

October 17, 2016

Title

PC 16-22

Property Owner

Centrust Bank
385 Waukegan Road
Northbrook, IL 60062

Petitioner – Developer

Custom Home Development, Inc.
120 W. Golf Road, Ste. 217
Schaumburg, IL 60195

Property Location

400 E. St. Charles Road

Zoning

R4PD – Oakview Estates Planned
Development

Existing Land Use

Vacant/Undeveloped

Comprehensive Plan

High Density Residential

Approval Sought

Site plan approval for a parcel in the Oakview Estates PD, approval of companion major changes to the planned development, approval of a deviation, and approval of a conditional use.

Prepared By

Anna Papke, AICP
Senior Planner



LOCATION MAP

DESCRIPTION

The petitioner, Custom Home Development, Inc., proposes to develop the property at 400 E. St. Charles Road with an eight-unit attached single-family (townhouse) development. The development will consist of two buildings with four dwelling units each.

This property is located in the Oakview Estates Planned Development. When this planned development was approved in 2004 (PC 04-10, Ordinance 5488), the developer at the time proposed to build two 40-unit condo buildings on the properties at 400 and 500 E. St. Charles Road. The first of these two buildings, as well as public utilities and stormwater facilities serving the entire planned development, was constructed in 2006 at 500 E. St. Charles Road. Phase II of the project, at 400 E. St. Charles Road, was never constructed.

400 E. St. Charles Road is currently bank-owned. The bank has been working with interested developers to explore viable development proposals for the site. The petitioner states that the current market will not support construction of a 40-unit condo building on this site, and proposes the eight-unit townhome development as an alternative.

Project Details

Parcel Size: 1.19 acres
Dwelling units: Eight townhouse units, spread across two buildings

Requested Actions

1. Amend the Oakview Estates Planned Development as follows:
 - a. Allow attached single-family units rather than condos;
 - b. Reduce front yard setback from 30 feet to one foot;
 - c. Increase allowable building height from 36 feet to 36.5 feet;
2. Approve conditional use for two principal structures on one lot of record;
3. Approve deviation to reduce minimum separation between buildings from 30 feet to 20 feet; and
4. Approve an eight-unit townhome development per the site plan approval process.

Submittals

1. Petition for public hearing, dated September 12, 2016;
2. Response to standards for amendment to a planned development, dated September 13, 2016;
3. Response to standards for a conditional use, dated September 26, 2016;
4. Response to standards for a deviation, dated September 26, 2016;

Project Details and Approval Process:

The petitioner proposes to develop the subject property with eight townhouses. The development will consist of two buildings with four dwelling units in each building. The 2.5-story buildings will be just over 36 in height. Each unit will include a two-car attached garage and roof-top deck.

The developer has designed the buildings to be aesthetically compatible with the existing condo building at 500 E. St. Charles Road. To that end, the materials (brick and stone) proposed for this development are similar in color to those used in the adjacent building. The developer also proposes to include porches and balconies similar in style to those on the adjacent building. The Plan Commission held a workshop in September 2016 to consider the proposed elevations, at which time Plan Commissioners responded positively to the architecture of the proposed buildings.

The property at 400 E. St. Charles Road is subject to the provisions approved for the Oakview Estates Planned Development established in Ordinance 5488, as well as the provisions for the R4 zoning district in the Lombard Zoning Ordinance. The development as proposed requires site plan approval, and also approval of major changes to a planned development, a conditional use and a deviation. Due to the major changes, conditional use and deviation, this development is subject to the public hearing process and will ultimately require approval by the Village Board. These issues are discussed in greater depth later in this report.

EXISTING CONDITIONS

There is a 25-space parking lot and a drive aisle connecting the subject property to the property to the property at 500 E. St. Charles Road. The subject property is otherwise vacant.

APPROVAL(S) REQUIRED

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Oakview Estates Planned Development, as established by Ordinance No. 5488, as follows:
 - a. Change the use from condominiums to attached single-family (townhomes);
 - b. Approve a deviation from Section 155.409(F)(3)(a) and 155.508(C)(6) to reduce minimum required front yard setback from 30 feet (30') to one foot (1'); and

Submittals (cont.)

