

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: October 25, 2006 (BOT) Date: November 2, 2006

TITLE: PC 06-28: 300 West 22nd Street (Covington/Cove Landing Planned Development)

SUBMITTED BY: Department of Community Development *DA/WT*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. The petition requests the following actions be taken on the subject property, located within an R4 Limited General Residence District Planned Development:

1. Pursuant to Section 155.504(A) (major changes in a planned development) and Section 155.511 (Site Plan Approvals for planned developments) of the Lombard Zoning Ordinance, amend the conditional use for the Covington/Cove Landing Planned Development, as established by Ordinance 1174 and as amended by Ordinances 1321, 1390, 2977 and 3183, to allow for the construction of a condominium building in the subject property, per the submitted plans; and
2. Grant a variation from Section 155.602 (A)(3)(d) of the Zoning Ordinance to allow for off-street parking spaces to be located in a required front yard.  
(DISTRICT #3)

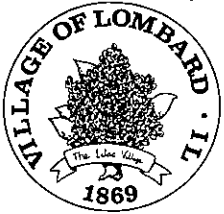
The Plan Commission recommended approval of this petition with amended conditions.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____	Date _____
Finance Director X _____	Date _____
Village Manager X <i>William T. Lichter</i>	Date <u>10/25/06</u>

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



## MEMORANDUM

**TO:** William T. Lichter, Village Manager

**FROM:** David A. Hulseberg, AICP  
Assistant Village Manager/Director of Community Development ~~DAH~~

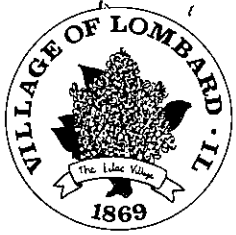
**DATE:** November 2, 2006

**SUBJECT:** **PC 06-28: 300 West 22<sup>nd</sup> Street (Covington/Cove Landing Planned Development)**

Attached are the following items for Village Board consideration as part of the November 2, 2006 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 06-28;
3. An Ordinance granting approval of a planned development amendment for the proposed project with a variation from the perimeter lot landscaping provisions, subject to conditions.
4. An Ordinance approving an amendment to the Village Comprehensive Plan Map.
5. Plans associated with the petition.

Please let me know if you have any questions with aforementioned materials.



## VILLAGE OF LOMBARD

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**Village President**  
William J. Mueller

November 2, 2006

**Village Clerk**  
Brigitte O'Brien

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

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

**Subject: PC 06-28: 300 West 22<sup>nd</sup> Street (Covington/Cove Landing Planned Development)**

**Village Manager**  
William T. Lichter

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village take the following actions on the property located within an R4 (now R5) General Residence District Planned Development:

1. Pursuant to Section 155.504(A) (major changes in a planned development) and Section 155.511 (Site Plan Approvals for planned developments) of the Lombard Zoning Ordinance, amend the conditional use for the Covington/Cove Landing Planned Development, as established by Ordinance 1174 and as amended by Ordinances 1321, 1390, 2977 and 3183, to allow for the construction of a condominium building in the subject property, per the submitted plans.
2. Grant a variation from Section 155.602 (A)(3)(d) of the Zoning Ordinance to allow for off-street parking spaces to be located in a required front yard.
3. As a companion to this petition, an amendment to the Village Comprehensive Plan is requested to designate the property for medium density residential, consistent with the previous approvals set forth for the subject property.

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business to create a distinctive sense of spirit and an outstanding quality of life."

"The *Mission* of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on October 16, 2006. Joe Ash, attorney, 77 W. Washington Street, Chicago, represented Kenar LLC, the contract purchaser and developer of the project presented the petition. He stated the property consists of 3.34 acres of vacant land at the northwest corner of 22<sup>nd</sup> Street and Elizabeth Street. The property is part of a planned development developed with apartments and condominiums.

The petitioner wishes to develop the subject property with a condominium building of five stories in height totaling sixty units and consistent with the planned development. The sixty units on the remaining acreage will be well below of what which was previously approved by the Village. The planned development allows for height of up to fifteen stories and this plan is also well below that. He mentioned the variation requested. Staff has clearly outlined the request in the staff report and the petitioner concurs to the conditions in the approval.

He called on Bob Schmude, Director of Land Development of Kenar LLC, 1904 Wright Blvd., Schaumburg, IL to describe the petition in detail. He noted that Kenar is a privately owned Chicagoland builder, with 25 years experience. He also described where they have completed other developments.

Mr. Schmude stated that they are seeking approval of the site plan amendment to the planned development. He referred to the colored rendering of the site plan and landscaping in the common space. He displayed a front color rendering showing the building materials and colors proposed for the site.

He then described the floor plans. One assigned parking space will be provided within the enclosed garage and he mentioned the front spaces for guests. Each unit has a balcony, storage space. The condominium association will be established and a management company will be employed.

He described the site in detail. Half of the total size of the site (the northern portion) is the wetland portion. He has worked with Village and County staff to present and preserve the wetland and buffer area. The County will have regulations and they support the way Kenar is addressing the wetland issues. They will take a 50-foot wide buffer around the wetland and leave it as native vegetation.

The southern portion of the site will include the building. The parking lot will be south of the building, and he noted the points of access. There will be a ramp into the parking garage. The 22<sup>nd</sup> street access is right-in, right-out due to a raised curb median. Both access points will have stop signs. The last access is the northern access which will provide emergency access only for a fire truck. Stormwater will be provided in underground storage system.

KLOA, the Village's traffic consultant, analyzed the site and concluded it is a low traffic generator with low impact on surrounding properties. The development is required to provide 96 parking spaces. They will provide 116 spaces - 60 within first floor parking garage, and 55 in front lot. In closing they feel this is a responsible development as the plan preserves the wetland.

He then introduced Matt Haylock, of Haylock Design, Architect, 1800 National Drive, Gurnee, IL, project architect, who described the building materials. Mr. Haylock noted he has done three buildings similar to this in the community, including Park West, Parkview Point and Lincoln Place - all mixed use developments. They wanted to create something that fit in but also that included something more unique. This building will have high quality materials, using

manufactured stone along with real limestone, the base will be rusticated masonry, and the stone treatment will be smooth. They will use three color varieties of brick across the building. The main portion of building will be light brick. Different heights and styles of parapets which vary in height will provide variety. The first floor is the indoor parking garage. As you move up you see balconies and four floors of condominiums. They will use the same treatment all the way around the building, which will provide a benefit to all the residences around the building

Mr. Schmude explained the variance for the front parking lot. The landscape plan is located on south side of the building. There is a required thirty foot landscape setback. The variance is for the southern edge of the parking lot which encroaches six feet into the yard. The property is angled and they are dedicating to the Village that part of their property that is within the 22<sup>nd</sup> right-of-way. They are exceeding the parking requirement and to preserve the wetland buffer they seek to put the parking lot on the 22<sup>nd</sup> Street side of the building. At the closest point, the encroachment is about 6-1/2 feet. They want to provide extra parking so as to not impact other properties or the wetland.

Acting Chairperson Sweetser then opened the meeting for public comment.

Linda Needinghouse, 254 W. 20<sup>th</sup> Street, lives in Elizabeth Crossing. Her concern is with the amount of traffic the development may generate. She predicts they will use 20<sup>th</sup> Street and traffic is major concern.

Maryann O'Keefe, 77 W. Arboretum, lives in the condominium development south of the subject property. She noted their retention pond that has gone in has taken care of the flooding. She noted the impacts on future flood zones in a flood sensitive zone area. She commended the developer for the wetland preservation, but if they develop, how is the stormwater runoff going to be handled?

Michael Salins, 2005 S. Finley, President of the Cove Landing Association is concerned about the additional traffic. Vehicles will go northbound on Elizabeth Street and cut through their parking area to Finley Road. They have to maintain the asphalt and the extra cars are not welcome. They are already thinking about speed bumps. Another concern is making a left turn over 22<sup>nd</sup> Street and this could be a major problem for them.

Dan Toucher, 1343 Fairfield Court, Naperville, noted that this land has been vacant and there are four buildings which border the wetlands. He likes the view, it is serene, and the proposal will take away from the residents who live there. They drove by the property and it is not that big a piece of land and questions the buffer area around the site. It will make people come through their land to get northbound on Finley and avoid 22<sup>nd</sup> Street.

Paula Tumpack, 2175 S. Finley Road, Covington Apartments property manager, stated that she is not thrilled about having to look at the proposed building. She is concerned about traffic. The views they currently have are desirable and they get higher premiums for them. This development will affect her budget.

Joe Ash rebutted, noting that the major issue raised is one of traffic. The Village hired a consultant and they prepared a report which says this development will create minimum impact. The owner has a right to develop the property, the planned development would allow a 15-story building and they are proposing a 5-story building. They feel they are trying to come up with a plan that will have minimal affect on adjacent properties. The staff report included a thorough analysis and considered the traffic report.

Acting Chairperson Sweetser asked what happens with the stormwater. Mr. Ash noted that they are providing an underground detention under the parking lot. He mentioned the Lombard Code which states that after the property is developed, there can be no greater run off than before the development, so the project may help more than what is necessary.

