

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### 4-44 YORKTOWN CENTER (YORKTOWN COMMONS PARCEL 4)

**August 19, 2019**

#### Title

SPA 19-02

#### Property Owner

YTC Landowner LLC  
9 W. 57<sup>th</sup> Street, 42<sup>nd</sup> Floor  
New York, NY 10019

#### Petitioner

Gilbane Development Company  
Shawn Zimny  
225 W. Wacker Dr., Suite 2160  
Chicago, IL 60606

#### Property Location

Northwest corner of Grace Street  
and Yorktown Mall Ring Road

#### Zoning

B3PD Community Shopping  
District Planned Development

#### Existing Land Use

Strip shopping center

#### Comprehensive Plan

Regional Commercial

#### Approval Sought

Site Plan Approval for a parcel in  
the Yorktown Commons Planned  
Development.

#### Prepared By

Anna Papke, AICP  
Senior Planner



**LOCATION MAP**

#### DESCRIPTION

The petitioner, Gilbane Development Company, is requesting Site Plan Approval of a proposed multi-family development on Parcel 4 of the Yorktown Commons Planned Development. The subject property is currently the site of a portion of the Yorktown Convenience Center.

The petitioner proposes to develop the site with a four-story, 336-unit apartment complex. Parking is provided in an above-ground garage, with the residential portions of the building concealing it from the adjacent streets (a wrap building). Other site features include open courtyards, a small surface parking area for visitors and leasing purposes, and an interior courtyard with amenities for tenants.

The property is subject to the Yorktown Commons Planned Development Design Guidelines. Per the Guidelines, development in the Yorktown Commons PD that meets the Guidelines and the underlying zoning regulations is subject to the Site Plan Approval Process with the Plan Commission.

### Project Details

Parcel Size:	6.06 acres
Open space:	2.39 acres
Dwelling units*:	336
Parking spaces*:	512
Building height:	Four stories (44'8")

\*Dwelling unit and parking space counts subject to minor modification as unit mix is refined prior to permitting. Unit count to be between 330 and 350 units. Parking space count to be adjusted accordingly.

### Applicable Regulations

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

### Submittals

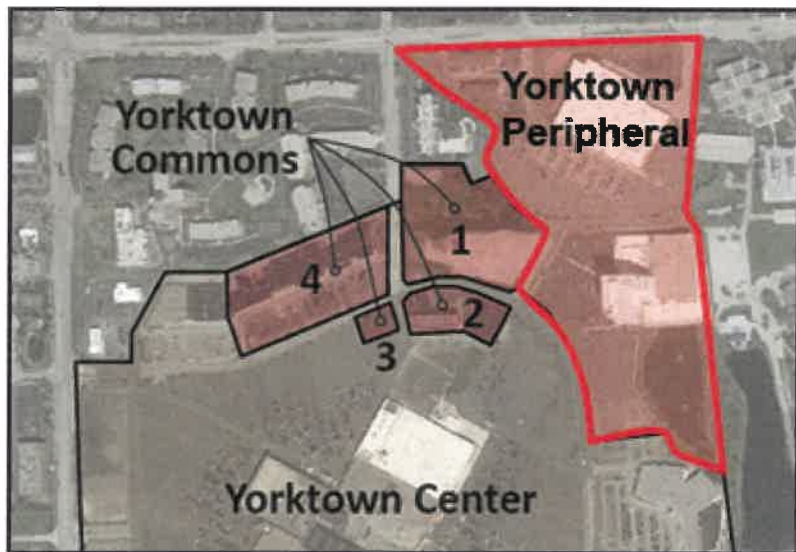
1. Petition for public hearing, dated July 23, 2019;
2. ALTA/NSPS land title survey, prepared by V3, dated September 19, 2018;
3. Preliminary engineering, prepared by V3, dated July 22, 2019; and
4. Gilbane Yorktown Commons Mixed Use Neighborhood – Final Planned Development Official Submission, including architectural plans, landscape plans, and floor plans, prepared by Gilbane and KTG Architecture + Planning, dated July 23, 2019.

### Yorktown Commons Planned Development Background:

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). The Village also approved the Yorktown Commons Planned Development Design Guidelines, a form-based code containing site and building design standards for the four parcels within the Yorktown Commons Planned Development.

Parcels 1 and 2 were developed by Greystar with multi-family buildings. As both these developments required major changes to the planned development and other variations from the Design Guidelines and/or the Zoning Ordinance, they underwent a full public hearing and entitlement process with the Plan Commission and Village Board in 2016 (PC 16-17 and 16-18).

