

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: December 21, 2004 (B of T) Date: January 6, 2005
TITLE: SPA 04-09: 2020 St. Regis Drive (Yorkbrook Condominiums)
SUBMITTED BY: Department of Community Development *[Signature]*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration a petition requesting a motion directing the Director of Community Development to approve the proposed minor changes to the development plan for Phases 2 and 3 of the Yorkbrook Condominium planned development, subject to the conditions enumerated within the Inter-departmental Review Committee report. (DISTRICT #3)

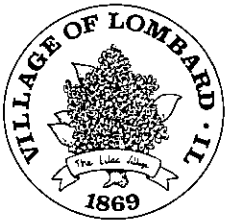
The Plan Commission recommended approval of this petition with conditions.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X *W. T. Lichter* _____ Date 12/21/04

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, Director of Community Development *DH*

DATE: January 6, 2005

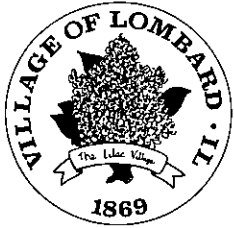
SUBJECT: SPA 04-09: 2020 St. Regis Drive (Yorkbrook Condominiums)

Attached please find the following items for Village Board consideration as part of the January 6, 2005 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for SPA 04-09; and
3. Plans associated with the petition.

This petition requests approval of minor changes to the building elevations that were originally approved in 1996. The Zoning Ordinance allows these changes to be approved by the Director of Community Development without any need to additional public hearings. However, given the history of the project staff is seeking the concurrence of the Plan Commission and the Board on the proposed changes.

Per direction of Counsel, the Village Board's requested action will be to approve a motion directing the Director of Community Development to approve the proposed minor changes to the development plan for Phases 2 and 3 of the Yorkbrook Condominium planned development, subject to the conditions enumerated within the Inter-departmental Review Committee report.



VILLAGE OF LOMBARD

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Lombard, Illinois 60148

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Village President
William J. Mueller

Trustees

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Richard J. Tross, Dist. 2

Karen S. Koenig, Dist. 3

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Kenneth M. Florey, Dist. 5

Rick Soderstrom, Dist. 6

Village Manager
William T. Lichter

January 6, 2005

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

Subject: SPA 04-09: 2020 St. Regis Drive (Yorkbrook Condominiums)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition heard at the December 20, 2004 Plan Commission meeting. The petitioner requests that the Village approve a minor change to the approved planned development for Phases 2 & 3 of the Yorkbrook Condominium development.

Chairperson Ryan referred to William Heniff, Senior Planner, who introduced the petition. Mr. Heniff stated that the Yorkbrook Condominium development was originally approved by the Village in 1996, consisting of a single 120-unit condominium development to be constructed in three phases. Phase I of the project (45 units) started in 1999 with construction work continuing through 2001. The original developer, Fox Land Development, was unable to continue with the project and Phases 2 & 3 were placed into foreclosure.

Hartz Construction, the contract purchaser of the two remaining phases of the development, has submitted new plans for Phases 2 and 3 of the development. Their intent is to complete the project as it was initially envisioned in 1996. The footprint of the building will remain essentially the same and the overall number of units will not change. However, they are proposing modifications to the exterior elevations and interior plans and will utilize a similar plan that was approved and constructed as part of the Liberty Square Condominium project south of the subject property.

The petitioner's proposed changes would be classified as minor changes to the planned development, per the Zoning Ordinance. However, given the history of the project and the scope of the changes proposed by the petitioner, staff elected to bring this petition to the Plan Commission and Village Board for consideration. He then introduced the petitioner to discuss their proposed changes in detail.

"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."

Elaine Pochiro, General Counsel for Hartz Construction, opened her presentation by giving an overview of the proposed project. She then introduced Bill Mathis of Linden Group Architects, who discussed the proposed changes in detail.

He opened his presentation by noting that the number of units proposed in the development will not change from the initial approval in 1996. The development will meet the parking requirements of the Village and sufficient handicapped parking will be provided both inside and outside of Phases 2 and 3.

He then noted the four major changes to the plan:

1. Building Exterior

The original building was approved with a stamped concrete and dryvit exterior. They propose to use full masonry around the exterior, as shown on the submitted materials board and building elevations.

2. Roof Construction

In lieu of a pitched metal roof, they are proposing a flat roof, with a exterior parapet. This design will be similar to the approved and constructed buildings within the Liberty Square development.

3. Balconies

The original plans had projecting balconies – their plans will include recessed balconies as shown on the submitted plans.

4. Deck Area Over the Parking Structure

In lieu on providing all the rooftop landscaping and furniture as depicted on the 1996 plans, they are proposing to provide a synthetic patio surface.

Commissioners Sweetser and Burke inquired about the durability of the proposed synthetic surface and how it would be laid on top of the parking garage. Mr. Mathis said the material to be supplied will be a wearable surface that will allow for walking and active use. The surface will also provide for furniture if the resident desires to add it in the future.

Mr. Heniff then reviewed the past approvals granted to the property as shown on the 1996 plans and how the petitioner's plans will deviate from the initial approvals. He also referenced the adjacent land uses and how Phases 2 and 3 will be compatible with the built environment. He also discussed site line issues, noting that the single family residences to the north will not see the Phase 2 and 3 addition – the greatest visibility will be from the St. Regis Condominiums to the east of the project.

Chairperson Ryan then opened the meeting for public comment. There was no one present to speak for or against the petition.

Chairperson Ryan then opened the meeting for discussion among the Plan Commission members.

Commissioner Sweetser asked about the proposed change to the rooftop patio area -- should the association propose to add landscaping and/or furniture, will they need to come back to the Plan Commission for approval. Mr. Heniff said the purpose of this requested change is to allow the new developer the flexibility of not providing the additional plantings and furniture as depicted in the 1996 approval. He then noted that all other items associated with the 1996 approval, including the perimeter and foundation landscaping provisions, would still need to be provided as part of the development. Staff will also work with the petitioner accordingly.

Commissioner Melarkey asked about the overall height of the proposed rooftop patio area. Mr. Mathis noted it will be approximately 11'2" above grade. Units around the patio area will either have a fenced area for their individual balconies or a swing gate that would allow for access to the shared patio area.

Commissioner Melarkey then inquired about the stairs to the patio area. Commissioner Sweetser also asked about security issues associated with the stairs from the patio area to grade. Mr. Mathis stated that these steps were needed for life/safety code reasons and it would be a secure environment, which will include fencing to preclude direct access onto the patio area from grade.

Commissioner Flint made a motion to recommend approval of the petition, subject to the conditions in the staff report. The motion was seconded by Commissioner Melarkey.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed requests complied with the standards of the Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 6 to 0, recommended to the Corporate Authorities **approval** of SPA 04-09, subject to the following conditions:

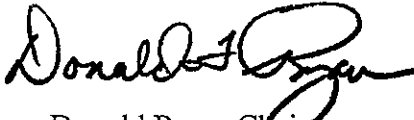
1. That Phases 2 & 3 shall be constructed in accordance with the site plan and building elevations prepared by Linden Group, Inc., dated December 8, 2004 and made a part of this petition.
2. That the petitioner shall address all concerns raised by the IDRC as noted within this report.
3. That the petitioner shall meet all other provisions of the approval granted by the Village as part of PC 96-26 (Ordinance 4267) relating to site improvements, parking lot improvements, and landscape improvements.

Re: SPA 04-09
January 6, 2005
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4. That in the event that Phases 2 and 3 are not constructed simultaneously that the petitioner shall provide a finished south exterior wall for Phase 2, with the design of the exterior wall being subject to the Director of Community Development.

Respectfully,

VILLAGE OF LOMBARD

A handwritten signature in black ink, appearing to read "Donald Ryan". The signature is fluid and cursive, with a large initial "D" and "R".

Donald Ryan, Chairperson
Lombard Plan Commission

- c. Petitioner
Lombard Plan Commission

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

HEARING DATE: December 20, 2004

FROM: Department of
Community Development

PREPARED BY: William J. Heniff, AICP
Senior Planner

TITLE

SPA 04-09; 2020 St. Regis Drive (Yorkbrook Condominiums): The petitioner is requesting approval of a minor change to the approved planned development for Phases 2 & 3 of the Yorkbrook Condominium development.