Acting Chairperson Sweetser then requested the staff report. William Heniff, Senior Planner, referenced the staff report which is submitted to the public record. The property is within the defined boundaries of the Covington/Cove Landing planned development. The original planned development approval and the following amendments to the planned development established general density and development parameters for the planned development, but it did not address the future development of the subject property. As such, the petitioner's plan should be reviewed and approved as an amendment to the original approval, as was done for the Covington Apartments portion of the planned development in the late 1980s.

The petitioner is also seeking relief to allow for parking spaces to be located into a requisite yard. This relief is largely the result of a requested right-of-way dedication by the Village as well as the desire to minimize parking lot impacts on the wetland area.

Lastly, as a companion to this petition, a map amendment to the Comprehensive Plan is proposed. This amendment is intended to designate the property for medium density residential purposes (as noted in the planned development approval) from public and institutional uses.

He noted that the petitioner is meeting the unit count, unit mix, setbacks and building height provisions set forth in the planned development ordinance. The 1966-1968 amendments did not show a building at the proposed location. Staff has been working with the County and petitioner to address any negative impacts of development. The project is oriented toward 22<sup>nd</sup> Street, away from the rest of the planned development. The building elevations are compatible with recent project developed along the 22<sup>nd</sup> Street corridor. Parking will exceed the zoning requirements. The relief is created by the Village's request to have the petition dedicate 22<sup>nd</sup> Street right of way to the Village as a condition of approval. This request would change the front yard dimensions.

Staff has reviewed the standards and they meet the standards. Staff recommends approval subject to five conditions. KLOA reviewed the traffic generated by the project and they note the impacts of development to be minimal.

He then noted three correspondences received after the report was transmitted to the Plan Commission. These concerns included concerns about construction traffic on 20<sup>th</sup> Street, tree preservation concerns and traffic generation.

Acting Chairperson Sweetser opened the meeting for any comments on the staff report.

Michael Salins questioned the access on Elizabeth Street. Mr. Schmude noted that Elizabeth and 22<sup>nd</sup> Street is a full access intersection. Access from building ramp is full access, the parking lot would be controlled by a stop sign. He also responded to the letter about traffic on 20<sup>th</sup> Street. He said they would not want construction traffic on 20<sup>th</sup> Street either. They will work with staff during the building permit process and will provide signage prohibiting construction traffic from going that way.

Paula Tumpack asked about the 15-story provision. Mr. Heniff noted that that provision went back to the 1968 planned development approval.

Acting Chairperson Sweetser opened the meeting for Plan Commissioner comments.

Commissioner Burke noted that they workshopped this item and the petitioner have given us everything raised in our discussion. He would like to see a condition added to preclude construction traffic along 20<sup>th</sup> Street or into Cove Landing. As far as general traffic concerns, as the Cove Landing driveways are on private property, they can restrict access, provided that emergency access is maintained.

Commissioner Olbrysh agrees with Commissioner Burke's concerns about traffic considerations. They have to weigh the concerns of both residents and business. He noted that the petitioner the development provides for up to 1,200 units by right – the petitioner could construct 608 additional units on the property. However, they are only constructing sixty units. They also complied with height limitations and he is impressed with the remaining amount of open space, which will help address the flooding situation.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition complies with the standards required by the Lombard Zoning Ordinance and that the requested relief is consistent with the approved planned development and that granting approval of the relief is in the public interest. Therefore, the Plan Commission, by a roll call vote of 4-0, recommended to the Corporate Authorities **approval** of the petition associated with PC 06-28 subject to the following conditions, as amended:

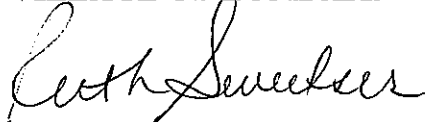
1. The petitioner shall develop the site in accordance with the preliminary Plat/Site Plan, prepared by Southwest Engineering Consultants, Inc., dated August 2, 2006; the Preliminary Engineering Plan, prepared by Southwest Engineering Consultants, Inc., dated August 2, 2006; the Exterior Building Elevations, prepared by Kenar Homes, dated September 27, 2006; and the Preliminary

Landscape plan, prepared by Jen Landscape Design, dated September 26, 2006; except as amended by other conditions of approval.

2. The petitioner shall submit to the Village for approval the following plats:
  - a. A plat of dedication for the proposed rights-of-way dedication as well as the proposed public sidewalk easement.
  - b. A plat of easement dedication for any public utilities and stormwater facilities, per Village Code.
  - c. A plat of subdivision making the subject property a lot of record.
3. The petitioner shall apply for and receive approval from the Village and DuPage County for any site improvements prior to commencing construction on the subject property.
4. Modify the final plans to ensure compliance with the west side yard setback provisions are satisfactorily met.
5. The petitioner shall also satisfactorily address the comments set forth within the IDRC report as part of the building permit application.
6. All construction traffic associated with the project shall be limited to Elizabeth Street, south of the north line of the petitioner's property, and 22nd Street.

Respectfully,

**VILLAGE OF LOMBARD**



Ruth Sweetser, Acting Chairperson  
Lombard Plan Commission

att-

c. Petitioner  
Lombard Plan Commission





### PROPERTY INFORMATION

**Existing Land Use:** The Cove Landing portion of the planned development is improved with two twelve story condominiums buildings with 150 units each, a parking structure, and a recreation building. The Covington portion is improved with 256 two story apartments in 18 buildings. The property at 22<sup>nd</sup> Street and Elizabeth is vacant.

**Size of Property:** Entire Planned Development - approximately 30.0 acres; the Subject Property is 3.34 acres (gross), 3.04 acres (net)

**Comprehensive Plan:** The Comprehensive Plan map shows the subject property as public and institutional; a map amendment is included as part of this petition.

#### Zoning and Land Use Surrounding the Planned Development:

- North:** Unincorporated property zoned R4 Single-family Residence District (DuPage County); developed as single-family residences
- South:** R4PD Limited General Residence District, Planned Development and B3 Community Commercial District; developed as the Arboretum townhome development as well as a gas station, Cove Plaza Shopping Center and an office building
- East:** O Office District and R3PD Attached Single Family Residential District - Planned Development; developed as office buildings and the Elizabeth Crossing townhome development
- West:** R5PD General Residence District, Planned Development; developed as the Oak Creek Business Park and the Lexington Senior Care facility

### ANALYSIS

#### SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on September 22, 2006:

1. Petition for Public Hearing
2. Response to Standards
3. ALTA/ASCM Plat of Survey, prepared by Glen D. Krisch Land Surveyor, Inc., dated April 21, 2006.
4. Preliminary Plat/Site Plan, prepared by Southwest Engineering Consultants, Inc., dated August 2, 2006.

5. Preliminary Engineering Plan, prepared by Southwest Engineering Consultants, Inc., dated August 2, 2006.
6. Exterior Building Elevations, prepared by Kenar Homes, dated September 27, 2006.
7. Preliminary Landscape plan, prepared by Jen Landscape Design, dated September 26, 2006

## **DESCRIPTION**

The petitioner is proposing to develop the vacant property at 300 West 22<sup>nd</sup> Street (the northwest corner of 22<sup>nd</sup> Street and Elizabeth Street) with one sixty unit condominium building on four floors. The lowest level will be used for parking, entrance and storage purposes. The site is currently unimproved and is encumbered with an existing wetland that encompasses the northern portion of the lot.

The property is within the defined boundaries of the Covington/Cove Landing planned development. The original planned development approval and the following amendments to the planned development established general density and development parameters for the planned development, but it did not address the future development of the subject property. As such, the petitioner's plan should be reviewed and approved as an amendment to the original approval, as was done for the Covington Apartments portion of the planned development in the late 1980s. For reference purposes, a list of past Village actions and copies of the relevant Ordinances are listed in Appendices I & II.

The petitioner is also seeking relief to allow for parking spaces to be located into a requisite yard. This relief is largely the result of a requested right-of-way dedication by the Village as well as the desire to minimize parking lot impacts on the wetland area.

Lastly, as a companion to this petition, a map amendment to the Comprehensive Plan is proposed. This amendment is intended to designate the property for medium density residential purposes (as noted in the planned development approval) from public and institutional uses.

## **INTER-DEPARTMENTAL REVIEW COMMENTS**

### **ENGINEERING**

#### Private Engineering Services

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

1. A thirty-foot wide easement shall be dedicated to the Village over any existing and proposed water mains.
2. An easement shall be dedicated to the Village over the proposed stormwater detention system, including the outfall pipe.
3. An easement shall be dedicated to the Village over the 100-yr floodplain, wetland and 50' wetland buffer.
4. Additional comments on the site improvements shall be provided following review of a complete building permit application.

#### Public Works

The Engineering Division of the Department of Public Works offers the following comments:

1. A sanitary clean-out shall be provided at the property line.
2. Ramped sidewalks with requisite stamping shall be provided at the curb lines.
3. Additional comments will be provided as part of the building permit submittal.

#### **FIRE AND BUILDING**

The Fire Prevention Bureau and the Bureau of Inspectional Services offers the following comments regarding the petition:

1. The fire valve sprinkler room should be accessible from Elizabeth Street and located near the northeast corner of the building.
2. Modify the proposed emergency access driveway in the following respects:
  - a. extend the driveway an additional 35 feet to the west.
  - b. to accommodate fire truck outrigger equipment, widen the driveway west of the proposed swale to a width of 22 feet.
3. Additional comments will be provided upon receipt of a building permit submittal.