5. Plat of survey, prepared by Gentile and Associates, Inc., dated December 12, 2007;
 6. Civil engineering and landscape plans, prepared by Craig R. Knoche & Associates, dated September 11, 2016, revised September 26, 2016; and
 7. Architectural plans, prepared by ECA Architects and Planners, dated June 21, 2016, revised September 27, 2016.
- c. Approve a deviation from Section 155.409(G) to increase the maximum allowable building height from 36 feet (36') to 36 feet and six inches (36'6");
 2. Pursuant to Section 155.208 (number of buildings on a lot of record) of the Lombard Zoning Ordinance, approve a conditional use for two principal structures on one lot of record;
 3. Pursuant to Section 155.409(K)(3) (Restrictions on attached single-family dwellings) of the Lombard Zoning Ordinance, approve a deviation to reduce the minimum separation between buildings containing attached single-family dwellings from thirty feet (30') to twenty feet (20'); and
 4. Pursuant to Section 155.511 (site plan approval) of the Lombard Zoning Ordinance, approve an eight-unit townhome development based upon the submitted plans.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has the following comment on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

1. With the proposed 21.46 foot fire separation distance between the townhome buildings, exterior wall fire resistance rating considerations will be necessary based upon building construction type.

Private Engineering Services (PES):

Private Engineer Services has the following comments regarding the proposed project. Should the petition be approved, additional comments may be forthcoming during permit review.

1. The circulation drive should be signed as a fire lane and no parking allowed. The new buildings will need the width for backing movements from their driveways.

2. As Oakview Estates development was developed prior to the BMP ordinance, BMPs will need to be provided per the current Stormwater Ordinance.
3. All other engineering related items will be addressed to meet Village requirements during final engineering review.

Public Works:

The Department of Public Works reviewed the submitted plans and offers the following comment. Should the petition be approved, additional comments may be forthcoming during permit review.

1. Add cleanouts immediately north of the property line on the four sanitary service laterals for the eastern four building units.

Planning Services Division:

The Planning Services Division notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning	Land Use
North	R4 and B4	Union Pacific railroad and a vehicle repair facility
South	CR	Paradise Bay Water Park (across St. Charles Road)
East	B4PD	Oakview Estates 40-unit condo building
West	R2 and B2	Union Pacific railroad
Southwest	R2	Single-family neighborhood (across Grace Street and St. Charles Rd.)

The area surrounding the subject property is developed with a mixture of residential, commercial and recreational uses. The property immediately adjacent to the east of the subject property is developed with the 40-unit Oakview Estates condo building. Property to the south and southwest includes single-family neighborhoods and a park district facility. The Union Pacific railroad line and commercial corridor sit north of the site. Given this mix of existing uses in the immediate neighborhood, staff considers the eight-unit townhouse development proposed on the subject property to be consistent with the zoning and land uses of surrounding properties. Staff further notes that the proposed development would serve as a transition between the single-family neighborhood and recreational area to the south and the busier commercial area to the north.

2. Comprehensive Plan Compatibility

The Comprehensive Plan designates this property as suitable for high-density residential development. The Comprehensive Plan further recommends the Village pursue the following actions with respect to residential development:

- Encourage new development and infill development which is complementary with the scale and character of surrounding residential uses.
- Working with property owners and developers, seek a variety of housing types meeting the lifestyles, needs and growth of the community, while ensuring neighborhood stability.

The proposed townhouse development will increase the variety of housing types available in this area of the Village while providing infill development of a scale and design compatible with surrounding development.

3. Zoning Ordinance Compatibility

The underlying zoning of the subject property is R4PD, Limited General Residence District Planned Development. With the exception of the changes and deviation discussed in Sections 4 and 6 of this report, the proposed development is consistent with the Lombard Zoning Ordinance and/or the relief granted for the Oakview Estates Planned Development via Ordinance 5488. Staff notes the following with respect to this petition’s consistency with the Zoning Ordinance and Ordinance 5488:

- The proposed use, attached single-family dwellings, is permitted in the R4 district.
- The maximum density for attached single-family dwellings in the R4 district is 12 units per acre. The density of the proposed development is slightly less than seven units per acre.
- Per Ordinance 5488, developments in the Oakview Estates Planned Development are required to maintain a minimum of 25% of the lot area as open space. The proposed development will be 38% open space.
- The Zoning Ordinance as proposed to be amended by PC 16-23 requires two parking spaces per attached single-family dwelling unit. Each townhouse unit in the proposed development will include a two-car garage. The driveways connecting the garages to the internal access drive will also provide potential parking, since at a length of 18 feet or greater, they meet the minimum length required for a parking stall.
 - With regard to parking for the Oakview Estates Planned Development as a whole (400 and 500 E. St. Charles Road), staff notes that the parking requirements for the existing condo building plus the proposed townhomes will be met. Parking within the planned development will be provided as follows:

<i>Development</i>	<i>Parking Requirement</i>	<i>Spaces required</i>
500 E. St. Charles (40 condo units)	1.5 spaces per unit	60 spaces
400 E. St. Charles (8 townhomes)	2 spaces per unit	16 spaces
Total spaces required in PD		76 spaces

<i>Location</i>	<i>Parking spaces provided</i>
500 E. St. Charles - lower level garage	37
500 E. St. Charles - detached garage	12
500 E. St. Charles - surface parking	9
400 E. St. Charles - individual garages	16
400 E. St. Charles - surface parking	25
Total spaces provided in PD	99

- During IDRC review, the Fire Marshal and Private Engineering Services expressed concern that a vehicle parking in these driveways could hang over into the internal access drive, potentially restricting access for emergency service vehicles. To address this concern, staff proposes a condition of approval of this petition be that the development will include appropriate signage along the internal access drive denoting it a fire lane and requiring it to remain free of parked vehicles at all times.
- The applicant has provided a landscape plan that meets the landscaping requirements in the Village Zoning Ordinance.

4. Requests for Major Changes to a Planned Development

- A. *Major Change: Pursuant to Section 155.504(A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Oakview Estates Planned Development to include attached single-family townhomes as a use.*

The Oakview Estates Planned Development as approved by Ordinance 5488 specifically provided for multiple-family dwellings. As the petitioner proposes to construct attached single-family units on the subject property rather than a condo building as originally contemplated, an amendment to the planned development is required.

The subject property has been marketed as a potential condo development since the planned development was approved in 2004. In the intervening time, the economy has shifted and the market for condo units has softened. An eight-unit townhome development on the subject property would meet the original intent of the planned development to allow non-single-family residential development on this site, albeit at a lower density than originally approved.

Attached single-family dwellings are a permitted use in the underlying zoning district of R4, so the development as proposed is consistent with the Lombard Zoning Ordinance. As discussed above, staff finds that the townhouse development is compatible with the surrounding land uses and is consistent with the Comprehensive Plan's recommendations for this property. Furthermore, the Plan Commission held a workshop in July 2015 to consider the possibility of amending the Oakview Estates Planned Development to allow townhouses as opposed to a condo building on the

subject property, and was generally favorable to the proposed change. Staff supports this major change.

- B. *Major Change: Pursuant to Section 155.504(A) (major changes to a planned development) and Sections 155.409(F)(3)(a) and 155.508(C)(6) of the Lombard Zoning Ordinance, amend the Oakview Estates Planned Development to reduce minimum required front yard setback from 30 feet (30') to one foot (1').*

The required front yard setback in the underlying R4 zoning district is 30 feet. Due to site constraints such as the existing access drive on the north side of the site and the need to have driveway connections between the access drive and the rear of the townhomes, the buildings will not meet the 30-foot front yard setback. Proposed plans show the façades of the two townhome buildings will have a front setback ranging from 13.46 feet to 29.14 feet. The porches and front steps on some of the units will extend to within a foot of the front property line.

The original planned development approval included a variance to reduce the front yard setback for the proposed condo building on 400 E. St. Charles Road to two feet. The staff at the time was supportive of the request, and noted that this reduced setback would accommodate the unique shape of the site, which is particularly shallow from St. Charles Road to the rear property line along the railroad. Given the previous approval to reduce the front setback to two feet, and that site conditions have not changed since that approval was granted, staff is supportive of the present request to reduce the front setback to one foot for the eight-unit townhome development.

- C. *Major Change: Pursuant to Section 155.504(A) (major changes to a planned development) and Section 155.409(G) of the Lombard Zoning Ordinance, amend the Oakview Estates Planned Development to increase maximum allowable building height from 36 feet (36') to 36 feet and six inches (36'6").*

The developer proposes to construct townhouse units that are two and a half stories tall; each unit will have two full floors plus a roof-top deck space on the third level. The total height of the structures, including the guardrails and stair-tower enclosures, will be 36'2".

Upon review of the architectural plans, staff finds that the additional height will not substantially alter the character of the development or its impact upon neighboring properties. An increased height of two to six inches over the maximum height allowed for townhomes in the R4 district will not be noticeable from the vantage point of pedestrians or people inside neighboring buildings. Similarly, the majority of the top half story will be composed of guardrails around the roof-top decks, which are not as visually obtrusive as a solid building wall. Staff further notes that the 40-unit condo building originally approved for the site was intended to be 51 feet (five stories) tall. The proposed townhomes will be significantly shorter than the previously-approved condo building. Staff supports this major change request.

