

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

 X 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: Scott R. Niehaus, Village Manager

DATE: September 6, 2016 (B of T) Date: September 15, 2016

TITLE: PC 16-17; Parcel 1 of Yorktown Commons Planned Development
(northeast corner of Grace Street and Yorktown Ring Road)

SUBMITTED BY: Department of Community Development *W*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village take the following actions on the subject property located within the B3PD Community Shopping District Planned Development (Yorktown Commons Planned Development):

Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Yorktown Commons Planned Development Form Based Code, as stated in Section IV(E)(3) and established by Ordinance No. 7177, as follows:

1. Amend the build-to lines for the proposed multiple-family residential development in the following respects:
 - a. Provide for a major change adjustment to the eastern build-to line to allow for the exterior building elevation to range between 15 feet and 23 feet, where a 13 foot build-to line was established;
 - b. Provide for an minor change adjustment to the southern build-to line to allow for the building elevation to range between 26 feet and 37 feet, where a 30 foot build-to line was established; and
2. Approve a multiple-family residential development based upon the submitted plans, pursuant to Ordinance 7177 and through Section 155.511 of the Lombard Zoning Ordinance (Site Plan Approvals) and as deemed appropriate.

The Plan Commission recommended approval of this petition by a vote of 6-0.

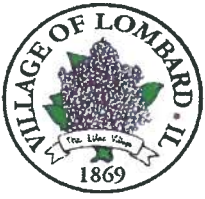
Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____


Finance Director X _____ Date _____

Village Manager X _____ Date _____



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development 

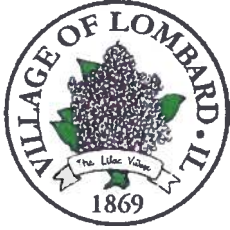
DATE: September 15, 2016

SUBJECT: **PC 16-17, Parcel 1 of Yorktown Commons Planned Development (northeast corner of Grace Street and Yorktown Ring Road)**

Please find the following items for Village Board consideration as part of the September 15, 2016 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 16-17, including KLOA traffic study;
3. Petitioner's submittal, including project narrative, civil engineering plans and architectural plans; and
4. An Ordinance granting a major change pursuant to Section 155.504 of the Lombard Zoning Ordinance and pursuant to Section IV(E) of the Yorktown Commons Planned Development Design Guidelines for a parcel located within the Yorktown Commons Planned Development.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the September 15, 2016 Board of Trustees agenda for a first reading.



VILLAGE OF LOMBARD

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September 15, 2016

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees
Dan Whittington, Dist. 1
Michael A. Fugiel, Dist. 2
Reid Foltyniewicz, Dist. 3
Bill T. Johnston, Dist. 4
Robyn Pike, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
Scott R. Niehaus

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

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 16-17, Parcel 1 of Yorktown Commons Planned Development (northeast corner of Grace Street and Yorktown Ring Road)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. GreyStar PG II, LLC (GreyStar) requests that the Village approve the following:

Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Yorktown Commons Planned Development Form Based Code, as stated in Section IV(E)(3) and established by Ordinance No. 7177, as follows:

1. Amend the build-to lines for the proposed multiple-family residential development in the following respects:
 - a. Provide for a major change adjustment to the eastern build-to line to allow for the exterior building elevation to range between 15 feet and 23 feet, where a 13 foot build-to line was established;
 - b. Provide for an minor change adjustment to the southern build-to line to allow for the building elevation to range between 26 feet and 37 feet, where a 30 foot build-to line was established; and
2. Approve a multiple-family residential development based upon the submitted plans, pursuant to Ordinance 7177 and through Section 155.511 of the Lombard Zoning Ordinance (Site Plan Approvals) and as deemed appropriate.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on August 29, 2016. Sworn in to present the petition was William Heniff, Director of Community Development; Anna Papke, Senior Planner; and the petitioners/petitioners' representatives: Aaron Roseth, ESG Architects; Tom Runkle, Kimley-Horn; Jared Kenyon, Kimley-Horn; Tom Kiler, Continuum Partners; Michael Miller, ESG Architects; Scott Wilson, Kimley-Horn; and Rory Fancler, Kimley-Horn.

Chairperson Ryan read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine; and, hearing none, he proceeded with the petition.

Aaron Roseth, with ESG Architects, introduced himself as representing the petitioner. He stated that representatives from GreyStar were not able to attend the meeting due to travel complications. He stated that representatives from Kimley-Horn and Continuum were on hand to answer questions if needed.

Mr. Roseth noted that the proposed development on Parcel 1 was designed in accordance with the Yorktown Commons Planned Development Design Guidelines (form-based code). Mr. Roseth said the Design Guidelines did a nice job of outlining the Village's vision for the property. He also mentioned that the petitioner's team had held a neighborhood meeting with residents of the Yorktown Condominium at 2201 Grace Street, and received helpful feedback during that meeting.

Mr. Roseth provided a brief overview of GreyStar, the proposed developer. He said that GreyStar has been involved in a number of multi-family developments, and showed examples of these projects. Mr. Roseth pointed out that GreyStar's developments are designed to avoid the "fortress" feel that larger buildings can have and to encourage pedestrian activity at the street level. He said the Yorktown Commons Design Guidelines encourage a similar type of development, and that the building proposed for Parcel 1 has been designed to those standards.

Mr. Roseth presented the development proposed for Parcel 1. He showed a site plan of the proposed building and highlighted that the parking garage will be surrounded by residential portions of the development and therefore will not be visible from the street. Further, there are four courtyard areas around the site that will serve to break up the building into multiple sections. Each courtyard will provide a different type of amenity for the residents, including a pool and open space. Mr. Roseth stated the portion of the building near the corner of Grace Street and the Yorktown Ring Road will incorporate tenant amenities that will activate the street corner. He also highlighted the auto court drop-off area on the south side of the building. He pointed out that the stormwater pond on the northeast side of the building will be improved as an open area for residents. Finally, he noted that there will be a sidewalk around the perimeter of the development that will help to establish a sidewalk network for the entire planned development.

Mr. Roseth showed floorplans of the building. He said that the parking plates in the garage are flat, so residents will have immediate access to the level of their unit without needing to use an elevator.

Mr. Roseth presented architectural renderings of the project. He said that the buildings will incorporate a few different materials (brick, stucco), and said these materials will be carried over into the building proposed for Parcel 2 in order to create a cohesive development. Mr. Roseth showed a rendering of the north side of the building, which will be adjacent to the Yorktown Condominiums located at 2201 S. Grace Street. He noted that the developer is exploring a number of options to buffer the proposed building from the 2201 S. Grace Street building, including landscaping and fencing.

Mr. Roseth presented a chart summarizing the proposed development. There will be a total of 374 apartment units and 570 parking spaces. There will be a mix of one-, two-, and three-bedroom apartment units.

Tom Runkle, landscape architect with Kimley-Horn, presented the landscape plan. Mr. Runkle noted that the majority of the site will receive the Front Yard Type II landscape treatment as defined in the Design Guidelines. This treatment includes trees and hedging. There will also be foundation plantings around the building to soften the architecture. The individual courtyards will be landscaped. The north side of the building will incorporate landscaping to screen the building from the adjacent property at 2201 S. Grace Street.