#### **PLANNING**

##### Compliance with the Zoning Ordinance

##### *Planned Development Provisions*

As noted in other planned development petitions, any development or redevelopment within the planned development should be reviewed in the context of the overall planned development. The original planned development approval broadly provided for substantial relief from Village Code. However, the approval only provides a preliminary sketch of where the proposed building would be located. However, no buildings were shown for the subject property. As such, staff is considering this petition as a major change to a planned development as set forth within the

Zoning Ordinance provisions. Staff used these provisions to determine compatibility with the planned development and the rights associated with the initial approval. Its main provisions are:

- Number of Units: 1200 units are permitted within the development. 292 units were constructed within the Cove Landing portion and 256 units were constructed in Covington. The petitioner's additional 60 units will be within the density limits set forth in the planned development.
- Unit Mix: the 1966 planned development ordinance designated the unit mix, however subsequent amendments did not address this issue. The petitioner's plan proposes 48 two-bedroom units and 12 three-bedroom units.
- Building Height: 15 stories maximum. The petitioner's plan proposes a four story building with a basement for parking.
- Open Space: 30 percent of the property must remain open space. The planned development defines open space as any area not covered by buildings. Using this provision, the petitioner's plan will cover 17% of the property, leaving 83% open.
- Setbacks: 20 foot separation between buildings is required plus ten additional feet for each story over three. The petitioner's plan shows that the building is setback at its closest point 37.7 feet from the closest building in the Covington Apartments. If the final grade of the first level of the proposed building is proposed to be over five feet above grade, then the parking level will be considered a story. In this case, the building will need to be 40 feet away from the adjacent building. This can be accomplished by slightly modifying or removing the balconies along the west elevations or by adjusting the building footprint to move the building east of its depicted location.
- Setbacks from 22<sup>nd</sup> Street: 100 feet setback from the center line of the 22<sup>nd</sup> Street right-of-way. The petitioner's plan shows the building will be 136.6 feet from the center line.

Based upon these provisions, the petitioner's plan will be in conformance with the planned development.

*Variation from Section 155.602 (A)(3)(d) of the Zoning Ordinance to allow for off-street parking spaces to be located in a required front yard.*

The original planned development did not set forth specific landscape conditions pertaining to the subject property. As such, the underlying Zoning Ordinance provisions apply. The submitted ALTA survey and site plan shows that the south property line is in the center of 22<sup>nd</sup> Street. Staff is recommending that the petitioner dedicate those portions of the 22<sup>nd</sup> Street roadway easement

area as a publicly dedicated right-of-way. However, this request modifies the property line location and hence the requisite landscaping requirements. The Zoning Ordinance limits parking within thirty feet (30') from the front property line. Staff notes that the petitioner's plan shows a slight encroachment into this area for the parking stalls located in the southeast corner of the parking lot. Staff believes that the dedication of the right-of-way is of significant benefit to the Village and to the planned development and as such, the slight parking lot encroachment into the landscape area can be supported. Additionally, the petitioner's submitted landscape plan includes requisite plantings, trees and shrubbery to offset the encroachment. The proposed berm will also screen the parking lot, so the encroachment will be barely visible from the street itself.

#### **Compatibility with the Subdivision and Development Ordinance**

The petitioner is proposing to construct requisite public improvements for the project. To address the substandard right-of-way width along Elizabeth Street (currently 33 feet wide), the petitioner is proposing to dedicate an additional seven feet of land for public right-of-way purposes along the east property line. Moreover, to accommodate the need for sidewalks, the petitioner is also proposing to dedicate an additional three feet for a public sidewalk, to be located immediately west of the Elizabeth Street right-of-way dedication area.

Staff recommends as a condition of approval that the petitioner submit to the Village for approval a final plat of dedication for all rights-of-way, requisite easements and a plat of resubdivision making the remainder lot a lot of record.

#### **Compatibility with Surrounding Land Uses**

From a land use perspective, the proposed multiple-family building is compatible with the adjacent multiple-family units within the planned development. The property is also bordered by townhouse units to the northeast and south of the proposed building, however, their units are generally oriented away from the subject property. To the east and southwest are office uses.

To ensure that the property is compatible with the planned development and the adjacent land uses, the petitioner has incorporated a number of improvements to enhance the project:

- **Open Space** - the proposed building layout orients the property toward 22<sup>nd</sup> Street. This will allow the northern portion of the site to remain as open space. The petitioner has been working with DuPage County staff to develop a plan that is compatible with the wetland area. DuPage County has expressed conceptual support for the petitioner's plan, which will keep the building and other impervious areas outside of the wetland area and will only minimally encroach into the wetland buffer area (this encroachment was requested by the Lombard Fire Department). Staff and DuPage County will require a post and rail fence to be placed around the perimeter of the buffer area to prevent future encroachment into this area.

- **Building Elevations** - As the property is oriented away from the other portions of the planned development, the plan is intended to be oriented toward 22<sup>nd</sup> Street. Regarding building design, the planned development does not have any design guidelines and the built architecture between the existing Cove Landing and Covington developments vary significantly, staff suggested that the design palette should incorporate many of the architectural themes currently found in the multiple family development recently constructed along 22<sup>nd</sup> Street, such as the Liberty Square and Fountain Square condominiums. As such, the proposed building elevations are proposed to have a strong masonry component. The petitioner's submitted elevations also provide relief along the prominent west, south and east parapets. Ultimately, the elevations are intended to provide compatibility with other condominium units along 22<sup>nd</sup> Street.
- **Traffic** – KLOA, the Village's traffic consultant, reviewed the project and offers its findings (Appendix III). They note that the 22<sup>nd</sup> Street access driveway should be a right-in, right-facility, with a stop sign. Along Elizabeth Street exclusive turn lanes will not be need due to lower traffic volumes and lack of queuing. If excessive queuing occurs in the future (unlikely), no left turn signs could be placed along Elizabeth during peak periods.
- **Parking** – The plan will meet the Zoning Ordinance provisions. A below-grade parking lot will be provided in the garage below the building. Additional spaces will be provided in a basement garage accessing off of Elizabeth Street. The building location and the requisite landscape will minimize the visibility of the outdoor parking lot from adjacent properties.

#### **Compatibility with the Comprehensive Plan**

In review of this petition, staff notes that the Comprehensive Plan Map (dated 1998) shows the subject property for future public and institutional uses. However, upon further review of this designation staff notes that within the Community Facilities section, no statements are offered relative to the future of this site for institutional use. Moreover, if the intent was to preserve the wetland areas, the map would have designated the site for open space uses. Based upon this information, staff cannot definitively determine whether the public and institutional land use designation on the map was intentional or a cartographic error.

Absent any public ownership intentions for the subject property, staff reviewed past versions of the Comprehensive Plan and the original planned development approval. The 1987 Southwest Sub-Area Plan noted that "... the sub-area plan recommends continued designation for townhouse development on this 2.75 acre parcel. Multiple family use is considered a feasible option depending on the eventual use of Parcel 3 [now Elizabeth Crossings townhomes]."

Given that the properties within the planned development and to the south and northeast all developed as residential and not office uses, a residential designation for the site is reasonable.

Staff notes that medium density residential (i.e., 11 to 20 dwelling units per acre) is appropriate, given the wetland constraints on the property. The Covington Apartments area of the planned development is also depicted on the Plan Map as medium density residential.

The proposed development will have 60 units on 3.34 gross acres (3.04 net acres) of land, which calculated to being 17.96 dwelling units per gross area or 19.74 dwelling units per net acres of land. Therefore the petitioner's plan would be compatible with the medium density residential designation.

## FINDINGS AND RECOMMENDATIONS

Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending approval of this petition subject to the conditions as outlined:

Based on the submitted petition and the testimony presented, the proposed conditional use and variations do comply with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission adopt the findings included within the Inter-department Group Report as the findings of the Lombard Plan Commission, and that granting the planned development amendment is within the public interest; and therefore, recommend to the Corporate Authorities **approval** of the PC 06-28, subject to the following conditions:

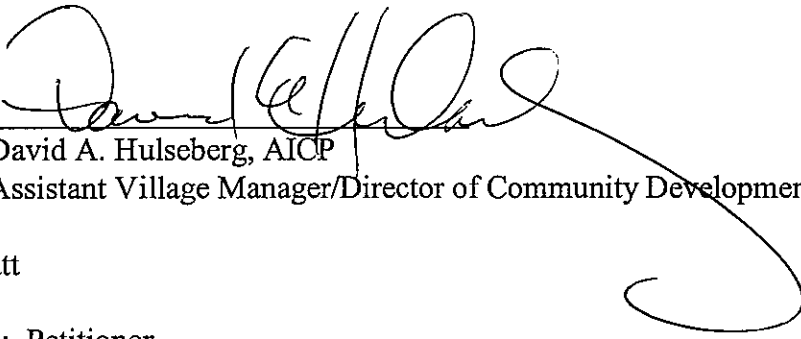
1. The petitioner shall develop the site in accordance with the preliminary Plat/Site Plan, prepared by Southwest Engineering Consultants, Inc., dated August 2, 2006; the Preliminary Engineering Plan, prepared by Southwest Engineering Consultants, Inc., dated August 2, 2006; the Exterior Building Elevations, prepared by Kenar Homes, dated September 27, 2006; and the Preliminary Landscape plan, prepared by Jen Landscape Design, dated September 26, 2006; except as amended by other conditions of approval.
2. The petitioner shall submit to the Village for approval the following plats:
  - a. A plat of dedication for the proposed rights-of-way dedication as well as the proposed public sidewalk easement.
  - b. A plat of easement dedication for any public utilities and stormwater facilities, per Village Code.
  - c. A plat of subdivision making the subject property a lot of record.



