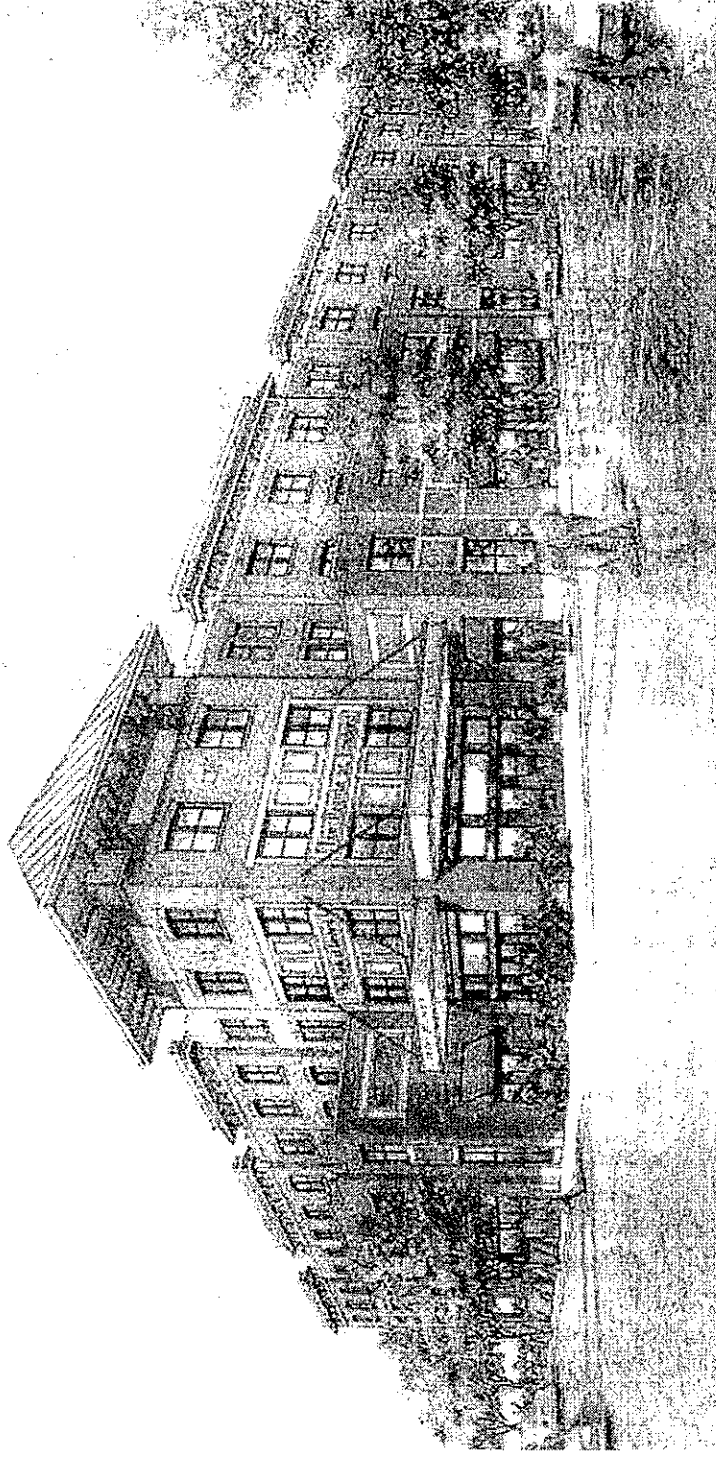
A phased mixed-use development with retail/restaurant and
75 (51 Phase One + 24 Phase Two) senior apartments

Proposed development by:

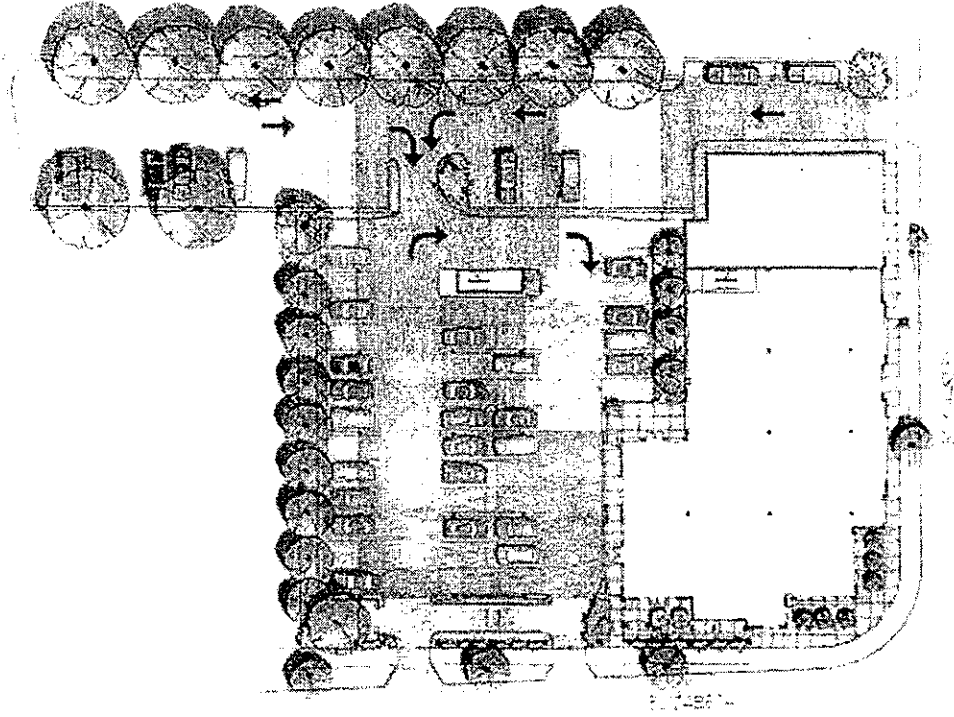
Mid-America Development Partners, LLC

HPD Cambridge, Inc.

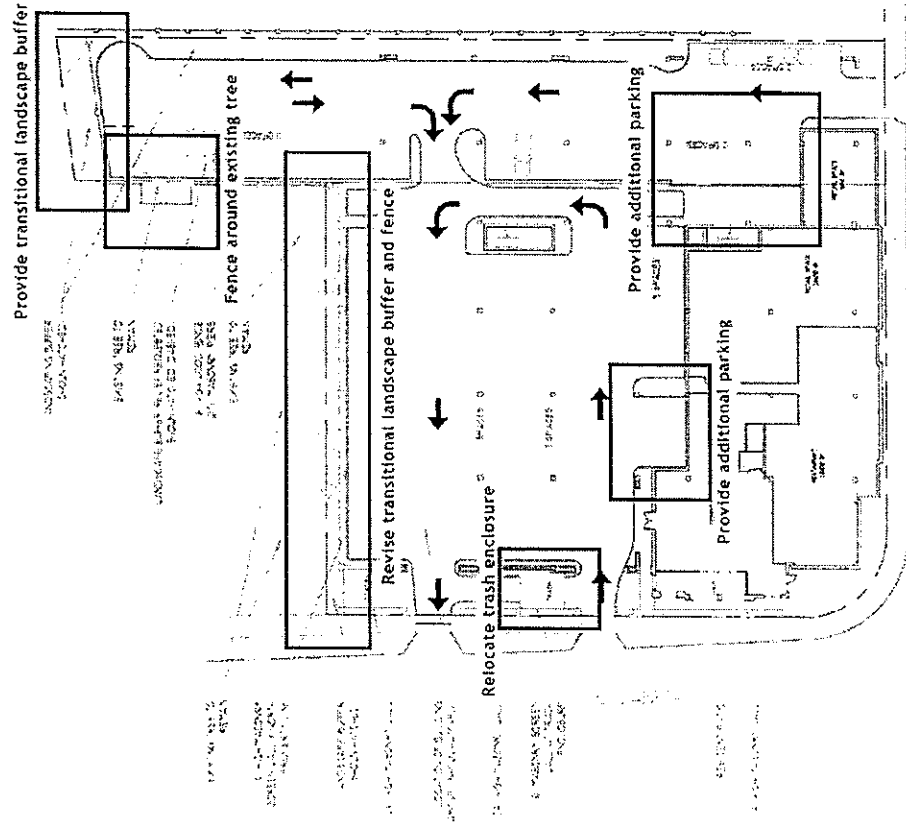
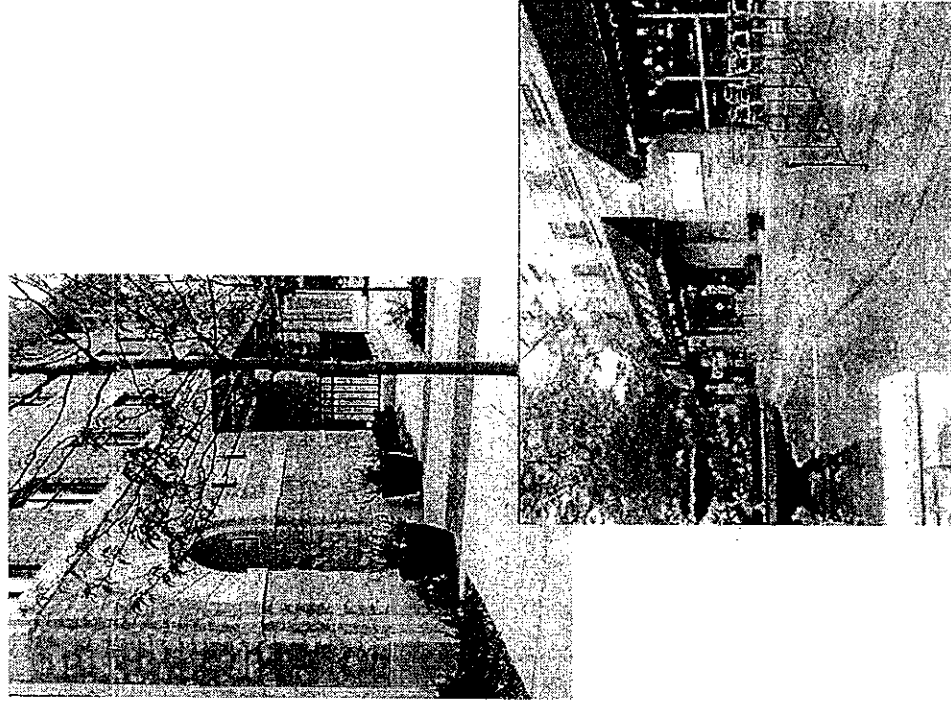
Perspective Rendering



Previous Site Plan



Revised Site Plan



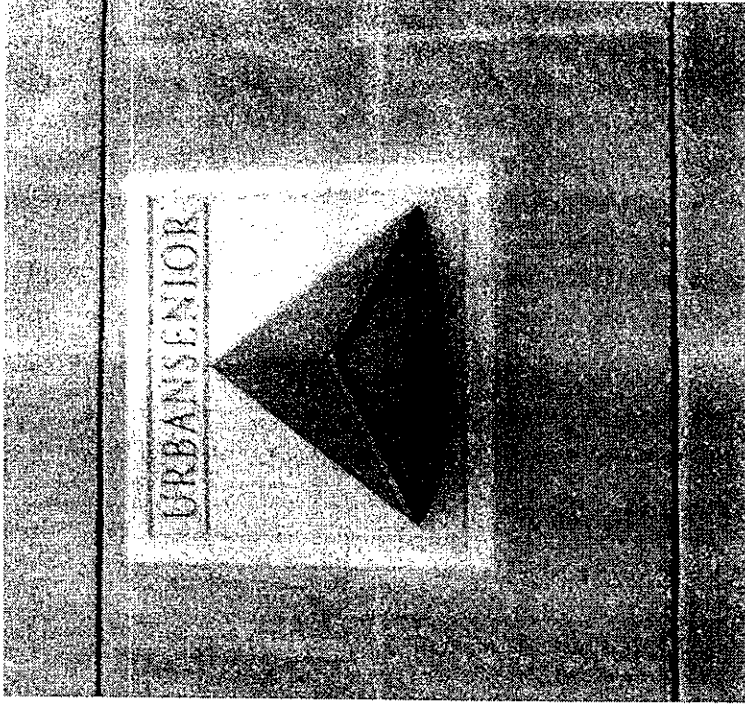
Overview of Changes

Site Lighting	All under-building lighting will be recessed and all site lighting in parking area will be bollard or downlight
Paving Location at Phase II	Parking area will be pulled back from rear of Phase II lot to provide required landscape buffer
Dumpster Location	Dumpster location was revised in accordance with Village and adjacent property owner
Storm Water Detention	Phase II will provide for routing of storm water from adjacent condo property
Parking Ratios	Both Phase I and Phase II parking requirements meet Village code
Landscape Buffer	Individual solutions were arrived at through discussions with Village and property owners

Site Lighting

Concern was expressed that lighting would spill over onto adjacent property.

- All lighting for parking under the building will be downlighting (recessed) only and will light only the parking area.
- All lighting for uncovered parking will be bollard type or downlights fixed to masonry piers.
- All fencing and landscaping buffers will be of sufficient height (6' minimum) to prevent headlights from shining onto adjacent property.

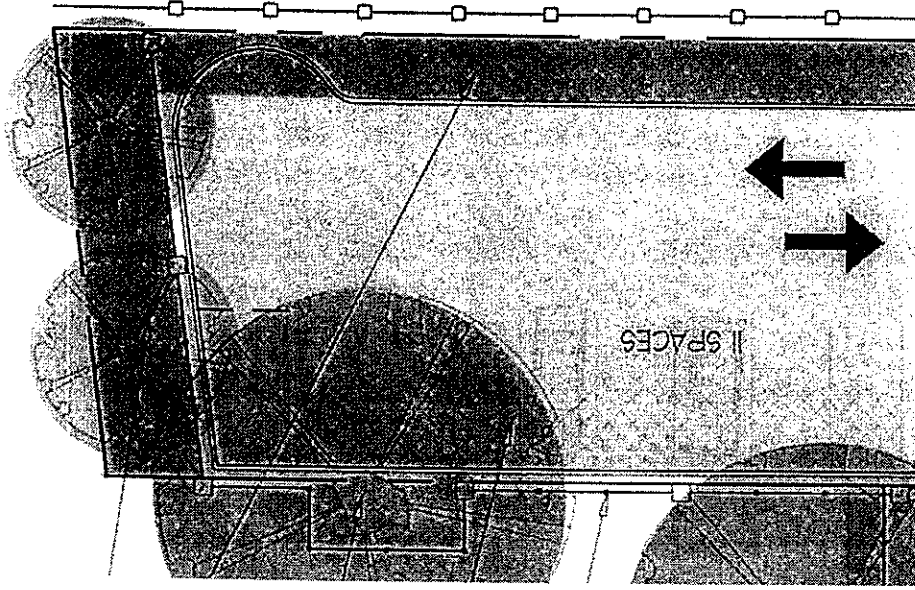


Typical downlight on custom masonry piece -- all site lighting in the exposed parking area will be either downlight only or bollard type lighting.

Location of Paving and Parking

Original proposed site plan placed the north edge of Phase II parking lot within 36" of adjacent property to the north.

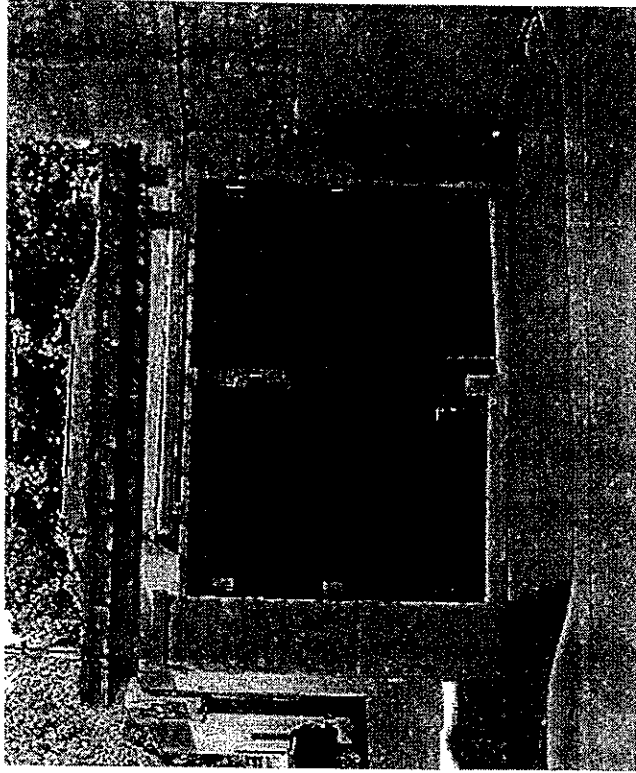
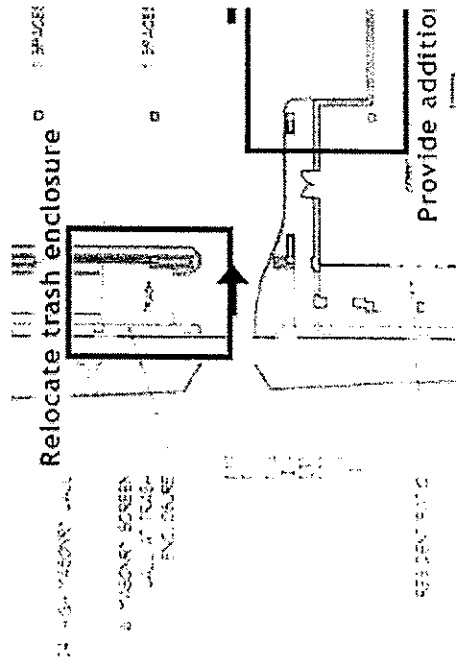
- The site plan has been revised to provide for the required 10'-0" landscaping buffer between the proposed PUD and the adjacent R2 parcel at the north edge of the Phase II parcel.



Dumpster

Concern was expressed about the location of the dumpster.

- Dumpster was relocated to be an additional 40 feet away from adjacent property.
- Dumpster will be screened by a masonry wall and trellis roof.

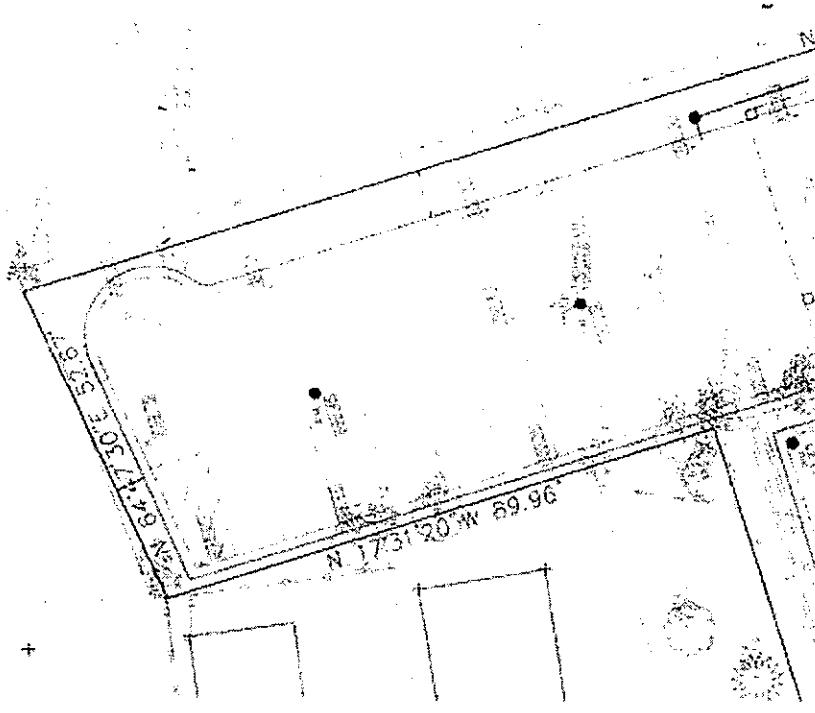


Trash enclosure at the Geneva Place project in Geneva, IL.

Storm Water Detention and Release

Current grading on the block allows storm water to collect at the low point of the proposed Phase II property.

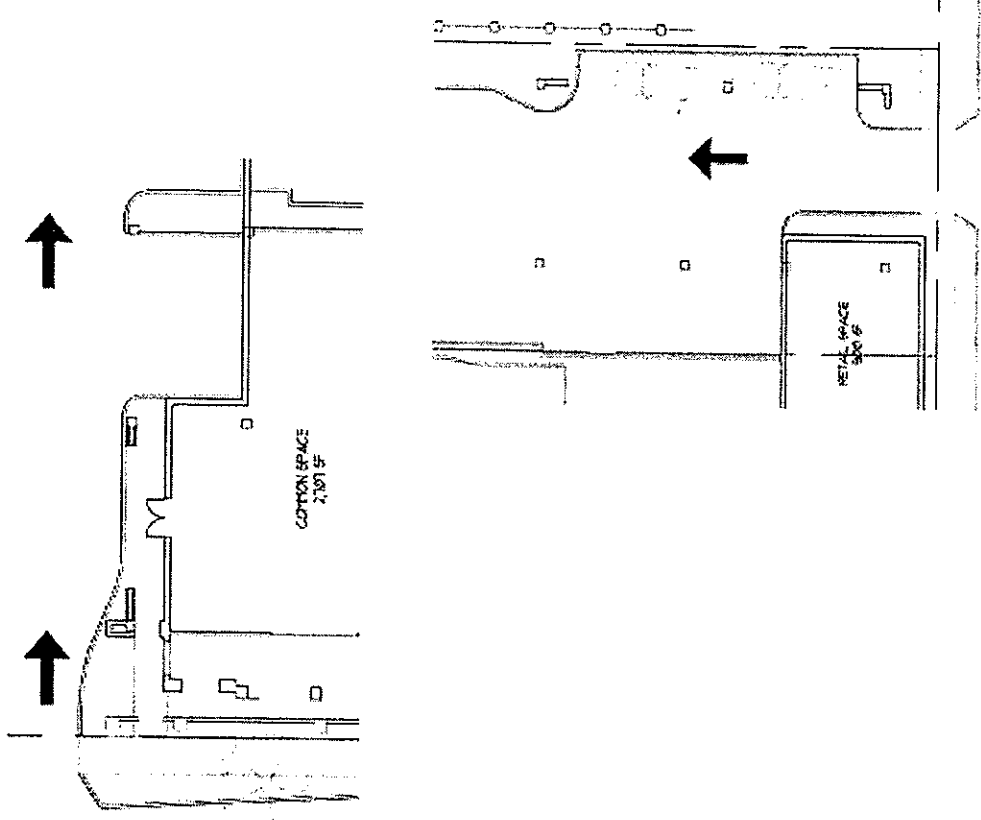
- The storm water detention system for each phase of the proposed project has been designed to handle all runoff from the project site without impacting adjacent parcels.
- The Phase II storm water detention system for the proposed project has been designed to accept runoff from the Lincoln Terrace property and release it through to the Elizabeth storm sewer.