Jared Kenyon, engineer with Kimley-Horn, summarized key engineering elements of the proposed development. Mr. Kenyon said the subject property presently contains a ditch that runs east-west across the property, as well as a sanitary sewer line that cuts across one portion of the property. There is a water main on Grace Street and on the Yorktown Ring Road.

Mr. Kenyon stated that the storm sewer on Grace Street will connect into the proposed development along the north side of the courtyard containing the pool. Stormwater will be routed through the building and into the pond located on the northeast side of the building. The stormwater facilities are designed to Lombard and DuPage County standards. Sanitary sewer will be routed around the southeast corner of the building and connected to the site at the northeast corner. There will be a sanitary sewer lift station located on Parcel 4 of the planned development (northwest corner at Grace Street and Yorktown Ring Road), which will serve development on Parcel 1. Water connections will be made on Grace Street and also the east side of the building. Proper fire protection will be provided.

Mr. Roseth presented a table of the major and minor changes the developer is requesting for this development, and concluded the petitioner's presentation.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment.

Boris Samovalov, an attorney representing the Liberty Square Condominium Association at 2240-2260 S. Grace Street, addressed the Plan Commission. He said that Liberty Square was a 112-unit condo development, and many of the residents were elderly and not able to attend the meeting. He said his clients wanted to know whether the development will be condos or

apartments. His clients also wanted some assurances that Grace Street will not be used extensively for construction activities during construction of Parcel 1.

Pat Kooima, 2260 S. Grace Street (Liberty Square Condo), addressed the Plan Commission. She asked if Grace Street would be narrowed as a result of the proposed development. She was concerned that narrowing the street would be an issue for traffic circulation in the area, especially during the holidays. Ms. Kooima was also wanted to know how many parking spots will be provided on the site on a per-unit basis.

Gerard Moran, resident at Liberty Square Condo, addressed the Commission. Mr. Moran's main concern was traffic congestion. He said there are several apartment complexes and commercial developments in the area that already generate a lot of traffic.

Frank Fencil, board member of the Liberty Square Condominium Association, addressed the Plan Commission. He was concerned about the development of Parcel 4 within the Yorktown Commons planned development, which is directly south of the Liberty Square condo building. Specifically, he was concerned about the height of any building that might be built on Parcel 4.

Beatriz Prudden, 2260 S. Grace Street (Liberty Square Condo), addressed the Plan Commission. She asked when construction would begin and finish for Parcel 1. She was also concerned about the traffic impacts of the proposed development. She asked whether the units in the development will owner-occupied or rented. She wanted to confirm the height of the building proposed for Parcel 1. She noted that residents of Liberty Square condos were concerned that future development on Parcel 4 will block views and light.

Joan Magnavite, 2240 S. Grace Street (Liberty Square Condo), addressed the Plan Commission. She was concerned about power supply to the area; she said the Liberty Square development had suffered brownouts in the past.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked the petitioner to respond to the questions and concerns.

Mr. Roseth said that the development will be apartment units, not condo units. He said apartments accounted for the majority of GreyStar's portfolio. Mr. Roseth said these will be high-end apartments and he understood the average cost of construction was \$230,000 per unit.

Mr. Roseth said he would defer to Village staff on issues related to Grace Street right-of-way improvements and size and scale of the development, as these were dictated by the terms of the Design Guidelines adopted by the Village.

Mr. Roseth deferred questions about Phase 4 to the Village and/or Continuum Partners.

Mr. Roseth said construction is expected to start in March 2017 and will last approximately two years. His past experience with GreyStar suggested that the construction sites were well-managed to avoid negative impacts to the surrounding neighborhood when possible.

Regarding the number of floors, Mr. Roseth said the development on Parcel 1 will have five stories.

Mr. Heniff offered a response to the public comments on the Grace Street improvements. He stated the Grace Street as currently developed is over-engineered relative to the amount of traffic currently using the street. The street has capacity for a much larger number of vehicles than typically use the street. The Village has developed a Village-wide bike master plan within the previous year. This plan identifies areas within the Village to promote additional bike and pedestrian activities. The Yorktown Commons Planned Development Design Guidelines further identify Grace Street as a location for bike lane improvements.

Mr. Heniff noted that street parking and biking are currently allowed on Grace Street. The proposed improvements to the right-of-way would effectively be applying paint to the existing street to define areas for these activities. He said the Village often receives comments from residents expressing interest in developing bike lanes that tie the Yorktown Mall area to bike lanes in other parts of the Village. He noted that these improvements would be undertaken by the petitioner as part of the Parcel 1 development, working in concert with Village staff.

Regarding traffic, Mr. Heniff stated that the issue had been studied in 2015 when the Village was in the process of reviewing the petition to create the Yorktown Commons Planned Development. Traffic consultants working on behalf of the Village and Yorktown Mall had studied the area and determined that the existing road infrastructure was adequate to accommodate traffic generated by development within the planned development.

Regarding parking for Parcel 1, Mr. Heniff said the development will meet the Village Zoning Ordinance requirement to provide 1.5 parking spaces per dwelling unit. He noted that the petition for Parcel 2 (PC 16-18) does include a request for a variation to the parking requirement. That request would be considered separately as part of the Parcel 2 petition to follow later in the meeting.

Mr. Heniff said that any issues regarding utilities such as Nicor, ComEd, and public water and sewer will be worked out between the developer and the relevant entities. There will be adequate capacity to meet the demands of the project.

Mr. Heniff stated that development on Parcel 4 will be undertaken at a later date. He could not speculate on what that development will look like. At such time as a petitioner submits plans for Parcel 4, the Village will conduct the appropriate public hearings to consider the development.

Bryant Gomez, an attorney representing the Liberty Square Condominium Association, addressed the Plan Commission. He asked if GreyStar would make an effort to divert construction traffic away from residential areas on Grace Street.

Mike Miller, with ESG, addressed the Plan Commission. Mr. Miller provided some information regarding which areas of Parcel 1 will be used for construction staging and storage of construction materials. He did not anticipate build-up of materials on the street. There will be truck traffic but it will not be a constant stream. Upon further questioning by Mr. Gomez, Mr.

Miller clarified that Grace Street will not be closed; construction activities will occur largely on Parcel 1. He and Mr. Roseth also stated that the contractor will work closely with the Village to manage any impacts of construction.

Mr. Gomez asked if the residents of the proposed development will be able to rent out their units on Airbnb. Mr. Roseth said his understanding was that GreyStar prohibits their tenants subleasing units through Airbnb or other channels, but he deferred to GreyStar to confirm this. Mr. Miller noted that GreyStar's developments have high occupancy rates and attract long-term renters.

Chairperson Ryan asked for the staff report.