The proposed development on Parcel 4 is consistent with the Yorktown Commons Design Guidelines and underlying zoning regulations. The petitioner has not requested any variations or changes to the planned development in order to develop the site as proposed. Therefore, the proposed development can be approved through the Site Plan Approval process with the Plan Commission and a public hearing is not required.



### EXISTING CONDITIONS

The subject property is currently developed with a commercial strip center (Yorktown Convenience Center).

## **APPROVAL(S) REQUIRED**

Site Plan Approval for a multi-family development on Parcel 4 of the Yorktown Commons Planned Development.

## **INTER-DEPARTMENTAL REVIEW**

### **Building Division:**

The Building Division has the following comment on the proposed project. Additional comments may be forthcoming during permit review.

1. The renderings do not show the height of the retaining wall to the north of the proposed building, but we assume this wall is to remain as is. If so, there may be some benefit to showing it in plan view as well as a sectional view.

### **Fire Department:**

The Fire Department has the following comments on the proposed project. Additional comments may be forthcoming during permit review.

1. The utility plan does not show hydrant locations for the property.
2. Will need the location of the Fire Department Connection for the sprinkler system to make sure there is a hydrant within 75' of the connection.
3. The plan does not show a direct access to the interior courtyard for Fire Department from the main lobby. This should be noted on drawings at some point.
4. Noted that the North access road goes down to 17' in width which should be minimum 20' per code.

### **Private Engineering Services (PES):**

Private Engineer Services has the following comments on the proposed project. Additional comments may be forthcoming during permit review.

1. The paving section for the driveway on the north side of the side does not meet the Village's required cross section and will be addressed once they submit final engineering for permits.
2. The overflow pipe should be designed without any bends inside the building. Village specifications require a manhole located at any change of grade, alignment or size of pipe.
3. Final engineering will require HGL calculations and to show that the 24" overflow pipe can properly convey the required 1 cfs per acre requirements for the enclosed courtyard and any areas that may drain to the courtyard. HGL calculations shall be provided to show the 10-yr, 24-hr design flows will

not surcharge. These should be based on the updated March 2019 Bulletin 70 rainfall data, which has already been discussed with the project engineer.

4. The stormwater submittal for this project shall include existing and proposed drainage divides.
5. The final engineering civil utility plan will need to show the exterior domestic water valve vault. The detail for the required valve after the main line to the building has separated off the fire suppression line has been previously provided, based on the Illinois Plumbing Code requirements for no greater than 24" of dead line of water be installed.
6. The landscape plan, when submitted with final engineering plans, should have the utility plan shown superimposed to verify no conflicts with pipes/structures.

**Public Works:**

The Department of Public Works has the following comments on the proposed project. Additional comments may be forthcoming during permit review.

1. The Department and the project engineer have been discussing the matter of grading and stairways along the east side of the building, adjacent to Grace Street, to ensure future access to underground utilities. We are confident that an amenable solution will be reached that will not alter the building layout.
2. On the site utility plan, add a manhole on the storm sewer between structures at the edge of the Grace Street right-of-way to delineate the change in ownership, and allow access for inspection and maintenance. Such a manhole will not be needed on the emergency overflow storm sewer due to its location in the walkway, large diameter, and limited use. The Village will only assume maintenance and ownership responsibilities of these two storm sewers within the public right-of-way of Grace Street.
3. On the site utility plan, provide the rim and invert elevations for structure ST 3-9, and also all proposed pipe diameters and types.

**Planning Services Division:**

The Planning Services Division notes the following:

**1. Surrounding Zoning & Land Use Compatibility**

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	R5PD	Liberty Square Condos, Yorktown Apartments
<b>South</b>	B3PD	Yorktown Commons PD Parcel 3 (vacant)
<b>East</b>	B3PD	Yorktown Commons PD Parcel 1 (Elan multi-family development)
<b>West</b>	B3PD	Yorktown Center Planned Development (former Carson’s Furniture)

Development in the vicinity of the subject property consists of large-scale commercial development (Yorktown Center mall) and multi-family residential development. The multi-family development proposed on the subject property is consistent with the zoning and land uses of surrounding properties.

**2. Comprehensive Plan Compatibility**

The subject property historically has been developed with commercial uses similar to those inside the adjacent Yorktown Center mall. In response to changing trends in the commercial retail sector, in 2015 the Yorktown Center owner petitioned the Village to create the Yorktown Commons Planned Development (PC 15-27C). The stated intent of the Yorktown Commons PD is to “establish a pedestrian friendly mixed-use neighborhood that acts as a gateway to the Shopping Center from the north.” During the 2015 public hearing process, Village staff and the Plan Commission found Yorktown Commons to be consistent with the Comprehensive Plan’s recommendation of a Regional Commercial land use on the subject property. Particular emphasis was placed on the role that redevelopment within the Yorktown Commons Planned Development would have in maintaining and enhancing existing commercial development within the Village (Comprehensive Plan Vision 3).