Plan Commission  
Re: PC 06-28  
Page 9

3. The petitioner shall apply for an receive approval from the Village and DuPage County for any site improvements prior to commencing construction on the subject property.
4. Modify the final plans to ensure compliance with the west side yard setback provisions are satisfactorily met.
5. The petitioner shall also satisfactorily address the comments set forth within the IDRC report as part of the building permit application.

Inter-Departmental Review Group Report Approved By:



David A. Hulseberg, AICP  
Assistant Village Manager/Director of Community Development

att

c: Petitioner

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## Appendix I

### Covington/Cove Landing Planned Development

#### Summary of Activity/Ordinances

**Ordinance 1174**      Adopted May 9, 1966

Amending Zoning Ordinance 842. Upon annexation to the Village of Lombard, the was zoned and classified as R4 General Residence District with a Planned Development subject to the restrictions and conditions contained in the special use permit.

**Ordinance 1321**      Adopted October 16, 1967

Amending Ordinance 842 and granting a Special Use in R4 in conjunction with a Planned Development with conditions. It also created additional densities for the development.

**Ordinance 1390**      Adopted May 20, 1968

Amending Section 2 of Ordinance 1321 to permit the construction of 1,200 multiple units. The official zoning map of the Village of Lombard was changed in accordance with the provisions of the ordinance.

**Ordinance 2977**      Adopted August 13, 1987

PC 87-03

Amending the Residential P.U.D. Ordinance 1321 to construct sixteen two-story, multiple-unit buildings at the SE corner of Foxworth Boulevard and Finley Road with conditions.

**Ordinance 3183**      Adopted August 17, 1989

PC 87-03

Amending Ordinance 2977 to allow the construction of sixteen two-story multiple unit building with conditions. Section 2, Paragraph 6, of Ordinance 2977 was amended by deletion.

Plan Commission  
Re: PC 06-28  
Page 11

**Appendix II**

**Covington/Cove Landing Planned Development  
Copies of adopted Ordinances**

ORDINANCE #1174

AN ORDINANCE AMENDING ORDINANCE NO. 842,  
BEING THE LOMBARD ZONING ORDINANCE ADOPTED  
BY THE PRESIDENT AND BOARD OF TRUSTEES ON  
JANUARY 4, 1960, AS FROM TIME TO TIME AMENDED

BE IT ORDAINED by the President and Board of Trustees of  
the Village of Lombard:

Section 1. That paragraph D of Section VI of Ordinance  
No. 842, being the Lombard Zoning Ordinance passed and approved  
by the President and Board of Trustees of the Village of Lombard  
on the 4th day of January, 1960, as amended, be and the same is  
hereby amended by excluding from the provisions thereof the  
following described territory, to-wit:

West half of the Southeast quarter (except the North 660  
feet thereof and except North 31 acres of that part thereof  
lying South of the North 660 feet of said West half of  
Southeast quarter) of Section 19; Township 39 North, Range  
11, East of the Third Principal Meridian, in DuPage County,  
Illinois,

which said property, when annexed to the Village of Lombard, shall  
be classified as hereinafter set forth.

Section 2. That the said territory, upon annexation to  
the Village of Lombard, shall be and the same is hereby zoned and  
classified as ~~RA~~ General Residence District with a Planned De-  
velopment subject to the restrictions and conditions contained in  
the special use permit as provided herein.

Section 3. That there shall be issued by the Clerk of  
the Village of Lombard, upon the adoption of this ordinance and  
the annexation of such property, a special use permit for a Planned  
Development covering the property herein described permitting the  
construction of 300 multiple units and with the following conditions  
and restrictions therein contained:

- (a) Multiple Family Unit construction will be permitted  
up to a maximum of 300 multiple units as follows:  
Up to 150 two-bedroom multiple units shall be  
permitted and the remainder shall be one-bedroom  
multiple units, provided, however, that up to 30  
three-bedroom multiple units shall be permitted,  
not more than 15 of which may be in lieu of one-  
bedroom multiple units and the remainder in lieu

of two-bedroom multiple units.

- (b) Prior to the issuance of any building permits the owner of said premises shall file with the Village Clerk of the Village of Lombard a zoning plat designating a minimum of one-third of the area of said tract as permanent open spaces, which said plat shall in addition thereto contain the restrictions and conditions herein enumerated.
- (c) No building shall be constructed in those areas designated "open spaces" provided that such open spaces may be used for walkways, parking facilities, recreational facilities, streets and parking. In the event any portion of such open spaces is utilized for dedicated public streets an equivalent amount of land shall be designated "open spaces" and the zoning plat amended accordingly. The location of open space areas may be changed after the filing of such plat only upon approval of the corporate authorities of the Village of Lombard.
- (d) All multiple family residential buildings may be constructed up to eight stories in height and each residential story shall be approximately nine feet.
- (e) Maximum floor area ratios for buildings not exceeding three stories in height shall be 1.5; for those exceeding three stories in height 2.5.
- (f) In lieu of setbacks, front, side and back yard requirements, there shall be not less than twenty feet between buildings provided that all buildings three stories or more in height shall be at least ten feet removed from the closest building for each story over three. No building shall be constructed within one hundred feet of the center line of either Finley Road or 22nd Street as heretofore or hereafter dedicated, nor closer than twenty feet to any other dedicated street.
- (g) In the event all or any portion of the property shall be subdivided, such subdivision plat shall not be approved until the zoning plat herein referred to has been filed with the Village Clerk. Such subdivision plat shall in all respects comply with the zoning plat and shall in addition to all other plat requirements contain the number of one, two and three-bedroom multiple family units to be constructed on each lot or tract provided that nothing herein contained shall be construed to prohibit the construction of condominium buildings.
- (h) All construction shall otherwise conform to the zoning and building ordinances of the Village of Lombard as heretofore and hereinafter enacted.
- (i) The restrictions and conditions herein contained shall not be altered or varied except by ordinance duly adopted by the President and Board of Trustees of the Village of Lombard provided that no such amending ordinance shall be adopted without a public hearing as provided by the zoning ordinance of the Village of Lombard and the Statutes of the State of Illinois relative to all other zoning amendments.

Section 4. That the zoning map of the Village of Lombard be and the same is hereby amended to designate the territory herein described as R4 General Residence District.

Section 5. That this ordinance shall be in full force and effect from and after its passage and approval as by statute in such cases made and provided.

Passed and approved by the President and Board of Trustees of the Village of Lombard this 9<sup>th</sup> day of May, 1966.

Approved: Madison E. Meyer  
President PRO-TEM

Attest:

Rudolph Centofante  
Clerk

Baumann Special Use

LOVE LANDING

ORDINANCE NO. 1321

S. FINLEY/22nd

AN ORDINANCE AMENDING ORDINANCE NO. 842,  
BEING THE LOMBARD ZONING ORDINANCE AS  
AMENDED

WHEREAS, a Public Hearing was held by the Plan Commission on August 23, 1967 to consider the request for a Special Use Permit in conjunction with a Planned Development, and

WHEREAS, the Board of Trustees of the Village of Lombard do find that such Special Use hereinafter described would not cause substantial injury to the value of the property in the neighborhood in which the hereinafter described property is located.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Lombard:

SECTION 1: That the Zoning Ordinance No. 842 of the Village of Lombard and as amended from time to time, be and the same is hereby amended with a Special Use in an R-4, as set forth hereinafter, in conjunction with a Planned Development, the following described parcel of realty:


West Half of the Southeast Quarter  
(except the North 660 feet thereof  
and except the North 31 acres of  
that part thereof lying South of the  
North 660 feet of said West Half of the  
Southeast Quarter) of Section 19,  
Township 39 North, Range 11, East of the  
Third Principal Meridian, in Du Page  
County, Illinois.

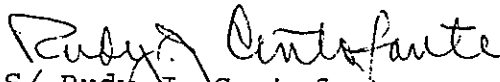
SECTION 2: That the Village Clerk of the Village of Lombard be and he is hereby authorized to issue a Special Use Permit for the premises described hereinabove, setting forth the following limitations:

To Permit the construction on the subject property of 1,200 multiple units to a height not in excess of 15 stories, no building to be closer to any other building than 5 feet for every story above 5, the Special Use Permit being subject to site plan approval by the Plan Commission and that application be made for building permits within 12 months of the date of this granting of said Special Use Permit and in the event building permits are not applied for within 12 months, then the Special Use Permit is to immediately cease and terminate.

SECTION 3: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

PASSED AND APPROVED by the President and Board of Trustees  
of the Village of Lombard, this 16th day of October,  
1967.