Ms. Papke presented the staff report, which was submitted to the public record in its entirety. Ms. Papke noted that the Village Board of Trustees approved the Yorktown Commons Planned Development and related Yorktown Commons PD Design Guidelines (FBC) in early 2016. The petitioner, GreyStar, has been chosen as the developer of Parcels 1 and 2 within the Yorktown Commons Planned Development. At this time, the petitioner has submitted a development proposal for Parcel 1. The proposed development consists of a five-story, 374-unit apartment complex. The site will incorporate a number of resident amenities including a leasing office, fitness center and outdoor commons areas. There will also be a 570-space parking garage. Currently, the property is a vacant parcel with constructed ditch.

Ms. Papke said the proposed development is subject to the final plan approval process described in the Design Guidelines. Generally, final plans for development in the Yorktown Commons PD are subject to Plan Commission approval. However, final plans that require major deviations from the standards laid out in the Design Guidelines require a public hearing before the Plan Commission and final approval of the site plan and associated major change by the Board of Trustees. The petition for Parcel 1 includes one major change and one minor change, both of which would be discussed later in the staff presentation.

The petition was reviewed by the Village's interdepartmental review committee. That review yielded a series of comments from Building, Fire, Engineering and Public Works staff. The petitioner had been made aware of the comments. These comments will be addressed in final engineering review and the building permitting process. In addressing these comments, staff does not expect the site plan to change in any significant way.

The Planning Division reviewed the proposed development and finds it is generally compatible with surrounding development and land uses. Adjacent uses consist of multi-family residential and commercial development; the proposed multi-family development is compatible with those uses. Ms. Papke noted that based on feedback from the residents at the condo building immediately north of Parcel 1, the petitioner is paying particular attention to buffering and landscaping on the north side of the site in order to maximize compatibility.

Staff analyzed the proposed development with respect to the development standards contained in the Yorktown Commons PD Design Guidelines. Generally, staff finds the development is consistent with the development envisioned by the Design Guidelines. Specifically, staff notes:

- Residential uses are permitted in the planned development, which has entitlements for up to 970 residential units spread across the four parcels. The proposed 374 units are well below that threshold.
- The overall site layout is consistent with the Design Guidelines in that it brings the building façade close to the street and shields the parking garage and service areas from view of public streets.
- The auto-court drop-off area on south side of building provides a point of access for automobiles but also maintains a pedestrian-oriented environment.
- The project will provide several open space areas and green spaces, as well as landscaping as required by the Design Guidelines.
- Architectural elements required by the Design Guidelines are present in the proposed plan. In particular, the building renderings show a prominent corner element and wrapping of primary façade materials around to secondary facades. The building materials will include stucco, brick, and metal paneling.

The petitioner requests a major change to amend the build-to line on the east side of the site from 13 feet as required by the Design Guidelines to a range of 15 feet to 23 feet. In the response to standards for major changes, the petitioner stated that one reason for this adjustment is an irregular jog in the south property line, which will impact placement of the building on the site in relation to the east property line. Village staff also notes that there will be a sanitary sewer line on the east side of the building. In order to maintain proper separation between the sewer line and building, adjustment to build-to line is required. Staff finds the adjustment in build-to line will not significantly impact the ability of the development to meet the intent of the Design Guidelines, and does not anticipate public health, welfare or safety issues to arise. Staff supports the requested change.

The petitioner requests a minor change to amend the build-to line on the south side of the site from 30 feet as required by the Design Guidelines to a range of 26 to 37 feet. This change is requested in order to accommodate the irregular jog in the south property line. The Design Guidelines note that build-to lines may vary if needed to accommodate irregular parcel boundaries. Accordingly, staff finds that this change will not significantly alter development on the site. Staff supports the minor change.

In summary, staff finds the petition meets the standards for a major change to a planned development and the standards for site plan approval as established in the Yorktown Commons Planned Development Design Guidelines and Lombard Zoning Ordinance. Staff recommends approval of the petition subject to the conditions listed in the staff report.

Ms. Papke noted that Aimco Apartment Homes, the owners of the Yorktown Apartments at 2233 S. Highland Avenue, had submitted a letter to the Community Development Department for distribution to the Plan Commission. The letter was included in the materials distributed to the Plan Commission.

Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

Commissioner Sweetser said she did not have any objection to the requested major and minor changes. She asked if it will be possible to incorporate a green rooftop or smart lights in the development. Mr. Miller said the wood framing of the building makes it difficult to include a rooftop garden. Commissioner Sweetser clarified that a green rooftop would not necessarily include a garden. Mr. Miller responded that the primary purpose of a green rooftop is to provide stormwater control, which is already accounted for in the stormwater pond proposed for the site.

Regarding the street lighting, Mr. Heniff said the lighting will need to comply with the Village's standards for right-of-way lighting. The Village's present specification for street lights is for an LED light, not a smart light. Mr. Heniff said he would pass Commissioner Sweetser's comments about the possibility of changing this specification on to the Public Works Department.

Commissioner Burke also did not object to the proposed major and minor changes. He said the Village had created the Design Guidelines knowing there might be some changes as projects developed.

Commissioner Cooper asked for more information regarding pedestrian features and the location of crosswalks. Mr. Roseth said the project will be connected to adjacent streets via crosswalks. He noted the landscaping provided within the development and the architectural features of the building will create a comfortable pedestrian space.

Commissioner Cooper asked how pedestrians will navigate the north side of the site where the driveway to the parking garage is located. Mr. Roseth said there will be a sidewalk around all four sides of the building. The sidewalk will be interrupted by the driveway into the garage, but it will otherwise be present around the whole site.

Commissioner Cooper asked if there is a retail component to this project. Mr. Roseth said there is no retail associated with Parcel 1.

Commissioner Olbrysh said he had no issue with the major and minor changes. He thought the proposed project would be an attractive addition to the Yorktown Center area. He liked that the parking garage will be concealed by the apartment building.

Commissioner Cooper asked if the open spaces on Parcel 1 will be open to the public. Mr. Roseth said they will not be open to the public due to security issues.

On a motion by Commissioner Burke, and a second by Commissioner Cooper, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 16-17, subject to the following six (6) conditions.

1. That the major change to a planned development is valid only with for Parcel 1 in the Yorktown Commons Planned Development;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code, or as provided as part of the original planned development approval set forth in Ordinance 7177;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
4. That the petitioner shall construct improvements in the Grace Street right-of-way as required by the Design Guidelines and approved by the Department of Public Works;
5. That the petitioner shall submit a final landscape plan incorporating screening elements along the north property line of the site, and that such landscape plan shall be subject to the approval of the Director of the Community Development Department; and
6. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall be come null and void unless a time extension has been granted by the Village Board.

Respectfully,

VILLAGE OF LOMBARD



Donald Ryan, Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

August 29, 2016

Title

PC 16-17

Property Owner

YTC Landowner LLC
100 N. Sepulveda Blvd, Ste. 1925
El Segundo, CA 90025

Petitioner – Developer

Greystar PG II, LLC
c/o Gary Wallace
750 Bering Drive, Ste. 200
Houston, TX 77057

Property Location

Northeast corner of Grace Street
and Yorktown Mall Ring Road

Zoning

B3PD Community Shopping
District Planned Development

Existing Land Use

Vacant/Undeveloped

Comprehensive Plan

Regional Commercial

Approval Sought

Site plan approval for a parcel in
the Yorktown Commons PD,
with companion major changes to
standards of the approved form-
based code.