GENERAL INFORMATION

Petitioner: Hartz Construction Co., Inc.
9026 Heritage Parkway
Woodridge, IL 60517

Property Owner: Yorkbrook Development Project LLC
4343 North Elston Avenue
Chicago, IL 60641

Status of Petitioner: Contract Purchaser

PROPERTY INFORMATION

Existing Land Use: Multi-family/Vacant

Size of Property: Approximately 1.682 acres

Comprehensive Plan: Recommends Multi-family

Existing Zoning: R4 PD General Residence District/ Planned Development

Surrounding Zoning and Land Use:

North: R2PD Single Family Residential Planned Development District;
developed as detached single-family residences

- South: B3PD Community Shopping Planned Development District Planned Development; developed as office uses.
- East: R4PD Limited General Residence Planned Development District; abutting property developed as the St. Regis condominium building. East of Fairfield Avenue has developed as single-family attached residences known as Abbey Woods and Fairfield Court townhomes.
- West: B3PD Community Shopping Planned Development District and B3 Community Shopping District developed for office uses

ANALYSIS

SUBMITTALS

This report is based on the following documentation on file with the Department of Community Development:

1. Petition for site plan approval dated November 23, 2004.
2. Plat of Survey: Prepared by Area Survey Company dated October 17, 2003.
3. Narrative for Phases 2 and 3.
4. Building Elevation drawings for Phases 2 and 3, prepared by Linden Group, Inc., updated December 8, 2004 (color and black & white renderings).
5. Garage/Parking Plan, prepared by Linden Group, Inc., updated December 8, 2004.
6. Site Plan, prepared by Linden Group, Inc., updated December 8, 2004.
7. Materials Board showing the proposed materials.

DESCRIPTION

The proposed development is generally located south of 18th Street and LaLonde Avenue, within the overall St. Regis/Yorkbrook Planned Development. The development consists of two existing condominiums buildings, St. Regis Condominiums and Phase I of Yorkbrook Condominiums.

The Yorkbrook Condominiums development was originally approved by the Village in 1996 (PC 96-26; Ordinance 4267 which amended Ordinance 1570 that established the planned development)) to consist of a single 120-unit condominium development to be constructed in three phases. Phase I of the project (45 units) started in 1999 with construction work continuing through 2001. The original developer, Fox Land Development, was unable to continue with the project and Phases 2 & 3 were placed into foreclosure.

Hartz Construction, the contract purchaser of the two remaining phases of the development, has submitted new plans for Phases 2 and 3 of the development. Their intent is to complete the project as it was initially envisioned in 1996. The footprint of the building will remain essentially the same and the overall number of units will not change. However, they are proposing modifications to the exterior elevations and interior plans and will utilize a similar plan that was approved and constructed as part of the Liberty Square Condominium project south of the subject property.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

The Private Engineering Services Division has comments on the proposed architectural changes associated with the petition.

PUBLIC WORKS

The Engineering Division of the Public Works Department's does not have any comments on the petition.

FIRE AND BUILDING

The Bureau of Inspectional Services offers the following comments regarding the overall project, which will need to be addressed as part of the building permit submittal:

1. The Village has recently adopted the 2000 International Building and Fire codes along with other modifications. Phases 2 & 3 will need to be compliant with the Village's new codes.
2. Outside access only sprinkler valve room(s) are required by Village Ordinance.
3. Fire pump(s) may be needed.

PLANNING

The Yorkbrook Condominium development was approved as part of a site plan approval petition, which included an amendment to the overall planned development. A copy of the 1996 IDRC staff report and Ordinance 4267 is attached for reference purposes as Appendix A.

Compliance with the Approved Planned Development

Phases 2 and 3 were intended to look identical to the completed Phase 1 development as constructed on the premises. For reference purposes, the petitioner and staff has compiled a packet of close-up and distant photographs of the subject property (Appendix B).

The proposed changes primarily relate to the exterior of the building and consist of the following elements:

- 1) A change in the garage rooftop terrace to a synthetic-turf only (in lieu of a landscaped roof garden and patio area over the indoor parking garage).
- 2) A solid masonry will replace the pre-cast wall panels.
- 3) A flat roof will be utilized instead of pitched metal roof.
- 4) Balconies will be flush with the building rather than projecting from the building.

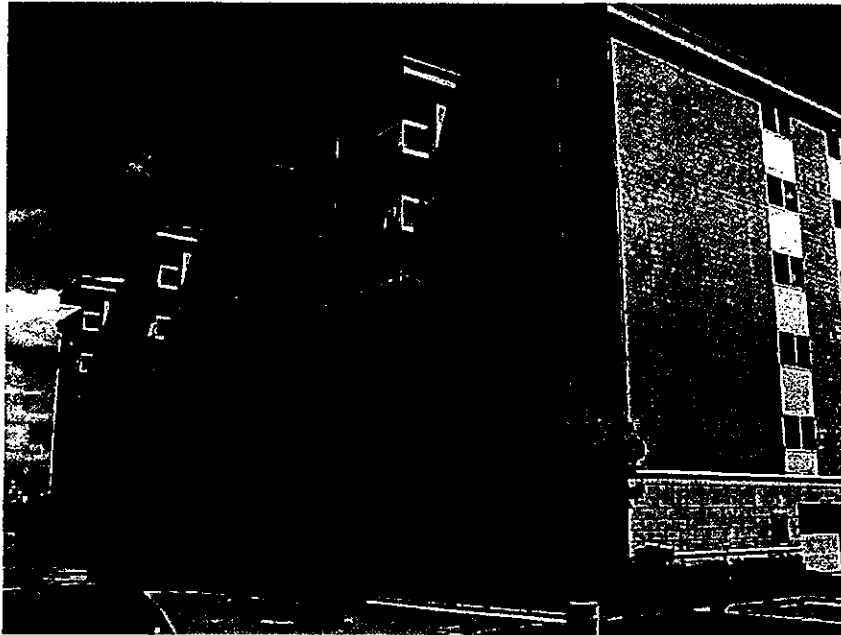
The proposed modifications to the site plan qualify as minor changes to the plan development under Section 155.504 of the Lombard Zoning Ordinance. Minor changes to an approved plan development can be administratively approved by staff. However, in light of the history of the project and given the extent of the minor changes that are being proposed, staff believes that the changes are substantial enough to warrant greater review. Although not required by the Zoning Ordinance, staff has elected to bring these proposed changes to the Plan Commission and Village Board for consideration and approval as set forth in Subsection 155.504(B) of the Zoning Ordinance.

Hartz Construction intends to follow the existing approved plan to create a seamless transition with the surrounding development. They are not changing the footprint of the buildings or the total number of units. Phase 2 will consist of 35 units and Phase 3 will consist of 40 units to complete the 120 units that were originally approved by the Village.

Architectural Changes

The exterior finishes of the new phases will be compatible with the current exterior building design and color. The design of the new phases will be similar to the existing building and a combination of 2 and 3 bedrooms per unit. Hartz would like to copy the exterior features of the Liberty Square Condominiums just to the south, which were constructed between 1999 and 2002. They believe that replacing the pre-cast wall panels with a masonry exterior will be an aesthetic enhancement to the entire development and will be consistent with other existing condominium developments in the neighboring area.

Exterior View of Existing Phase I Looking Southeast



Unlike Phase 1, Phases 2 and 3 are proposed to have a flat roof rather than the pitched roof. Lastly, unlike Phase 1, which included protruding balconies, Phases 2 and 3 are proposed to have balconies that are flush with the building.