Parking

Addressing adequate parking was of particular concern to Commissioners, staff, and citizens.

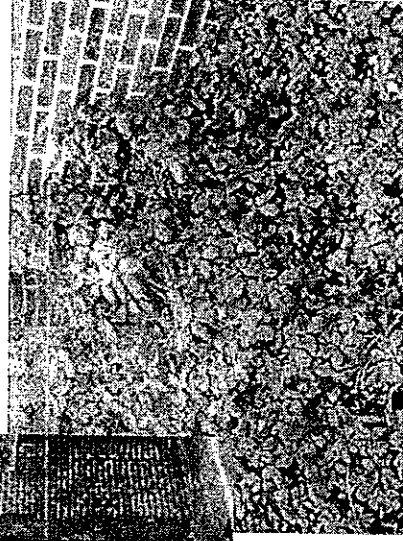
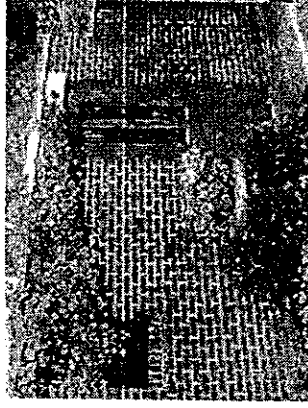
- Site plan was revised to reflect parking needs as determined by Village staff in conjunction with the Developer.
- Phase II retail space was reduced to minimize parking demand and provide additional parking spaces.
- Total parking needs under the Village Zoning Code are met for Phase I development. Phase II development provides for a .5 per unit parking ratio for residential component



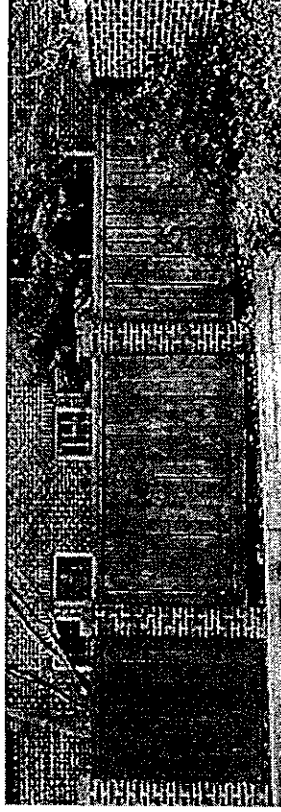
Landscape Buffer at Adjacent Properties

Questions were asked about how the landscaping buffer would be handled at the adjoining properties.

- Phase I north property buffer: masonry wall with planting.
- Phase II west property buffer: masonry piers with wood fence.
- Phase II north property buffer: masonry piers with wood fence and modular retaining wall
- Phase II east property buffer: wood fencing to replace existing
- Prorated contribution to transitional landscape buffer at adjacent properties as negotiated.

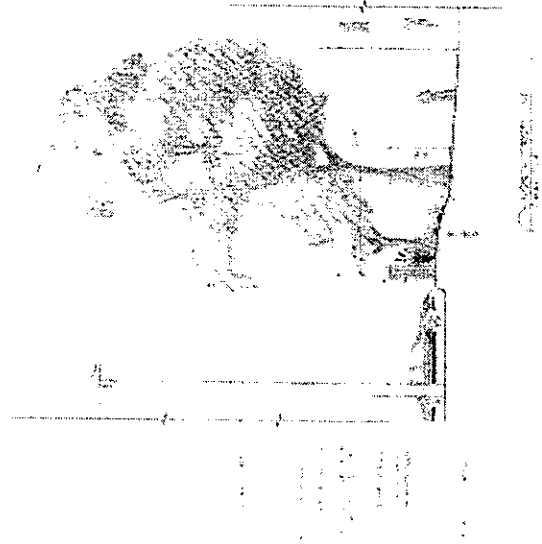


High quality, lush plantings are a hallmark of the typical urbanSenior development.

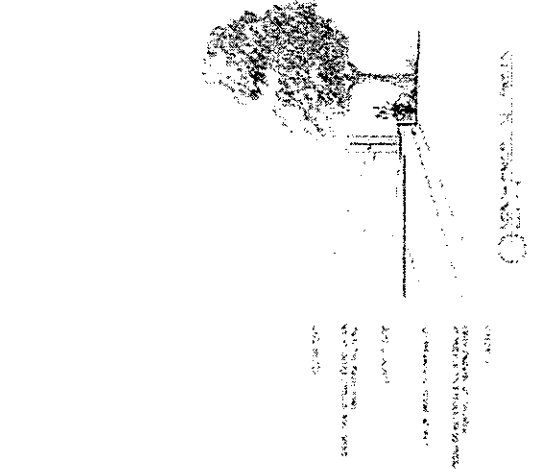


This brick masonry pier and cedar fence is located in an existing urbanSenior development in St. Louis.

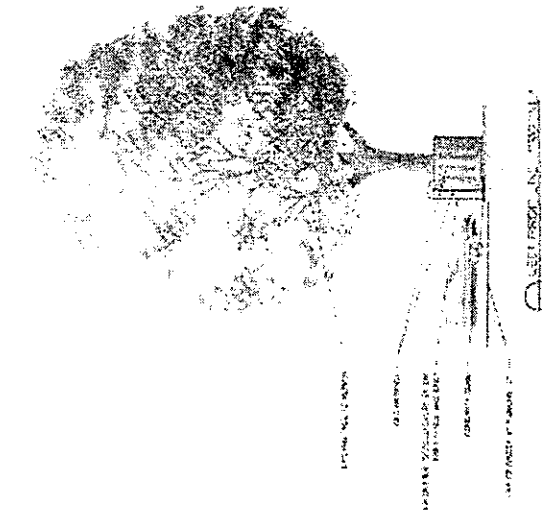
Landscape Buffer Diagrams



Transitional landscaping buffer at north property line of Phase I site will screen view from residence of development parking area.

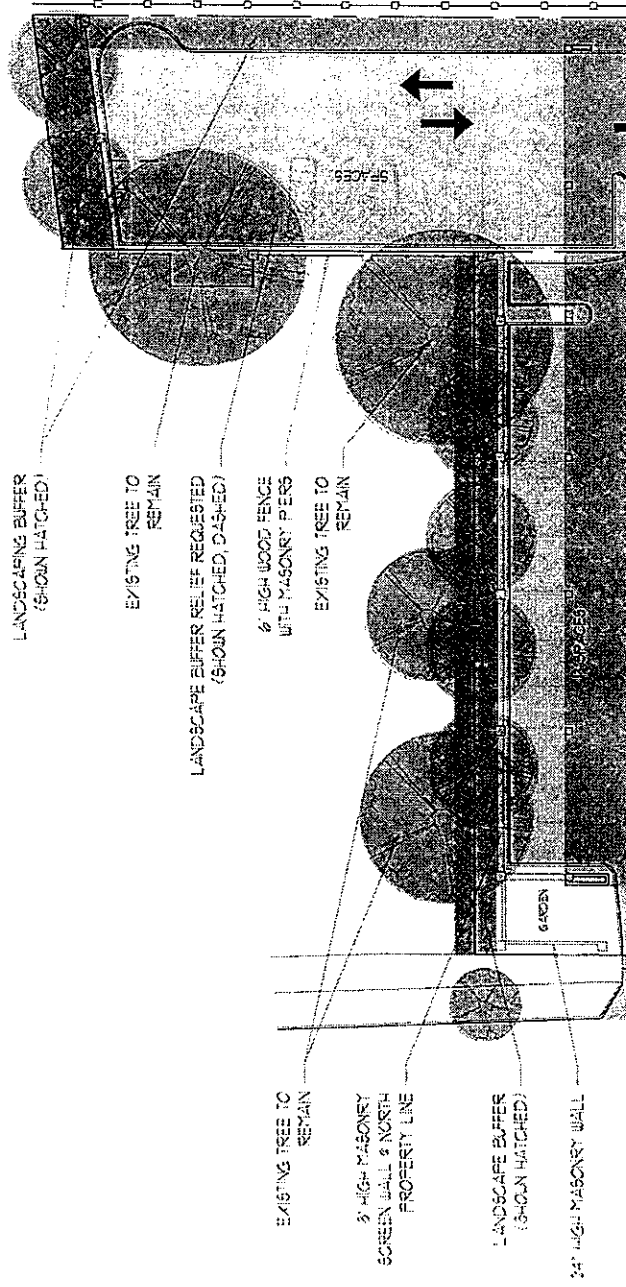


Transitional landscaping buffer at north property line of Phase II site falls within the required distance of the property line.

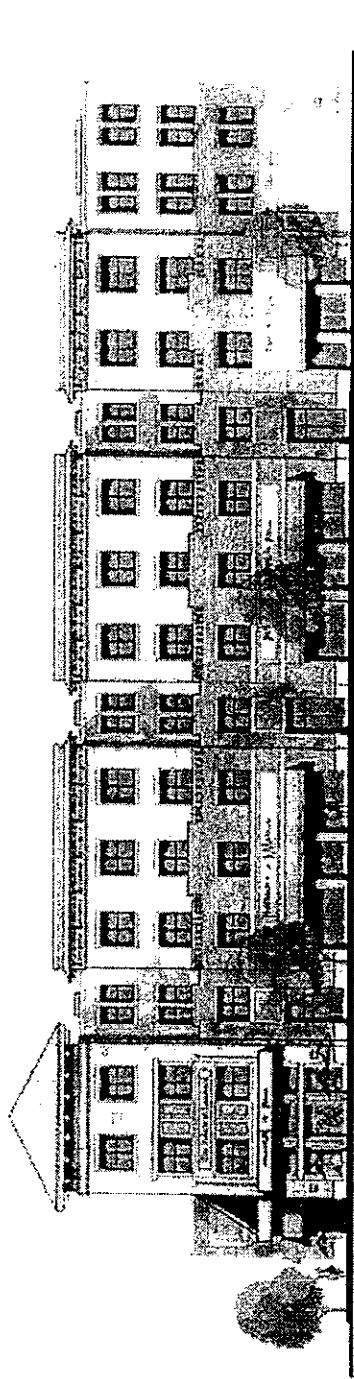


Transitional landscaping buffer at west property line of Phase II site would be relieved. Fencing would extend around tree to be preserved and a landscaping easement would be granted.

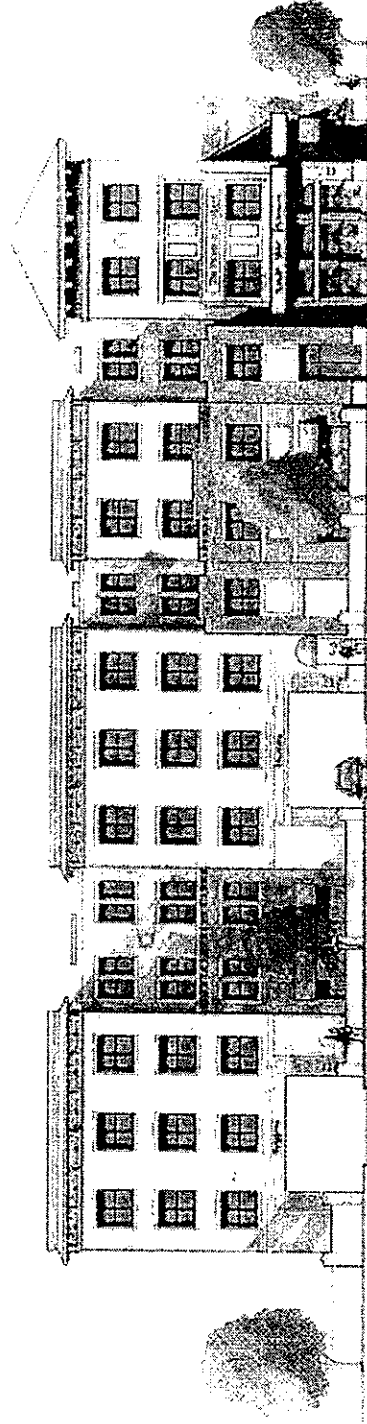
Landscape Buffer at Adjacent Properties



Proposed Elevations



St. Charles



Elizabeth

Thank You

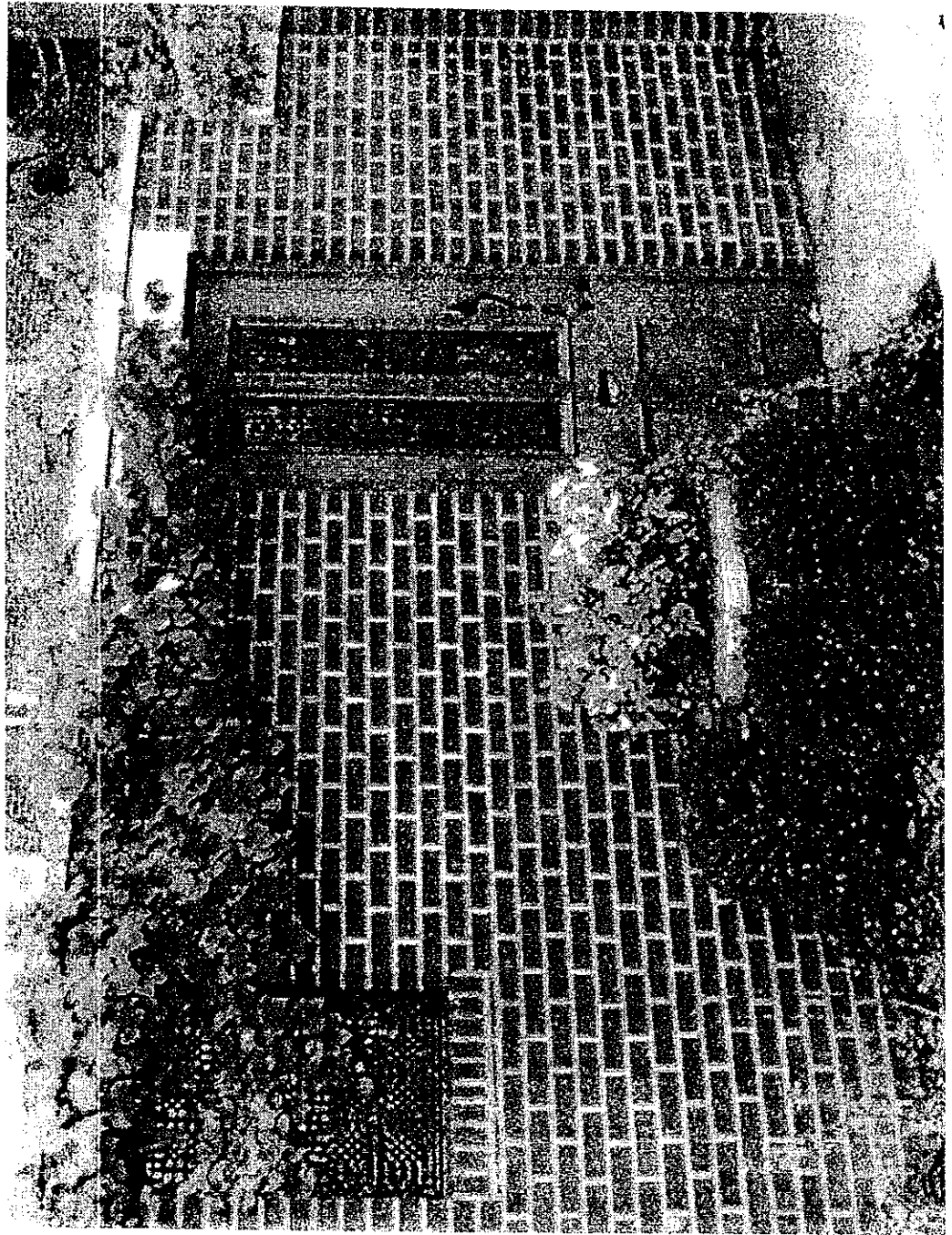
Many people have provided feedback on various components of this plan – it is our hope that this proposed retail and urbanSenior living development exceeds the Village’s high expectations

Thank you to:

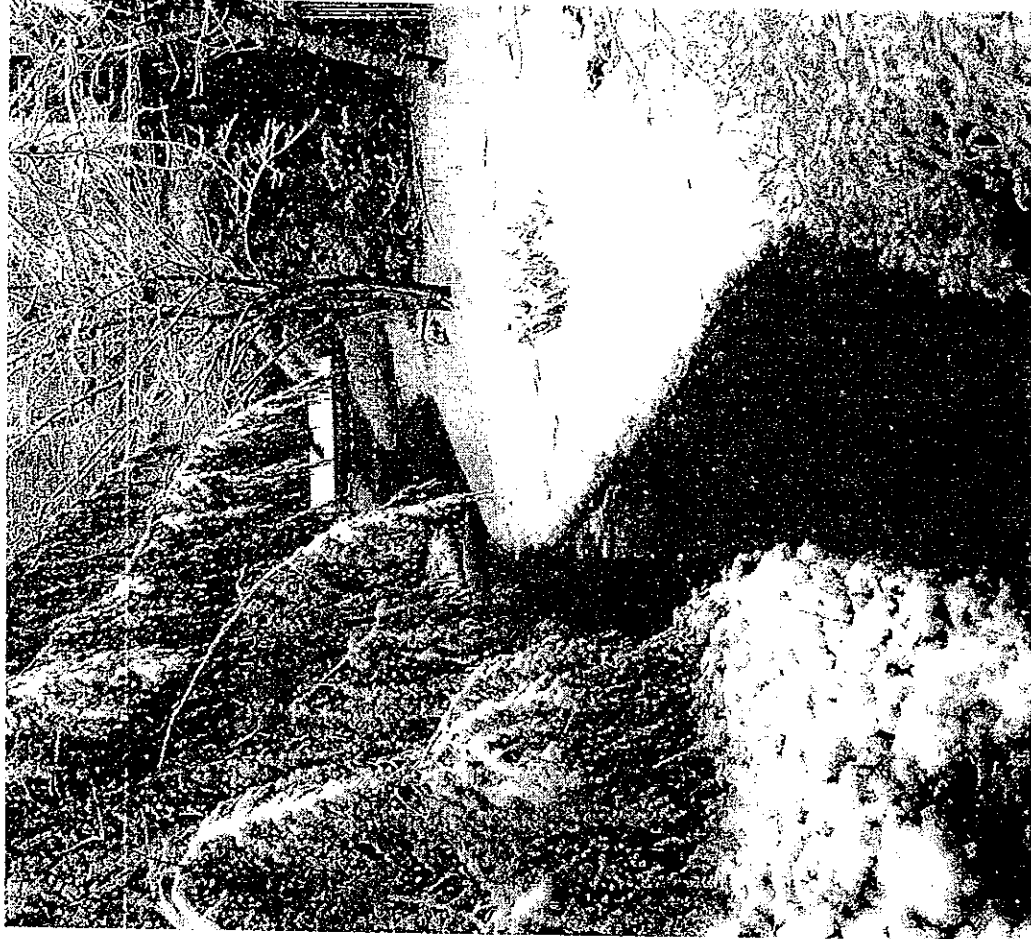
- Village Planning Staff and Board Members
- Business and property owners in the Lombard business district
- Residents and property owners in the surrounding area