  
APPROVED: S/ Lester J. Bergmann  
Lester J. Bergmann  
Village President

  
ATTEST: S/ Rudy J. Centofante  
Rudy J. Centofante  
Village Clerk



ORDINANCE NO. 1390

AN ORDINANCE AMENDING ORDINANCE NO. 842  
BEING THE LOMBARD ZONING ORDINANCE AS  
AMENDING ORDINANCE #1321

WHEREAS, a Public Hearing was held by the Plan Commission on May 8, 1968, to consider the request for the removal of the time limitation on the Special Use Permit; and

WHEREAS, the Board of Trustees of the Village of Lombard do find that the removal of such limitation would not cause substantial injury to the value of the property in the neighborhood in which the hereinafter described property is located:

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Lombard:

SECTION 1: That Section 2 of Ordinance #1321 be amended to read as follows:

To permit the construction on the subject property of 1,200 multiple units to a height not in excess of 15 stories, no building to be closer to any other building than five (5) feet for every story above five (5), the Special Use Permit being subject to site plan approval by the Plan Commission.

SECTION 2: That the official zoning map of the Village of Lombard be changed in accordance with the provisions of this ordinance.

SECTION 3: That this ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

Passed and approved by the President and Board of Trustees of the Village of Lombard this 20th day of May, 1968.

APPROVED: Marilyn E. Meyer  
Lester J. Bergmann PRESIDENT  
PRO-TEM

ATTEST:

Rudy J. Centofante by F. Leslie Fluege  
Village Clerk Deputy Clerk

AYES: 6  
NAYS: 0

REVISED 8/13/87

ORDINANCE 2977

AN ORDINANCE AMENDING THE RESIDENTIAL P.U.D. ORDINANCE NO. 1321  
(PC 87-3 Southeast Corner of Foxworth Blvd. & Finley Rd.,)  
(Lombard, Illinois)

WHEREAS, the President and Board of Trustees of the Village of Lombard, DuPage County, Illinois, find:

First, the President and Board of Trustees have heretofore adopted the Lombard Zoning Ordinance, Ordinance No. 2151;

Second, the President and Board of Trustees have heretofore adopted the Residential Planned Unit Development (PUD) Ordinance No. 1321;

Third, the applicant, Alltex Construction, Inc., has applied to amend the PUD Ordinance No. 1321 to construct sixteen (16) two-story, multiple-unit buildings at the southeast corner of Foxworth Boulevard and Finley Road, Lombard, Illinois;

Fourth, the Lombard Plan Commission has held public hearings on June 10, 1987 and July 8, 1987, reviewed the application, taken evidence and testimony, and finds it would be in the best interest of the Village of Lombard to grant the amendment to the PUD Ordinance No. 1321.

Fifth, the Plan Commission recommends granting the requested PUD amendment, and the President and Board of Trustees concur with this recommendation.

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: Amendment to the PUD is hereby granted pursuant to Section 3.12-14 of the Lombard Zoning Ordinance No. 2151, as amended, to allow the construction of sixteen (16) two-story multiple unit buildings on the premises located at the southeast corner of Finley Road and Foxworth Boulevard, Lombard, Illinois in substantial compliance with the site plan dated April 10, 1987. The property is legally described as:

Tract B of Cove Landing Assessment Plat No. 2 of Tract 9 in Cove Landing Assessment Plat of the west half of the Southeast Quarter (except the north 660 feet thereof and except the north 31 acres of that part thereof lying south of the north 660 feet of the said west half of the Southeast Quarter and except that part of the south 50 feet as measured perpendicular to and parallel with the south line of the west half of the Southeast Quarter lying east of the west 25 feet thereof and lying west of the east 300 feet thereof) of Section 19, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded October 24, 1980 as Document R-80-65740, in DuPage County, Illinois.

Parcel No. 06-19-400-028

Section 2: The amendment to the PUD granted in Section 1 is conditioned upon:

1. The developer shall contribute \$35,000 toward the construction of a storm water diverter at the intersection of Finley Road and 22nd Street. The engineering of this improvement will be carried out by the Lombard Public Works Department. Payment shall be made 60 days after written notification from the Director of Public Works that the project

ORDINANCE # 2977

ORDINANCE AMENDING THE RESIDENTIAL  
P.U.D. ORDINANCE NO. 1321

PAGE 2

is under construction. Further, the Developer shall extend a storm sewer approximately four hundred feet north of the eastern entry to the project to a point adjacent to the Yorktown Woods Subdivision. This extension will be implemented concurrent with the Elizabeth Street improvements from the eastern entry south to 22nd Street.

2. The developer shall execute an appropriate easement guaranteeing Cove Landing residents and their guests access to and use of the fourteen (14) parking spaces located along the western end of the north property line of the developer's property.

3. The developer shall reconstruct the Finley Road joint access at his expense. However, this reconstruction shall not begin until the proposed 22nd Street connection is available for use.

4. The developer shall maintain all common improvements located on his property and the Cove Landing Condominium Associations will maintain all common improvements located on Cove Landing's property. Any necessary and reasonable agreements documenting these mutual obligations shall be signed.

5. From the date tenants begin occupying the proposed units until the 22nd Street connection is completed, the developer shall, at his sole cost, provide two (2) traffic officers to work at the joint Finley Road access point during morning rush hour, subject to Village approval.

6. The developer agrees to construct, at his expense, a connecting road to 22nd Street on the existing thirty-three (33) foot right-of-way, accessible to Cove Landing traffic prior to occupancy of the second 50% of the proposed apartment units. The developer may recapture the cost of constructing the connecting road from other benefiting property owners should an appropriate legal mechanism, as determined by the Village Attorney, be implemented.

7. The developer shall erect and maintain, at his sole expense, appropriate and reasonable signage indicating that parking in the Cove Landing parking lot is limited to residents and guests of the Cove Landing development.

8. The developer shall fill in the Cove Landing lake area that encroaches on his (the developer's) property such that there will be approximately ten (10) feet between the edge of the lake and the developer's property line. The developer shall continue the proposed hawthorne hedge along the property line at that point, subject to Village approval. Upon completion of the fill, it shall be the responsibility of the Cove Landing Condominium Associations to stabilize the lake to prevent further erosion.

9. The developer shall release his rights with respect to the use of the Cove Landing recreational facilities.

10. The developer shall, at his sole expense, reroute the existing ten (10) inch sewer line serving the Cove Landing project that encroaches on the developer's property and shall permit Cove Landing to connect to the new public water loop

ORDINANCE # 2977

ORDINANCE AMENDING THE RESIDENTIAL  
P.U.D. ORDINANCE NO. 1321  
PAGE 3

being installed on the developer's property so as to permit Cove Landing's abandonment of an existing eight (8) inch water main encroaching on the developer's property.

11. The developer shall grant an appropriate easement authorizing the continued maintenance by the Cove Landing Condominium Associations of the existing well which encroaches on the developer's property. The Cove Landing Condominium Associations shall continue to maintain this well.

12. All necessary agreements by, between and among the developer, the Cove Landing Condominium Associations, the Village and any other appropriate parties shall be subject to review and reasonable approval by the attorneys for all parties thereto and the Village Attorney, and execution by the developers prior to the issuance of building permits with respect to the development of the proposed project.

13. In the event work on the project is not started within one (1) year, it shall revert back to previous P.U.D. Standards.

Section 3: This Ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

Passed on first reading this 23rd day of July, 1987.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

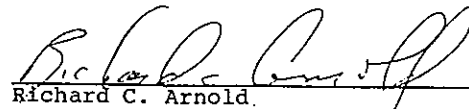
Passed on second reading this 13th day of August, 1987.

Ayes: VAZQUEZ, FRANCIS, DAVIS, MANNA

Nays: TROSS

Absent: TULLY

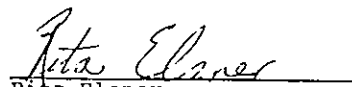
Approved this 13th day of August, 1987.

  
Richard C. Arnold  
Village President

ATTEST:

  
Lorraine G. Gerhardt  
Village Clerk

APPROVAL AS TO FORM:

  
Rita Elsner  
Village Attorney

66 144 4-28 028  
COVE LANDING  
COVINGTON APTS.

ORDINANCE 3183

AN ORDINANCE AMENDING ORDINANCE 2977  
(PC 87-3 Southeast Corner of Foxworth  
Blvd. and Finley Road, Lombard, Illinois)

WHEREAS, the President and Board of Trustees of the Village of Lombard, DuPage County, Illinois, find:

FIRST, the President and Board of Trustees have heretofore adopted Ordinance Number 2977 which ordinance allowed the construction of sixteen (16) two-story multiple unit buildings on the premises located at the southeast corner of Finley Road and Foxworth Boulevard, Lombard, Illinois; and

SECOND, Section 2, Paragraph 6 of Ordinance Number 2977 required the developer to construct, at his expense, a connecting road to 22nd Street on the existing thirty-three (33) foot right-of-way . . . prior to occupancy of the second 50% of the proposed apartment units . . .; and

THIRD, there presently exists on said right-of-way an above-ground Commonwealth Edison utility box and below-ground utility cable all of which must be moved prior to construction of the required connecting road; and

FOURTH, a legitimate dispute has arisen with Commonwealth Edison Company as to the legal right for the existence of said utility box and below-ground cable at said location which dispute remains pending and unresolved despite diligent efforts by developer and the Village to resolve same; and

FIFTH, developer has requested relief from strict compliance with the occupancy condition as set forth in paragraph two (2) above; and

SIXTH, the President and Board of Trustees concurs with this request conditioned-upon the terms and conditions specified-below.