Prepared By

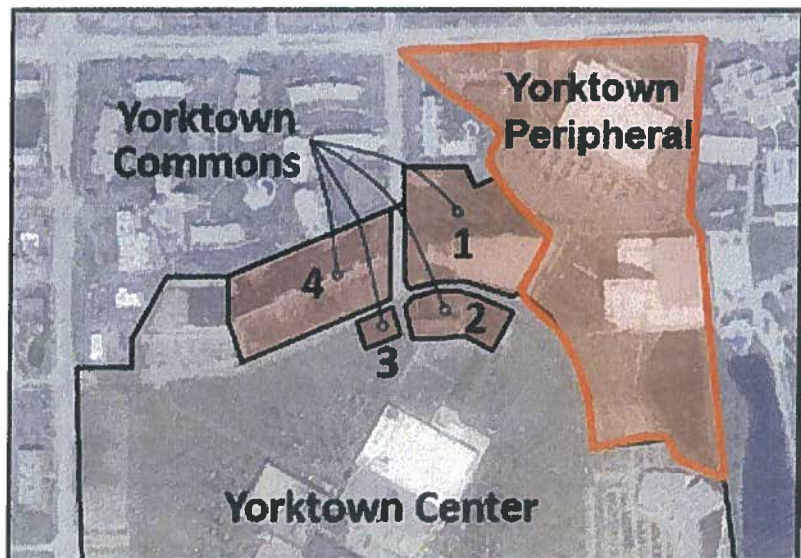
Anna Papke, AICP
Senior Planner



LOCATION MAP

DESCRIPTION

In January 2016, the Village Board of Trustees approved Ordinance 7177, establishing the Yorktown Commons Planned Development at the intersection of Grace Street and the Yorktown Mall ring road (PC 15-27C). At that time, the Village also approved the Yorktown Commons Planned Development Design Guidelines, a form-based code (FBC) containing site and building design standards for the four parcels within the Yorktown Commons Planned Development.



Greystar PG II, LLC, was chosen as the developer for Parcels 1 and 2 of the Yorktown Commons Planned Development. At this time,

PROJECT STATS

Lot Stats

Parcel Size:	5.89 acres
Proposed Impervious Surface Area:	4.49 acres
Proposed Landscaped Area:	1.40 acres

Project Details

Dwelling units:	375
Parking spaces:	570

Associated tenant amenities to include leasing office, club room, fitness center and outdoor spaces.

Applicable Regulations

1. Yorktown Commons PD Design Guidelines (form-based code); and
2. Lombard Zoning Ordinance.

Requested Changes/Relief

1. Major change to adjust eastern build-to line from 13 feet to a range of 15 to 23 feet; and
2. Minor change to adjust southern build-to line from 30 feet to a range of 26 to 37 feet.

Submittals

1. Petition for public hearing, dated August 10, 2016;
2. Project narrative, including response to standards for major changes in Yorktown Commons PD Design Guidelines;

Greystar (petitioner) requests site plan approval for a proposed multiple-family apartment development on Parcel 1.

Project Details and Approval Process:

The petitioner proposes to develop the subject property with a five-story, 375-unit multiple-family apartment complex. The development will contain a number of amenities for the residents, including a leasing office, fitness center and outdoor common areas. The development also will incorporate a parking garage with 570 spaces.

The proposed development is subject to the requirements established in the Yorktown Commons Planned Development Design Guidelines (also referred to as the form-based code, or FBC). The Design Guidelines regulate density, height, design and landscaping, among other elements, for development within the Yorktown Commons PD. Per the Design Guidelines, the Plan Commission oversees development within the planned development through the final plan approval process described in Section IV. Proposed final plans that substantially conform to the preliminary plans approved when the Yorktown Commons Planned Development was established are subject to final approval by the Plan Commission. Proposed final plans that deviate from the preliminary plan in significant ways are subject to the provisions for major changes as defined in the Design Guidelines. Development proposals that include major changes require a public hearing before the Plan Commission and final approval by the Village Board.

The proposed development at 2277 Grace Street (Parcel 1) incorporates one major change: adjustment of the eastern build-to line from the 13-foot standard called for in the Design Guidelines to a build-to line ranging from 15 feet to 23 feet. The proposed development also incorporates a minor change in the build-to line on the southern side of the parcel. Due to the major change, this petition is subject to the public hearing process and will ultimately require approval by the Village Board. Both of the proposed changes are discussed in more depth later in this report.

EXISTING CONDITIONS

The subject property is a vacant parcel with a constructed ditch.

Submittals (cont.)

- 3. Civil engineering plans for 2277 Grace Street (Parcel 1), prepared by Kimley Horn, dated August 5, 2016; and
- 4. Greystar Yorktown Commons Mixed Use Neighborhood – Final Planned Development, Official Submission. Parcel 1: Plan Commission Submission, dated August 8, 2016.

APPROVAL(S) REQUIRED

Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Yorktown Commons Planned Development Form Based Code, as stated in Section IV(E)(3) and established by Ordinance No. 7177, as follows:

- 1. Amend the build-to lines for the proposed multiple-family residential development in the following respects:
 - a. Provide for a major change adjustment to the eastern build-to line to allow for the exterior building elevation to range between 15 feet and 23 feet, where a 13 foot build-to line was established;
 - b. Provide for an minor change adjustment to the southern build-to line to allow for the building elevation to range between 26 feet and 37 feet, where a 30 foot build-to line was established; and
- 2. Approve a multiple-family residential development based upon the submitted plans, pursuant to Ordinance 7177 and through Section 155.511 of the Lombard Zoning Ordinance (Site Plan Approvals) and as deemed appropriate.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has been involved with numerous conversations with the petitioner regarding building type and previously approved Building Code amendments. A full Building Code review will be conducted for any and all future development submissions.

Fire Department:

As the proposal involves only the preliminary stages of an overall redevelopment plan for the area, the Fire Department has no issues or concerns regarding the project at this time.

Private Engineering Services (PES):

Private Engineer Services has the following comments regarding the proposed project:

1. Either the watermain along the north side of what is currently being referred to as "Market Rate" (Parcel 1) either needs to be looped with the required 30-ft easement with the watermain centered in the easement, or the redline mark up for allowing the dead ends that was emailed from Dave Gorman on 8/12/16 be followed. In summary, the email stated: a maximum 150' max hydrant leg and a 250' max dead-end water main with a service at the end to maintain fresh water. A backflow prevention valve on each 4" domestic service inside the building would protect the public water system from reverse flow. The required 30-ft easement, centered on these lines, should be provided for these lines as well.
2. Both of these developments (Parcels 1 and 2) shall be tributary to the proposed Yorktown sanitary pump station that is currently under review by the Village and not the Westin sanitary pump station.
3. The storm sewer bypass pipe system for the "Market Rate" plan (Parcel 1) will be reviewed under final engineering detailed storm sewer design calculation with the sizing based on final grading and overflow route restrictions.
4. As has been discussed with the design engineer, the underground stormwater detention vault will be required to have an external inspection manhole outside of the building footprint. This is not only for Village inspection purposes, but maintenance of the system as well. Similarly, the mechanical best management practices structure and the outlet control structure shall follow the same requirement for the same reasons. The underground vault shall be shifted for visual inspection via the inspection manhole to allow the inspection manhole to be located on top of the vault system exterior to the building footprint. These items will be reviewed during final engineering for compliance.
5. If a different street lighting is desired along Grace Street, it would be under the purview of Public Works review. The standard would need to be uniform along Grace from 22nd Street to the Yorktown ring road.
6. All other engineering related items will be addressed to meet Village requirements during final engineering review.