Thank you for your time and consideration

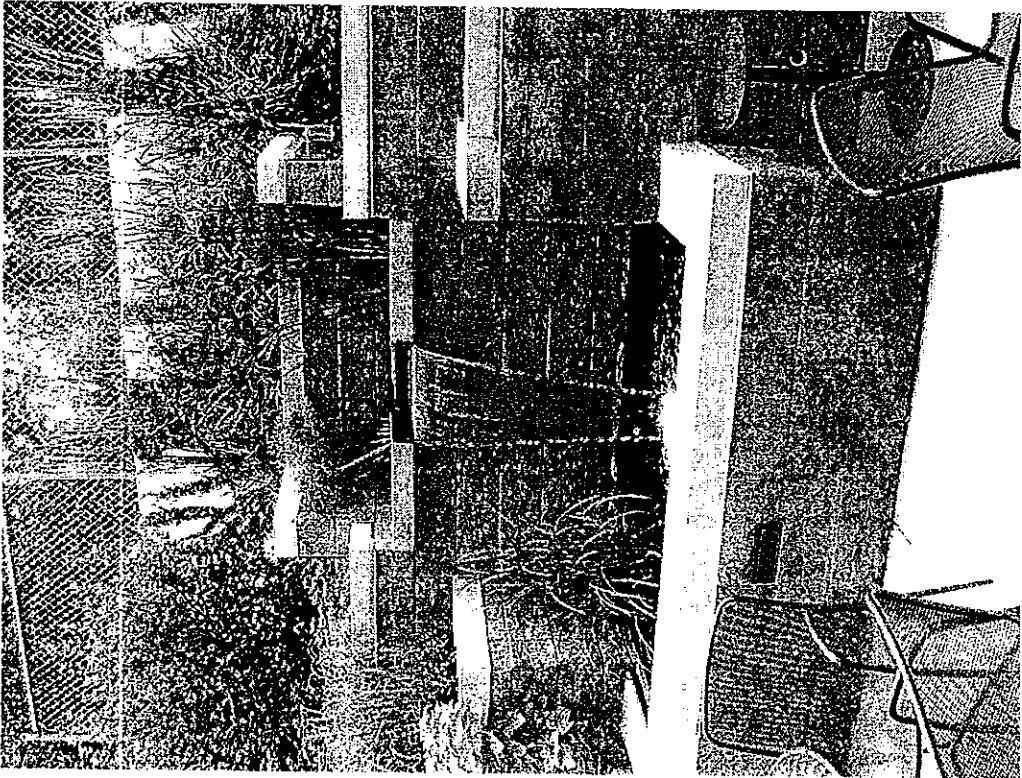
Additional Photos



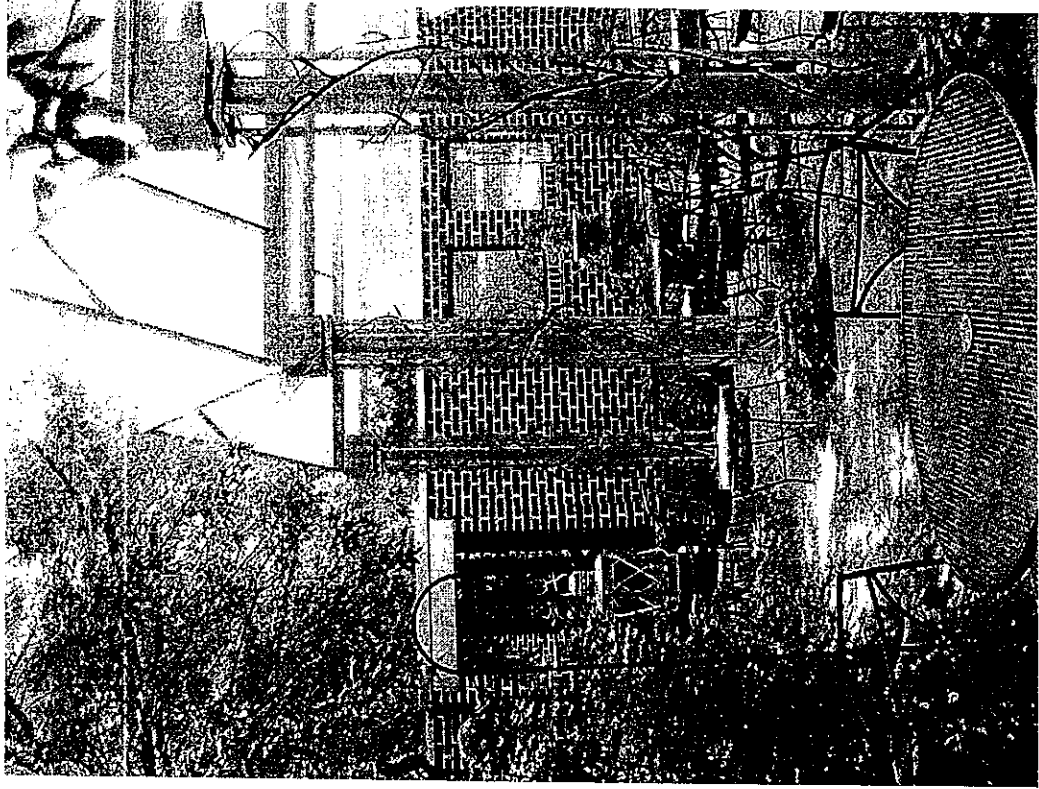
Additional Photos



Additional Photos



Additional Photos



VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

HEARING DATE: November 21, 2005

FROM: Department of
Community Development

PREPARED BY: William J. Heniff, AICP
Senior Planner

TITLE

PC 05-42; 218 & 226 West St. Charles Road: The petitioner requests that the following actions be taken on the subject property:

The petitioner requests that the following actions be taken on the subject property:

- A. For the property at 218 West St. Charles Road:
 - 1. Approve an amendment to the Comprehensive Plan Map to designate the property for Community Commercial uses within the Central Business District area; and
 - 2. Approve a map amendment rezoning the property from the R6 Central Residence District to the B5 Central Business District.
- B. For the properties at 218 and 226 West St. Charles Road (i.e., the Subject Property):
 - 1. Approve a conditional use for a planned development with the following variations and deviations:
 - a) A deviation from Section 155.416 (G) to the Zoning Ordinance to allow for a maximum building height of fifty-two feet (to provide for an architectural tower element), where a maximum of forty-five feet (45') is permitted;
 - b) A deviation from Section 155.416 (J) and variations from Sections 155.508 (C)(6)(a) and (b) of the Zoning Ordinance to allow for a reduction in the thirty foot (30') planned development perimeter and twenty foot (20') transitional building setbacks to six feet (6') along the rear (east) property line;
 - c) A deviation from Section 155.416 (J) and a variation from Section 155.508 (C)(6)(b) of the Zoning Ordinance to allow for a reduction in the transitional landscape setback from ten feet (10') to one foot (1');
 - d) A variation from Section 155.508(C)(6)(a) of the Lombard Zoning Ordinance to allow for a 1-foot front and corner side yard setback on the perimeter of a planned development where a 30-foot front and/or corner side yard is required in the abutting R2 Single Family Residence and R6 General Residence Districts respectively;
 - e) A variation from Section 155.602, Table 6.3 of the Zoning Ordinance to allow for a reduction of the requisite parking spaces from 46 to 42 spaces during Phase I of the development; and

- f) A deviation from Section 153.506(B)(18)(c) of the Lombard Sign Ordinance to allow for an increase in the total number of permitted wall signs, where one wall sign per street front exposure is permitted.
 2. Approve a conditional use from Section 155.416(C)(13) to allow for an outdoor service (dining) area.
 3. Grant Site Plan Approval authority to the Lombard Plan Commission.
- C. Approve a development agreement for the subject property.

GENERAL INFORMATION

Petitioner: Midam HPD Lombard, LLC
Two MidAmerica Plaza, Suite 604
Oakbrook Terrace, IL 60181

Property Owner(s): For the 226 West St. Charles site (the Lord's Property):
Richard Lord
453 Pennsylvania Avenue
Glen Ellyn, Illinois 60139

For the 218 West St. Charles site (the Protine Property):
James Protine
829 Crescent Blvd.
Glen Ellyn, IL 60137

Relationship of Petitioner: Contract Purchaser

PROPERTY INFORMATION

Existing Land Use: Auto service station; multiple family dwelling

Size of Property: Lord's Property: 0.78 acres
Protine Property: 0.35 acres

Comprehensive Plan: Recommends Central Business District – Mixed Use Area

Existing Zoning: Lord's Property: B5 Central Business District
Protine Property: R6 Central Residence District

Surrounding Zoning and Land Use:

- North: R2 Single Family Residence District; developed as single family residences
- South: B5 Central Business District; developed as a commercial strip shopping center
- East: R6 Central Residence District; developed as Lincoln Terrace Condominiums
- West: R2 Single Family Residence District; developed as single family residences

ANALYSIS

SUBMITTALS

This report is based on the following documents filed on October 13, 2005 with the Department of Community Development:

1. Petition for Public Hearing.
2. Phase I Plan Packet (includes existing conditions plan, site plan and preliminary engineering plan), prepared by Jacob & Hefner & Associates, Inc., dated October 20, 2005.
3. Phase II Plan Packet (includes existing conditions plan, site plan and preliminary engineering plan), prepared by Jacob & Hefner & Associates, Inc., dated October 26, 2005.
4. Preliminary Planned Development Application booklet (Phase II), prepared by MidAmerica HPD Lombard LLC (include full description of petition and plan renderings), dated October 20, 2005.
5. Supplemental Planned Development Application booklet (Phase II), prepared by MidAmerica HPD Lombard LLC (include full description of petition and plan renderings), dated October, 2005.
6. Supplemental building elevations of north and east elevations, prepared by HPD Lombard LLC, dated November 10, 2005.

DESCRIPTION

The petitioner is proposing to develop the subject property with a new mixed-use senior residential/commercial project. The proposal would be developed in two phases. The housing component would consist of 78 senior housing units (i.e., independent living units and not congregate or nursing home units). The first floor of the proposed development would consist of a sit-down restaurant, which would also serve as a food service component for the residents. Additional first floor commercial space will also be incorporated into the project.

The first phase of the project will be constructed on the Lord's Property at 226 West St. Charles Road. Phase I will consist of 54 residential units and 3,600 square feet of commercial space. Phase

II, will consolidate the Protine Property at 218 West St. Charles Road with the Phase I project and will consist of an additional 24 residential units and an additional 2,200 square feet of commercial space.

To facilitate this project, the petitioner is seeking a number of zoning actions as set forth in the public hearing notice. Although not a part of the public hearing request, staff is also developing a companion development agreement that will be heard before the Board of Trustees.

INTER-DEPARTMENTAL REVIEW COMMENTS

PUBLIC WORKS

Public Works, Engineering Division comments include:

1. Clearly denote depressed curb locations.
2. Show all existing underground utilities.
3. Denote location of fire sprinkler service
4. Two differing release rates are noted for Phase I and Phase II detention systems – how is this addressed?
5. Move Fire Control Systems (FCS) to the edge of the right-of-way.

Additional comments will be provide as part of future building permit submittals.

The Public Works, Utilities Division has prepared additional detailed comments as part of its review. These comments will be incorporated into the building permit plans.

PRIVATE ENGINEERING SERVICES

The Private Engineering Services Division has the following comments on the subject petition:

Water

1. All existing water services shall be disconnected at the corp on the water main.
2. The fire suppression and domestic water services shall connect separately to the water main. Each valve shall be in a vault immediately outside of the property.
3. Show the siamese connection for the Fire Department to be within 75 feet of a hydrant.

Sanitary

1. An IEPA sanitary service permit shall be required.
2. An inspection manhole shall be required on the sanitary service at the property line.
3. Show the proposed grease trap location.

Stormwater

1. The final stormwater detention calculations shall use an event hydrograph method, as required per the Countywide Ordinance.
2. The proposed storm sewer shall discharge into a manhole instead of a curb inlet.

3. The stormwater control structure shall be just inside the property.
4. Soil acidity tests shall be provided to the Village to demonstrate that the proposed steel detention pipe system shall not be exposed to corrosive conditions. The Village may require an alternative pipe material if acidity levels are unacceptable. If the steel pipes are allowed, they shall be either aluminized or coated externally with bituminous material.
5. Soil borings shall be provided to the Village to demonstrate that the proposed detention pipe system for both phases shall be adequately protected from buoyancy forces.
6. An IEPA NPDES II permit shall be required. To satisfy NPDES II requirements, the stormwater management system shall include best management practices to remove 80% of total suspended solids.

Right-of-Way

1. Remove the proposed retaining wall from the public right-of-way.
2. Widen the sidewalk south of the southern driveway on Elizabeth to abut the back of curb.
3. Widen or relocate the sidewalks to maintain a 5-foot walkway width a 1-foot clearance from the streetlight poles. An easement shall be required for any public sidewalk that will be located on the property.
4. Show a handicap ramp to cross Elizabeth Street at the intersection.
5. Either designate the proposed driveways at Elizabeth Street as one-way traffic or widen them to accommodate two-way traffic. (This issue will be further reviewed by the KLOA traffic consultant's report).
6. Parkway trees shall be required every 40' in both rights-of-way. Wells shall be required in the sidewalk where there will be less than 5 feet of grassed parkway width.

Additional comments shall be provided in the permit review process, which may commence upon receipt of final engineering plans, the engineer's cost estimate for public improvements and the engineering review fee.

BUILDING AND FIRE

The Fire Department/Bureau of Inspectional Services does not object to the proposed zoning actions associated with the petition. Detailed comments will be provided upon submittal of detailed building plans.

PLANNING

Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends that the Lord's Property be developed as part of the Central Business District – Mixed Use Area. Included within this petition is a request to amend the Comprehensive Plan as it relates to the Protine Property. This amendment is intended to reclassify the property for Community Commercial uses within the Central Business District area.

Also, the section of the plan dealing with the Central Business District Mixed-Use Area states that “where new commercial development occurs, multiple-family residential development above the first floor is...encouraged. Multiple family development should not be permitted below the first floor in this area.” Staff believes that the amendment is largely an amendment to the map and not an amendment to the plan itself. The petitioner’s plan meets the intent of the plan for the downtown area in almost all aspects, including providing for a site layout and architecture that is compatible with a pedestrian scale environment. Moreover, the proposed plan incorporates streetscape improvements and off-street parking elements that are suggested in the Comprehensive Plan, as well as providing a commercial use that is mutually supportive of both neighboring residential and commercial land uses. The proposed building design is also in compliance with the recommended image appearance criteria for the Central Business District. Therefore, this petition is consistent with the provisions of the Comprehensive Plan.

For reference purposes, the relevant sections of the Comprehensive Plan pertaining to the Central Business District (CBD) is attached as Attachment A.

Compatibility with the Zoning Ordinance

Noted below is a discussion of each of the zoning actions required as part of the development petition.

Rezoning of 228 W. St. Charles Road

The Lord’s Property is currently zoned B5 Central Business District. This property is surrounded on three sides by properties with R2 Single Family Residential and R6 General Residential zoning. Phase II of the project is proposed on property currently zoned R6. In order to accommodate the commercial space proposed for the first level (a recommended component for all projects within the CBD as noted in the Comprehensive Plan), a map amendment is requested for the Protine Property.

Staff can support this amendment as it is still in keeping with the recommendations and intent of the Comprehensive Plan. Moreover, staff believes that the amendment would provide for a uniform redevelopment consistent with other downtown projects recently constructed along west St. Charles Road (i.e., Parkview Pointe, Park West, Lincoln Place). Without the rezoning, the project would be required to include residential housing on the first level and an integrated, unified development will not be as easily achieved.

Planned Development Request

Section 155.501 (F) of the Zoning Ordinance requires the creation of a planned development for any property in the R6 or B5 District and on which a principal building is proposed to be constructed that does not meet the full provisions of the Zoning and Sign Ordinances.

Section 155.501 classifies planned developments as a conditional use and discusses the intent of planned developments. Staff finds that the proposed planned development meets the intent of providing for the following elements:

- *A maximum choice in the types of development available to the public by allowing developments that would not be possible under the strict application of the terms of other sections of this Ordinance.*

The proposed Urban Senior concept provides for a housing component not commonly found within suburban communities. The unique approach to this development provides an increased choice in both land use as well and design elements.

- *A creative approach to the use of land and related physical facilities that results in better development, design and the construction of aesthetic amenities;*

The plan attempts to create a unified design that would blend well into the design of the downtown area. A strict application of the Ordinance would not provide for an integrated development. The petitioner's submittal details the amenities that can be achieved through this development.

- *An efficient use of the land resulting in a more efficient provision of utilities, streets, public grounds, and buildings, and other facilities;*

The plan does maximize the use of the property in a manner consistent with other sections of Village Code and in a manner that recognizes that the project will be constructed within a built environment.

- *Innovations in residential, commercial, office and industrial development so that the growing demands of the population may be met by greater variety in type, design and lay-out of buildings and by the conservation and more efficient use of open space ancillary to said buildings.*

The Urban Senior housing concept is innovative and is intended to meet a housing niche for individuals who can live on their own but want to live in an area with convenient amenities commonly found in downtown areas. The mixed-use nature of the proposal meets this provision.

- *A unified and compatible design of buildings, structures and site improvements.*
Considering both development phases as part of the initial development approval will help ensure that this provision will be met.

By creating a planned development, the petitioner has provided greater design flexibility while providing the Village with a mechanism to review and approve the design elements associated with the petition. Staff is supportive of the planned development concept and companion, provided that all other issues noted within this report are satisfactorily addressed.

Height Deviation

The petitioner is requesting a deviation from Section 155.416 (G) to the Zoning Ordinance to allow for a maximum building height of fifty-two feet (to provide for an architectural tower element), where a maximum of forty-five feet (45') is permitted. As shown on the petitioner's plans, the height relief is requested to provide for an architectural tower element at the St. Charles/Elizabeth corner elevation.

Staff notes that the building will be four floors in height and the increase in height is only intended to provide an additional architectural feature, as opposed to creating additional living space. Staff notes that such relief has been supported by the Village Board in the downtown area in the past, most notably the Elmhurst Memorial Healthcare facility at 130 S. Main Street. If the height deviation is not desired, the building could be constructed as proposed, but with a flat roof and parapet. However, staff believes that this would be as desirable.

Transitional Building Setbacks (East Lot Line)

The submitted plan would require a deviation from Section 155.416 (J) and variations from Sections 155.508 (C)(6)(a) and (b) of the Zoning Ordinance to allow for a reduction in the thirty foot (30') planned development perimeter and twenty foot (20') transitional building setbacks to six feet (6') along the rear (east) property line. The requested relief is associated with the setback requirements proposed as part of the Phase II development and relate to the existing property line between the Protine Property and the Lincoln Terrace Property.

The B5 regulations have a zero foot side yard setback requirement. However, as the east property line abuts an R6 residentially-zoned property, a twenty-foot building setback is required. Moreover, as the east property line constitutes the rear yard of the property, the thirty foot planned development perimeter requirements of the adjacent R2 District north of the site would apply.

In consideration of this request, the petitioner notes that the relief is critical for Phase II of the project. The narrow width of the lot (51') does not provide substantial flexibility in site design. The building addition is located in an area away from the Elizabeth Street single-family residences. Staff notes that the existing residential building at 216 West St. Charles Road has been surveyed to be six feet off of the east property line. Therefore, the petitioner's building will be located even with the existing building line and will not create an additional encroachment into this area.

Staff has also requested the petitioner to provide elevational renderings of the east wall of the proposed building. The submitted plans show that the building will have the same architectural design along the east wall as well. However, staff recommends that this elevation be amended to include additional window elements in a manner consistent with the other elevations. If full windows cannot be installed due to internal layout conflicts, the petitioner can substitute spandrel glass windows. The final design of this element shall be subject to review and approval of the Director of Community Development based upon the Plan Commission recommendation.

Moreover, as this building will be constructed in phases, staff would not support a blank unfinished wall along the east elevation once Phase I is completed. As such, staff is also recommending that in the event that Phases I and II are not constructed simultaneously, the petitioner shall provide a finished east exterior wall for Phase I, with the design of the exterior wall being subject to the Director of Community Development. This condition was also applied to the Yorkbrook Condominium development amendment approved by the Village in December, 2004 (SPA 05-09).

Transitional Landscape Setback (East Lot Line)

The petitioner is requesting a deviation from Section 155.416(J) and a variation from Section 155.508(C)(6)(b) of the Zoning Ordinance to allow for a reduction in the transitional landscape setback from ten feet (10') to one foot (1'). As with the transitional building setback noted above, this relief is also required as part of Phase II development proposal. The encroachment into the requisite yard is intended to ensure that adequate parking and circulation is provided within the development.

As with the building setback noted above, staff notes that the existing property already encroaches into the yard. However, the petitioner does note that for areas in which it is practicable, they will install additional landscaping to soften the encroachment. Staff recommends that in consideration of the relief that additional wall screenings and plantings should be provided to soften the impacts of the proposed parking lot on the adjacent residential properties. Staff recommends that the provisions denoted in the landscape section below be provided as part of the development.

Front/Corner Side Yard Setbacks (Elizabeth and St. Charles)

The B5 District has a zero-foot building setback provision. The rationale for this regulation is to encourage pedestrian oriented development, as opposed to strip commercial development. The petitioner is intending to abide by the recommendation of the plan and push the building up to the front of the property. For most B5 properties, this can be done as a matter of right. However, as this property abuts the R2 and R6 District properties, the perimeter planned development setbacks would apply. As such, a variation from Section 155.508(C)(6)(a) of the Lombard Zoning Ordinance to allow for a 1-foot front and corner side yard setback on the perimeter of a planned development where a 30-foot front and/or corner side yard is required in the abutting R2 Single Family Residence and R6 General Residence Districts respectively is added to the petition.

Staff notes that the petitioner's plan will place the building close to the Elizabeth Street property line, but as the building will still be located twenty feet from the north property line, its impact on the adjacent residential property is reduced. Regarding the St. Charles Road setback, staff notes that from an appearance perspective many B5 properties along St. Charles Road have been constructed up to the property line. Setting the building back thirty feet would be inconsistent with the built environment for commercial buildings along St. Charles Road.

Staff can support this relief as it is consistent with the objectives of the Comprehensive Plan and the intent of the Central Business district provisions. It also reinforces the pedestrian nature of the development. This is consistent with the relief granted to Walgreen's at 319 West St. Charles Road.

Parking Variation

The petitioner is seeking relief from the Village's parking requirements (Section 155.602, Table 6.3 of the Zoning Ordinance) to allow for a reduction of the requisite parking spaces from 46 to 42 spaces during Phase I of the development. The petitioner's submittal details the rationale for their parking relief request.