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: Section 2, Paragraph 6 of Ordinance Number 2977 "be and is hereby amended by deleting the following words after the phrase "prior to" in the first sentence, namely, "occupancy of the second 50% of the proposed apartment units" and substituting in their place "December 1, 1989".

Section 2: This ordinance is expressly conditioned-upon the following:

1. Prompt payment by developer to Commonwealth Edison of the requested (and disputed) fee to relocate the utility box and underground cable.
2. Due diligence by the developer to construct and complete the required connecting road on or before December 1, 1989 subject to acts of God and other circumstances beyond developer's control.
3. Twice-monthly reports to the Village by developer as to developer's negotiations with Commonwealth Edison, Commonwealth Edison relocation progress and developer's road-construction progress.
4. In the event, the required connecting road is not constructed and completed on or before December 1, 1989 further action may be taken by the President and Board of Trustees including but not

Ordinance 3183

Ordinance Amending Ordinance 2977  
Page 2

limited to a restriction upon further issuance of requested occupancy permits.

Section 3: This Ordinance shall be in full force and effect after passage and publication as provided by law.

Passed on first reading this \_\_\_\_ day of \_\_\_\_\_, 1989.

First reading waived by action of the Board of Trustees this 17th day of August, 1989.


Passed on second reading this 17th day of August, 1989.

Ayes: KUFRIN, KRISCH, TROSS, FRANCIS

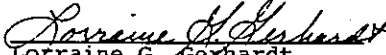
Nays: VAZQUEZ, TULLY

Absent: NONE

Approved this 17th day of August, 1989.

  
Richard C. Arnold  
Village President

ATTEST:

  
Lorraine G. Gerhardt  
Village Clerk

APPROVAL AS TO FORM:

\_\_\_\_\_  
Thomas J. Riggs  
Village Attorney

MEMORANDUM TO: Bill Heniff  
Village of Lombard

FROM: Javier Millan  
Senior Consultant

Luay Aboona, PE  
Principal

DATE: October 2, 2006

SUBJECT: 22<sup>nd</sup> Street/Elizabeth Street Condominium Traffic Evaluation  
Lombard, Illinois

This memorandum summarizes the results of a summary traffic evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed 60-unit condominium in Lombard, Illinois. The site is located in the northwest quadrant of the 22<sup>nd</sup> Street unsignalized intersection with Elizabeth Street. The site is currently vacant land.

The plans call for redeveloping the site with a 60-unit condominium building with 60 underground parking spaces and 55 outdoor parking spaces for a total of 115 parking spaces. Access to the underground parking area will be provided on Elizabeth Street while access to the surface parking lot is proposed to be provided via a right-out access drive off 22<sup>nd</sup> Street and a full ingress/egress access drive off Elizabeth Street. The access drive off Elizabeth Street will be located approximately 55 feet north of the stop bar on Elizabeth Street at its intersection with 22<sup>nd</sup> Street.

### **Existing Conditions**

The site, as mentioned previously, is located on the northwest quadrant of the 22<sup>nd</sup> Street unsignalized intersection with Elizabeth Street. The site is bordered to the north and west by The Covington rental complex and the Cove Plaza strip center (west side only). To the east the site is bordered by Elizabeth Street and the Green Brook office complex while to the south the site is bordered by 22<sup>nd</sup> Street and the Arboretum Park townhomes. The principal roadways in the vicinity of the site are illustrated in Figure 1 and described in the following paragraphs.



Aerial View of the Site

Figure 1



22<sup>nd</sup> Street is an east-west arterial with a four-lane cross-section divided by a raised median in the vicinity of the site. At its unsignalized “T” intersection with Elizabeth Street, 22<sup>nd</sup> Street provides an exclusive through lane and a combined through/right-turn lane on the east approach while the west approach provides an exclusive left-turn lane and two through lanes. 22<sup>nd</sup> Street has a posted speed limit of 40 mph, carries an average daily traffic (ADT) of 13,600 vehicles and is under the jurisdiction of the Village of Lombard. Pace bus route number 715 has a stop on the northeast corner of the 22<sup>nd</sup> Street intersection with Elizabeth Street.

Elizabeth Street is a north-south two-lane minor street that extends from 22<sup>nd</sup> Street north to its terminus at The Covington rental community where it also connects with the Cove Landing apartment building and ultimately provides a connection to Finley Road. At its unsignalized “T” intersection with 22<sup>nd</sup> Street, Elizabeth Street provides a combined left/right-turn lane and is under stop sign control. Elizabeth Street has no posted speed limit and is under the Village of Lombard’s jurisdiction.

**Evaluation**

As mentioned previously, the site is currently vacant. The traffic that will be generated by the proposed development was estimated based on rates (Land-Use Code 230) published by the Institute of Transportation Engineers (ITE) in their *Trip Generation Manual*, 7<sup>th</sup> Edition. Table 1 lists the amount of traffic that will be generated by a 60-unit condominium development during the A.M. and P.M. peak hours and on a daily basis.

Table 1  
ESTIMATED SITE-GENERATED PEAK HOUR TRAFFIC VOLUMES

Land Use	A.M. Peak Hour		P.M. Peak Hour		Daily Two-Way Trips
	In	Out	In	Out	
60 Condominiums	5	30	25	15	415

As can be seen in Table 1, the traffic to be generated by a 60-unit condominium building during the peak-hours is not significant and should be accommodated by the existing roadway network. Furthermore, when the traffic to be generated by the proposed development is compared to the existing ADT along 22<sup>nd</sup> Street (0.3 percent of the existing ADT), it can be seen that this type of land use is a low traffic generator and will have very low impact on the traffic conditions in the area.

## **Access**

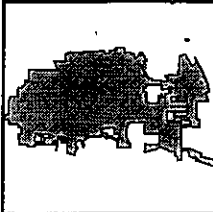
The proposed development will have access to 22<sup>nd</sup> Street via a right-out access drive and access to Elizabeth Street via two full ingress/egress access drives. The right-out only access drive will be located approximately 290 feet west of Elizabeth Street. Based on our observations, we suggest modifying this right-out only access drive to a right-in/right-out access drive thus providing an additional opportunity for westbound traffic to enter the site should motorists pass Elizabeth Street. Due to the fact that 22<sup>nd</sup> Street is divided by a raised median, a raised triangular porkchop at the access drive will not be necessary. Outbound movements from this access drive should be under stop sign control.

The two full ingress/egress access drives will be located approximately 120 and 55 feet north of Elizabeth Street's stop bar at its intersection with 22<sup>nd</sup> Street. The access drive located 120 feet north of Elizabeth Street's stop bar will provide access to the underground parking. Due to the low volume of traffic expected at this access drive, no exclusive turn lanes will be necessary along Elizabeth Street to accommodate the future traffic volumes. This access drive should provide one inbound lane and one outbound lane with outbound movements under stop sign control.

The access drive located approximately 55 feet north of Elizabeth Street's stop bar will provide full ingress/egress access to the surface parking lot. Outbound movements from this driveway should be under stop sign control. Based on our observations, southbound traffic on Elizabeth Street did not back up beyond one car length (25 feet) which should not impact the proposed location of this access drive. However, it is recommended that this access drive be periodically monitored to determine if southbound traffic is queuing beyond this access drive thus blocking traffic from turning left into the site. In the unlikely event this condition would occur, left-turn in movements can be restricted during the peak hours via signage. Under this scenario, site traffic can instead enter the site off 22<sup>nd</sup> Street via the recommended right-in addition on 22<sup>nd</sup> Street.

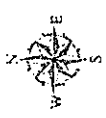
## **Conclusion**

Based on this evaluation, the amount of traffic to be generated by the 60-unit condominium will be very low and should be accommodated by the existing roadways system and the planned access drives. The provision of a right-in/right-out access drive on 22<sup>nd</sup> Street (as recommended) will enhance the ingress flexibility of the site without affecting through traffic flow along 22<sup>nd</sup> Street. Due to the low amount of traffic to be generated by this land use, no exclusive turn lanes will be necessary along Elizabeth Street or 22<sup>nd</sup> Street to accommodate future traffic volumes. Monitoring of future traffic conditions is necessary in the unlikely case southbound traffic on Elizabeth Street will block the southern access drive. If that is the case, left-turn in movements can be restricted during the peak hours.



1 in. = 300.0 feet

# PC 06-28 300 W. 22nd Street



**STANDARDS  
FOR CONDITIONAL USES**

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards is provided below **in bold print** for all conditional uses of the Lombard Zoning Ordinance.

SECTION 155.103 (F)(8) OF THE LOMBARD ZONING ORDINANCE:

No conditional use shall be recommended by the Plan Commission unless it finds:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;

**This development will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.**

2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;

**This development will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located.**

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

**This development will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;**

4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;

**Development sewer and water services will be connected to onsite Village sewer and water mains. Storm water detention is provided onsite. An emergency vehicle access road will be built along the building's north side.**

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

**2 Accesses are provided to the parking lot, 1 access is provided to the parking garage and 1 access is provided for the emergency vehicle access drive.**

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,

**As a companion to our petition, an amendment to the Village Comprehensive Plan is requested to designate the property for medium density residential consistent with the previous approvals set forth for the subject property.**

7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission

**The development complies with all regulations of the district except for the noted variation of front yard parking setback.**

**STANDARDS  
FOR PLANNED DEVELOPMENTS**

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards is provided below **in bold print** for all requests for Planned Developments.