The proposed development on Parcel 4 is consistent with the intent of the Yorktown Commons Planned Development. Staff finds that in furthering the specific intent of the Yorktown Commons PD, the proposed Parcel 4 development is also consistent with the broader vision of the Comprehensive Plan. Staff also 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 4 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 the development to be compliant with the Design Guidelines. The following table summarizes staff's review of the proposed development against the standards of the Design Guidelines.

	<b>Design Guidelines Requirement</b>	<b>4 – 44 Yorktown Center (Yorktown Commons Parcel 4)</b>
<b>Vision</b>		
<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 4 consists of a multi-family apartment complex. The proposed design brings the apartment building close to the Grace Street and Yorktown ring road frontages, while parking and services areas are confined to the rear of the development.
<b>Land Use</b>		
<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 4-story multi-family apartment complex consisting of 330-350 residential units. Current architectural plans call for 336 units. Unit count may change slightly as plans are further refined prior to permitting.
<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 Yorktown Ring Road.	The main lobby and other amenities will be located on the ground floor of the building in close proximity to the intersection of the Yorktown Ring Road with Grace Street.
<i>Density</i>	Maximum number of dwelling units in Planned Development = 970.	Parcel 1 = 295 units* Parcel 2 = 175 units* <u>Parcel 4 = 330-350 units</u> Total = 800-820 units  * Previously approved
<b>Regulating Plan</b>		
<i>Open Space</i>	Minimum 12.5% of total site area to be maintained as open space. Parcel 4 is required to have 0.2 acres (8,712 SF) open space. 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 (open courtyards) as well as other hardscaped open areas (interior courtyard with pool). Open space = 2.39 acres.

<b>Regulating Plan, cont.</b>		
<i>Build-to Line</i>	Grace Street = 28 feet  Yorktown Ring Road = 30 feet	Grace Street = 27' – 30'. Consistent with permitted façade articulations and minor changes to the build-to line subject to Site Plan Approval Process.  Yorktown Ring Road = 30 feet
<i>Frontage Occupancy</i>	Grace Street = 60-90% Yorktown Ring Road = 60-90%	Frontages along Grace Street and Yorktown Ring Road are consistent with these requirements.
<i>Building Height</i>	Maximum building height = six stories, not to exceed 100 feet.	Proposed building will be four stories, or approximately 44'8".
<i>Urban Design and Architectural Features</i>	East 280' of the north elevation required to be designed to primary façade standards. South 150' of west elevation required to be designed to primary façade standards. Massing and articulation on southeast corner to correlate to public space on south side of Yorktown Ring Road.	Proposal consistent with these requirements. See building elevations and renderings in petitioner's submission.
<i>Front Yard Types</i>	Front Yard Type I or II required near intersection of Grace Street and Yorktown Ring Road. Front Yard Type II required along remaining frontages of Grace Street and Yorktown Ring Road.	Landscape plan consistent with Type II requirements. Landscaping on Grace Street frontage may be revised during permitting to address conflicts with utility lines located in the easement parallel to Grace Street.
<b>Development Standards</b>		
<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. If unit mix/number is amended as noted above, parking space count shall be amended accordingly.
<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.

<b>Architectural Standards</b>		
<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. The submitted plans also show the building façade materials along the primary facades will be carried to the required depth along the secondary facades on the north and west sides of the building. Building materials include: open joint siding (two shades), cement panels (three shades), brick veneer and fiber cement wood texture.
<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.

**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**

Staff finds the proposed multi-family development to be consistent with the objectives of the Yorktown Commons Planned Development Design Guidelines, the objectives of the Zoning Ordinance, and the intent of the Comprehensive Plan in general.

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards required by the Zoning Ordinance. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of this petition:

Based on the submitted petition and the testimony presented, the multi-family development on Parcel 4 in the Yorktown Commons Planned Development **complies** with the standards required by the Yorktown Commons Planned Development Design Guidelines and the Village of Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and **approve** SPA 19-02 subject to the following conditions:

1. The petitioner shall develop the site in substantial conformance with the plans submitted as part of this request and referenced in this Inter-Departmental Report;
2. The petitioner shall apply for and receive building permits for the proposed development; and
3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

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