In review of their proposal and in consideration of the Plan Commission's concerns raised at the September 18, 2005 meeting, staff believes that during Phase I, the relief should impact the residential component rather than the commercial component of the development. Staff's concern is that if higher parking demand is utilized by the residential component, the ability for the commercial element to thrive will be limited. Moreover, as visitors may not be as familiar with the project, they may be more apt to park on adjacent streets. As such, staff recommends as a condition of approval that the parking spaces for the residential component of the project be limited for each phase of the development. Moreover, as the concept plans do not depict accessible parking spaces, the petitioner shall modify the final site plans to incorporate this requirement.

Wall Signage Deviation

The petitioner has identified a number of locations in which wall signage may be installed on the property, as depicted on the plans. Based upon the submitted elevations, a deviation from Section 153.506(B)(18)(c) of the Lombard Sign Ordinance to allow for an increase in the total number of permitted wall signs, where one wall sign per street front exposure is permitted has been included as part of this petition.

Staff notes that while it is not guaranteed that the relief is actually needed, staff would be supportive of this request provided that the wall signage follows the same guidelines the Village has approved for many recent developments, including the Main Street Place planned development (SPA 05-05). These provisions include the requirement that all wall signage to be installed on the building shall be of a channel letter design and shall be placed on the building in accordance with the wall sign package as depicted on the submitted building elevations. However, staff does not support the additional building identification sign as depicted on the proposed east elevation of the building. This element is not consistent with the pedestrian scale sign shown elsewhere on the plans and would be directly visible to the adjacent Lincoln Terrace Condominiums.

Conditional Use – Outdoor Dining

While definitive plans for the outdoor dining area would be subject to the proposed restaurant operator that ultimately occupies the building, a conditional use from Section 155.416(C)(13) to allow for an outdoor service (dining) area is requested. As shown on the plan submittals, several tables are proposed to be located at the southwest corner of the building. This design is consistent

with other outdoor dining elements approved by the Village in the downtown area, either by conditional use if the tables are located on private property (Praga) or as part of a sidewalk decoration permit (Amazing Grace, Café 101, New Day Coffee House). It also helps reinforce the pedestrian scale of the development. Staff can support this request, provided that at least four feet of sidewalk area is available at all times, that the dining component does not inhibit pedestrian traffic flow.

Site Plan Approval Authority

As part of a planned development submittal, the petition includes a request for site plan approval authority be given to the Plan Commission. This would allow the Plan Commission to review signage or off-site parking deviation requests or to review and approve minor changes to the development plans should they arise. Staff supports this request, as it would allow the Commissioners to address minor changes in an expedient fashion.

Development Agreement

As part of this project, a companion development agreement is being created and will be considered by the Village Board concurrent with the recommendation from the Plan Commission relative to the public hearing petition.

Compatibility with the Surrounding Land Uses

The property is located within the Central Business District and is bordered by commercial uses on the south. The proposed development orients the project toward St. Charles Road and away from adjacent single-family residential properties. In consideration of the planned development request noted above as well as to consider the impacts of the development on adjacent properties, staff offers the following comments:

Building Aesthetics

As part of the site plan approval process, the petitioner has prepared building elevations for Phases I and II of the project as well as a companion materials board. The elevation will give the Village a sense of what the project will look like upon completion. Moreover, if the developer were to sell the property, the new owner will be aware of the Village's development expectations for the site for both phases of the development.

Based upon the initial review of the building elevations, the Plan Commission expressed conceptual support of the elevations at the September 19, 2005 workshop session. The selected brick at the street level is slightly darker but compatible in all other aspects with the colors utilized at the Walgreen's building. The upper level incorporates a second masonry color to break up the overall building mass.

Trash Enclosures

The proposed plans have located the trash enclosure area to be located along the west building elevation. This location was selected as other sites on the property preclude garbage truck access,

due to vehicle clearance issues. To ensure neighborhood compatibility and to minimize fly-dumping, all outdoor trash collection areas shall be screened on all four sides, with a masonry exterior compatible with the principal building and with a solid door. The dumpster areas shall also meet all Fire Department requirements.

Landscaping/Screening

Concurrent with a site plan approval application, the developer shall submit a companion landscape plan for review and approval. The plan shall meet the provisions of the Zoning Ordinance, except as varied as part of this petition. Moreover, the final landscape plans shall incorporate any requisite planting noted elsewhere in this report, and shall also include the following:

1. Along the east property line, as part of Phase II of the development:
 - a. The petitioner shall pay for and install landscape plantings on the subject property and/or the adjacent Lincoln Terrace Condominium property to meet the transitional landscape planting requirements of the B5 District. If the adjacent property owner does not consent to this provision, this petitioner shall not be obligated to install additional plantings on the adjacent property.
 - b. The petitioner shall also pay for and install fencing along the eastern property line, no greater than eight (8) feet and no less than six (6) feet in height. Design of the fencing is subject to the approvals of the Director of Community Development with input from the Lincoln Terrace Condominium Association. The fencing shall meet all Village setback and clear line of sight requirements.
2. Along the west property line (abutting the rear yards of the R2 Properties along Elizabeth Street) and along the north property line abutting 26 N. Lincoln Avenue, as part of Phase II of the development:
 - a. The petitioner shall pay for and install landscape plantings on the subject property and/or the adjacent residential properties to meet the transitional landscape planting requirements of the B5 District. This shall be provided as part of Phase II of the development. If the adjacent property owner(s) do not consent to this provision, this petitioner shall not be obligated to install additional plantings on the adjacent property.
 - b. The petitioner shall also pay for and install fencing along the west and north property lines, no greater than eight (8) feet and no less than six (6) feet in height. Design of the fencing is subject to the approvals of the Director of Community Development with input from the adjacent property owner(s).
3. Along the north property line abutting the residential property at 19 N. Elizabeth Street, as part of Phase I of the development:

- a. The petitioner shall pay for and install a masonry wall to be erected along the northern property line, with said wall being no greater than eight (8) feet and no less than six (6) feet in height. Design of the wall is subject to the approvals of the Director of Community Development with input from the abutting property owner. The wall shall meet all Village setback and clear line of sight requirements. (A sample of the type of wall to be required as part of this submittal is attached as Appendix B).
4. Any retaining walls for the proposed parking lot within Phase II of the development shall be designed to be architecturally compatible with the approved building elevations, as determined by the Director of Community Development.

Lighting

The lighting fixtures to be utilized for all private roadway lighting and parking lot lighting shall be uniform. The developer shall provide complete specifications and photometric plans for the proposed fixture. However, to ensure that the parking lot lighting does not create excessive glare on adjacent properties, the petitioner shall also locate the lighting at a height and location that minimizes neighborhood impact. Such additional lighting information shall be reviewed and approved by the Director of the Department of Community Development prior to installation. Staff believes that a variance from the foot-candle lighting requirements as this item is being designed.

Parking, Circulation and Traffic

To better estimate what impact this development will have on the surrounding roadways, the Village's traffic consultant Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA) has performed an evaluation of the proposed project. A draft copy of the preliminary traffic study is included as Appendix A for reference purposes. Staff supports the recommendations included within the report and will incorporate these recommendations into the final site plan.

Generally speaking, the report identifies the following:

- The redevelopment project will not generate significant traffic volumes above what exists in the area;
- The parking lot should function in a one-way, counterclockwise fashion to accommodate vehicle and drop-off, pick-up movements. This will also facilitate better traffic flow along Elizabeth Street. Staff also notes that the driveways should also be designed with proper tapering to reflect the alternate flow of traffic.
- The Phase II entrance drive off of St. Charles Road should operate as a one-way entrance driveway only, with left turns into the parking lot being prohibited.
- The parking lot should be reviewed in order to maximize the available supply of parking and accommodation of handicapped accessible spaces.
- Staff also recommends that the two rows of concrete bumper stops proposed in the parking lot should be removed.
- Staff also recommends that appropriate clearance be provided into the parking lot to accommodate fire apparatus.

Once Phase II is scheduled to begin, staff will review the existing parking configuration along West St. Charles Road and may recommend to the Village's Transportation and Safety Committee the removal of selected parking spaces on the north side of the street. As St. Charles Road is a Village street, the petition does not have to be conditioned to address this possibility.

St. Charles Road/Elizabeth Street Right-of-Way Improvements

As noted on the petitioner's submitted plans and project narrative, they are proposing to create a streetscape environment consistent with the downtown area. To this end, staff will require any public improvements (i.e., sidewalk areas, street lighting, parkway trees, etc.) to be consistent with the downtown Lombard specifications. The plans will need to incorporate the right-of-way comments raised by engineering staff. Lastly, to ensure that sufficient width exists to accommodate pedestrian movements as well as public improvements, staff will also require the petitioner to provide the Village with a public access easement on the subject property for any areas in which the constructed sidewalk is less than four feet in width.

Stormwater Detention

Right now, no stormwater improvements are provided on the property. With the redevelopment, the project will be required to meet the full provisions of the Village's stormwater detention regulations. The petitioner is proposing to construct two vault detention systems to handle run-off created by the project. The stormwater will be directed away from the Lincoln Terrace property and toward Elizabeth Street, where it will be tied into a municipal storm sewer. The final design of the system will need to meet Village requirement and incorporate the comments noted above.

Staff has been working with the petitioner to address additional stormwater deficiencies affecting the area. Currently, stormwater in the flows from the subject property into an existing detention facility located at the north end of the Lincoln Terrace property. The outlet structure is designed to provide for a controlled release into the rear yards of existing residential properties along Elizabeth Street and Lincoln Avenue. To remedy this situation, staff is also recommending that the petitioner redirect the released stormwater from the Lincoln Terrace detention facility into either the proposed detention vaults to be constructed on the subject property. or into a separate storm drain to be located on the subject property and connecting the storm drain within the Elizabeth Street right-of-way. The final design of this improvement shall be subject to review and approval by the Village. The petitioner shall also grant any necessary easement to provide for this conveyance.

Compliance with the Subdivision and Development Ordinance

The Subdivision and Development Ordinance requires the two properties to be consolidated into a single lot of record. Staff will require the plat of consolidation concurrent with the building permit submittal for Phase II.

FINDINGS AND RECOMMENDATIONS

Based on the above findings, 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 the testimony presented, the requested relief complies with the standards required by the Lombard Zoning and Sign Ordinances; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and find that establishing a planned development is in the public interest; and therefore, I recommend to the Corporate Authorities **approval** of PC 05-42, subject to the following conditions:

1. The petitioner shall enter into a development agreement with the Village setting forth the terms and conditions for development on the subject property.
2. The petitioner shall develop the site in accordance with the Phases I and II preliminary engineering plans prepared by Jacob & Hefner & Associates, Inc., dated October 20, and 26, 2005 respectively and made a part of this petition; except as varied by the conditions of approval.
3. The proposed buildings and structures shall be constructed in accordance with the submitted Phases I and II plans, prepared by MidAmerica HPD Lombard LLC, dated October, 2005 and November 10, 2005 and made a part of this petition, except as varied by the conditions of approval.
4. As part of the building permit submittal, the petitioner shall satisfactorily address the comments included as part of the Inter-Departmental Review Report.
5. The increase in height shall only be for the proposed tower element located on the southwest corner of the building as depicted on the submitted plans. Any height increase above the forty-five feet above grade shall only be for architectural elements and shall be used as living space.
6. The proposed east building elevation shall be amended to include additional window elements in a manner consistent with the other elevations. If full windows cannot be installed due to internal layout conflicts, the petition can substitute spandrel glass windows. The final design shall be subject to review and approval of the Director of Community Development based upon the Plan Commission recommendation. Moreover, in the event that Phase I and II are not constructed simultaneously that the petitioner shall provide a finished east exterior wall for Phase I, with the design of the exterior wall being subject to the Director of Community Development.
7. The petitioner shall provide the additional landscaping and screening improvements, as follows:
 - a. Along the east property line, as part of Phase II of the development:
 - i. The petitioner shall pay for and install landscape plantings on the subject property and/or the adjacent Lincoln Terrace Condominium property to meet the transitional landscape planting requirements of the B5 District. If the adjacent property owner does not consent to this provision, this petitioner shall not be obligated to install additional plantings on the adjacent property.

- ii. The petitioner shall also pay for and install fencing along the eastern property line, no greater than eight (8) feet and no less than six (6) feet in height. Design of the fencing is subject to the approvals of the Director of Community Development with input from the Lincoln Terrace Condominium Association. The fencing shall meet all Village setback and clear line of sight requirements.

 - b. Along the west property line (abutting the rear yards of the R2 Properties along Elizabeth Street) and along the north property line abutting 26 N. Lincoln Avenue, as part of Phase II of the development:
 - i. The petitioner shall pay for and install landscape plantings on the subject property and/or the adjacent residential properties to meet the transitional landscape planting requirements of the B5 District. This shall be provided as part of Phase II of the development. If the adjacent property owner(s) do not consent to this provision, this petitioner shall not be obligated to install additional plantings on the adjacent property.

 - ii. The petitioner shall also pay for and install fencing along the west and north property lines, no greater than eight (8) feet and no less than six (6) feet in height. Design of the fencing is subject to the approvals of the Director of Community Development with input from the adjacent property owner(s).

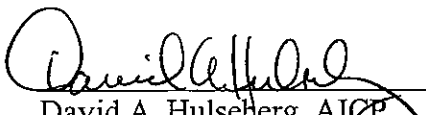
 - c. Along the north property line abutting the residential property at 19 N. Elizabeth Street, as part of Phase I of the development:
 - i. The petitioner shall pay for and install a masonry wall to be erected along the northern property line, with said wall being no greater than eight (8) feet and no less than six (6) feet in height. Design of the wall is subject to the approvals of the Director of Community Development with input from the abutting property owner. The wall shall meet all Village setback and clear line of sight requirements.

 - d. Any retaining walls for the proposed parking lot within Phase II of the development shall be designed to be architecturally compatible with the approved building elevations, as determined by the Director of Community Development.
8. The petitioner shall locate any parking lot the lighting at a height and location that minimizes neighborhood impact and shall meet the Village's photometric requirements. Such additional lighting information shall be reviewed and approved by the Director of the Department of Community Development prior to installation.

9. The petitioner shall incorporate the recommendations of the Village's traffic consultant and Village staff into the final development plans for the site.
10. The right-of-way improvements shall be designed and installed to address the comments raised by engineering staff. The petitioner shall provide a public access easement on the subject property for any areas in which the constructed sidewalk is less than four feet in width.
11. The petitioner shall submit a Plat of Consolidation to the Village for review and approval. Said plat shall consolidate the subject properties into a single lot of record and shall be required concurrent with the building permit submittal for Phase II.
12. The proposed wall signs on the building shall be exclusively of a channel letter design and shall be located on the building consistent with the submitted plans. The east elevation shall not include any building identification signage.
13. No more than ten (10) parking spaces shall be dedicated for resident parking purposes during Phase I of the project. No more than twenty-six (26) spaces in total shall be dedicated for resident parking purposes upon completion of Phase II of the project.
14. The petitioner shall redirect the released stormwater from the existing Lincoln Terrace detention facility into either the proposed detention vaults to be constructed on the subject property or into a separate storm drain to be located on the subject property that will connect to the storm drain within the Elizabeth Street right-of-way. The final design of this improvement shall be subject to review and approval by the Village. The petitioner shall also grant any necessary easements to provide for this conveyance.
15. The outdoor dining area shall be designed and operated in a manner that provide for at least four feet of width for pedestrians at all times.
16. The property shall be developed consistent with Village Code.

Furthermore, the Plan Commission recommends that site plan approval shall be granted for the subject property.

Inter-Departmental Review Group Report Approved By:



David A. Hulseberg, AICP
Director of Community Development

DAH:WH

Appendix A – Relevant Sections of the Comprehensive Plan

Downtown Lombard and the Central Business District (CBD)

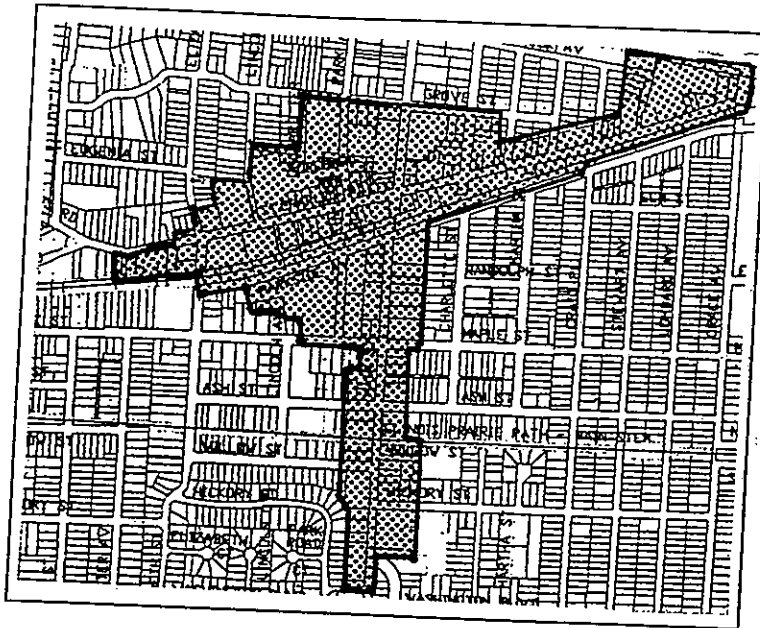
Downtown Lombard is planned to remain as the Village's mixed-use central activity area. While commercial uses are an important component of the Downtown, residential and institutional uses are also emphasized.

For the future, it will be important to encourage a mix of land-uses which are mutually reinforcing to the overall nature of activities in the Downtown Lombard. Whether the mix emphasizes entertainment, office or specialty commercial uses, the effort will require close coordination between the Village, businesses, lending institutions, property owners, and other interested parties to successfully realize desirable public and private improvements.

The Long-Range Land-Use Plan and Land-Use Plan Map emphasizes the following recommendations concerning the Downtown.

Physical Boundaries - The Downtown and CBD Defined

The Land-Use Plan Map delineates the future limits of the Central Business District. These boundaries are based upon the historical development of the Downtown, its overall relationship to Main Street, and areas planned to be a part of the CBD in the future.

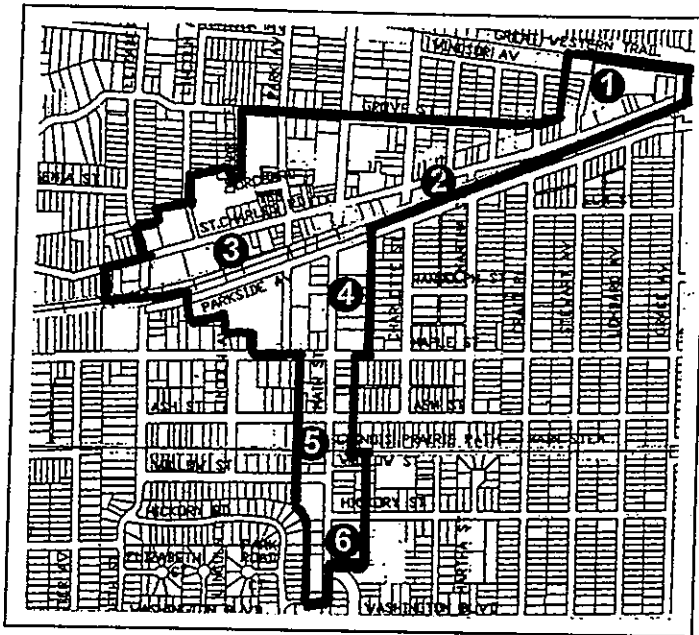


The areas identified in the illustration to the left are the recommended boundaries of the Central Business District. Within these areas, the Village continues to encourage commercial, residential, civic and other land-uses to meet the needs of the community. It is also the area to which the Village will extend its Downtown improvement programs including streetscape improvements, down-

town parking and related amenities.

An important emphasis and distinction is that while the area south of Maple Avenue is a part of the CBD, it is not considered part of the Downtown core. The distinction is drawn for zoning and land-use intensity purposes. The area south of Maple Street should be subject to similar urban design features as the Downtown core to the north to ensure it is physically associated with the larger area. This would include, but not be limited to: 1) the Village's streetscape improvement program; 2) the extension of the "storefront" design where buildings are situated along the street right-of-way; and 3) facade design and improvements which are of similar scale and character to existing improvements along St. Charles Road.