Public Works:

The Department of Public Works reviewed the submitted plans and offered technical comments. Based on conversation with the Assistant Director of Public Works, Community Development staff is confident that in addressing these comments, the petitioner will not significantly alter the proposed site plan. Public Works comments are as follows:

1. Sheet C0.1:
 - Add to Water Main #15: "Hydrants shall be yellow and per Village of Lombard spec. All stainless steel bolts above and below grade."

2. Sheet C4.0:

- Add "Village shall do all water main shut downs, with a minimum 24-hour notice" to General Utility Note #3.
- Extend sidewalk through driveway and connect to adjacent sidewalk at northwest corner of the site.
- Insert a valve in a vault on the existing water main immediately west of the proposed water service connections in order to better allow continued water service in the event of a water main shut down.
- Move the proposed back flow preventer from the water main to within the building.
- The water main along the north side of the building shall be centered in a 30'-wide easement, and provide documentation for easement rights for public water main on the adjoining properties.
- Replace the 90-degree water main bend with two 45-degree bends.
- At the northeast corner of the site, either separate the proposed water main and proposed storm sewer by at least 10', install the storm sewer at least 18" below the water main, or denote the storm sewer as water main quality pipe and joints.
- At the center of the north side of the building, separate the proposed storm sewer and proposed water main by at least 10'.
- Staff has suggested an alternate water main layout that would eliminate much of the last four bullet points. A schematic has been provided to the petitioner for consideration.
- Show the location of the proposed grease trap.
- Show the locations of proposed light poles. Specifications for the Village's standard LED cobrahead luminaire (General Electric's ERS3-MX-BX-5-40-4-GRAY) have been provided to the petitioner.

3. Sheets L1.1 & L1.2:

- The parkway trees along Grace Street will be owned and maintained by the Village and all others will remain private. The trees along Grace Street shall be alternated in species in order to avoid monoculture groups that would be susceptible to concurrent disease/infestation and removal. In addition, maples are not ideal trees for use in such narrow parkways due to their eventual width, and accolade elms are discouraged due to recent leaf beetle damage that has been observed.

Note: The proposed sanitary lift station and force main are being reviewed separately.

Planning Services Division:

The Planning Services Division notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning	Land Use
North	B3PD & R5PD	Yorktown Peripheral PD, Yorktown Apartments, and Yorktown Condos
South	B3PD	Yorktown Commons Planned Development
East	B3PD	Yorktown Peripheral Planned Developments
West	B3PD	Yorktown Commons Planned Development

The adjacent properties are either part of the same planned development or are part of the Yorktown Shopping Center and Yorktown Peripheral planned developments. Given that existing development on the adjacent properties consists of commercial development (Yorktown Mall) and multi-family residential development, staff considers the multiple-family apartment complex proposed on the subject property to be consistent with the zoning and land uses of surrounding properties.

Staff and the petitioner have received feedback from property owners in the adjacent condo development to the north of the site. The neighboring property owners have indicated that they would like to see some additional screening, in the form of either fencing or landscaping, between the subject property and their building. The petitioner is generally amenable to this request. Accordingly, staff recommends the petitioner submit a final landscape plan showing some options for additional screening elements along the north property line. Screening elements may include fencing, landscaping, or a combination thereof. The final landscape plan would be subject to the approval of the Community Development Director.

2. Comprehensive Plan Compatibility

When the Yorktown Commons Planned Development was brought before the Plan Commission in late 2015, Village staff stated in IDRC report PC 15-27C that the Yorktown Commons Planned Development is consistent with the Comprehensive Plan’s recommendation of a Regional Commercial land use on the subject property. Staff further noted that Vision 3 in the Comprehensive Plan is to “create and maintain viable commercial districts throughout the Village.” IDRC report PC 15-27C points out that the Yorktown Commons PD is consistent with Vision 3 because it encourages redevelopment that is compatible with the Yorktown Shopping Center.

As the proposed development on Parcel 1 is consistent with the standards of the Yorktown Commons Planned Development, staff concludes that in furthering the goals of the planned development, the development is also consistent with the intent of the Comprehensive Plan. Staff further notes that Vision 2 of the Comprehensive Plan reads “Lombard will foster a diverse housing stock with a sustainable land use pattern.” In providing new residential development in an infill location within the Village, the proposed development of Parcel 1 furthers this vision as well.

3. *Compatibility with Yorktown Commons Planned Development Design Guidelines*

This development is subject to the standards contained in the Yorktown Commons Planned Development Design Guidelines. The Design Guidelines include provisions for land uses, build-to lines, open space requirements, parking, landscaping and architectural design, among other standards.

Staff has analyzed the plans submitted by the petitioner against the requirements of the Design Guidelines. Staff finds that with the exception of the major and minor changes noted above and discussed below, the proposed development generally complies with the requirements of the Design Guidelines. The following table summarizes staff’s review of the proposed development against the standards of the Design Guidelines.

	<u>Design Guidelines Requirement</u>	<u>2277 Grace Street (Yorktown Commons Parcel 1)</u>
Vision		
<i>Project Description</i>	Creation of a new pedestrian-friendly neighborhood that includes a mix of uses and a strong residential component. Key elements to include: entry from the north along Grace Street with residential buildings lining the street; new public urban spaces; new residential uses with high quality architecture; new neighborhood open spaces.	Proposed development on Parcel 1 consists of a multi-family apartment complex. The proposed design brings the apartment building and associated uses (pool area, open space, leasing office) close to the Grace Street and Yorktown ring road frontages, while parking and services areas are confined to the rear of the development.
Land Use		
<i>Permitted Uses</i>	Permitted uses in the Planned Development include: office and business uses permitted in the B3 Community Shopping district; residential uses, including townhouses and multi-family; hotel; daycare as accessory use; mixed-use buildings.	Developer proposes to build a 5-story multi-family apartment complex consisting of 375 dwelling units.
<i>Recommended Uses</i>	The FBC recommends street-activating uses such as leasing offices, fitness rooms, club rooms and lobbies be located at the intersection of Grace Street and the YT ring road.	The main lobby and other amenities will be located on the ground floor of the southwest corner of the building, where adjacent to the Grace Street/Yorktown ring road intersection.
<i>Density</i>	Maximum number of dwelling units in Planned Development = 970.	Dwelling units proposed for Parcel 1 = 375. Total dwelling units proposed for Parcels 1 and 2 = 550.
Regulating Plan		

