

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

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

Appendix C – Preliminary Traffic Study

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