SECTION 155.508 (A) (B) (C) OF THE LOMBARD ZONING ORDINANCE

Except as provided below, no planned development shall be approved unless the Village Plan Commission and the Village Board find that the development meets the standards for conditional uses, and the standards set forth in this Section. Notwithstanding the foregoing, the Village Board may approve a planned development which does not comply with these standards or with the standards for conditional use, if the Board finds that the application of such standards, to the development being considered, would not be in the public interest.

A. General Standards

1. Except as modified by and approved in the final development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.

**The development complies with all regulations of the district except for the noted variation of front yard parking setback.**

2. Community sanitary sewage and potable water facilities connected to a central system are provided.

**Development sewer and water services will be connected to onsite Village sewer and water mains.**

3. The dominant use in the proposed planned development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.

**As a companion to our petition, an amendment to the Village Comprehensive Plan is requested to designate the property for medium density residential consistent with the previous approvals set forth for the subject property.**

4. That the proposed planned development is in the public interest and is consistent with the purposes of this Zoning Ordinance.

**The development is consistent with the purposes of the planned unit development district.**

5. That the streets have been designed to avoid:
  - a. Inconvenient or unsafe access to the planned development;
  - b. Traffic congestion in the streets which adjoin the planned development;

**Access locations were coordinated with Village staff.**

**The Village traffic consultant is analyzing traffic impacts.**

- c. An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned development.

**The development will pay its required impact fees per Village ordinance.**

#### B. Standards for Planned Developments with Use Exceptions

The ordinance approving the Final Development Plan for the planned development may provide for uses in the planned development not allowed in the underlying district, provided the following conditions are met:

1. Proposed use exceptions enhance the quality of the planned development and are compatible with the primary uses

**No use exceptions are proposed.**

2. Proposed use exceptions are not of a nature, nor are located, so as to create a detrimental influence in the surrounding properties

**N/A**

3. Proposed use exceptions shall not represent more than 40% of the site area or more than 40% of the total floor area, whichever is less. However, in a residential planned development area no more than 10% of the site area or the total floor area shall be devoted to commercial use; furthermore, no industrial use shall be permitted.

N/A

C. Standards for Planned Developments with Other Exceptions

The Village Board may approve planned developments which do not comply with the requirements of the underlying district regulations governing lot area, lot width, bulk regulations, parking and sign regulations, or which require modification of the subdivision design standards when such approval is necessary to achieve the objectives of the proposed planned development, but only when the Board finds such exceptions are consistent with the following standards:

1. Any reduction in the requirements of this Ordinance is in the public interest

**The front yard parking setback variation allows us to preserve and protect the onsite wetland while providing a surplus of parking for residents and their guests.**

2. The proposed exceptions would not adversely impact the value or use of any other property

**The front yard parking setback variation occurs along 22<sup>nd</sup> Street and is not nearby other properties.**

3. That such exceptions are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned development as well as those of the surrounding properties

**The front yard parking setback variation allows us to preserve and protect the onsite wetland while providing a surplus of parking for residents and their guests.**



4. That the overall floor area of the planned development shall not exceed by more than 40% the maximum floor area permitted for the individual uses in each applicable district

**This development complies.**

5. That in residential planned developments the maximum number of dwelling units allowed shall not exceed by more than 40% the number of dwelling units permitted in the underlying district

**This development complies.**

6. That all buildings are located within the planned development in such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:
  - a. The front, side or rear yard setbacks on the perimeter of the development shall not be less than that required in the abutting zoning district(s) or the zoning district underlying the subject site, whichever is greater.

**This development complies.**

- b. All transitional yards and transitional landscape yards of the underlying zoning district are complied with.

**We seek one variation as noted.**

- c. If required transitional yards and transitional landscape yards are not adequate to protect the privacy and enjoyment of property adjacent to the development, the Plan Commission shall recommend either or both of the following requirements:
      - 1) All structures located on the perimeter of the planned development must set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses;

**This development complies.**

- 2) All structures located along the entire perimeter of the planned development must be permanently screened with sight-proof screening in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses.

**We propose a generously planted landscaping berm along 22<sup>nd</sup> Street.**

7. That the area of open space provided in a planned development shall be at least 25% more than that required in the underlying zone district.

**This development complies.**

# **STANDARDS FOR VARIATIONS**

## of the Lombard Zoning Ordinance and Lombard Sign Ordinance

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards is provided below **in bold print** for all variations of the Lombard Zoning Ordinance and Lombard Sign Ordinance.

### SECTION 155.103.C.7 OF THE LOMBARD ZONING ORDINANCE:

The regulations of this ordinance shall not be varied unless findings based on the evidence presented are made in each specific case that affirms each of the following standards:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.

**The front yard parking setback variation allows us to preserve and protect the onsite wetland while providing a surplus of parking for residents and their guests.**

2. The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification.

**The existing onsite wetland and its buffer consume about half of the site. The proposed variation allows us to better preserve and protect this natural feature.**

3. The purpose of the variation is not based primarily upon a desire to increase financial gain.

**Preserving and protecting the wetland is good for the environment. Providing more parking than ordinance requires will minimize guest parking on the nearby Village streets.**

4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.

**The hardship is caused by a combination of three things - the want for protection of the existing onsite wetland, the want to provide more parking for residents and guests than ordinance requires and the ordinance requirement of the front yard parking lot setback.**

5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

**The proposed variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.**

6. The granting of the variation will not alter the essential character of the neighborhood; and,

**The proposed variation will not alter the essential character of the neighborhood.**

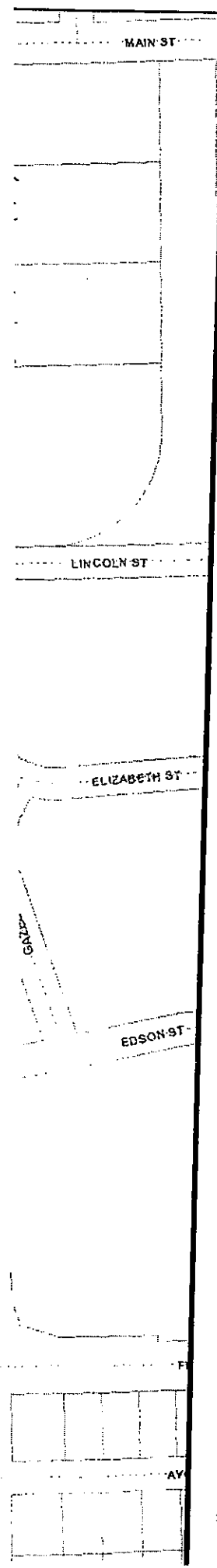
7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

**The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.**

To Department of <sup>sep 13-06</sup>  
Community Development  
Regarding the project on  
300 W. 22nd St.  
CASE No. PC 06-28

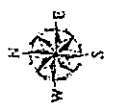
I Feel that we have enough  
blaps, all around we are  
destroying beautiful NATURE  
& the ~~#~~ trees, Our children  
& grandchildren don't  
have much of a future if  
we don't take care of it  
Pollution, ~~and~~ heavy traffic,  
more people more crime  
e.t.c. Thank You

Rose BABURICH  
2015 S. Finley Rd # 302  
Lombard Il. 60148



1 in. = 300.0 feet

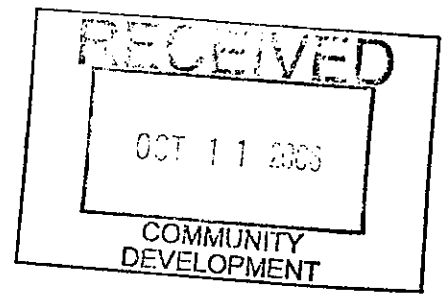
PC 06-28 300 W. 22nd Street



**RECEIVED**  
FINLEY RD  
OCT 13 2006  
COMMUNITY  
DEVELOPMENT

October 9, 2006

W. H. Crane & E. K. Crane  
266 West 20<sup>th</sup> St.  
Lombard, IL 60148



Village of Lombard  
Department of Community Development  
255 East Wilson Avenue  
Lombard, IL 60148

Re: Petition PC 06-28, property at 300 West 22<sup>nd</sup> St.

To Whom It May Concern:

As owners of the property at 266 West 20<sup>th</sup> Street, i.e. a little over a block from the subject property that the petitioner wishes to develop as a 60 residence condominium building, we have the following request/suggestion:

We have no objection to the development of the petitioned property as long as the construction traffic, especially earth hauling 18 wheeled trucks, do not use 20<sup>th</sup> Street for ingress and egress during development and construction of the property and building. We suggest all construction traffic use 22<sup>nd</sup> Street and the part of Elizabeth St. that adjoins the property.