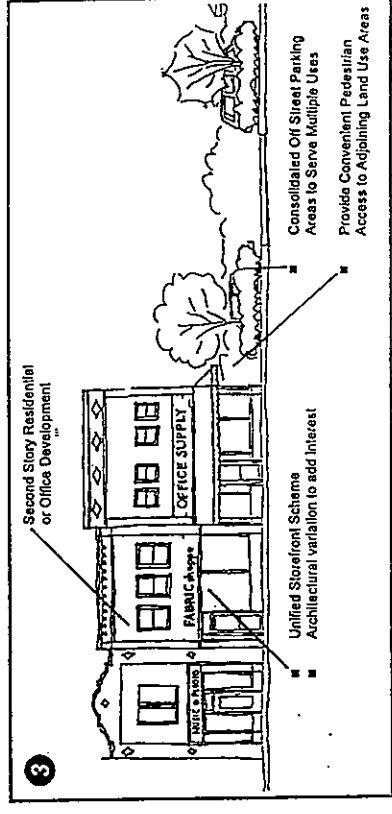
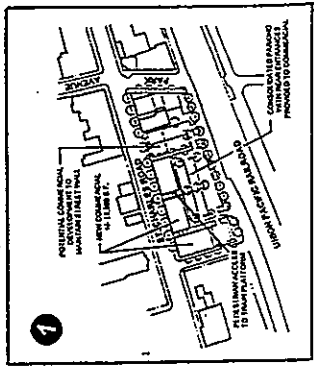
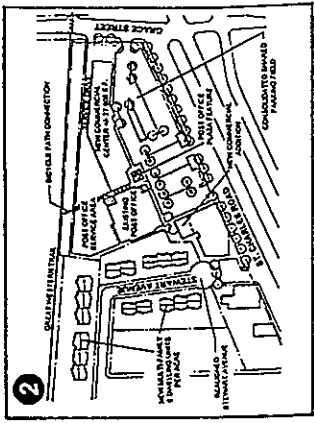
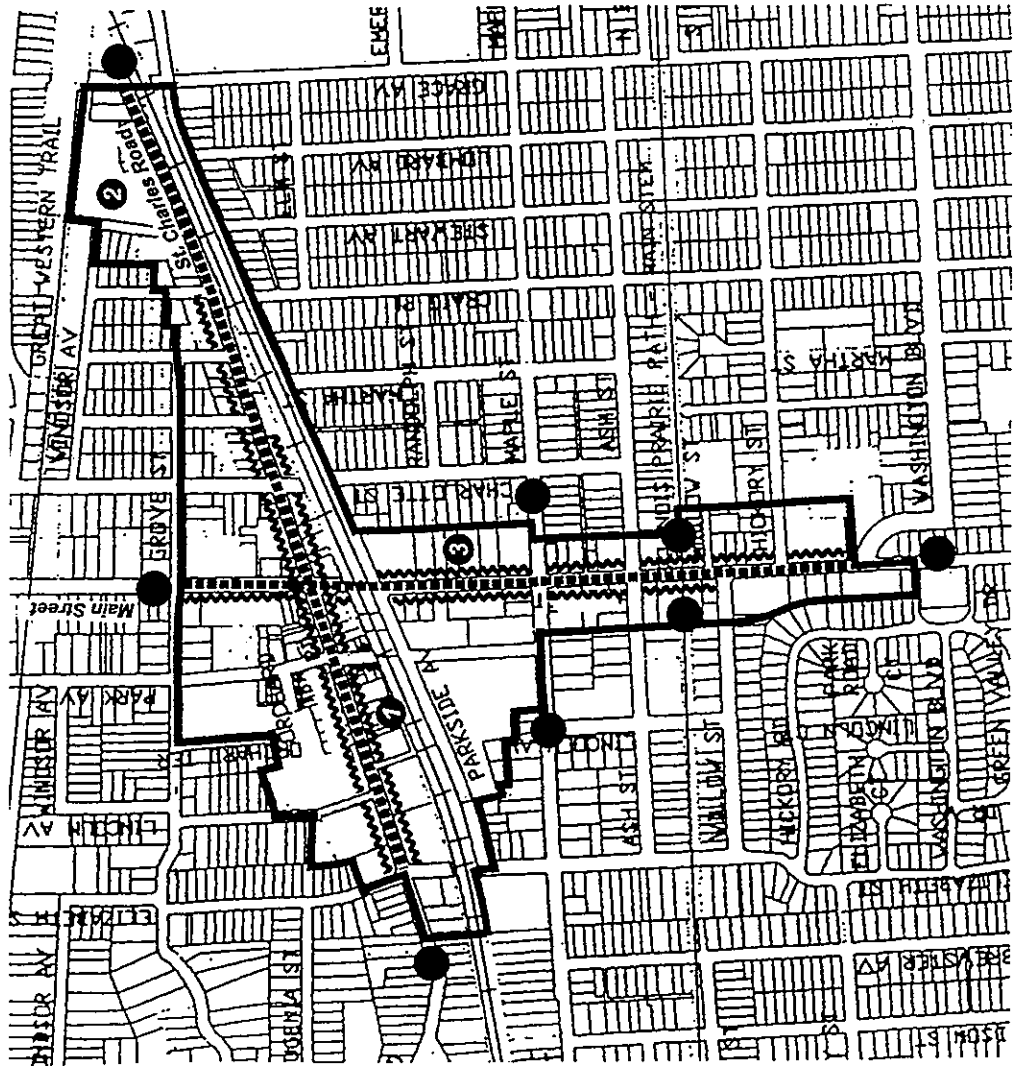
Commercial Land-Use



The CBD will continue to provide a diverse range of commercial, retail and office uses. The mix of uses should be mutually supportive of all activities of the CBD. A number of key development and redevelopment project areas have been identified for CBD, as illustrated to the left. The numbering and sequencing of these areas in the following paragraph are not intended to give any priority or sequence to these potential project areas.

The **first** area would involve the redesign and integration of commercial uses in association with the Lombard Post Office in the far eastern portion of the CBD. The **second** involves the redevelopment of the silos located along the south side of St. Charles Road east of Charlotte Street. This area should be redeveloped for a mix of commercial and residential uses in the future. A portion of the area might also be used for additional commuter rail parking in association with Lombard's Downtown Metra station. The **third** project includes the redevelopment of an area along the south side of St. Charles Road east of Lincoln Avenue. This would require the relocation of the Lombard Park District maintenance facilities and the development of new commercial space consistent with the character of development to the east along St. Charles Road. The **fourth** project involves the redevelopment of two single-family structures for mixed commercial and residential use along the east side of Main Street just north of Maple. The **fifth** project area along the Prairie Path would suggest the demolition of existing residential and commercial structures and redevelopment of new commercial uses. The location does maintain an older, more historic gas station structure which might be considered for integration as part of a redevelopment project. The **sixth** area involves Mr. Z's Grocery store. Although the plan fully supports a grocery store use, should the business vacate and no other re-use is proposed for the existing store, it should be redeveloped to provide more traditional "storefront" space similar to other Downtown locations.

Figure 3, *Central Business District Improvement Concept* on the following page provides an illustration of the some of the objectives which are sought for the Central Business District.



- Central Business District (CBD) Boundary
- Streetscape Improvement Areas
- "Storefront" Improvement / Development Area
- Illustrative Improvement Locations
- CBD Entryway Feature Improvement Locations



Figure 3
Central Business District Improvement Concept

Appendix B

Representative Sample of the Proposed Wall to be Constructed along
218 W. St. Charles road and 19 N. Elizabeth Street north property line

CAST STONE CAP

SEMI RECESSED WEATHER
PROOF LIGHTS TO LIGHT DRIVE
THRU LANE

8" ROCK FACED CONCRETE
BLOCK WITH VERTICAL
REINFORCING

REINFORCED CONCRETE
RETAINING WALL AND
FOUNDATION

CONCRETE CURB ALONG
DRIVE THRU

PROPERTY LINE

STONE VENEER
APPLIED TO NORTH
SIDE OF CONCRETE
BLOCK WALL

APPROXIMATE

STEP HEIGHT OF RETAINING WALL
FOLLOW GRADE. STOP BLOCK AND
WALL AT 30 FEET WEST OF ST. CL
ROAD PROPERTY LINE TO MAINTAIN
LINES FOR DRIVEWAY.

GRANULAR BACK FILL WITH SUBSU
DRAINAGE TO WALGREENS PARKING
STORM DRAIN SYSTEM

WALL SECTION

8'-0"

4'-0"

6"

3'-6"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

3'-0"

5'-0"

7/8"

1 1/2"

3/4"

ACTUAL SIZE OF FOUNDATION
TO BE DETERMINED BY CIVIL
ENGINEER

0"

Appendix C – Preliminary Traffic Study

Attached is a draft traffic study performed for the Subject Property prepared by the Village's traffic consultant, KLOA.



KENIG, LINDGREN, O'HARA, ABOONA, INC.

9575 W Higgins Road • Suite 400
Rosemont, Illinois 60018

(847) 518-9990 • Fax (847) 518-9987
email: kloa@kloainc.com

MEMORANDUM TO: William Heniff
Village of Lombard

FROM: Timothy J. Doron, Principal
Javier Millan, Senior Consultant

DATE: November 14, 2005

SUBJECT: The Pointe at Lombard
Lombard, Illinois

This memorandum summarizes the results of a traffic study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed development of property located in Lombard, Illinois. The site is approximately 1.13 acres in size for Phases I and II and is located in the northeast quadrant of the St. Charles Road signalized intersection with Elizabeth Street. The site is currently occupied by an auto repair shop and a one-story three-unit residential building. The proposed development will be developed in two phases ultimately containing a 78-unit senior housing building with a restaurant and retail space on the first floor. Access to the site will be provided off St. Charles Road and Elizabeth Street.

The purpose of this study was to assess the impact the proposed development would have on traffic conditions in the area and to recommend any roadway and access improvements necessary to accommodate development-generated traffic. The scope of this traffic impact analysis included the following:

1. *Data Collection.* The preliminary phase of the analysis included a reconnaissance of the site and its environs to determine the physical and operational aspects of the existing roadway and access system. Previous weekday A.M. and P.M. peak period traffic counts conducted for the proposed Walgreens store (currently under construction) in the southwest quadrant of the St. Charles Road intersection with Elizabeth Street were utilized.
2. *Directional Distribution Analysis.* The directional distribution of traffic approaching and departing the development was estimated based on the existing traffic travel patterns, as determined from the traffic counts.
3. *Traffic Generation Analysis.* The peak hour traffic volumes that would be generated by the proposed development were estimated based on rates published by the Institute of Transportation Engineers (ITE).
4. *Site Traffic Assignment.* The site-generated traffic volumes were combined with through (nonsite) traffic volumes and assigned to the adjacent roadway network in accordance with the directional distribution analysis. The traffic assignments were used to analyze the impact that the proposed development would have on traffic conditions in the area.

5. *Evaluation and Recommendations.* Based on the analyses described above, the traffic impacts of the proposed development were evaluated, and recommendations were developed with respect to roadway improvements and site access needs

Existing Conditions

In order to project future transportation conditions at the site, three general components of existing conditions were considered: (1) the geographic location of the site and the land uses in the area, (2) the characteristics of the streets in the site area, and (3) the traffic volumes on the adjacent streets.

Site Location

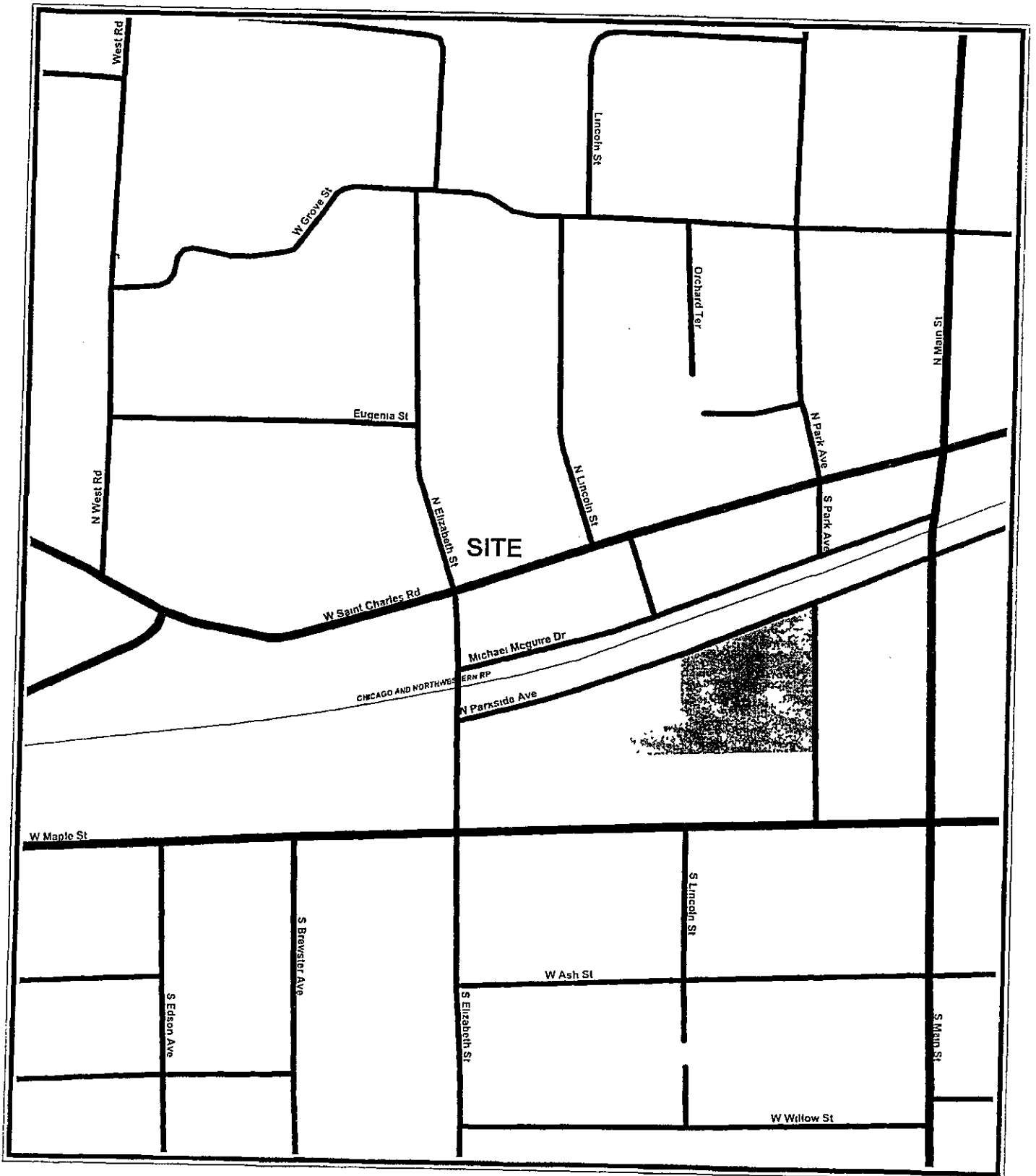
The site, as mentioned previously, is located in the northeast quadrant of the St. Charles Road intersection with Elizabeth Street and is currently occupied by an auto repair shop and a one-story three-unit residential building. Land uses in the area include single family residential to the north and west, multifamily residential to the east and commercial land uses to the south. **Figure 1** illustrates the site location of the proposed development with respect to the area roadway system while **Figure 2** shows an aerial view of the site and the surrounding area.

Site Accessibility

The accessibility of any development is governed by the characteristics of the roadways available to accommodate site-generated traffic movements and the traffic control devices regulating traffic operations on those roadways. The principal roadways in the vicinity of the site are described below and illustrated in Figure 1.

St Charles Road is an east-west regional arterial that runs from Klein Road in Wayne Township east to its terminus at 5th Avenue in Maywood, Illinois. However, near the site the road becomes more urban in nature as it transitions into the downtown area. At its signalized intersection with Elizabeth Street, St. Charles Road provides one through/left-turn lane and an exclusive right-turn lane on the west approach. A combined through/right-turn lane and a combined through/left-turn lane are provided on the east approach. St. Charles Road, immediately east of Elizabeth Street, narrows down to provide one lane in each direction with a parking lane on both sides of the street.

Elizabeth Street is a two-lane north-south residential roadway. At its signalized intersection with St. Charles Road, Elizabeth Street provides a combined through/left-turn lane and an exclusive right-turn lane on both approaches. Elizabeth Street has a posted speed limit of 25 mph.



SITE LOCATION

FIGURE 1



©1997-2004 AirPhotoUSA

AERIAL VIEW OF THE SITE

FIGURE 2

Existing Traffic Volumes

Previous traffic counts conducted in May, 2004 during the morning (7:00 to 9:00 A.M.) and afternoon (4:00 to 6:00 P.M.) peak commuter periods at the intersection of St. Charles Road with Elizabeth Street were utilized. These periods were chosen to coincide with the peak periods of traffic.

The traffic count data indicates that the weekday morning peak hour occurs from 7:00 to 8:00 A.M. while the weekday afternoon peak hour occurs from 4:45 to 5:45 P.M. The existing weekday morning and evening peak hour traffic volumes are shown in **Figure 3**.

Existing Condition Evaluation

Intersection capacity analyses were performed for the study area intersection to determine the operation of the existing roadway system and determine what improvements should be considered to mitigate existing deficiencies, if any.

The traffic analyses were performed using the Synchro 5 computer software, which is based on the methodologies outlined in the Transportation Research Board's Highway Capacity Manual (HCM), 2000. In addition, and in order to better gauge the existing traffic condition in the area, the data was simulated using the Sim Traffic software. By virtue of using this simulation program, a better understanding of the downstream and/or upstream intersection's effects on a roadway segment can be achieved.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter grade from A to F based on the average delay experienced by vehicles passing through the intersection. Delay includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Level of Service A is the highest grade (best traffic flow and least delay), Level of Service E represents saturated or at-capacity conditions, and Level of service F is the lowest grade (oversaturated conditions, extensive delays). Typically, Level of Service D is the lowest acceptable grade for peak hour conditions in a suburban environment.

For signal-controlled intersections, levels of service are calculated in three ways: Lane groups, intersection approaches; and intersections as a whole. For two-way stop controlled intersections, such as site driveways, levels of service are only calculated for the approaches controlled by a stop sign (not for the intersection as a whole). Level of Service F at a two-way stop controlled intersection occurs when there are not enough suitable gaps in the flow of traffic on the major (uncontrolled) street to allow minor-street traffic to efficiently enter the major street flow or cross the major street. Summaries of the capacity analysis results are presented in **Table 1**.

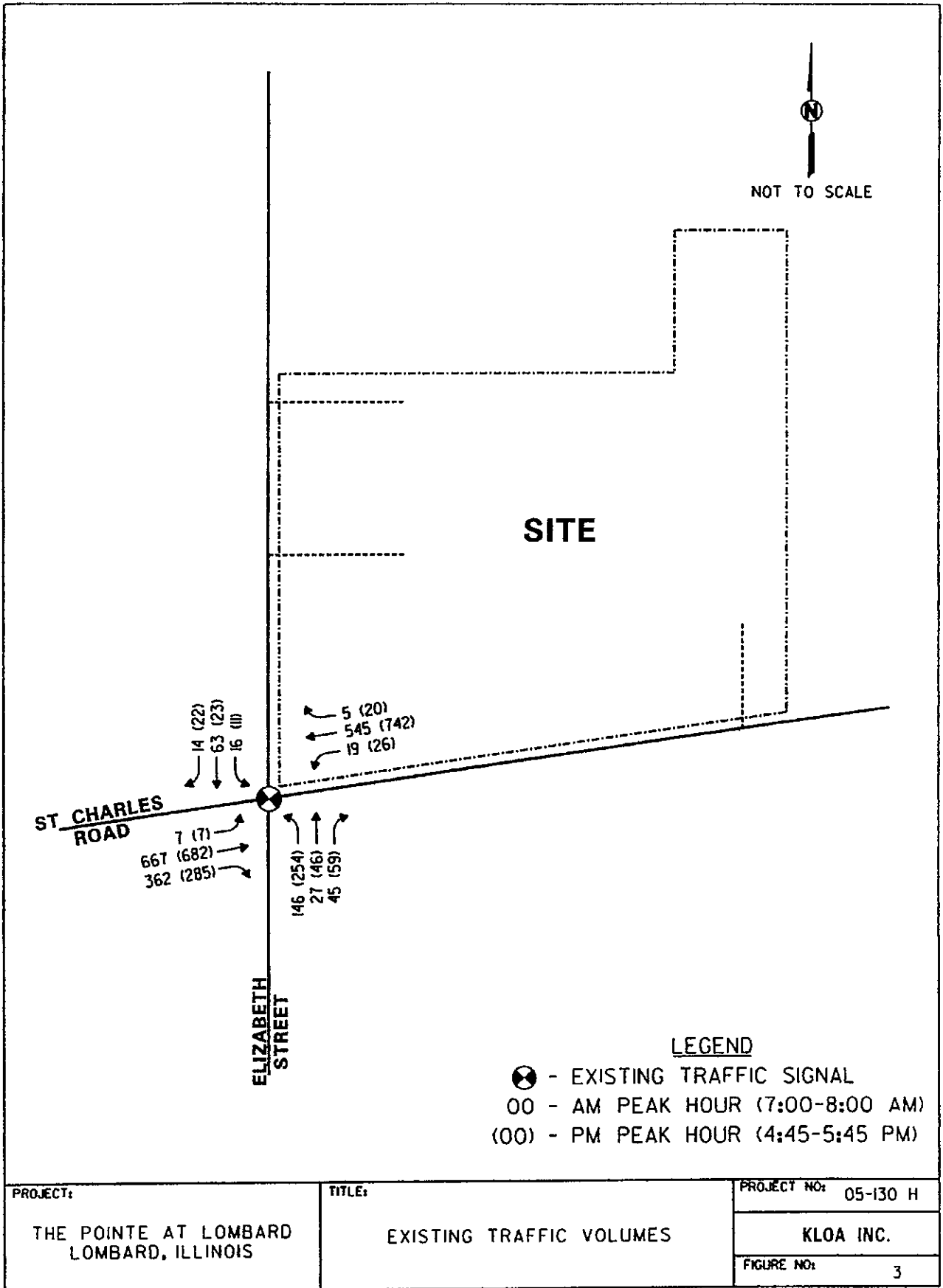


Table 1
EXISTING TRAFFIC CONDITIONS

Intersection	Weekday A.M. Peak Hour		Weekday P.M. Peak Hour	
	LOS	Delay	LOS	Delay
St. Charles Road/Elizabeth Street ¹	B	13.9	B	16.9

LOS - Level of Service
 Delay is measured in seconds
¹Signalized Intersection

As can be seen from Table 1, the site intersection, from a capacity point of view, is operating at an acceptable level of service

As part of a larger study, KLOA, Inc. reviewed the signal operations along St. Charles Road in a synchronized system. The results of that study were provided to the Village of Lombard in a separate report. However, for the purposes of evaluating the St. Charles Road-Elizabeth Street intersection, this synchronized system was used and the site intersection was evaluated as part of it. Based on the optimization, the most efficient cycle length for the Signals along St. Charles Road is 100 seconds. It should be noted that with the optimization and coordination of the signals there will be a great improvement to the traffic flow. In addition it should be noted that if left-turn movements from southbound Illinois Route 53 are allowed at other intersections, the traffic volumes experienced at the intersection of St. Charles Road with Elizabeth Street would be significantly reduced thus reducing the delay and potentially improving the level of service.