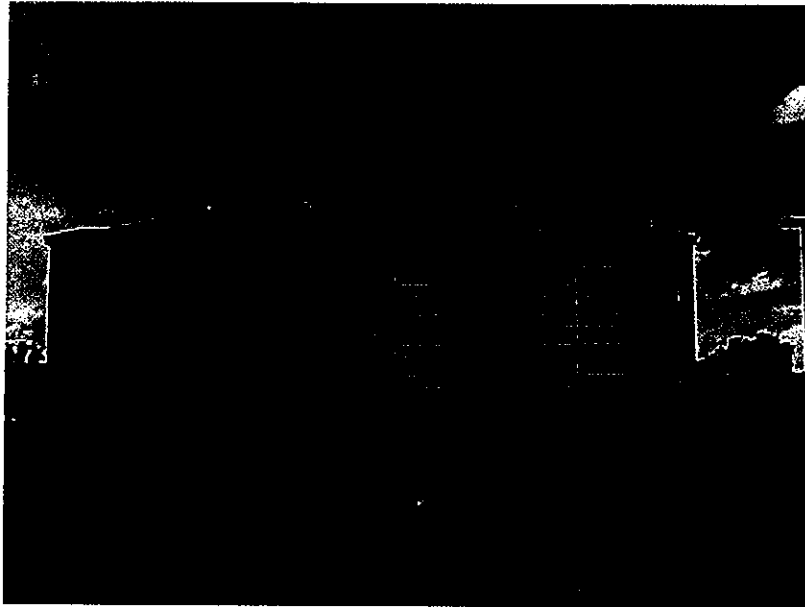
Hartz will cover the rooftop of the parking garage with synthetic-turf so that residents may use the outdoor deck as an outdoor sitting area as was originally proposed in the 1996 approval. However, in light of the other enhancements they are proposing to the project, they are looking to amend the approval so that Hartz themselves will not be responsible for the roof landscaping elements.

Staff has reviewed these four changes and found the changes to be acceptable and can be supported based upon the following factors:

1. Phases 2 and 3 tie in the color elements established in Phase 1. The base will consist of a similar dryvit exterior and banding, the balconies windows, doors and garage doors will be of a similar exterior finish as Phase 1 and the parapet roof banding will be of a similar color as Phase 1. They are proposing to add a peaked parapet element similar to the element that exists on the Liberty Square condominiums.
2. The changes are more in keeping with other constructed condominium units in the area, which have substantial amount of exterior brick.
3. The elevations are consistent with intent of the original building but presents a modern and enhanced appearance to the building.

One area of particular concern pertains to the exterior appearance of the southern wall of Phase 2. While the petitioner intends to construct Phases 2 and 3 concurrently, staff does not want to have an unfinished exterior wall that is currently present on the southern elevation of Phase 1, as shown in the photograph below. Therefore, staff believes this issue should be addressed as part of the conditions of approval.

South Elevation of Existing Building



Staff notes that the Phase 2 and 3 will not be readily seen from the north and along Fairfield Avenue. The addition will be most prominent to motorists traveling north on North Lake Drive and residences within the St. Regis condominium development immediately east of the project.

Parking

Per staff's request, the petitioner has submitted the parking level interior layout of the building along with a parking schedule. The proposed parking design and layout is similar to that which was approved in 1996. Hartz will be providing eight indoor garage parking spaces for units located in Phase I within the Phase II parking garage. All phases will be connected via indoor hallways and have a common access to the parking garage and deck. One parking space per unit will be provided in the first level indoor parking garage and ADA parking spaces in a number equal to 2% of the units in a building will be provided. Additional parking is available outdoors. Overall, the proposed development will provide sufficient parking to meet code.

FINDINGS AND RECOMMENDATIONS

The proposed minor change to the Planned Development does not deviate from the original use that was approved. The proposal is intended to facilitate the completion of this project in a way

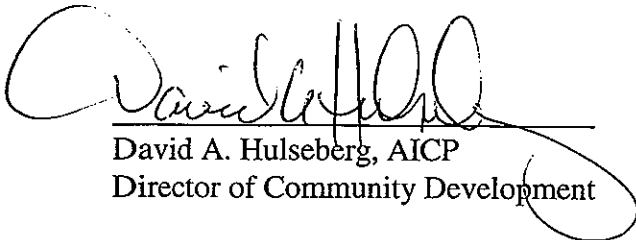
that will be an enhancement to both the existing Yorkbrook Condominium building as well as the overall area. Therefore, staff supports the approval of this petition.

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

Based on the submitted petition and the testimony presented, the proposed amendment to the Planned Development complies with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review Committee as the findings of the Plan Commission, and therefore I recommend to the Corporate Authorities approval of the minor change to the Planned Development associated with SPA 04-09; subject to the following conditions:

1. That Phases 2 & 3 shall be constructed in accordance with the site plan and building elevations prepared by Linden Group, Inc., dated December 8, 2004 and made a part of this petition.
2. That the petitioner shall address all concerns raised by the IDRC as noted within this report.
3. That the petitioner shall meet all other provisions of the approval granted by the Village as part of PC 96-26 (Ordinance 4267) relating to site improvements, parking lot improvements, and landscape improvements.
4. That in the event that Phases 2 and 3 are not constructed simultaneously that the petitioner shall provide a finished south exterior wall for Phase 2, with the design of the exterior wall being subject to the Director of Community Development.

Inter-Departmental Review Group Report Approved By:



David A. Hulseberg, AICP
Director of Community Development

Att

c: Petitioner

Lombard Plan Commission
Re: SPA 04-09
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Attachment A

IDRC Report (PC 96-26) and Ordinance 4267

**VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission

HEARING DATE: October 9, 1996

FROM: Department of
Community Development

PREPARED BY: Theresa R. Koehler, AICP
Senior Planner

TITLE

PC 96-26: 380 North Lake Road (York Brook Condominiums); Requests an amendment to the St. Regis Planned Development to amend the site plan and requests approval of a Plat of Consolidation.

GENERAL INFORMATION

Petitioner: Michael Mattio
Fox Valley Development Corporation
21W581 North Avenue
Lombard, IL 60148

Status of Petitioner: Property Owner

PROPERTY INFORMATION

Existing Land Use: Undeveloped

Size of Property: Approximately 1.682 acres

Comprehensive Plan: Recommends Multi-family

Existing Zoning: R4 P.D. Limited General Residence District/ Planned Development

Surrounding Zoning and Land Use:

North: R-3 Single-family Residential (DuPage County)
Single-family detached

South: B3 P.D. Community Shopping District/ Planned Development
Office uses

East: R4 P.D. Limited General Residence District/ Planned Development
Single-family attached (Abbey Woods)
R4 Limited General Residence District

Single-family attached (Fairfield Court)

West: B3 Community Shopping District
Office uses

ANALYSIS

SUBMITTALS

This report is based on the following documentation which is on file with the Department of Community Development:

1. Petition for Public Hearing: Date-stamped September 4, 1996.
2. Site Plan, St. Regis Court - Phase 2: Prepared by Eddy Engineering, Inc., dated August 31, 1996.
3. Plat of Consolidation: Prepared by Webster McGrath & Ahlberg Ltd., dated September 3, 1996.
4. Landscape Development: Prepared by Wm. E. Rose & Associates, Inc., last revised August 29, 1996.
5. Elevations and Floor Plans: Prepared by Richard D. Nyman & Associates.

DESCRIPTION

The subject parcel contains an existing condominium building (St. Regis Condominiums) and is generally located at the southeast corner of Fairfield Avenue and 18th Street. The petitioner is requesting an amendment to the Planned Development in order to construct a five (5) story condominium building with one-hundred and ninety (120) units.

ENGINEERING

The Private Engineering Services Division has no objection to the request for approval from an engineering or construction perspective. However, the following comments are provided:

1. The Lombard Fire Department has indicated that the proposed driveway along the east side of the proposed condominium building, as identified on the preliminary engineering site plan to be installed with grass pavers, must be developed as an asphalt driveway. The concern is that if not paved, the area will not be maintained (snow plowed) during the winter weather conditions and emergency access may be restricted to the east side of the building.

2. It appears that the turning radius' of the above-referenced driveway may not accommodate access for Fire Vehicle "Ladder Tower 52". This vehicle, which has a 22' 9" wheel base and measures 35' 3" in length; 10' 3" in width; and 11' 5" in height, requires a minimum turning radius of fifty-two (52) feet. The design engineer will be required to provide verification that the proposed driveway will accommodate movements of the referenced fire vehicle.
3. There are several outstanding engineering issues that need to be resolved prior to final engineering approval, including but not limited to, matters of utility installation, stormwater management, and wetland delineation and mitigation. As of the date of this writing, the Private Engineering Services Division has not received final engineering site improvements plans, cost estimates and design calculations for review.
4. As indicated on the St. Regis Court Plat of Consolidation, a thirty-three (33) foot wide easement for road exists along the south side of 18th Street and along the west side of Fairfield Avenue. The Plat of Consolidation should be revised to state "Hereby Dedicated" on the easement areas.