As original owners of our townhouse property, we experienced heavy construction traffic with the resulting dirt, stones, construction debris etc. on 20<sup>th</sup> Street during development of Elizabeth Crossing as well as during repaving on 20<sup>th</sup> St. and construction in nearby multi-family projects. With the subject property located on 22<sup>nd</sup> Street there should be no need to use our residential 20<sup>th</sup> Street for ingress and egress during development and construction. Other neighbors on 20<sup>th</sup> Street, who may or may not write a letter to you, are of the same mind regarding construction traffic on our street. Construction traffic would increase the probability of accidents on 20<sup>th</sup> Street and would add unnecessary inconvenience to our Elizabeth Crossing community.

We appreciate the Notice of Public Hearing and request that our letter be included in documentation for petition PC 06-28.

Thank you for inviting our input.

Sincerely,

   
William H. Crane and Eugenie K. Crane

10-032314 P. 2

**KNUCKLES, KEOUGH & MOODY, P.C.**

1001 EAST CHICAGO AVENUE, SUITE 103  
NAPERVILLE, ILLINOIS 60540

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Charles M. Keough  
Dawn L. Moody  
Gabriella R. Cornstock  
Lynda T. Muscarello

*Of Counsel*  
Jeffrey J. Knuckles

October 16, 2006

*Via Regular Mail and Facsimile*

Village of Lombard Plan Commission  
c/o Department of Community Development  
255 East Wilson Avenue  
Lombard, Illinois 60148

**Re: *Petition PC06-28***  
***300 West 22<sup>nd</sup> Street***

Dear Members of the Village of Lombard Plan Commission:

Please be advised that our office represents the Cove Landing Homeowners Association. The Association has requested that our office contact the Village of Lombard Plan Commission in regard to the above-referenced petition. The residents of the Cove Landing Homeowners Association object to any variance or amendment to the current zoning ordinances to allow for the establishment of a sixty (60) unit condominium complex.

Quite simply, the construction of this condominium complex will result in increased density and traffic within and around the Cove Landing Homeowners Association. This will result in more people using the Cove Landing Homeowners Association as a short cut between properties. Already, people using the Cove Landing Homeowners Association as a short cut, cross the property at high rates of speed, causing a safety hazard for the residents therein. By permitting a variance or amendment to the current zoning ordinance to permit the establishment of another residential building, the current problem will only be compounded.

On behalf of the residents of the Cove Landing Homeowners Association, we implore the Plan Commission to consider the effect that another residential building will have on the current traffic and density in this area and deny petition for the same. Certainly, if the Association can provide any additional information, which the Plan Commission believes would be helpful in evaluating this Petition, please do not hesitate to contact our office.

Very truly yours,



DAWN L. MOODY

cc: Cove Landing HOA  
S:\data\client\cove landing hoa\10-16-06dlm.plan.wpd

**ORDINANCE \_\_\_\_\_**

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

(PC 06-28; 300 West 22<sup>nd</sup> Street)

(See also Ordinance No.(s) \_\_\_\_\_)

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

WHEREAS, an application has heretofore been filed requesting a map amendment for the purpose of changing the Comprehensive Plan's Long Range Land Use Plan designation for the property described in Section 2 hereto from Public and Institutional to Medium Density Residential; and,

WHEREAS, a public hearing thereon has been conducted by the Village of Lombard Plan Commission on October 16, 2006, 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 Comprehensive Plan amendments described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein.

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS as follows:

SECTION 1: That Ordinance 4403, otherwise known as the Comprehensive Plan of the Village of Lombard, Illinois, be and is hereby amended so as to redesignate the property described in Section 2 hereof from Public and Institutional to Medium Density Residential.

SECTION 2: The Comprehensive Plan redesignation is limited and restricted to the property generally located at 300 West 22<sup>nd</sup> Street, Lombard, Illinois, and legally described as follows:



Ordinance No. \_\_\_\_\_  
Re: PC 06-28 Comprehensive Plan Amendment  
Page 2

The east 300.0 feet of the south 485.60 feet of the west half of the southeast quarter of Section 19, Township 39 North, Range 11 east of the Third Principal Meridian, in DuPage County, Illinois.

Parcel Number: 06-19-400-026 (i.e., the Subject Property)

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

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

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

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
William J. Mueller, Village President

Ordinance No. \_\_\_\_\_  
Re: PC 06-28 Comprehensive Plan Amendment  
Page 3

ATTEST:

\_\_\_\_\_  
Brigitte O'Brien  
Village Clerk

Published by me in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2006

\_\_\_\_\_  
Brigitte O'Brien  
Village Clerk

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING ORDINANCES 1174, 1321, 1390, 2977 AND 3183,  
GRANTING A CONDITIONAL USE FOR A PLANNED DEVELOPMENT IN THE  
R5 GENERAL RESIDENCE DISTRICT, WITH A VARIATION FROM THE  
PERIMETER LANDSCAPE REQUIREMENTS SET FORTH IN THE LOMBARD  
ZONING ORDINANCE**

(PC 06-33: 300 E. 22<sup>nd</sup> Street (Covington/Cove Landing Planned Development))

See also Ordinances \_\_\_\_\_

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 Lombard Village Code; and,

WHEREAS, the subject property is zoned R5 General Residence District -- Planned Development; and,

WHEREAS, an application has been filed requesting amendments to the conditional use for a planned development as approved by Ordinance 1174 adopted May 9, 1966; Ordinance 1321, adopted October 16, 1967; Ordinance 1390, adopted May 20, 1968; Ordinance 2977, adopted August 13, 1987; and Ordinance 3183, adopted August 17, 1989; to provide for the approval of the submitted site plans included as part of the petition; and

WHEREAS, the petition also requests approval of a variation from Section 155.602 (A)(3)(d) of the Zoning Ordinance to allow for off-street parking spaces to be located in a required front yard; and

WHEREAS, a public hearing on such application for a planned development amendment with companion zoning relief has been conducted by the Village of Lombard Plan Commission on October 16, 2006, 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 planned development amendment and variation described herein; and,

Ordinance No. \_\_\_\_\_

Re: PC 06-28 – Covington/Cove Landing Planned Development Amendment

Page 2

WHEREAS, the President and Board of Trustees of the Village of Lombard have reviewed the request and find it would be in the best interest of the Village to grant said approval subject to the terms and conditions established by this Ordinance, and in accordance with the findings and recommendations of the Plan Commission which are incorporated herein by reference.

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:** This Ordinance is limited and restricted to the property generally located at 300 West 22<sup>nd</sup> Street, legally described as follows:

The east 300.0 feet of the south 485.60 feet of the west half of the southeast quarter of Section 19, Township 39 North, Range 11 east of the Third Principal Meridian, in DuPage County, Illinois.

**Subject Property Parcel Number: 06-19-400-026 (i.e., the Subject Property)**

The planned development is legally described as:

The west half of the southeast quarter (except the north 660 feet thereof and except the north 31 acres of that part thereof lying south of the north 660 feet of said west half of the southwest quarter) of Section 19, Township 39 North, Range 11 east of the Third Principal Meridian, in DuPage County, Illinois.

**Planned Development Parcel Numbers: 06-19-404-001 through 141; 06-19-405-001 through 151; 06-19-400-018 through 028**

**SECTION 2:** An amendment to the conditional use for the Covington/Cove Landing Planned Development is hereby granted on the Subject Property, subject to the provisions noted in Section 4 below.

**SECTION 3:** A variation from Section from Section 155.602 (A)(3)(d) of the Zoning Ordinance to allow for off-street parking spaces to be located in a required front yard is hereby granted on the Subject Property, subject to the provisions noted in Section 4 below.

**SECTION 4:** The approval of the actions set forth in sections 2 and 3 above shall be subject to the following conditions:

1. The petitioner shall develop the site in accordance with the preliminary Plat/Site Plan, prepared by Southwest Engineering Consultants, Inc., dated August 2, 2006; the Preliminary Engineering Plan, prepared by Southwest Engineering Consultants, Inc., dated August 2, 2006; the Exterior Building Elevations, prepared by Kenar Homes, dated September 27, 2006; and the Preliminary Landscape plan, prepared by Jen Landscape Design, dated September 26, 2006; except as amended by other conditions of approval.
2. The petitioner shall submit to the Village for approval the following plats:
  - a. A plat of dedication for the proposed rights-of-way dedication as well as the proposed public sidewalk easement.
  - b. A plat of easement dedication for any public utilities and stormwater facilities, per Village Code.
  - c. A plat of subdivision making the subject property a lot of record.
3. The petitioner shall apply for and receive approval from the Village and DuPage County for any site improvements prior to commencing construction on the subject property.
4. Modify the final plans to ensure compliance with the west side yard setback provisions are satisfactorily met.
5. The petitioner shall also satisfactorily address the comments set forth within the IDRC report as part of the building permit application.
6. All construction traffic associated with the project shall be limited to Elizabeth Street, south of the north line of the petitioner's property, and 22nd Street.

**SECTION 5:** That all other provisions of Ordinances 1174, 1321, 1390, 2977 and 3183 not amended by this Ordinance shall remain in full force and effect.

**SECTION 6:** That this ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_ day of \_\_\_\_\_, 2006.

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

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2006.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
William J. Mueller, Village President

ATTEST:

\_\_\_\_\_  
Brigitte O'Brien, Village Clerk

Published by me in pamphlet from this \_\_\_\_ day of \_\_\_\_\_, 2006

\_\_\_\_\_  
Brigitte O'Brien, Village Clerk