Development Traffic Characteristics

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed residential development, including the directional distribution and volumes of traffic that it will generate as well as the efficiency of the proposed access.

Directional Distribution

The directional distribution of future site-generated trips on the external roadways is a function of several variables, including the operational characteristics of the roadway system and the ease with which drivers can travel over various sections of the roadway system without encountering congestion. The directions from which residents of the development will approach and depart the site were estimated based on the existing travel patterns, as determined from the traffic counts. **Figure 4** illustrates the directional distribution of traffic and is also listed in **Table 2**.

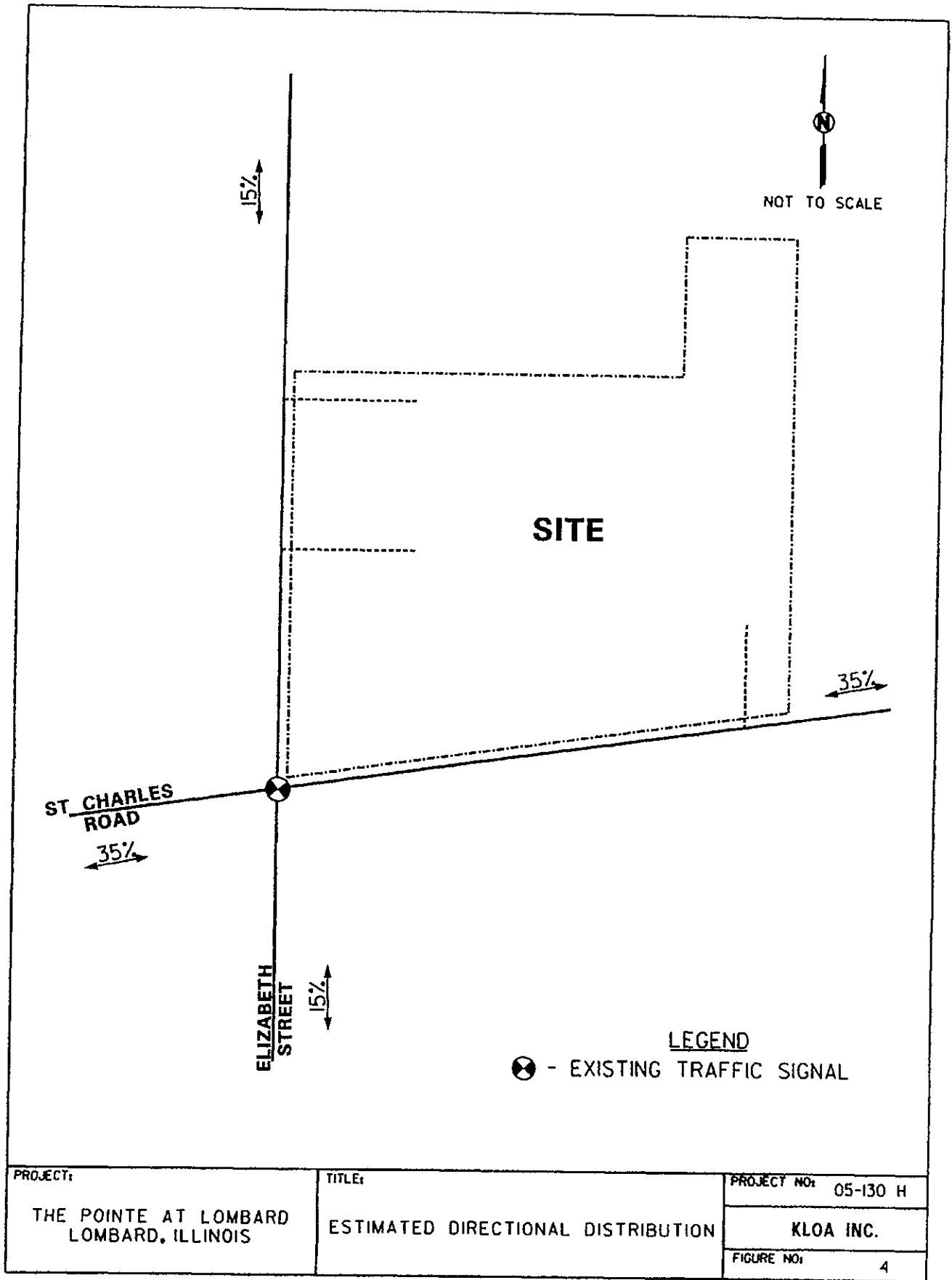


Table 2
ESTIMATED DIRECTIONAL DISTRIBUTION OF SITE-GENERATED TRAFFIC

Direction	Percent
To and from the north on Elizabeth Street	15%
To and from the south on Elizabeth Street	15%
To and from the east of St. Charles Road	35%
To and from the west on St. Charles Road	<u>35%</u>
Total	100%

Proposed Site Traffic Generation

The traffic generation characteristics of any development are based on the magnitude and character of its land use. The proposed development is to consist of 78 senior independent attached units, a 3,000 square foot restaurant and approximately 5,800 square feet of specialty retail floor area. The estimates of the peak hour traffic that will be generated by the proposed development were based on the Senior Adult Housing Attached (Land-Use Code 252), High Turnover (Sit-Down) Restaurant (Land Use Code 932) and Specialty Retail (Land Use Code 814) rates published in the Institute of Transportation (ITE) *Trip Generation Manual*, 7th Edition. Table 3 shows the estimated number of peak hour trips estimated to be generated by the proposed development. It should be noted that based on discussions with Village of Lombard officials, the restaurant is planned to serve the residents of the building as well as the public.

Table 2
PEAK HOUR SITE-GENERATED TRAFFIC VOLUMES

Land Use	Morning Peak Hour		Evening Peak Hour		Daily Two-Way Traffic
	Inbound	Outbound	Inbound	Outbound	
78 Senior Adult Housing Attached Units	3	3	6	4	820
3,000 square foot Restaurant	18	17	20	13	380
5,800 square foot Specialty Retail	<u>15</u> ¹	<u>20</u> ¹	<u>15</u>	<u>20</u>	<u>290</u>
Total	36	40	41	37	1,490

¹Due to the lack of trip generation rates for a specialty retail center during the A M peak hour, KLOA assumed the retail area would generate the same number of trips

Site Traffic Assignment

The weekday A.M. and P M peak hour trips projected to be generated by the proposed development were assigned to the area roadway system based on the directional distribution shown in **Table 3** and **Figure 4**. **Figure 5** shows the assignment of the new site-generated peak hour traffic volumes. The site traffic that would be generated during the peak hours was added to the existing traffic volumes and is shown in **Figure 6**. It should be noted that the traffic to be generated by the proposed Walgreens store (under construction) were included in the total traffic projections. These volumes (**Figure 6**) were analyzed to determine the impact of the proposed facility on area roadways and the requirements for the design of an efficient site access system.

Future Conditions Evaluation and Recommendations

Access

St Charles Road

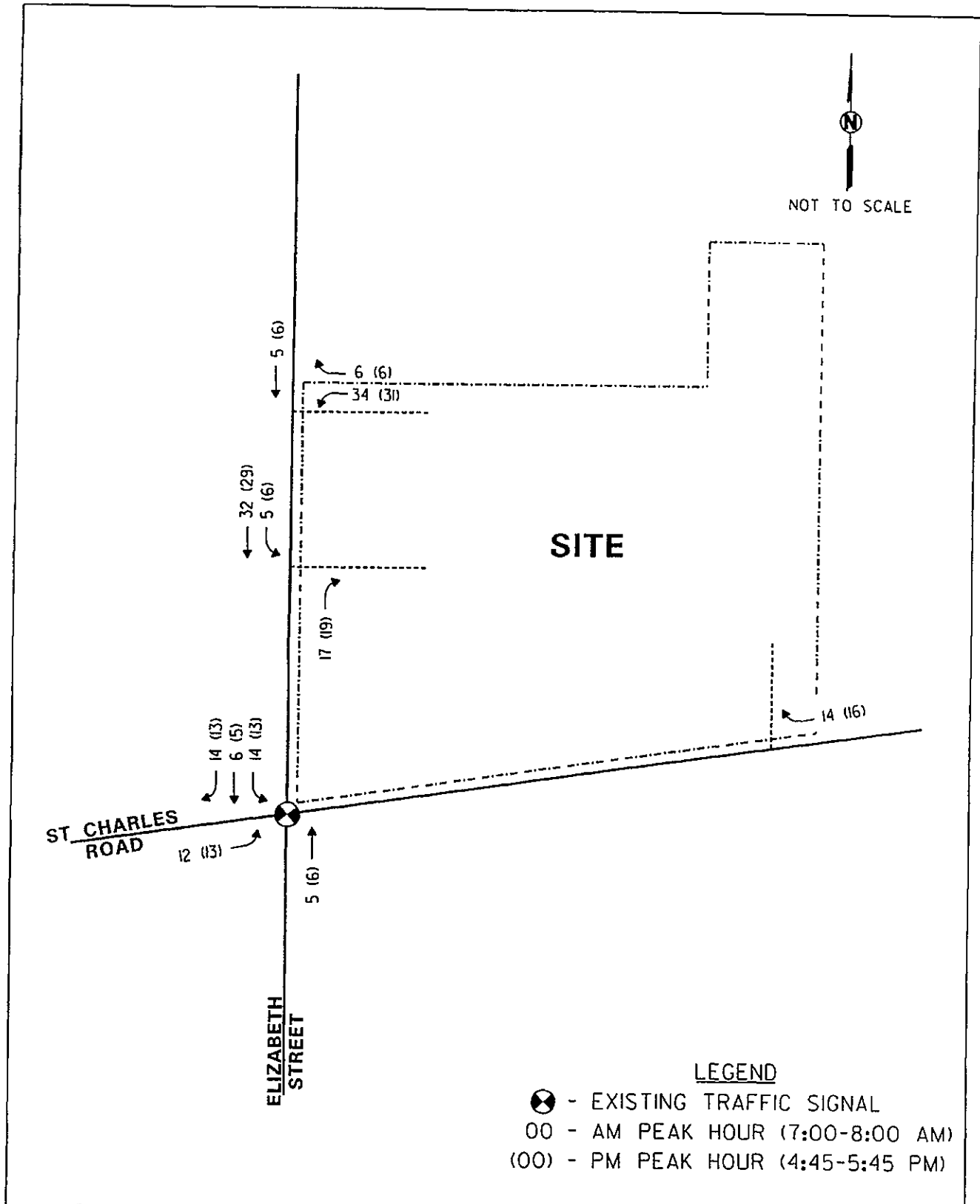
There will be one access drive on St. Charles Road approximately 200 feet east of Elizabeth Street. Based on our analyses, field observations, and consultation with Village Staff, the access drive on St Charles Road should physically be designed to restrict all movements except for the right-in movement.

Elizabeth Street

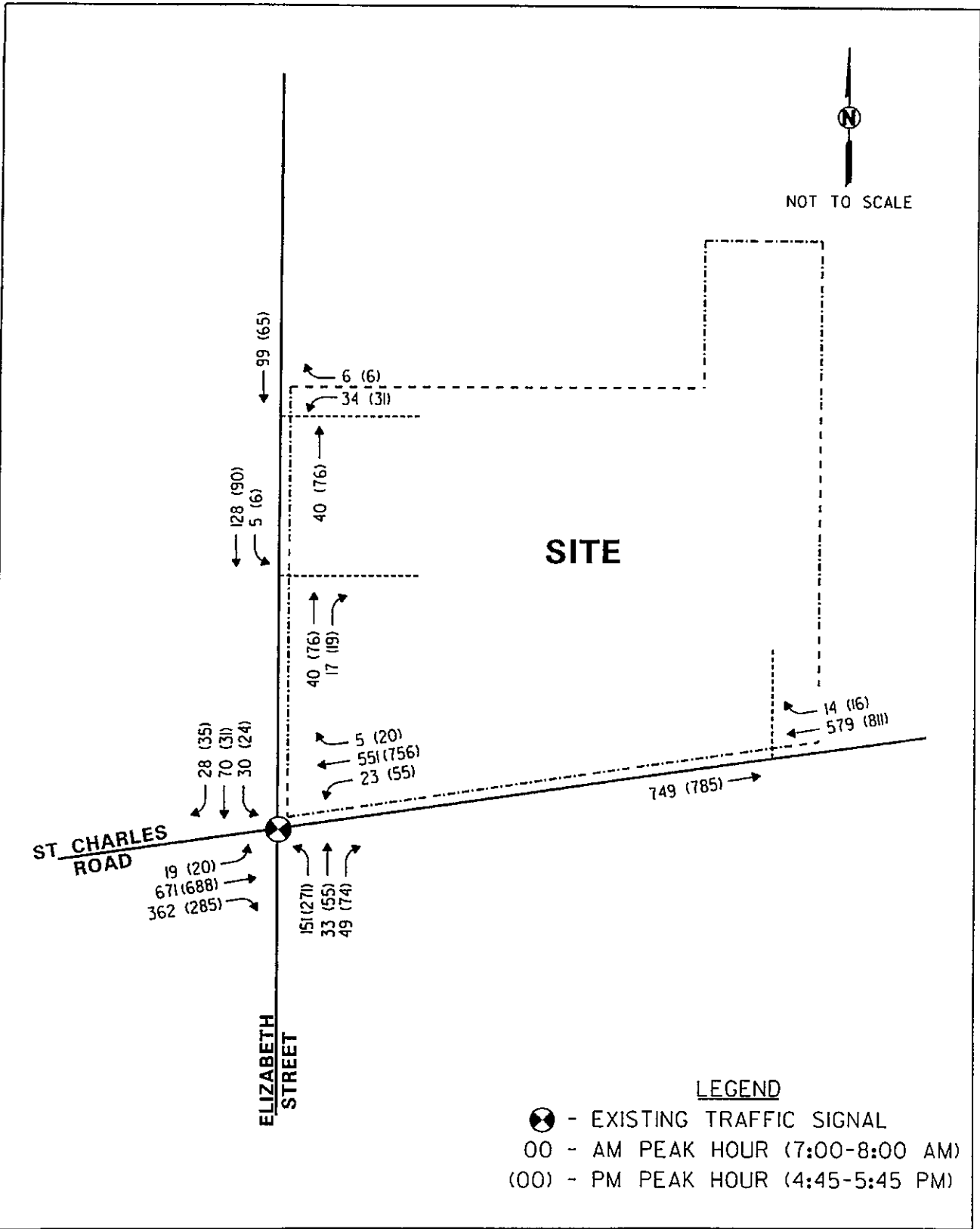
Two access drives will be provided on Elizabeth Street. The northerly drive located approximately 200 feet north of St. Charles Road should only allow outbound movements. The southerly drive should only allow inbound movements only. This configuration accomplishes two objectives. (1) it allows for exiting movements to enter Elizabeth Street farther away from St. Charles Road and; (2) it allows for better internal circulation which will be discussed on the next section. Both drives should be clearly marked and sign indicating that the northerly drive is for outbound movements only and the southern drive is for inbound movements only.

Capacity Analysis

In order to determine how the external intersection and the site access drive will operate with the addition of the proposed development traffic volumes, capacity analyses were conducted for all the intersections. Table 3 illustrates the intersection levels of service found under proposed conditions for the intersection of St. Charles Road with Elizabeth Street as well as the intersection of Elizabeth Street with the access drives and St. Charles Road with the right-in only access drive. As previously mentioned, if left-turn movements from southbound Illinois Route 53 are allowed at other intersections, the traffic volumes experienced at the intersection of St. Charles Road with Elizabeth Street would be significantly reduced thus reducing the delay and potentially improving the level of service. As such, our analyses analyzed a worst-case scenario assuming regional traffic patterns would remain as is.



PROJECT: THE POINTE AT LOMBARD LOMBARD, ILLINOIS	TITLE: SITE TRAFFIC ASSIGNMENT	PROJECT NO: 05-130 H
		KLOA INC.
		FIGURE NO: 5



PROJECT: THE POINTE AT LOMBARD LOMBARD, ILLINOIS	TITLE: TOTAL TRAFFIC ASSIGNMENT	PROJECT NO: 05-130 H
		KLOA INC.
		FIGURE NO: 6

Table 3
PROJECTED TRAFFIC CONDITIONS

Intersection	Weekday A.M. Peak Hour		Weekday P.M. Peak Hour	
	LOS	Delay	LOS	Delay
St. Charles Road/Elizabeth Street ¹	C	22.6	C	25.3
Elizabeth Street/North Access Drive	A	2.1	A	1.9
Elizabeth Street/South Access Drive	A	0.2	A	0.2
St. Charles Road/Access Drive	A	0.0	A	0.0

LOS - Level of Service
Delay is measured in seconds
¹Signalized Intersection

Circulation and Parking

The development of the site will occur in two phases. The westerly portion of the site will be constructed first with approximately 54 dwelling units, 3,600 square feet of retail and a 3,000 square foot restaurant. The second phase (easterly portion) will add additional property to the east and add 24 dwelling units and 2,200 square feet of retail. Accordingly each phase will have its own supply of parking and distinct circulation plan. These two phases and their parking and circulation are described below.

Phase 1 - 54 dwelling units, 3,600 square feet of retail and 3,000 square feet restaurant

Code requirements for this phase are as follows:

- Residential - one (1) space per 4 dwelling units @ 54 dwelling units = 14 spaces
- Restaurant - 8 spaces per 1,000 square feet @ 3,000 square feet = 24 spaces (B5 District)
- Retail - 2 spaces per 1,000 square feet @ 3,600 square feet = 8 spaces (B5 District)

Total spaces required Phase 1 = 46 spaces. Total spaces supplied = 42 spaces
Code requirements are not met for Phase 1.

Because Phase 1 incorporates only the western portion of the site, access is available from Elizabeth Street only. As mentioned previously in the report, the southern drive along Elizabeth Street should be inbound only while the northern drive should be outbound. Accordingly, the internal parking circulation should be in a one-way counter clockwise flow. This allows for 90 degree parking stalls and 22 feet wide drive aisles. The north south connecting drive aisle (11 ft wide) is located along the eastern building line and will allow for the counterclockwise circulation from the southern parking area to the northern bays. Turning movement geometry is adequate however the curb radius on the islands adjacent to the drive aisle should be maximized to facilitate turns. The two one - way 22 foot drive aisles are generally adequate. The following controls should be implemented:

- Do Not Enter signage should be placed at the northern drive entrance and at the southern drive exit.
- One-way pavement markings and signage should be place throughout the garage in conformance with standards.
- A stop sign should be placed at the northerly drive exit in advance of the sidewalk.

Phase 2 - Additional 24 dwelling units and 2,200 square feet of retail

Code requirements for this phase are as follows

- Retail 2 spaces per 1000 square feet @ 2,200 square foot = 5 spaces
- Residential one space per 4 dwelling units @ 24 dwelling units = 6 spaces

Total required phase 2 spaces = 11 spaces. Total spaces supplies = 22 spaces
Code requirements for phase 2 are met.

Phase 2 adds the western portion of the site which allows an opportunity to expand parking and improve circulation flow. The north - south connecting drive aisle is relocated to the eastern portion of the site (new phase 2 line) and will be 18 feet wide. The 90 degree north – south oriented parking stalls should expand to the east. This will add an additional 10 north-south spaces. The former 10 east-west oriented spaces will be gone and replaced by the construction of seven new parallel spaces along the eastern side of the garage next to the north - south circulation drive. The following controls should be implemented:

- Do Not Enter sign mounted in the garage at the north – south drive aisle entering from St Charles Road.
- One way pavement markings and signage should be placed throughout the garage in conformance with standards.