PUBLIC WORKS

The Engineering Division of the Public Works Department's comments are related to engineering and can be addressed in final engineering.

FIRE AND BUILDING

The Bureau of Inspectional Services has some engineering concerns that can be addressed in final engineering.

TRAFFIC ANALYSIS

The attached Traffic Impact Study was conducted by Bucher, Willis & Ratliff. The recommendations and conclusions of that study are as follows:

1. Signage for the development is non-existent. This should be provided to the Village. Of special concern are "do not enter" signs for the grass paver roadway and stop signs at the entrance to North Lake Road.
2. The proposed grass paver roadway should be designed with respect to the needs of the fire department and other emergency service providers.

PLANNING

Amendment to the Planned Development

This subject property is zoned R4 Limited General Residence District and is part of a Planned Development. The approved Planned Development allows for the construction of two (2) additional buildings each with ninety (90) units at a height of seven (7) stories. Since the

petitioner is deviating from the approved plan, an amendment to the Planned Development is necessary.

The Southwest Sub-Area Plan, an amendment to the Comprehensive Plan, recommends multi-family uses on this site. With the approval of the original Planned Development, the issue of the appropriateness of the land use on this site was addressed. Since this petition only proposes a change in the site plan design, the discussion should be focused on the site layout and not the use.

Site Plan

The project name is inconsistent on the plans. The petitioner has indicated that the project name will be York Brook Condominium. All plans should be revised to show the correct project name.

The site plan must be revised to provide one additional handicapped parking space.

Landscape Plan

The proposed development is classified as a major development, and as such, is required to provide public sidewalks and parkway trees within the adjoining right-of-way. The submitted plans indicate that a public sidewalk and parkway trees will be provided along 18th Street. The plan must be revised to show the required parkway trees along Fairfield Avenue. The Landscape Plan must also be revised to indicate the size of the parkway trees (minimum 2 1/2" in diameter required).

Plat of Consolidation

The petitioner recently acquired a portion of Lot 6 of St. Regis Assessment Plat No. 2 in order to gain access to North Lake Road. Approval of a Plat of Consolidation is required in order to combine that lot with the existing "common area" lot (Lot 1 of Jay C. Bennett, Sr. - County Clerk, St. Regis Assessment Plat No. 4). The Plat of Consolidation must meet all applicable Village codes and ordinances prior to the recording of the plat with the DuPage County Recorder's Office.

FINDINGS AND RECOMMENDATIONS

The proposed amendment to the Planned Development does not deviate from the original use that was approved. The proposal decreases the number of buildings and units on the site which will result in less of an impact on traffic. Staff supports the approval of this petition.


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

Based on the submitted petition and the testimony presented, the proposed amendment to the Planned Development complies with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission recommend to the Corporate Authorities approval of the Plat of Consolidation; and, approval of the amendment to the Planned Development associated with PC 96-26 subject to the following conditions:

1. All improvements shall substantially comply with the Site Plan prepared by Eddy Engineering, Inc., dated August 31, 1996, subject to the following revisions:
 - a. Include the entire subject property;
 - b. Show the property lines;
 - c. Show the location of traffic signs and parking lot lighting.

2. All landscaping shall be installed in substantial compliance with the Landscape Plan prepared by Wm. E. Rose & Associates, Inc., last revised August 29, 1996 with the following revisions:
 - a. Show the required parkway trees along Fairfield Avenue.
 - b. Include the size of the parkway trees in compliance with the Zoning Ordinance requirements.

Inter-Departmental Review Group Report Approved By:



Jeffrey B. Coder, AICP, ASLA
Director of Community Development

JBC:TRK:am

att

cc. Petitioner

Revised 12/10/96

ORDINANCE NO. 4267

AN ORDINANCE GRANTING AN AMENDMENT TO ORDINANCE 1570 WHICH GRANTS A SPECIAL USE FOR A PLANNED DEVELOPMENT PURSUANT TO THE LOMBARD ZONING ORDINANCE

(PC 96-26: 380 North Lake Road (York Brook Condominiums))

(Also see Ordinance No.(s) _____)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted Ordinance 1570, approving a special use to allow a planned development; and,

WHEREAS, the petitioner has requested an amendment to said ordinance as described in Section 1 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on October 9, 1996 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 amendment to the special use 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 an amendment to Section 2 of Ordinance 1570 be granted by adding the following underlined words and deleting the following stricken-through words:

- (e) That height restriction and building locations providing for not more than two (2) eighteen (18) story buildings and ~~three (3)~~, one six (6) story building, and one (1) seven (7) story buildings be located as approved by the Plan Commission in its Site Plan Approval.

SECTION 2: That this ordinance is limited and restricted to the property generally located at Lombard, Illinois and legally described as follows:

Lot 1 in Jay C. Bennet, Sr. - County Clerk St. Regis Assessment Plat No. 4, being a subdivision of part of the South half of Section 20, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded as Document R85-106561, in DuPage County, Illinois.

Also that part of Lot 6 in Jay C. Bennet, Sr. - County Clerk St. Regis Assessment Plat No. 3, being a subdivision of part of the South half of Section 20, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded as Document R84-39243 described as follows: beginning at the Northwest corner of Lot 6 and running thence East along the North line thereof 220.99 feet to the Northeast corner of Lot 6; thence South along the East line of Lot 6, 20.0 feet; thence South 72-00-00 West along the boundary of Lot 6, 50.00 feet; thence South 87-00-00 West along the boundary of Lot 6, 50.00 feet; thence South 82-00-00 West along the boundary of Lot 6, 80.72 feet; thence South 63-17-47 West 20.0 feet to a point of compound curvature on the westerly line of Lot 6; thence Northwesterly along the boundary of Lot 6 on the arc of the curve to the left having a length of 45.07 feet and radius of 159.52 feet; thence North 20.93 feet to the point of beginning, in DuPage County, Illinois.

Parcel No.06-20-410-004

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

1. This amendment to the special use shall be null and void unless a building permit is obtained within one year or a Certificate of Occupancy is obtained within 18 months of the approval of this ordinance.

2. All improvements shall substantially comply with the Site Plan prepared by Eddy Engineering, Inc., dated August 31, 1996, subject to the following revisions:
 - a. Include the entire subject property;
 - b. Show the property lines;
 - c. Show the location of traffic signs and parking lot lighting.
 - d. That all drive aisles be a minimum of 24' from front of curb to front of curb as required by the Subdivision and Development Ordinance.
 - e. That the drive aisle at the north east corner of the property be widened to thirty feet (30') as recommended by Bucher, Willis & Rafliff.
 - f. That only the proposed curbing be shown just east of the underground parking garage entrance/exit.

3. All landscaping shall be installed in substantial compliance with the Landscape Plan prepared by Wm. E. Rose & Associates, Inc., last revised August 29, 1996 with the following revisions:
 - a. Show the required parkway trees along Fairfield Avenue.
 - b. Include the size of the parkway trees in compliance with the Zoning Ordinance requirements.
 - c. That landscaping not to exceed three feet (3') in height must be shown within the islands adjacent to the underground parking garage entrance/exit, subject to approval by the Director of Community Development.

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 _____, 1996.

First reading waived by action of the Board of Trustees this 5th day of December, 1996.

Passed on second reading this 5th day of December, 1996.

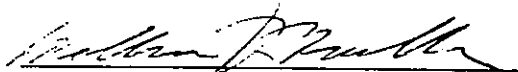
Ordinance No. 4267
Re: PC 96-26
Page 4

Ayes: Trustees Carlson, Koenig, Jaugilas, Gatz and Mackett

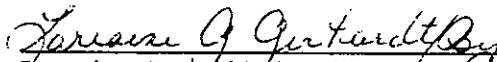
Nays: Trustee Tross

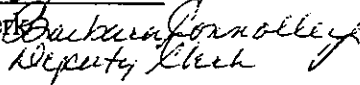
Absent: None

Approved this 5th day of December, 1996.