5. Request for Conditional Use Approval

- A. *Pursuant to Section 155.208 (number of buildings on a lot of record) of the Lombard Zoning Ordinance, approve a conditional use for two principal structures on one lot of record.*

The petitioner proposes to construct two principal structures on the site. In analyzing the site plan, staff does not believe permitting two principal structures on the subject property will result in any negative impacts on the use or future development of surrounding properties. As the petitioner notes, the development as proposed represents a less intense use of the property than was originally approved by the Village. Staff supports this request.

6. Request for Deviation

- A. Pursuant to Section 155.409K(3) (Restrictions on attached single-family dwellings) of the Lombard Zoning Ordinance, approve a deviation to reduce the minimum separation between buildings containing attached single-family dwellings from thirty feet (30') to twenty feet (20').

The petitioner requests a variance in order to allow a separation of 20 feet between the two buildings proposed for the subject property. The petitioner had originally submitted plans that reflected the required 30-foot separation. Upon review, staff found that the buildings were not adequately separated from the proposed utility lines, and that the proposed utility easements did not meet the Village's requirement for width of easements. The petitioner revised the plan and moved the buildings closer to one another in order to address these issues.

The Fire Marshal reviewed the site plan and determined that the reduction in separation between the buildings would not pose a problem from a fire safety perspective so long as the appropriate fire resistance ratings are taken into consideration during the permitting process and construction. Staff supports this deviation.

SITE HISTORY (NON SIGN-RELATED)

PC 04-10: Oakview Estates Planned Development

- Adopted Ordinance 5486 to amend Comprehensive Plan designation for subject property from Community Commercial to High Density Residential.
- Adopted Ordinance 5487 rezoning subject property from B4 to R4.
- Adopted Ordinance 5488 granting conditional use for a planned development with deviations and variations.
- Adopted Ordinance 5489 granting a conditional use for an accessory garage.

BOT 04-18: Stormwater variation

SUB 05-06: One-lot major plat of subdivision

Oakview Estates Resubdivision, consolidated multiple parcels and resubdivided to current parcel configuration.

PC 07-37: Request for major changes and deviations for Oakview Estates Planned Development

Petitioner requested a major change and two deviations from the Oakview Estates Planned Development in order to develop 52 senior independent living residences at 400 E. St. Charles Road. Petition denied by Board of Trustees.

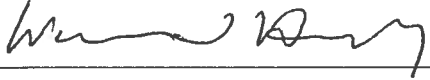
FINDINGS & RECOMMENDATIONS

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

Based on the submitted petition and testimony presented, the proposed site plan with companion major changes to a planned development, conditional use, and deviation, **complies** with the standards required by the Village of Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 16-22, subject to the following conditions:

1. That the major changes to a planned development, conditional use approval and deviation approval are valid only for the subject property (400 E. St. Charles Road) in the Oakview Estates Planned Development;
2. That the petitioner shall develop the site in accordance with the following plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code, or as provided as part of the original planned development approval set forth in Ordinance 5488:
 - a. Civil engineering and landscape plans, prepared by Craig R. Knoche & Associates, dated September 11, 2016, revised September 26, 2016; and
 - b. Architectural plans, prepared by ECA Architects and Planners, dated June 21, 2016, revised September 27, 2016.
3. That the petitioner shall submit a signage plan at the permitting phase incorporating “no parking” and fire lane signage designed to keep the internal access driveway free of parked vehicles, and that such signage plan shall be subject to the approval of the Director of the Community Development Department and the Fire Marshall;
4. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and

5. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall be come null and void unless a time extension has been granted by the Village Board.



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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Nowakowski, Tamara

From: Babette Halder [REDACTED]
Sent: Tuesday, October 11, 2016 9:54 AM
To: Nowakowski, Tamara; michelelynch@comcast.net; kate@winston-management.com
Subject: 400 St. Charles Development PC-16-22 Parcel 06-05-426-009 Parking Concern

As an owner of a condo at 500 St. Charles #507 Lombard, IL 60148 (Oakview Estates) who will not be able to attend the public hearing on 10/17/16, I wish to register my concern if this piece of property is developed into townhomes as planned that we will lose the current available parking we now have for guests, owners and service vehicles along the drive leading to 400 St. Charles from 500St. Charles.

Please consider this parking concern when considering the developers plans to build on this available land. The original use of the land was to build a duplicate condominium building matching 500 St. Charles that would have had underground parking for residents. Please require the developer to maintain the parking that is currently available to residents of 500 St. Charles or add additional parking that could be used as an alternative.

Thank You,
Babette Halder
Budde-Halder Realty, LLC