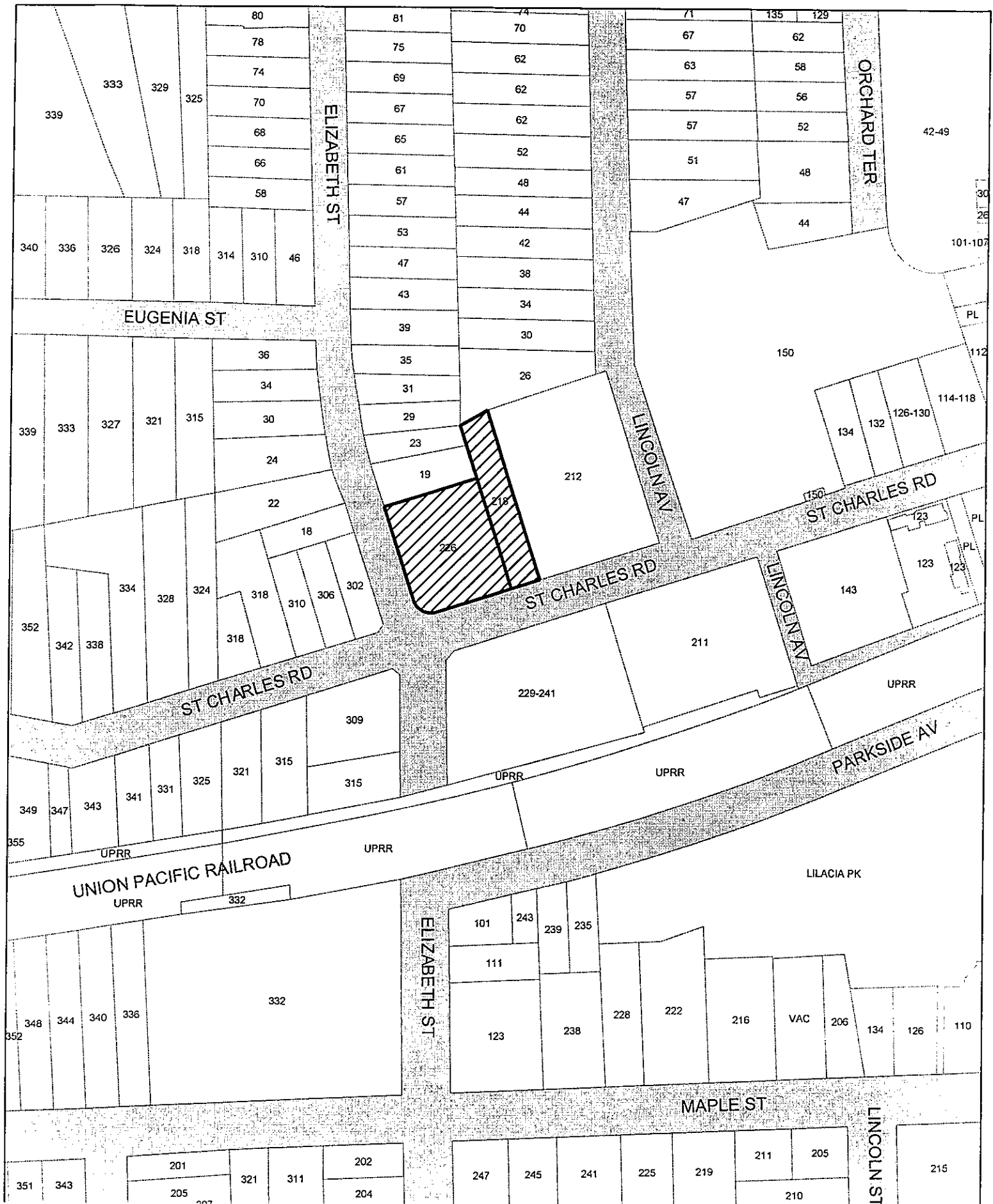
Conclusion

Based on the preceding traffic evaluation, the proposed development traffic can be accommodated by the adjacent roadway system with the recommendations discussed above. The access system as recommended will provide sufficient capacity to accommodate the development traffic. The amount of traffic generated by the proposed development is relatively small and the new traffic to the roadway system will be accommodated efficiently. Site circulation and access, as described in preceding sections will maximize efficiency and control on the site.

Location Map

PC 05-42

218 & 226 W. St. Charles Road



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Writer's Direct No.: 847.777.7246
 Writer's E-mail: kbartell@ksnlaw.com

November 11, 2005

Reply To: Buffalo Grove

William J. Heniff, Senior Planner
 Village of Lombard
 255 E. Wilson Avenue
 Lombard, IL 60148-3931

SENT VIA FACSIMILE (630/629-2374) & U.S. MAIL

Re: Lincoln Terrace Condominium Association
Public Hearing on 218 and 226 West St. Charles Road Development

Dear Mr. Heniff:

As the attorneys for the Lincoln Terrace Condominium Association, we have been asked by the Board of Directors to submit the Association's concerns to the Department of Community Development for consideration at the Public Hearing on November 21, 2005 for the above property. The Board of Directors has reviewed the Notice of Public Hearing distributed on November 2, 2005, as well as the documentation which you were kind enough to provide to the Board, and have some concerns regarding the proposed project.

1. The Board has asked us to express their concern regarding the potential drainage that will stem from the new multi-family development onto the Association's property. As you know, there is a storm water retention area located on the north rear portion of the Association's property which currently collects the run-off from the higher elevations. Based on the layout of the property, it is conceivable that the water run-off from the multi-family development, should it be constructed, would also run into this area. The Association would like confirmation from the Village and the developer of the project that adequate drainage facilities will be installed to help drain any excess water from the Association's storm water detention area into the Village's sewer system.

2. There is currently a wooden fence along the west perimeter of the Association's property between the Association's parking lot and Lot 218 that connects to the Association's north perimeter fence, which is the proposed site of Phase 2 of the development. The Association will seek confirmation from the Village that the new development will install an adequate fence or other type of barrier to help prevent sound, lights and other disturbances from affecting the Association's property. In the event that the developer does install a fence in the area between the two properties, we will request a clear indication in the PUD Ordinance or the new development's governing documents that they are responsible for the maintenance of any fence or other barrier that is erected by the developer. Further, in the event that the owner of the subject property fails to maintain that fence, the Association will seek the right to repair the fence and hold the owner of the subject property liable for those costs. Finally, any fence that is installed on the west perimeter should be constructed in such a way as to secure the north fence.

November 14, 2005

Page 2

3. As indicated above, there is an outside parking lot on the west side of the Association's property that abuts St. Charles Road and Lot 218. This parking lot is used for the Association's residents and their visitors exclusively, and is not open for public use. The Association is concerned that guests of the residents of the proposed development will park in this area, as well as patrons of the commercial spaces, even though it is private property. The Association will seek assurance from the Village and/or the developer that the developer will assist in enforcement of the parking lot area and the fact that it is the Association's private property. Additionally, we would request information regarding how the developer will account for parking for both the guests of the residents and the commercial patrons of this property.

The Association appreciates the consideration of the Plan Commission with regard to the above issues. As the development is proceeding through the approval phases of the Village, please be advised that the Association may have additional concerns. If this occurs, we will keep the Village apprised of the Association's position on the development.

Finally, the Board and myself will be attending the Public Hearing on November 21st to present these concerns to the Plan Commission during the public comment period of the hearing.

Again, we appreciate your consideration and attention to these issues. If the Board or myself can be of any assistance in this matter, please do not hesitate to contact us.

Sincerely,



Kerry T. Bartell

KTB:db

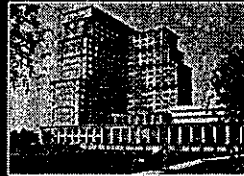
cc: Board of Directors

the pointe at LOMBARD

A phased mixed-use development with approximately 8,000 square feet of retail/restaurant and 75 (51 Phase One + 24 Phase Two) senior apartments

Exposed development by:
Mid-America Development Partners, LLC
HPD Cambridge, Inc.

Partner Background · Mid-America Development Partners, LLC



*Home Mutual Generation Center
The Partner's investment in the long-term success of the Village at Lombard*

Mid-America Real Estate Partners, LLC and the Village at Lombard Real Estate Corporation recently broke ground for the Village at Lombard's first phase, including a future, to be developed phase.

- Ownership
 - The property is owned by a Limited Liability Company consisting of principals from Mid-America Development Partners, LLC and HPD Cambridge, Inc.
- Mid-America Development Partners, LLC
 - Recognized as one of Chicago's leading full-service retail real estate organizations
 - Represent national and regional retailers
 - Successful projects include suburban downtowns and mixed-use developments
 - Experience developing a similar senior housing project in La Grange



Partner Background · HPD Cambridge, Inc.



Myers Place



General Place



- HPD Cambridge, Inc.
 - Pioneered the "mixed-use" retirement community integrating residential, commercial, retail, cultural, and institutional uses
 - HPD combines three disciplines: research, development, and design
 - Proven track record of long-term successful urban senior developments across the country



Existing Conditions

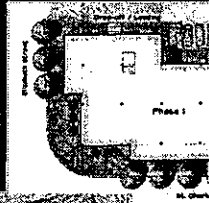


The site is a well-developed building with retail area that currently is being used primarily as a restaurant.

- Site Location: Corner of Elizabeth Street and St. Charles Road
 - Phase One is located at the corner
 - Phase Two is located due east
- Site Area
 - Phase One: appx. 30,149 sf
 - Phase Two: appx. 15,262 sf
- Zoning: B5 Central Business
- Nearby Development
 - Residential condominiums
 - Residential homes
 - Walgreen's
 - Restaurant
 - Retail
 - Services



Benefits to the Village of Lombard



- **Intersection Improvements**
 - The proposed development will help "finish" the intersection with a compatible use on the NE corner.
- **Storm Water Management**
 - The project will explore options for integration of its site-specific storm water management strategies with the adjacent parcels.
- **High Quality Materials**
 - The materials, finishes, colors, and architectural style will enhance the character of downtown Lombard.
 - Facades will be primarily masonry with precast accents, a painted wood cornice, and extensive brick detailing.

MIDAMERICA DEVELOPMENT CORPORATION THE VILLAGE OF LOMBARD ICD

Benefits to the Village of Lombard



If permitted and constructed, the proposed development will provide additional streetscape improvements to the Village of Lombard.

- **Expanded pedestrian retail options**
 - The development is positioned to increase pedestrian draw to the Village of Lombard downtown district.
- **Expanded Village revenue**
 - Building supplies and maintenance
 - Resident shopping and services
 - Families and visitors
 - Real estate taxes
- **Streetscape improvements**
 - Streetscaping with plants and other decorative items
 - Sidewalk dining
- **Utilities improvements**
 - The developer will work with the Village on site-related utilities

MIDAMERICA DEVELOPMENT CORPORATION THE VILLAGE OF LOMBARD ICD

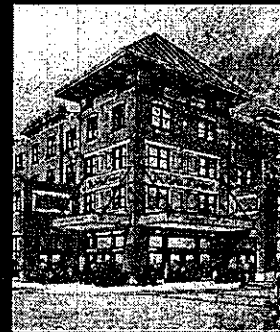
Market Demand

- Market research indicates a projected need for up to **617 senior apartment units** in the Primary Market Area for Lombard.
 - Current homeowners with annual incomes greater than \$25,000
 - Currently there are five comparable market rate retirement communities in the Lombard Primary Marketing Area.
- There will be *no subsidies or government funding* utilized for the proposed development.
- Knowledgeable *area realtors* indicate the *potential need* for additional senior apartment units.



MIDAMERICA DEVELOPMENT CORPORATION THE VILLAGE OF LOMBARD ICD

Project Summary

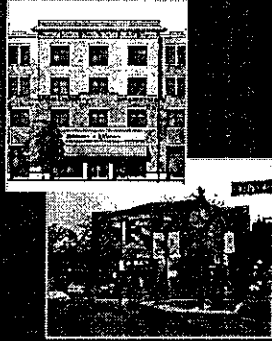


- **Street Level: 9,416 SF**
 - Restaurant 3,000 SF
 - Retail 3,616 SF
 - Senior Common 2,800 SF
- **Second Floor:**
 - Residential (17 apts.) 15,744 SF
 - Common/Circ. 3,366 SF
- **Third Floor:**
 - Residential (17 apts.) 14,683 SF
 - Common/Circ. 3,091 SF
- **Fourth Floor:**
 - Residential (17 apts.) 14,683 SF
 - Common/Circ. 3,091 SF
- **Total Phase One Area: 64,074 SF**
- **Total Phase Two Area: 24,000 SF**

MIDAMERICA DEVELOPMENT CORPORATION THE VILLAGE OF LOMBARD ICD

Design Responses

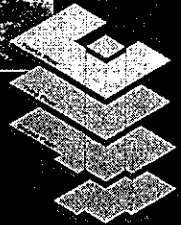
- Create a vibrant and attractive pedestrian streetscape for St. Charles Road
 - Street trees and other plantings
 - Pedestrian seating areas
 - Sidewalk planters
 - Glass storefronts
 - Awnings
 - Building detailing and lighting
- Establish new storefronts with quality shopping and visual attractions
 - The proposed development will re-activate this block for the pedestrian shopper.
 - With new retail spaces and a small sit down restaurant, the proposed development will complement the existing businesses in the district.



MIDAMERICA OMBARD ICD

Design Responses

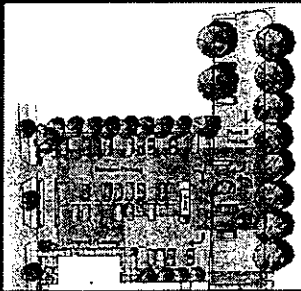
- Provide space at the corner of St. Charles Road and Elizabeth Street
 - Sidewalk dining opportunities are generally acknowledged to increase perceptions of activity and provide "eyes on the street" to make pedestrians feel safer
- Establish a building design that enhances the retail character of that section of St. Charles Road.
 - Two-story portion at the property line provides a pedestrian-scaled front elevation with storefront shopping and retail
 - Four-story residential portion is set back to minimize the feeling of a "massive" building.



MIDAMERICA OMBARD ICD

Design Responses

- Assist in the overall planning objectives of the entire block as envisioned by the Village.
 - The developers are keenly intent on fitting the project within the overall goals of the Village
 - Phasing considerations in relation to both proposed parcels
 - Storm water management
- Minimize development demands on public parking resources
 - On-site parking, as well as the loading and trash areas accessed from Elizabeth Street
 - Resident parking area features a covered drop-off area with direct access to the resident "front" door and common areas.



MIDAMERICA OMBARD ICD

Design Responses

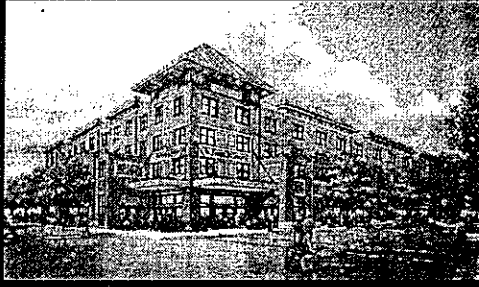
- Introduce a residential use which will support the local merchants
 - Senior residents are a low-impact resident population
 - Seniors, their families and other visitors will frequent local shops
 - Seniors volunteer at local schools, societies, and civic groups
 - Management will support local shops with everyday purchases
- Enhance revenues to the Village
 - Sales tax revenues, real-estate taxes, permit fees, utility fees, and other village revenues
 - Minimal impact on Village services and no cost impact on school services



MIDAMERICA OMBARD ICD

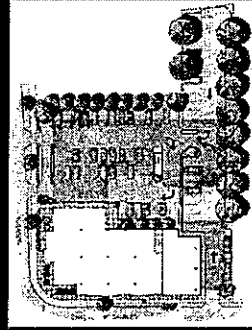
Design Responses

Influence design standards and outcomes in downtown Lombard



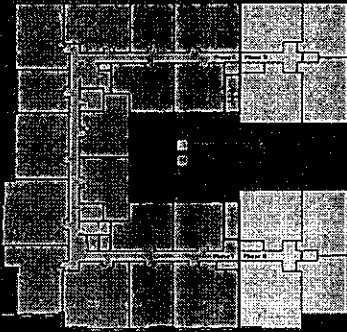
MIDAMERICA
Lombard
HED

Proposed Site Plan



MIDAMERICA
Lombard
HED

Upper Floor Plan (typical)



MIDAMERICA
Lombard
HED

Proposed Elevations



St. Charles



Elizabeth

MIDAMERICA
Lombard
HED

Development Schedule

- Design and pre-leasing for approximately one year after date of Village preliminary approval
- Final development plan and Village approvals
- Completion of Construction Documents
- Construction estimated to last 12 months



MIDAMERICA  

Thank You

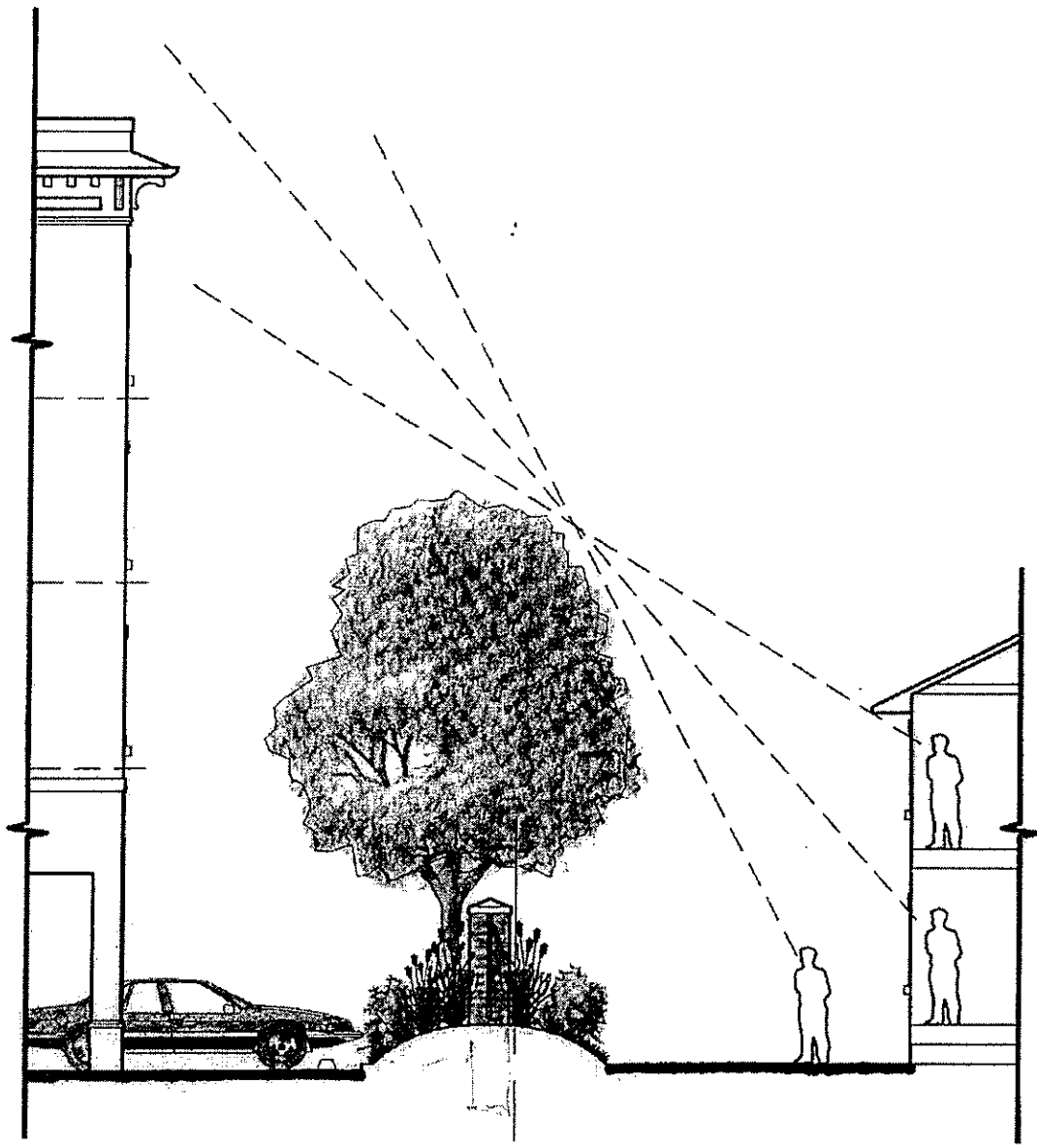
Many people have provided feedback on various components of this plan - it is our hope that this proposed retail and urbanSenior living development exceeds the Village's high expectations

Thank you to:

- Village Planning Staff and Board Members
- Business and property owners in the Lombard business district
- Residents and property owners in the surrounding area

Thank you for your time and consideration

MIDAMERICA  

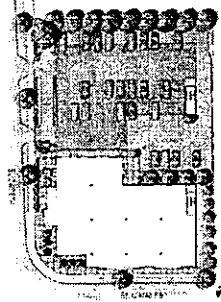


**PC 05-42:
Pointe at Lombard Planned
Development**

218 & 226 West St. Charles Road

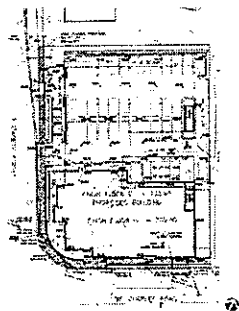
Lombard Plan Commission
November 21, 2005

Phase I Concept Site Plan



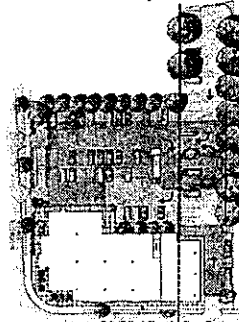
2

Phase I Civil Site Plan



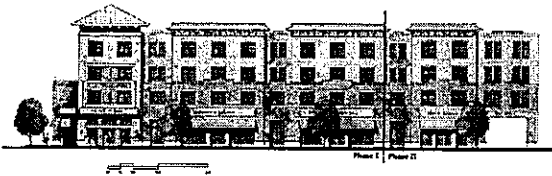
3

Phases I & II Concept Site Plan



4

**Phase I & I Building Elevation -
St. Charles Road Perspective**



5

**Phase I & II Building Elevation -
Elizabeth Street Perspective**



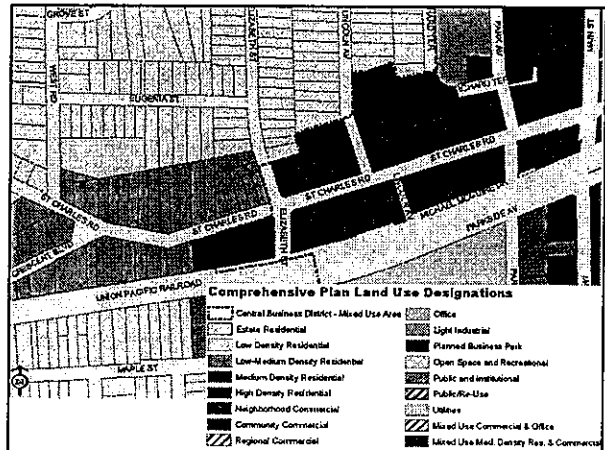
6

Requested Actions

For the property at 218 West St. Charles Road:

Amend the Comprehensive Plan Map to designate the property for Community Commercial uses within the Central Business District area

7

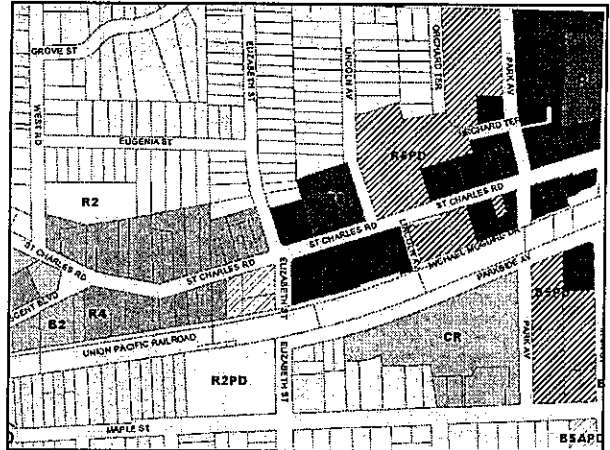


Requested Actions

For the property at 218 West St. Charles Road:

Rezone the property from the R6 Central Residence District to the B5 Central Business District.