William J. Mueller, Village President

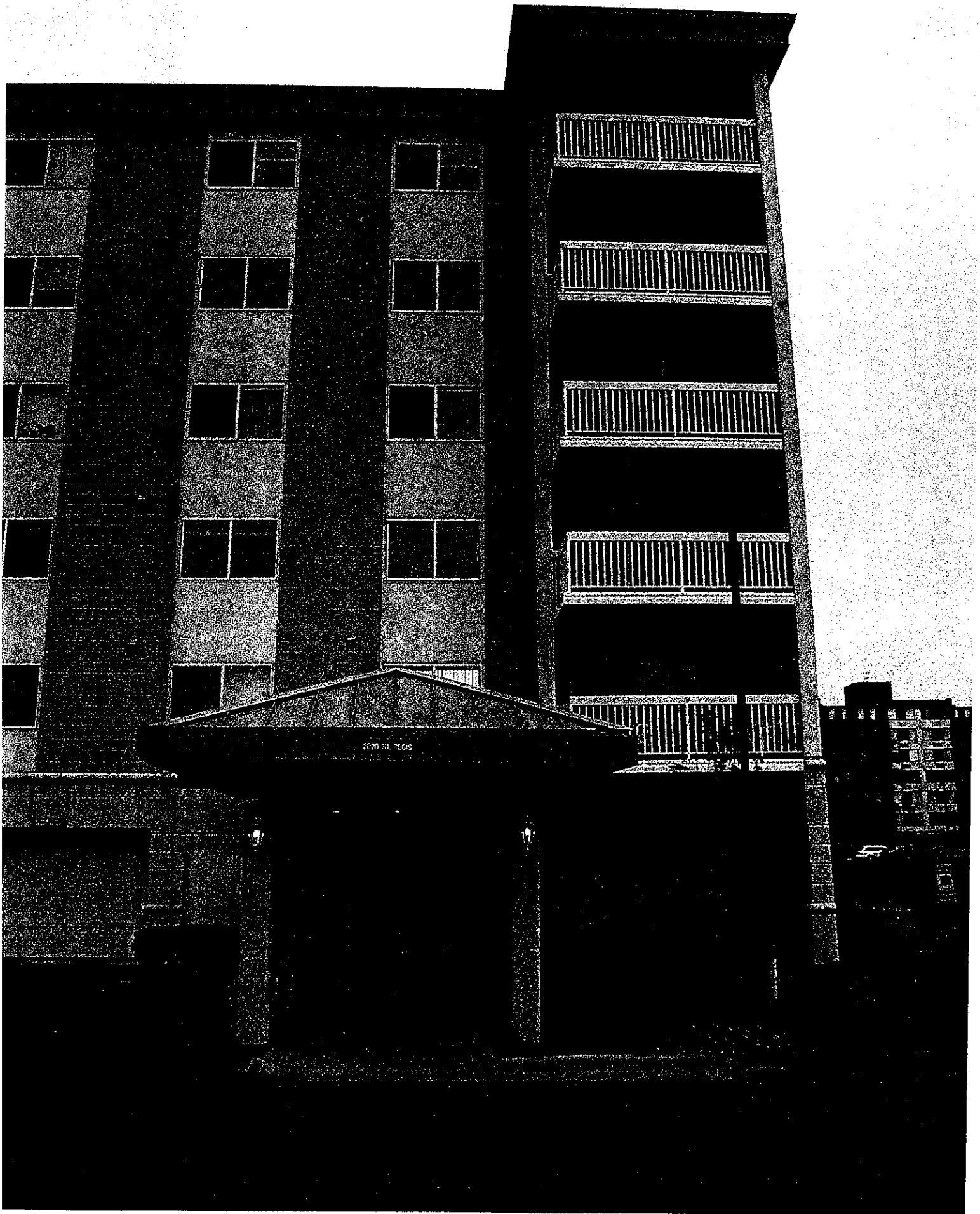
ATTEST:


Lorraine G. Gerhardt, Village Clerk


Barbara J. Conolly
Deputy Clerk

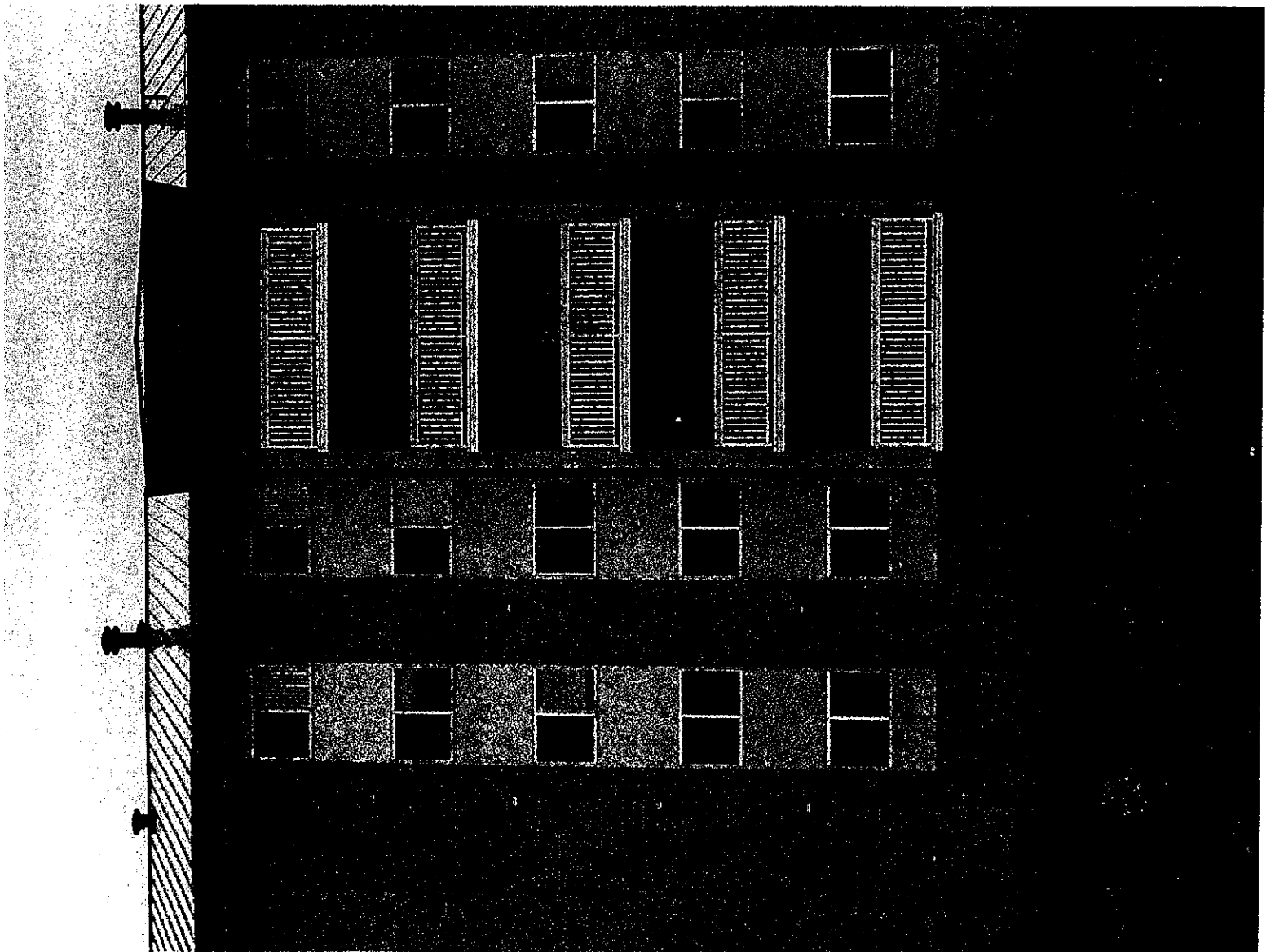
Attachment B

Photographs of Existing Property & Phase I Exterior Details

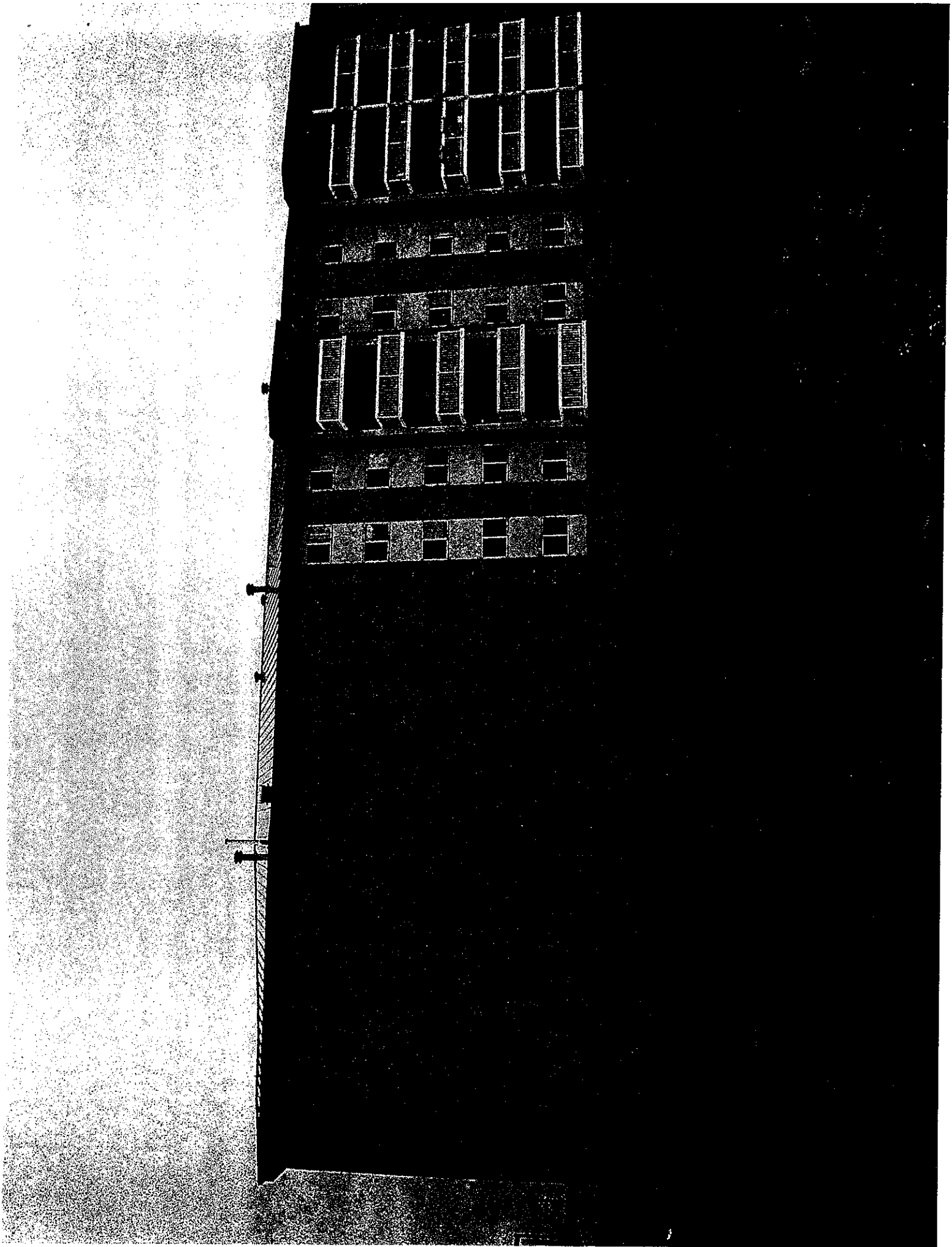