<i>Open Space</i>	Minimum 12.5% of total site area to be maintained as open space. In the case of Parcel 1, this results in a minimum requirement of 0.5 acres. The FBC defines open space as including lawns, gardens, parks, linear greens, trails and paths, water features, and gathering spaces such as courtyards, squares and plazas.	Project provides a mixture of open green space (area around stormwater pond, courtyard) as well as other hardscaped open areas. Open green space = 1.0+ acre. Total open space = 2.48 acres.
<i>Build-to Line</i>	Grace Street = 15 feet; Yorktown ring road = 30 feet; eastern property line = 13 feet.	Build-to line on Grace Street side consistent with FBC; build-to line on Yorktown ring road varies from 26 feet and 37 feet, <u>requiring a minor change</u> ; build-to line on eastern property line varies from 15 feet to 23 feet, <u>requiring approval of a major change</u> .
<i>Frontage Occupancy</i>	Grace Street = 60-90%; Yorktown ring road = 70-95%; eastern property line = 60-90%.	Frontages along Grace Street, Yorktown ring road and eastern property line are consistent with these requirements.
<i>Building Height</i>	Maximum building height = six stories, not to exceed 100 feet.	Proposed building will be five stories, with one portion having six stories to accommodate topographic conditions. Total height is 53 feet.
<i>Urban Design and Architectural Features</i>	West 110' of the north elevation required to be designed to primary façade standards. Prominent corner element required at southwest corner of building, adjacent to Grace Street and ring road intersection.	See building elevations and renderings in petitioner's submission.
<i>Front Yard Types</i>	Front Yard Type II required around majority of Parcel 1; Front Yard Type I may be substituted for Type II at the SW corner of site.	Landscape plan consistent with Type I/Type II requirements.
<i>Street Sections</i>	Grace Street north of Yorktown ring road to be reconfigured to include on-street parking and bike lanes.	Plans consistent with this requirement.
Development Standards		
<i>Parking and Loading</i>	Parking decks to be designed with liner building facing streets. Number and size of off-street parking spaces and loading spaces as required by Section 155.602 of Lombard Village Code.	Proposed parking deck is enveloped by multi-family building, not visible from the streets. Number and size of parking stalls and loading spaces is consistent with Village Code requirements.
<i>Service Areas</i>	Service areas shall be screened from view of the street. Indoor service areas shall have closable doors recessed into the face of the building, and shall not be located on YT ring road within 200 feet of the Grace Street intersection.	Service areas to be screened, or located inside building behind recessed doors.

Architectural Standards		
<i>All</i>	Primary building facades to be oriented to the street; primary entry to be located along primary building façade and designed with architectural features communicating entry; service areas to be located in rear of building; primary facades to have windows of appropriate proportion and spacing; building facade materials to be consistent across facades and continue along secondary facades for 16 inches in depth; utilities and mechanical equipment to be located in interior of block or alongside of buildings.	Developer proposes to meet these architectural standards. See building elevations and renderings in petitioner's submission. Development to include a prominent corner element on the building at the southwest corner of the site as well as parapets along roofline. The submitted plans also show the building façade materials along the primary facades will be carried to the required depth along the secondary façade on the north side of the site. Building materials include: stucco (three shades), brick (two types), metal paneling (two types) and stone.
<i>Multi-family</i>	Minimum building height shall be greater than 18 feet; blank walls not to face streets; maximum of two primary materials used on a façade; exterior lights to match architectural style of building.	Developer proposes to meet these architectural standards. See building elevations and renderings in petitioner's submission.

4. Major and Minor Change Requests

- A. *Major Change: Pursuant to Section 155.504(A) (major changes in a planned development) of the Lombard Zoning Ordinance, and Section IV (E) (major changes) of the Yorktown Commons Planned Development Design Guidelines, amend the build-to line for the eastern side of the subject property to allow for a build-to line ranging from 15 to 23 feet, where a 13-foot build-to line would otherwise be required by the Design Guidelines.*

The petitioner requests a major change to the approved build-to line for the east side of the property in order to accommodate the development. One reason the petitioner offers for this request is that there is an irregular jog in the south property line of the parcel, which has impacted the positioning of the building on the site (see graphic in Part B below for depiction of this jog). The Design Guidelines did not reflect this irregularity in establishing the build-to lines.

Staff notes that there is a sanitary sewer line proposed for the east side of the subject property. The Village requires the building to maintain separation from the location of the sanitary sewer. The building has been shifted away from the property line to accommodate this requirement.

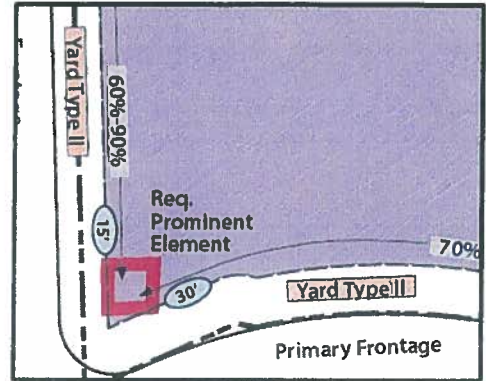
Upon review of the site plan, staff finds that the proposed major change in this build-to line will not significantly impact the final development in terms of its ability to meet the intent of the Design Guidelines and the objectives of the Yorktown Commons Planned Development. As demonstrated in the petitioner's response to standards for major changes in the Yorktown Commons Planned Development, the requested change will not create public health or safety concerns, nor will it impede the developer's ability to provide adequate public utilities and infrastructure improvements

or meet the overall intent of the planned development. The change will also address the issue of separation between the building and sanitary sewer line. Staff supports this major change.

- B. *Minor Change: Pursuant to Section IV (E) (major changes) of the Yorktown Commons Planned Development Design Guidelines, amend the build-to line for the southern side of the subject property to allow for a build-to line ranging from 26 to 37 feet, where a 30-foot build-to line would otherwise be required by the Design Guidelines.*

The developer proposes to amend the build-to line on the south side of the property. The property line on the south side of the site has an irregular jog, which has impacted the location of the building. The graphic to the right, which comes from the Design Guidelines, shows this jog. In order to maintain a regular façade, the building façade has some variation as it relates to distance from the property line.

The definitions section of the Design Guidelines specifically notes that build-to lines may vary if required to address irregular parcel lines (Section XII). Given this provision in the definition, staff determined that this change does not meet the standards for a major change as established in Section IV(E)(3) of the Design Guidelines. Therefore, this change is more appropriately classified as a minor change. Minor changes do not necessarily require a public hearing. However, staff seeks the Plan Commission's concurrence and approval of this interpretation. Staff has no objection to this change.



5. Other Elements

A. Grace Street Improvements

Section VII(J) of the Design Guidelines requires the Grace Street right-of-way between 22nd Street and the Yorktown ring road to be reconfigured to include on-street parking and bike lanes. Figure 24 from the Design Guidelines illustrates the required roadway configuration for Grace Street. This requirement reflects the 2016 Village-wide Bicycle and Pedestrian Master Plan, which identified the Grace Avenue right-of-way as a target area for bike and pedestrian improvements.