9



Requested Actions

For the properties at 218 and 226 West St. Charles Road:

- Approve a conditional use for a planned development with the variations and deviations

11

Planned Development Considerations

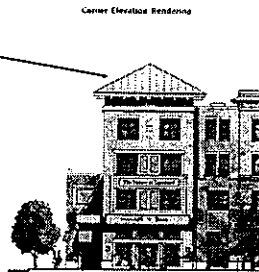
- Planned developments are required in B5 if variations are associated with new development
- Trade-off - consider relief in the context of providing for a better overall development
- Many of the requested actions would not apply if a planned development was not requested
- Yard encroachment also allows Village to incorporate design review comments.

12

Building Height Deviation

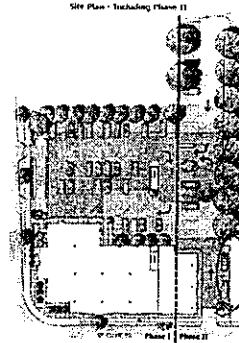
Deviation requests building height of 52'

- Code requires 45' height maximum
- Provides an architectural tower element
- No additional living spaces are created



13

Transitional Building Setbacks



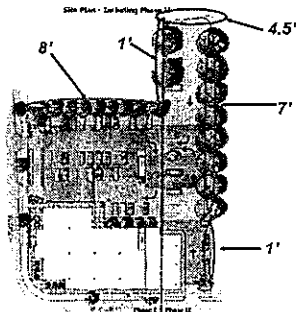
Deviation for a reduction in the 30' planned development perimeter and 20' transitional building setbacks to 6' along the rear (east) property line

Relief Areas

14

Transitional Landscape Deviation

- Transitional landscape setback requirement is 10'
- Staff offers several recommendations to address
 - Arch. Walls
 - Fencing
 - Plantings on abutting properties



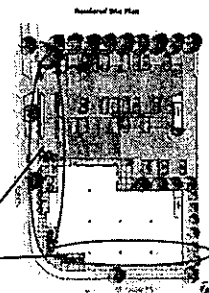
15

Front/Corner Yard Setback Relief

Allow for a 1-foot front and corner side yard setback on the planned development perimeter where a 30-foot front and/or corner side yard is required in the abutting districts

Underlying B5 District has 0' setback requirement

Relief Areas

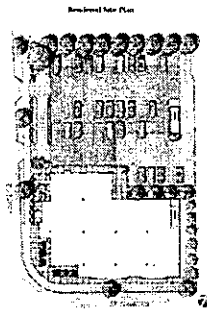


16

**Parking Relief
(Phase I only)**

46 spaces required, 42 proposed

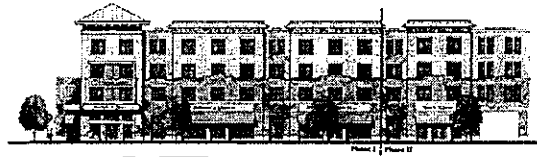
Staff recommendation:
Cap residential parking during Phase I



17

Wall Signage Deviation

St. Charles Elevation Rendering - Excluding Phase II



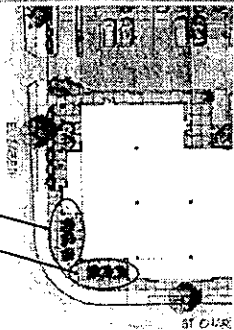
One wall sign per street front exposure is permitted by right

Recommendation: tile type, location to proposed building elevations

18

**Conditional Use/
Outdoor Dining Area**

Proposed
Outdoor
Dining
Areas



ST CHAR 19

PC 05-42: Point at Lombard Planned Development

Actions to be Taken Tonight:

- Review submittal and public testimony.
- Provide opportunity for Plan Commissioners to review information.
- Provide recommendation to Village Board for consideration at their December 1 meeting; or continue petition to the December 19 Plan Commission meeting
- Village Board will consider companion development agreement

20

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NUMBER 4403,
ADOPTED JANUARY 22, 1998, AMENDING THE COMPREHENSIVE PLAN
FOR THE VILLAGE OF LOMBARD, ILLINOIS**

(PC 05-42: 218 East St. Charles Road (The Pointe at Lombard))

(See also Ordinance No.(s) _____)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted Ordinance 4403, the Lombard Comprehensive Plan; and,

WHEREAS, an application has heretofore been filed requesting a map amendment for the purpose of changing the Comprehensive Plan's Long Range Land Use Plan designation for the property described in Section 2 hereto from High-Density Residential to Community Commercial Uses within the Central Business District; and,

WHEREAS, a public hearings have been conducted by the Village of Lombard Plan Commission on November 19 and December 21, 2005, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending denial of the petition as described herein; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the petition as 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 Ordinance 4403, otherwise known as the Comprehensive Plan of the Village of Lombard, Illinois, be and is hereby amended so as to redesignate the property

Ordinance No. _____
Re: PC 05-42; Comp. Plan Amendment
Page 2

described in Section 2 hereof from High-Density Residential to Community Commercial Uses within the Central Business District.

SECTION 2: The Comprehensive Plan redesignation is limited and restricted to the properties generally located at 218 West St. Charles Road, Lombard, Illinois, and legally described as follows:

Lot 11, Block 10 in Town of Lombard, being a Subdivision in Sections 5, 6, 7, 8 and 18, Township 39 North, Range 11 East of the Third Principal Meridian, in DuPage County, Illinois

Parcel Number: 06-07-203-021

SECTION 3: That the official Long Range Land Use Plan map (Figure 1 in the Comprehensive Plan) of the Village of Lombard be changed in conformance with the provisions of this Ordinance.

SECTION 4: 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 _____, 2006.

First reading waived by action of the Board of Trustees this _____ day of _____, 2006.

Passed on second reading this _____ day of _____, 2006.

Ayes: _____

Nayes: _____

Absent: _____

Approved this _____ day of _____, 2006.

Ordinance No. _____
Re: PC 05-42; Comp. Plan Amendment
Page 3

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

ORDINANCE _____

**AN ORDINANCE APPROVING A MAP AMENDMENT (REZONING)
TO THE LOMBARD ZONING ORDINANCE
TITLE XV, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

(PC 05-42: 218 East St. Charles Road (The Pointe at Lombard))

(See also Ordinance No.(s) _____)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title XV, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, an application has heretofore been filed requesting a map amendment for the purpose of rezoning the property described in Section 2 hereto from the R6 General Residence District to the B5 Central Business District; and,

WHEREAS, public hearings thereon has been conducted by the Village of Lombard Plan Commission on November 21, 2005 and December 19, 2005 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 rezoning 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:

Ordinance No. _____
Re: PC 05-42 (Map Amendment)
Page 2

SECTION 1: That Title XV, Chapter 155 of the Code of Lombard, Illinois, otherwise known as the Lombard Zoning Ordinance, be and is hereby amended so as to rezone the property described in Section 2 hereof from the R6 General Residence District to the B5 Central Business District.

SECTION 2: This ordinance is limited and restricted to the property generally located at 218 West St. Charles Road, Lombard, Illinois and legally described as follows:

Lot 11, Block 10 in Town of Lombard, being a Subdivision in Sections 5, 6, 7, 8 and 18, Township 39 North, Range 11 East of the Third Principal Meridian, in DuPage County, Illinois

Parcel Number: 06-07-203-021

SECTION 3: That the official zoning map of the Village of Lombard be changed in conformance with the provisions of this ordinance.

SECTION 4: 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 _____, 2006.

First reading waived by action of the Board of Trustees this _____ day of _____, 2006.

Passed on second reading this _____ day of _____, 2006.

Ayes: _____

Nayes: _____

Absent: _____

Approved this _____ day of _____, 2006.

Ordinance No. _____
Re: PC 05-42 (Map Amendment)
Page 3

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A CONDITIONAL USE
FOR A PLANNED DEVELOPMENT WITH VARIATIONS, DEVIATIONS, A USE
EXCEPTION AND COMPANION CONDITIONAL USES
IN THE B5 CENTRAL BUSINESS DISTRICT**

(PC 05-42; 218 & 226 West St. Charles Road; The Pointe at Lombard)

(See also Ordinances No.(s) _____)

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 is zoned B5 Central Business District; and,

WHEREAS, said planned development includes the following companion actions included as part of the petition:

- a) A deviation from Section 155.416 (G) to the Zoning Ordinance to allow for a maximum building height of fifty-two feet (to provide for an architectural tower element), where a maximum of forty-five feet (45') is permitted;
- b) A deviation from Section 155.416 (J) and variations from Sections 155.508 (C)(6)(a) and (b) of the Zoning Ordinance to allow for a reduction in the thirty foot (30') planned development perimeter and twenty foot (20') transitional building setbacks to six feet (6') along the rear (east) property line;
- c) A deviation from Section 155.416 (K) and a variation from Sections 155.508 (C)(6)(b) and 155.707 (A)(3) of the Zoning Ordinance to allow for a reduction in the transitional landscape setback from ten feet (10') to one foot (1');
- d) A variation from Section 155.508(C)(6)(a) of the Lombard Zoning Ordinance to allow for a 1-foot front and corner side yard setback on the perimeter of a planned development where a 30-foot front and/or corner side yard is required in the abutting R2 Single Family Residence and R6 General Residence Districts respectively;

- e) A variation from Section 155.602, Table 6.3 of the Zoning Ordinance to allow for a reduction of the requisite parking spaces from 46 to 42 spaces during Phase I of the development (*as the revised plans meet code, this request has been withdrawn by the petitioner*);
- f) A deviation from Section 153.506(B)(18)(c) of the Lombard Sign Ordinance to allow for an increase in the total number of permitted wall signs, where one wall sign per street front exposure is permitted;
- g) A variation from Sections 155.707(B)(3)(a) through (d) of the Zoning Ordinance pertaining to transitional landscape and fence requirements;
- h) A variation from Section 155.602(A)(10)(d)(2) of the Zoning Ordinance to allow for a reduction in the minimum and average foot-candle intensity requirements for parking lots; and
- i) A use exception to allow less than fifty percent (50%) of the area of the ground floor to be devoted to uses permitted in the B5 Central Business District; and

WHEREAS, said petition also includes a request to approve a conditional use from Section 155.416(C)(13) of the Zoning Ordinance to allow for an outdoor service (dining) area; and

WHEREAS, said petition also request that the Lombard Plan Commission be given site plan approval authority for the proposed development; and

WHEREAS, public hearings on such application has been conducted by the Village of Lombard Plan Commission on November 21 and December 19, 2005 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 petition, subject to conditions; 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 a conditional use for a planned development with the following variations, deviations and use exception in the B5 Central Business District is hereby granted for the Subject Property legally described in Section 3 below, subject to the conditions set forth in Section 4 below:

- a) A deviation from Section 155.416 (G) to the Zoning Ordinance to allow for a maximum building height of fifty-two feet (to provide for an architectural tower element), where a maximum of forty-five feet (45') is permitted;
- b) A deviation from Section 155.416 (J) and variations from Sections 155.508 (C)(6)(a) and (b) of the Zoning Ordinance to allow for a reduction in the thirty foot (30') planned development perimeter and twenty foot (20') transitional building setbacks to six feet (6') along the rear (east) property line;
- c) A deviation from Section 155.416 (K) and a variation from Sections 155.508 (C)(6)(b) and 155.707 (A)(3) of the Zoning Ordinance to allow for a reduction in the transitional landscape setback from ten feet (10') to one foot (1');
- d) A variation from Section 155.508(C)(6)(a) of the Lombard Zoning Ordinance to allow for a 1-foot front and corner side yard setback on the perimeter of a planned development where a 30-foot front and/or corner side yard is required in the abutting R2 Single Family Residence and R6 General Residence Districts respectively;
- e) A deviation from Section 153.506(B)(18)(c) of the Lombard Sign Ordinance to allow for an increase in the total number of permitted wall signs, where one wall sign per street front exposure is permitted;
- f) A variation from Sections 155.707(B)(3)(a) through (d) of the Zoning Ordinance pertaining to transitional landscape and fence requirements;
- g) A variation from Section 155.602(A)(10)(d)(2) of the Zoning Ordinance to allow for a reduction in the minimum and average foot-candle intensity requirements for parking lots; and
- h) A use exception to allow less than fifty percent (50%) of the area of the ground floor to be devoted to uses permitted in the B5 Central Business District; and

SECTION 2: That a conditional use from Section 155.416(C)(13) of the Zoning Ordinance to allow for an outdoor service (dining) area in the B5 Central Business District is

hereby granted for the Subject Property legally described in Section 3 below, subject to the conditions set forth in Section 4 below; and

SECTION 3: That the ordinance is limited and restricted to the property generally located at 218 & 226 West St. Charles Road, Lombard, Illinois, and legally described as follows:

Lot 32 (except the north 20 feet, as measured perpendicular to the north line thereof) in Orchard Subdivision, being a subdivision of part of the northeast quarter of Section 7, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded January 24, 1917 as document number 127948 in book 8 of plats on page 80, in DuPage County, Illinois; also

Lot 11, Block 10 in Town of Lombard, being a Subdivision in Sections 5, 6, 7, 8 and 18, Township 39 North, Range 11 East of the Third Principal Meridian, in DuPage County, Illinois.

Parcel Numbers: 06-07-203-021 and 035

SECTION 4: The conditional use set forth in Section 1 above shall be granted subject to compliance with the following conditions:

1. The petitioner shall enter into a development agreement with the Village setting forth the terms and conditions for development on the subject property.
2. The petitioner shall develop the site in accordance with the Phases I and II preliminary engineering plans prepared by Jacob & Hefner & Associates, Inc., dated October 20, and 26, 2005 respectively and made a part of this petition and in accordance with the revised submittals included as an exhibit to the approval ordinance; except as varied by the conditions of approval.
3. The proposed buildings and structures shall be constructed in accordance with the submitted Phases I and II plans, prepared by MidAmerica HPD Lombard LLC, dated October, 2005 and November 10, 2005 and made a part of this petition and in accordance with the revised submittals included as an exhibit to the approval ordinance; except as varied by the conditions of approval.
4. As part of the building permit submittal, the petitioner shall satisfactorily address the comments included as part of the Inter-Departmental Review Report.

5. The increase in height shall only be for the proposed tower element located on the southwest corner of the building as depicted on the submitted plans. Any height increase above the forty-five feet above grade shall only be for architectural elements and shall not be used as living space.
6. The proposed east building elevation shall be amended to include additional window elements in a manner consistent with the other elevations. If full windows cannot be installed due to internal layout conflicts, the petition can substitute spandrel glass windows. The final design shall be subject to review and approval of the Director of Community Development based upon the Plan Commission recommendation. Moreover, in the event that Phase I and II are not constructed simultaneously that the petitioner shall provide a finished east exterior wall for Phase I, with the design of the exterior wall being subject to the Director of Community Development.
7. The petitioner shall provide the additional landscaping and screening improvements, as depicted on the petitioner's submitted plans, and as follows:
 - a. Along the north property line abutting the residential property at 19 N. Elizabeth Street, as part of Phase I of the development:
 - i. The petitioner shall provide a solid wall per the submitted plans. The adjacent property owner shall determine the final design of external cladding to be placed on the wall. If the adjacent property owner does not select the cladding appearance, the Director of Community Development shall make the selection based upon a review of the proposed exterior building elements. The wall shall also be designed to minimize its impact on existing mature vegetation located in close proximity to the property line.
 - ii. Along the north property line abutting 19 N. Elizabeth Street, the petitioner will provide one shade tree every 25 feet evenly spaced along the entire length of the landscape yard.
 - iii. A continuous evergreen or dense deciduous shrub hedge (or an approved equivalent) shall be extended the entire length of the landscape yard shall be planted at least 2-1/2 feet north of the requisite wall. The shrub hedge shall be installed at a height of 3 feet and shall be planted on the outside of the fence. The spacing of shrubs shall be 5 feet on center, or as approved by the Director of Community Development.
 - iv. If in the event that the plant materials cannot be completely planted on the subject property, a cash allowance (prorated based on differential between

amount of side yard buffer required by code and provided for in the planned development) would be paid to adjacent property owners for landscape use.

- v. In the event any trees on the property line directly to the north should die within three years, the Pointe at Lombard property owner shall be responsible for removing and grinding any remaining stumps.
- b. Along the west property line (abutting the rear yards of the R2 Properties along Elizabeth Street), as part of Phase II of the development:
 - i. The petitioner shall also pay for and install a brick pier/cedar fence per the submitted plans.
 - ii. A landscape easement shall be created on the adjacent property for the large tree on the east property line of the Phase Two property. The proposed fencing noted above should go around the tree per the submitted plans, with the ground to be maintained by the Pointe at Lombard property owner. If the impacted tree dies, The Pointe at Lombard shall be responsible for removing and grinding any remaining stumps.
 - c. Along the north property line abutting 26 N. Lincoln Avenue, as part of Phase II of the development, the petitioner shall provide full transitional landscaping.
 - d. Along the east property line, as part of Phase II of the development:
 - i. The petitioner shall pay for and install landscape plantings on the subject property and/or the adjacent Lincoln Terrace Condominium property to meet the transitional landscape planting requirements of the B5 District. If the adjacent property owner does not consent to this provision, this petitioner shall not be obligated to install additional plantings on the adjacent property.
 - ii. The petitioner shall also pay for and install fencing along the eastern property line, no greater than eight (8) feet and no less than six (6) feet in height. Design of the fencing is subject to the approvals of the Director of Community Development with input from the Lincoln Terrace Condominium Association. The fencing shall meet all Village setback and clear line of sight requirements.

- e. Any retaining walls for the proposed parking lot within Phase II of the development shall be designed to be architecturally compatible with the approved building elevations, as determined by the Director of Community Development.
8. Any light fixtures within the parking garage area shall be recessed and shall not be directly visible from adjacent properties. Within the Phase II parking lot area, bollard lighting shall be provided in the open parking lot areas.
9. The petitioner shall incorporate the recommendations of the Village's traffic consultant and Village staff into the final development plans for the site.
10. The right-of-way improvements shall be designed and installed to address the comments raised by engineering staff. The petitioner shall provide a public access easement on the subject property for any areas in which the constructed sidewalk is less than four feet in width.
11. The petitioner shall submit a Plat of Consolidation to the Village for review and approval. Said plat shall consolidate the subject properties into a single lot of record and shall be required concurrent with the building permit submittal for Phase II.
12. The proposed wall signs shall be of a uniform design, shall not include "box signs", and the wall signs shall be located on the building consistent with the submitted plans. The east elevation shall not include any building identification signage.
13. The petitioner shall redirect the released stormwater from the existing Lincoln Terrace detention facility into either the proposed detention vaults to be constructed on the subject property or into a separate storm drain to be located on the subject property that will connect to the storm drain within the Elizabeth Street right-of-way. The final design of this improvement shall be subject to review and approval by the Village. The petitioner shall also grant any necessary easements to provide for this conveyance.
14. The outdoor dining area shall be designed and operated in a manner that provides for at least four feet of width for pedestrians at all times.
15. The property shall be developed consistent with Village Code, except as varied by this petition.

SECTION 5: That Site Plan Approval authority is hereby granted for the planned development.

SECTION 6: 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 _____, 2006.

First reading waived by action of the Board of Trustees this ____ day of _____, 2006.

Passed on second reading this ____ day of _____, 2006.

Ayes: _____

Nayes: _____

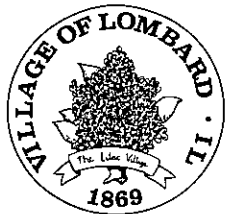
Absent: _____

Approved this ____ day of _____, 2006.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

me
1/24/06

MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP, Director of Community Development *DuH*

DATE: February 2, 2006

SUBJECT: PC 05-42: 218-226 West St. Charles Road (The Pointe at Lombard)

At the January 5, 2006, Village Board meeting, the Board approved a first reading of Ordinances associated with the proposed redevelopment of the properties at 218 & 226 West St. Charles Road (the Pointe at Lombard development). Staff noted that a development agreement would be considered as part of the final reading of the Ordinances. The Board also approved a continuance of the petition at its January 19, 2006 meeting.

The proposed developer is still negotiating the sale of 218 West St. Charles Road property. In the event the terms of the sale can be finalized, the need for a companion development agreement may not be necessary. Until this matter is completed, staff and the petitioner recommend that all matters associated with PC 05-42 be further continued to the March 2, 2006 Board meeting.