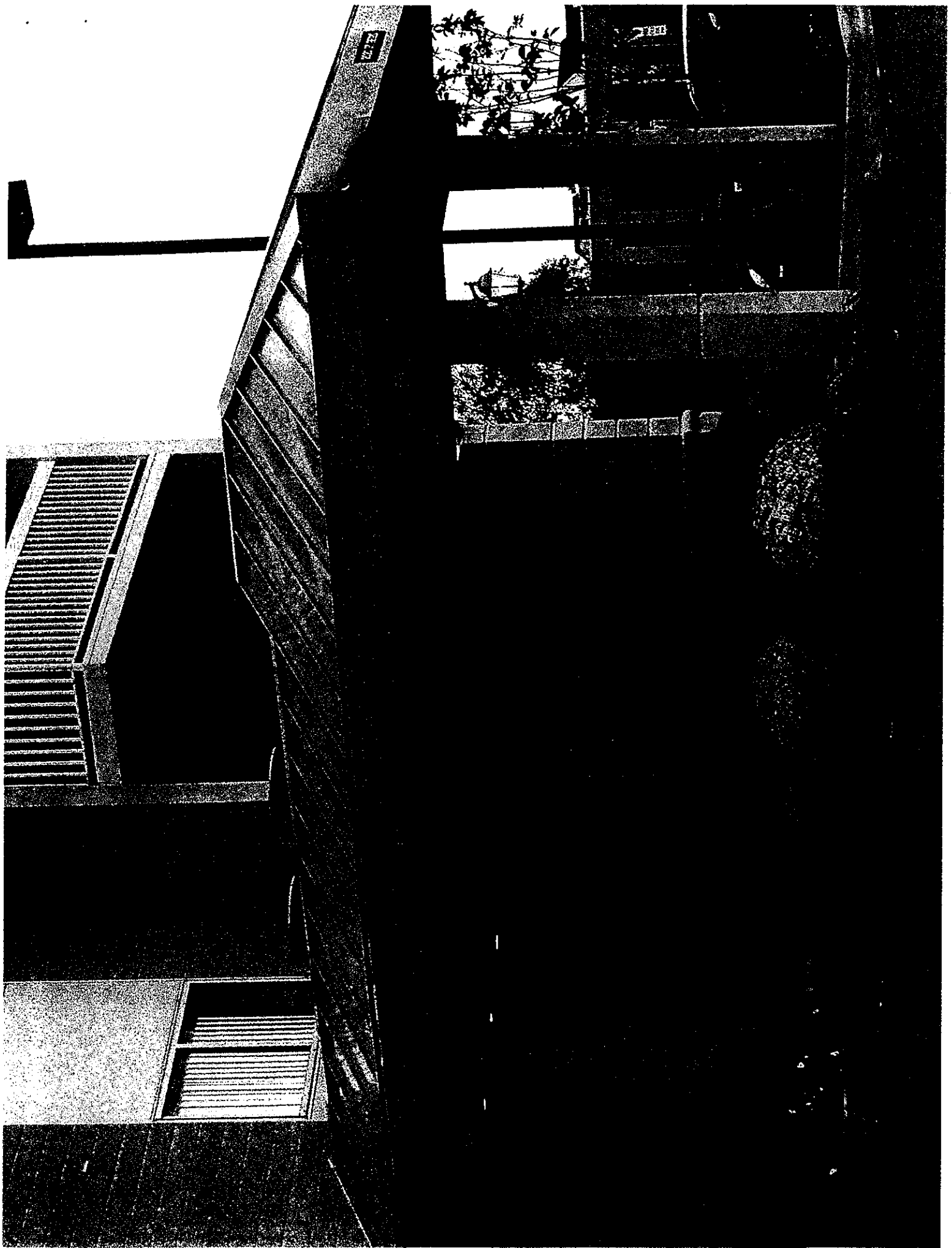
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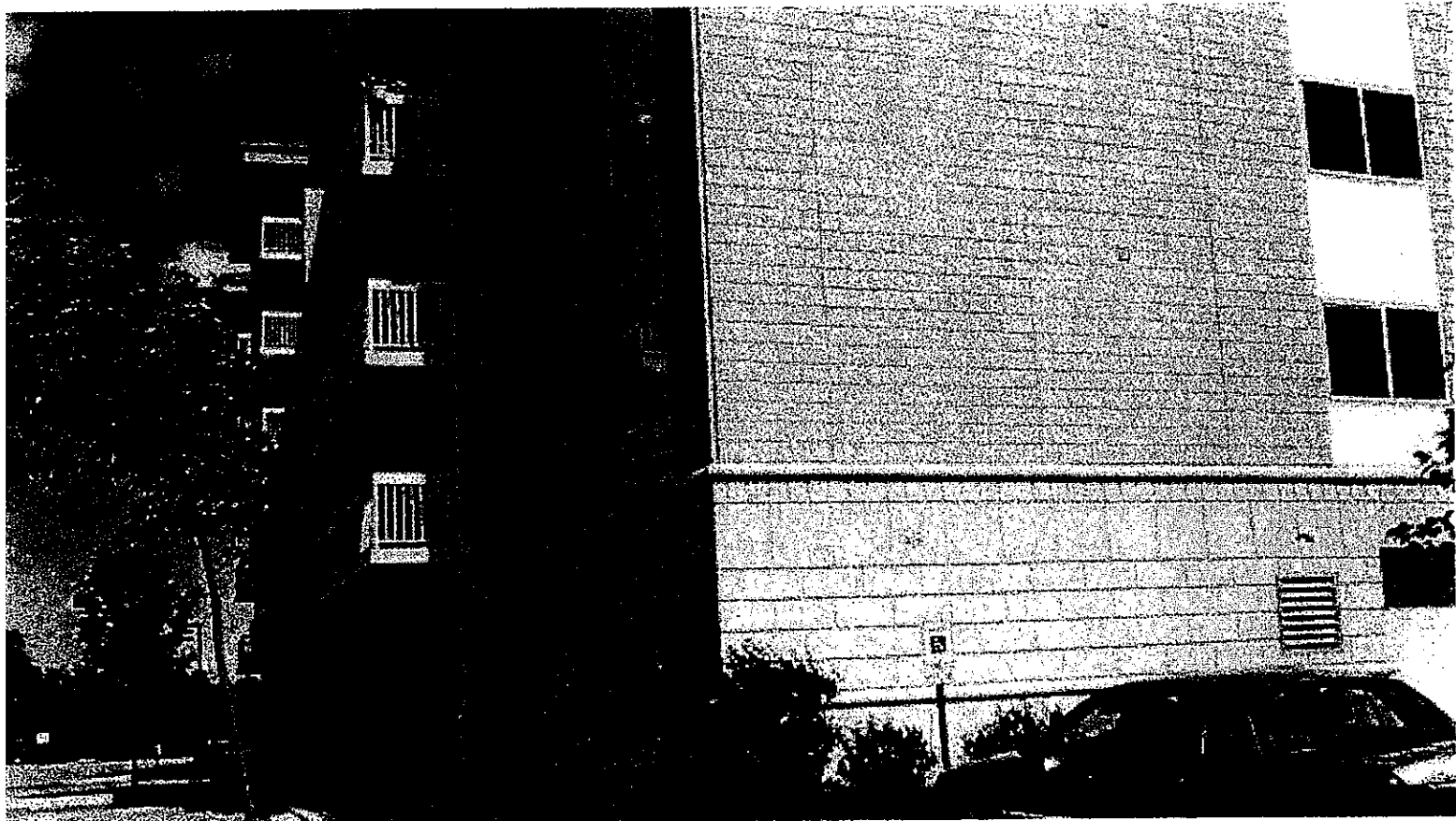
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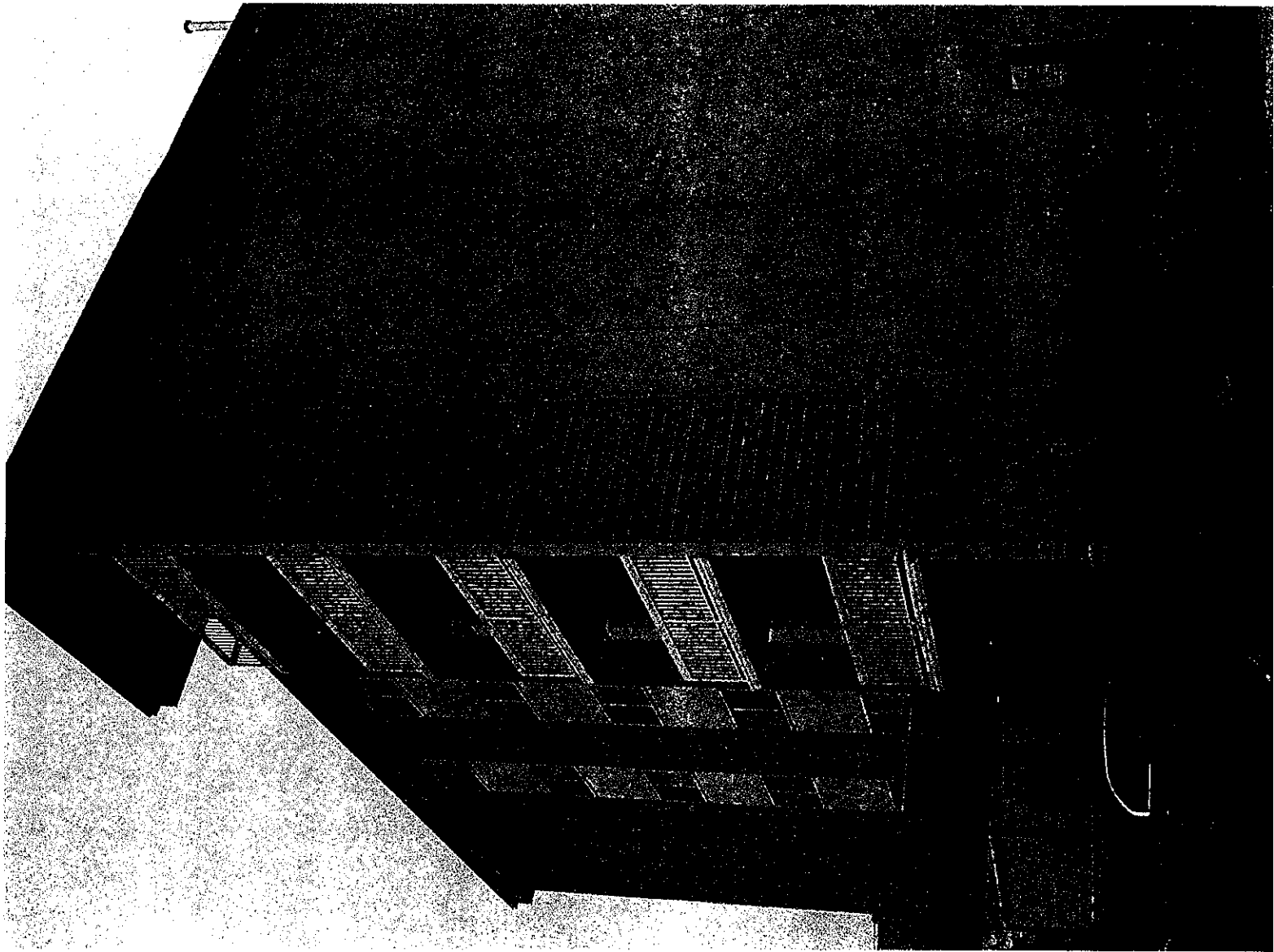