The Yorktown Commons Planned Development approval (PC 15-17C) stipulated that the required Grace Street ROW improvements would occur when either Parcel 1 or Parcel 4 developed. Accordingly, the petitioner for PC 16-17 has provided site plans showing the required parallel parking spaces and bike lane. The petitioner also may consider replacing existing cobra-style street lights with shorter residential-style street lamps, though this has yet to be finalized. The Community Development Department finds the proposed ROW improvements are consistent with the amenities required by the Design Guidelines. Final design of these ROW improvements will be subject to review and approval by the Public Works Department.

Finally, staff notes that on-street parking and biking are currently legal activities within the Grace Street right-of-way. The proposed improvements will simply delineate appropriate spaces for these activities.

B. Auto Court Drop-Off (Woonerf)

The petitioner proposes to include a drop-off area adjacent to the Yorktown ring road (south side of the building). This area is similar to a Woonerf, an open area in which vehicular and pedestrian traffic intermingle. Design elements such as curving roads, bollards and paving stones serve to limit vehicles to “walking speed” to maintain safety for all users.

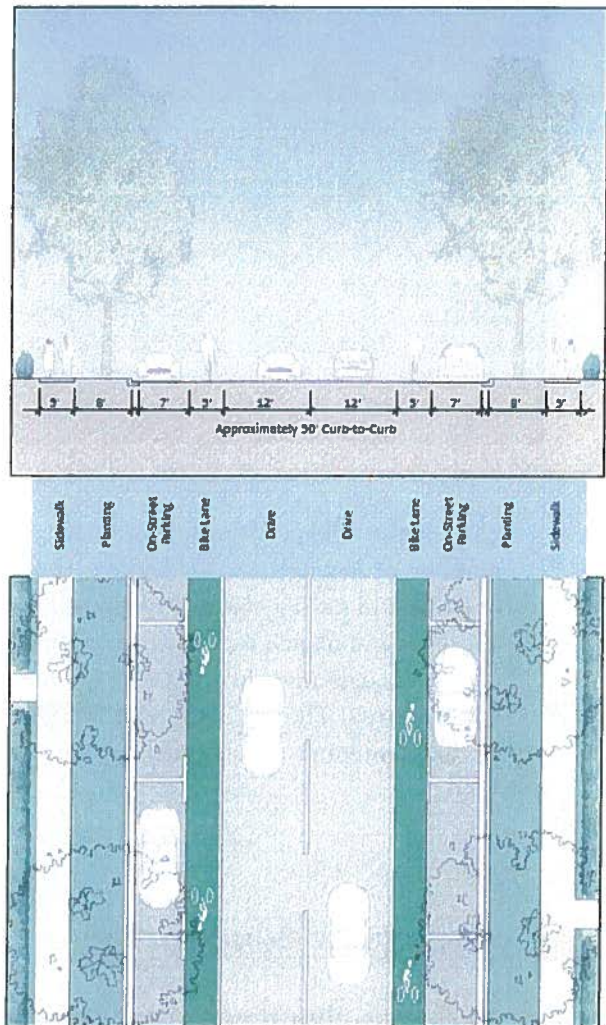


FIGURE 24: Street Sections – Illustrative Typical Section of Grace Street



Auto Court Drop-Off (Woonerf) as proposed by petitioner.

KLOA, the Village's traffic consultant, reviewed the plans for the proposed Woonerf and made a number of suggestions to enhance this element of the project. These suggestions include using bollards and paving stones to delineate open spaces and travel areas, maintaining adequate radii to allow an ambulance to maneuver within the drop-off area, and eliminating two parking spaces to allow adequate maneuvering area for vehicles. KLOA also provided images of two Woonerfs in the Chicago area. The KLOA report is included as an attachment to this report. Staff has no objection to this element of the site plan.

SITE HISTORY (NON SIGN-RELATED)

1966: Yorktown Shopping Center Planned Development

Establishment of the Yorktown Shopping Center Planned Development via Ordinance No. 1172. Note that within the originally approved site plan, Parcel 1 was identified for multi-family residential development and Parcel 4 was designated for use as an office complex.

PC 94-14: Yorktown Peripheral Planned Development

Amendment to the geographic boundaries of the Yorktown Shopping Center Planned Development to remove approximately 15.6 acres to establish the Yorktown Peripheral Planned Development. Staff notes that within the originally approved site plan, Parcel 1 was identified for use as a 100,000 square foot retail structure.

PC 15-27A: Amendment to the Yorktown Shopping Center Planned Development

Amendment to the geographic boundaries of the Yorktown Shopping Center Planned Development to remove approximately 8.3 acres from this planned development in order to establish the Yorktown Commons Planned Development (PC 15-27C). Also amended the number of parking spaces required in the Yorktown Shopping Center PD.

PC 15-27B: Amendment to the Yorktown Peripheral Planned Development

Amendment to the geographic boundaries of the Yorktown Peripheral Planned Development to remove approximately 5.9 acres from this planned development in order to establish the Yorktown Commons Planned Development (PC 15-27C).

PC 15-27C: Yorktown Commons Planned Development

Established the Yorktown Commons Planned Development via Ordinance 7177. Also adopted the Yorktown Commons Planned Development Design Guidelines as the form-based code regulating development within the Yorktown Commons Planned Development.

FINDINGS & RECOMMENDATIONS

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

Based on the submitted petition and testimony presented, the proposed site plan with companion major change to a planned development **complies** with the standards required by the Village of Lombard Zoning Ordinance and Yorktown Commons Planned Development Design Guidelines; and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 16-17, subject to the following conditions:

1. That the major change to a planned development is valid only with for Parcel 1 in the Yorktown Commons Planned Development;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code, or as provided as part of the original planned development approval set forth in Ordinance 7177;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
4. That the petitioner shall construct improvements in the Grace Street right-of-way as required by the Design Guidelines and approved by the Department of Public Works;

5. That the petitioner shall submit a final landscape plan incorporating screening elements along the north property line of the site, and that such landscape plan shall be subject to the approval of the Director of the Community Development Department; and
6. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall be come null and void unless a time extension has been granted by the Village Board.



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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EXHIBITS

- KLOA report



MEMORANDUM TO: William Heniff
Director of Community Development
Village of Lombard

FROM: Javier Millan
Senior Consultant

DATE: August 22, 2016

SUBJECT: Yorktown Commons Mixed-Use Development
Parcel 1 Site Plan Evaluation
Lombard, Illinois

This memorandum summarizes the results of a site plan evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for Parcel 1 of the proposed Yorktown Commons Mixed-Use development in Lombard, Illinois. The Yorktown Commons Mixed-Use development is composed of four distinct parcels within the Yorktown Center at the intersection of Grace Street with the Yorktown Ring Road.

Parcel 1

Parcel 1 is located in the northeast quadrant of the intersection of Grace Street with the Yorktown Ring Road. As proposed, the parcel will be developed with an apartment building containing approximately 375 units and 573 off-street parking spaces with access provided via the Yorktown Ring Road. Inspection of the site plans prepared by ESG Architects indicates that the apartment building will provide an open area that will serve passenger vehicles and pedestrians in a similar manner to a "Woonerf". A "Woonerf" is a design concept in which the pedestrian and vehicular space is not separated but rather combined. By virtue of the absence of sidewalk boundaries, curbs, and distinct lanes, those on foot and bike have equal access to the road as do motor vehicles. Speed is limited to "walking speed" and the design enforces this through curving roads and the use of public amenities such as playground equipment.

Based on a review of the site plan, we offer the following:

- Decorative bollards should be provided along the entrance to the open space and along the proposed fountain in the middle of the open space.
- Paving stones should be utilized to create an edge line and to better delineate the travel way for vehicles and pedestrians.
- Care should be taken to ensure that adequate radii are provided to allow an ambulance to maneuver within the open area.
- The two parking spaces shown north of the drop-off/pick-up canopy may have to be eliminated to provide adequate spacing to allow vehicles traveling to the drop-off/pick-up area to maneuver.

Attached to this memorandum are pictures of various similar open areas and their treatments in the Chicagoland area.

La Quinta Inn & Suites, Chicago, Illinois



Imagery ©2016 Google, Map data ©2016 Google 20 ft



Google earth

La Quinta Inn & Suites, Chicago, Illinois



La Quinta Inn & Suites, Chicago, Illinois



La Quinta Inn & Suites, Chicago, Illinois



Oakbrook Mall, Oakbrook, Illinois



Oakbrook Mall, Oakbrook, Illinois





December 21, 2015

William J. Heniff
Director of Community Development
Village of Lombard
255 E. Wilson
Lombard, IL 60148

Subject: Yorktown Commons Planned Development Amendment
RE: Aimco Yorktown, LP – Yorktown Apartments

Dear Mr. Heniff,

We are the long-time owners of Yorktown Apartments located at 2233 S. Highland Ave., adjacent to Yorktown Center to the northwest. We would like to take this opportunity to provide feedback regarding the proposed plans related to the Yorktown Commons Planned Development Amendment.

We are supportive of the development overall and believe this is very positive for the neighborhood and the Village. However, we want to make sure that the new development is beneficial to the nearly 400 residents in our neighboring community as well as other adjacent neighbors. Based on our review of the Yorktown Commons Planned Development Design Guidelines dated 10/19/2015, we would like to raise the following items for consideration:

- Façade Standards for the portion of the project facing our property have not been addressed. All other sides of the development are attractive and we are supportive of that. However, as proposed the development turns its back on Yorktown Apartments. We request enhancements to the side facing Yorktown Apartments, consistent with the standards on all other sides. As currently planned the views from Yorktown Apartments appear to be negatively impacted and will likely create resident complaints.
- Pedestrian connections to the new development, green space, retail and mall from our property do not appear to be addressed. In order to make the newly planned development as vibrant and successful as possible, we feel pedestrian connections to and from the surrounding residential uses should be significantly enhanced.
- Ground level retail locations, as presented, are limited to the intersections of Grace Street and Yorktown Mall Drive (Ring Road). We would like to discuss the potential for including street-level retail uses within closer proximity to the Yorktown Apartments.
- The plans call for the strip mall to the west (Carson's Furniture Gallery) to be left in place as a standalone building. What is the intent for this building in the near term and long term? We feel that this area, which will serve as the gateway to the proposed development from Highland Ave, should be addressed as part of this process.

Thank you for your consideration. We respectfully request that this letter be shared with the Village Board of Trustees during the January 7th 2016 meeting as this matter is considered.

Best regards,

A handwritten signature in black ink, appearing to read 'R. Hawthorne', with a long horizontal line extending to the right.

Richard A. Hawthorne
Vice President, Redevelopment
Aimco
One Oakbrook Terrace, Suite 205
Oakbrook Terrace, IL 60181
Desk: 630.812.2187
Cell: 773.315.1287
richard.hawthorne@aimco.com

CC: Donna Blair – Yorktown Center
Tom Kiler – Continuum Partners
Wes Powell – Aimco
Patti Shwayder – Aimco
Ken Diamond – Aimco

ORDINANCE NO. _____

AN ORDINANCE GRANTING A MAJOR CHANGE PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.504 OF THE LOMBARD ZONING ORDINANCE, AND PURSUANT TO CHAPTER IV, SECTION IV(E) OF THE YORKTOWN COMMONS PLANNED DEVELOPMENT DESIGN GUIDELINES, FOR PARCEL 1 OF THE YORKTOWN COMMONS PLANNED DEVELOPMENT, AS ESTABLISHED BY ORDINANCE 7177, TO ALLOW FOR AN AMENDED BUILD-TO LINE

(PC 16-17: Yorktown Commons Planned Development Parcel 1 – 2277 Grace Street)

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, as described in Section 2 below, is zoned B3 Community Shopping District Planned Development; and,

WHEREAS, the Subject Property, as described in Section 2 below, is subject to the Yorktown Commons Planned Development Design Guidelines, as adopted by the President and Board of Trustees of the Village of Lombard by Ordinance 7177; and,

WHEREAS, an application has heretofore been filed requiring approval of the following major change to a portion of a planned development, commonly referred to as Parcel 1 of Yorktown Commons, pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code) and the Yorktown Commons Planned Development Design Guidelines:

1. Amend the build-to line for the eastern elevation of the proposed multiple-family residential development to a range of 15 feet to 23 feet, where a 13-foot build-to line was established by the Yorktown Commons Planned Development Design Guidelines; and

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on August 29, 2016, 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 major change; 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 major change for a portion of a planned development as set forth below is hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3:

1. Amend the build-to line for the eastern elevation of the proposed multiple-family residential development to a range of 15 feet to 23 feet, where a 13-foot build-to line was established by the Yorktown Commons Planned Development Design Guidelines.

SECTION 2: That this ordinance is limited and restricted to the subject property generally located at 2277 S. Grace Street, Lombard, Illinois, and more specifically legally described as set forth below:

LOT 4 IN YORKTOWN PERIPHERAL/TARGET SUBDIVISION, BEING PART OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1995 AS DOCUMENT R95-162762, IN DUPAGE COUNTY, ILLINOIS.

PIN: 06-29-200-050 (2277 S. Grace Street; the northeast corner of Grace Street and the Yorktown Ring Road)

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. That the major change to a planned development is valid only for Parcel 1 in the Yorktown Commons Planned Development;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code, or as provided as part of the original planned development approval set forth in Ordinance 7177;

3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
4. That the petitioner shall construct improvements in the Grace Street right-of-way as required by the Design Guidelines and approved by the Department of Public Works;
5. That the petitioner shall submit a final landscape plan incorporating screening elements along the north property line of the site, and that such landscape plan shall be subject to the approval of the Director of the Community Development Department; and
6. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall be come null and void unless a time extension has been granted by the Village Board.

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 _____, 2016.

First reading waived by action of the Board of Trustees this _____ day of _____, 2016.

Passed on second reading this _____ day of _____, 2016, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this _____ day of _____, 2016.

Keith T. Giagnorio, Village President

ATTEST:

Ordinance No. _____

Re: PC 16-17

Page 4

Sharon Kuderna, Village Clerk

Published in pamphlet from this _____ day of _____, 2016.

Sharon Kuderna, Village Clerk