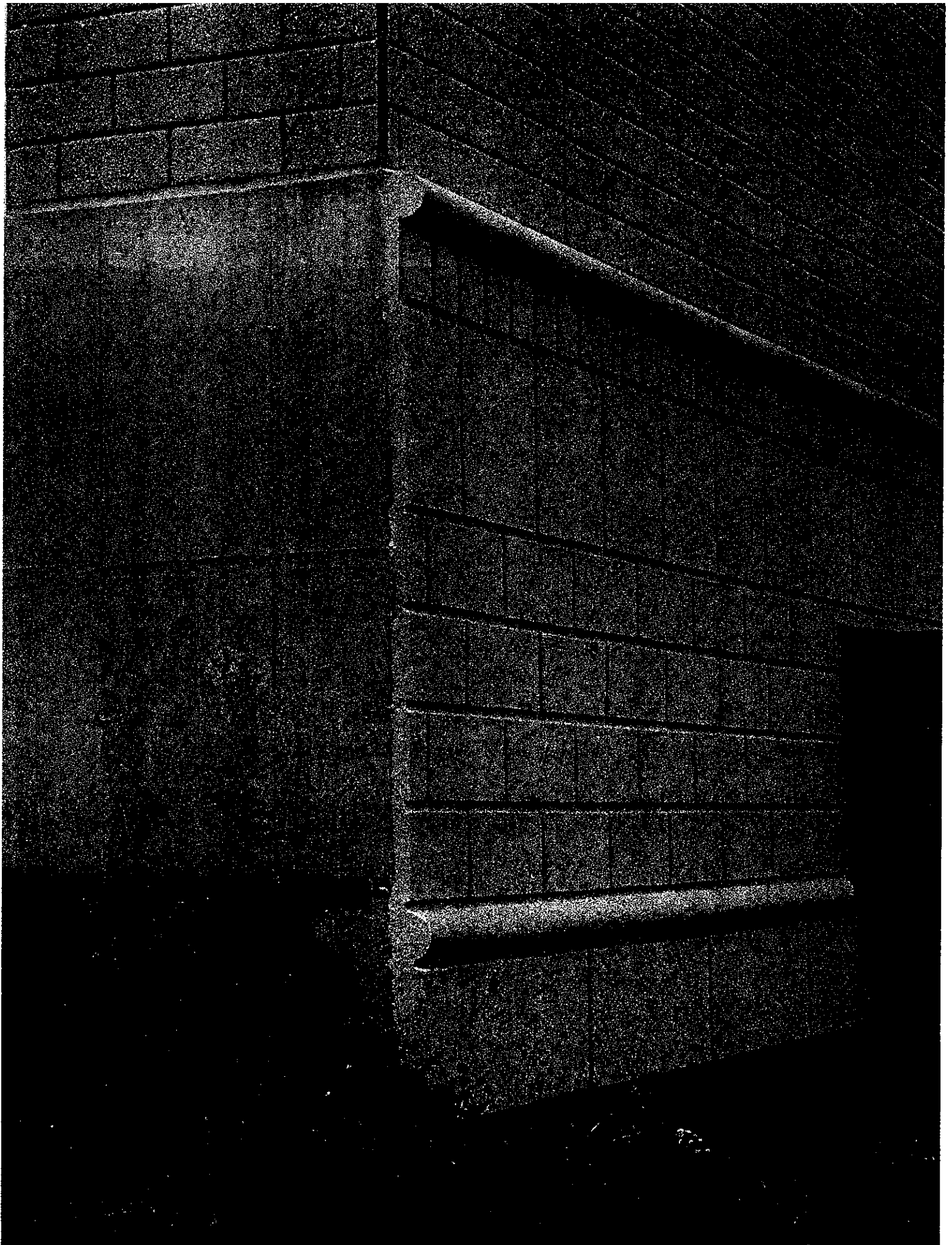






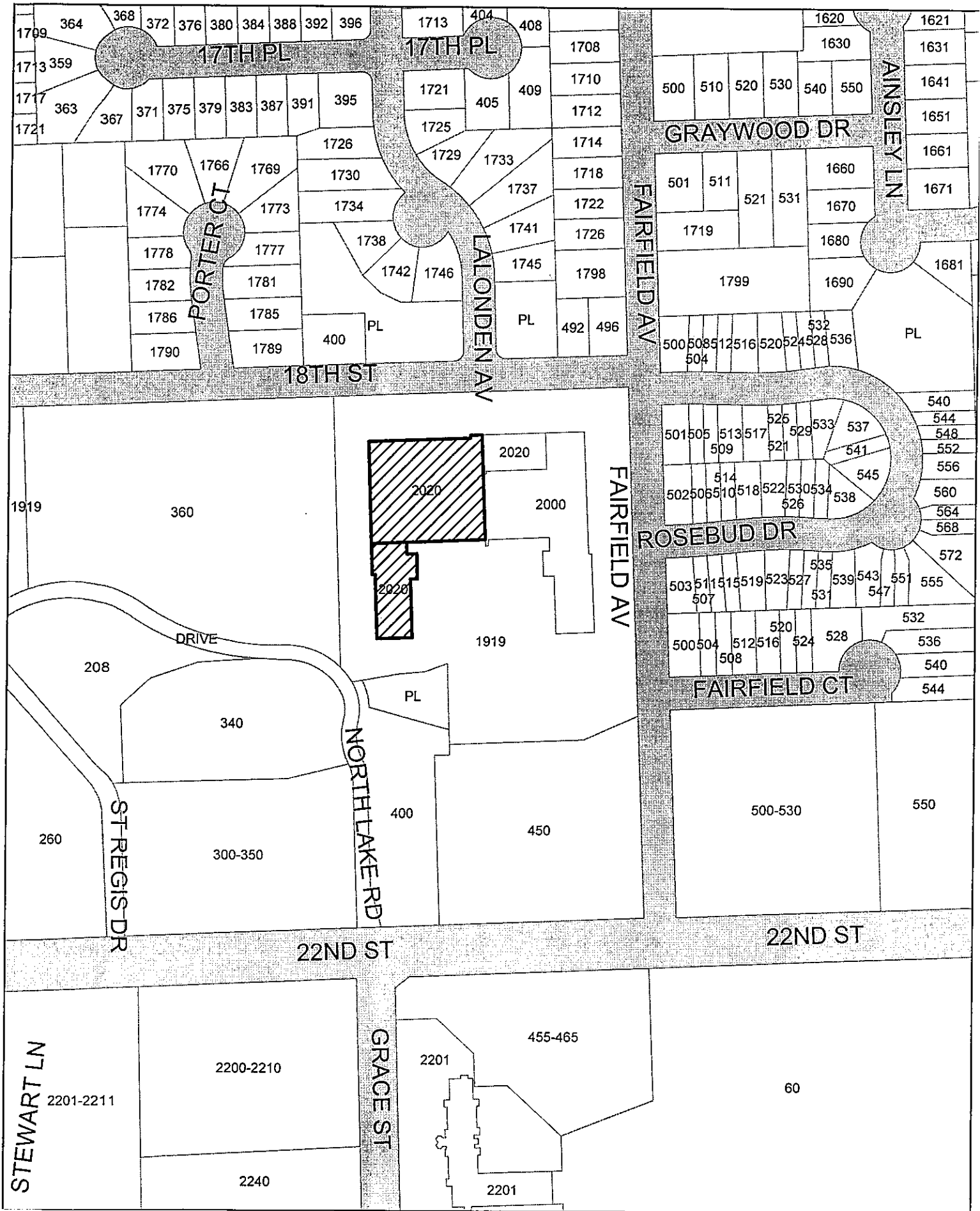






Location Map

SPA 04-09: 2020 St. Regis Drive



NARRATIVE FOR YORKBROOK CONDOMINIUM PHASES II & III

This project involves Hartz Construction Co., Inc. ("Hartz") purchasing an unfinished development consisting of an approved site plan for a condominium building consisting of 120 units which will be built in three phases. The project is now owned by the lender as the original developer was not able to complete more than the first Phase. Phase I consists of a six story white brick elevator building with 1 and 2.

This property is located in Lombard on St. Regis Drive at 18th Street near Liberty Square Condominiums which was successfully developed by Hartz between 1999 and 2002.

Hartz intends to follow the existing approved plan to create the seamless transition that the village desires. Hartz intends to construct Phase II consisting of 35 units and Phase III consisting of 40 units for a total of 75 units completing the original 120 units as approved. The proposed buildings will be 6 story elevator buildings with the first level as an indoor parking garage with assigned parking spaces. Hartz agrees to provide 8 indoor garage parking spaces for units located in Phase I within the Phase II parking garage. All phases will be connected via indoor hallways.

The exterior finishes of the new phases will complement the current exterior building design and color. The design of the new phases will be similar to the existing building having outdoor balconies and a combination of 2 and 3 bedrooms per unit. One parking space per unit will be provided in the first level indoor parking garage and handicapped parking spaces in a number equal to 2% of the units in a building will be provided. Additional parking is available outdoors.

All phases will have a common access to the parking garage and deck. Both of these must comply with ADA accessibility standards as it is the only route or the most likely one to the parking garage for residents of these buildings. The extended Phase II garage rooftop will be surrounded by fencing as depicted on the east half of the South Elevation drawing submitted with this application. The resulting outdoor deck that is the rooftop of the parking garage will be covered in Astro-turf so that residents may use the deck as an outdoor sitting area.

Amendments to the site plan are as follows:

- 1) Change the garage rooftop terrace to Astro turf only.
- 2) Solid masonry will replace the precast wall panels.
- 3) Flat roof instead of pitched metal roof.
- 4) Balconies will be flush with the building.