

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Highlands Apartment – 2740 S. Highland Avenue

March 16, 2015

Title

PC 15-04

Petitioner

Lawrence Debb
55 E. Monroe St, Suite 3250
Chicago, IL 60603

Property Owner

Mr. Edward Hiel Family Trust
202 St. Michaels Court
Oak Brook, IL 60523

Property Location

2740 S. Highland Avenue
PIN 06-29-308-010

Zoning

B3PD

Existing Land Use

Vacant land

Comprehensive Plan

Community Commercial

Approval Sought

Conditional use to allow for a multiple-family residential development, as per the Second Agreement to the Pre-Development for the Highlands of Lombard B3 Planned Development, with one deviation.

Prepared By

Jennifer Ganser
Assistant Director



LOCATION MAP

PROJECT DESCRIPTION

The petitioner is requesting approval of a conditional use to allow for a one hundred and eighty-one (181) unit multiple-family residential development at 2740 S. Highland Avenue, as per the Second Agreement to the Pre-Development for the Highlands of Lombard B3 Planned Development.

APPROVAL(S) REQUIRED

The petitioner requests approval of a conditional use to allow for a multiple-family residential development, as per the Second Agreement to the Pre-Development for the Highlands of Lombard B3 Planned Development, with a deviation from Section 5.E of the Second Amendment to the Pre-Development Agreement to allow construction that utilizes less than 70 percent stone, brick, split face block or cedar for exterior facades exclusive of window areas. This request is made to allow use of Hardie Board as an alternative facade material on portions of the building.

EXISTING CONDITIONS

The subject property is currently vacant. The property is exclusively accessed off of Highland Avenue and part of the Highlands of Lombard development.

PROJECT STATS

Lot & Bulk

Parcel Size: 2.98 acres

Submittals

1. Petition for Public Hearing;
2. Response to Standards for Conditional Use;
3. Plat of Survey,
4. Setback diagram, prepared by Stephen Rankin Associates, dated 01/05/2015;
5. North and South elevations prepared by Stephen Rankin Associates;
6. Site Plan, prepared by Stephen Rankin Associates;
7. Exterior Elevations, prepared by Stephen Rankin Associates, dated 04/10/13;
8. Ecological Compliance Assessment Tool results, prepared by Illinois Department of Natural Resources, dated 02/04/15;
9. Landscape Development Plan Concept, prepared by Stephen Rankin Associates, dated 01/07/15;
10. Unnamed interior layout, prepared by Stephen Rankin Associates;
11. Exterior Elevations Percentages, prepared by Stephen Rankin Associates, dated 03/03/15;
12. Traffic Evaluation memo, prepared by KLOA, dated 03/10/15

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments.

Fire Department:

The Fire Department had comments regarding an apparatus staging area on the east roadway and access to the southeast building entrance. However, the plans have been revised to address the issues.

Private Engineering Services:

The Private Engineering Services Division had comments on the preliminary engineering plans. Comments have been forwarded to the project engineer who has discussed the project with the Village.

Public Works:

The Department of Public Works had comments, including but not limited to, looping the water main along the west side of the building. Comments have been forwarded to the petitioner.

Planning Services Division:

Surrounding Zoning & Land Use Compatibility

	Zoning District	Land Use
North	B3PD	Multi-family residential
South	B3PD	Retail – The Dump
East	CR	Allerton Ridge Cemetery
West	Village of Downers Grove – M2	Light Manufacturing

The proposed new apartments will generate additional demand for the retailers and restaurants in the Highlands Development and provide for additional rental housing.

The developer proposes one hundred and eighty-one (181) units. Five (5) are studio units, one hundred and eight (108) are one-bedrooms, and sixty-eight (68) are two-bedrooms. Two hundred and forty-two (242) parking spaces would be located inside the building and forty-four (44) spaces would be at grade for a total of two hundred and eighty-six (286). The building would be five (5) stories in height and in line with the CityView Apartments. A courtyard at the south end would add additional landscaping to the site.

Comprehensive Plan Compatibility

The Comprehensive Plan identifies the site for Community Commercial use. The Planned Development allows for multi-family uses with a conditional use permit.

Compatibility with the Highlands of Lombard Development Agreement

The Development Agreement sets forth specific items for which compliance is necessary for approvals. In addition to the petition for conditional use approval, the development addresses the requirements of the Development Agreement as follows:

Section 5, C. Streets, Parking and Sidewalks

The site is accessed from Highland Avenue to the Highlands of Lombard main access drive. The building is not visible from Highland Avenue. The building will have two levels of underground parking as well as surface parking. The traffic evaluation from KLOA suggest the development has ample parking based a review of the Zoning Ordinance and the Institute of Transportation Engineers (ITE) Parking Generation Manual, 4th Edition.

The petitioner is proposing to provide 286 parking spaces, nine being accessible. Forty-four (44) stalls are at grade, while the remainder of the parking spaces will be located in the underground garage. Village Code requires 1.5 spaces per unit plus additional parking for guests. The development has two (2) extra parking spaces, above code requirements. They also exceed the number of accessible spaces by two (2). The traffic evaluation advises eliminating the closest on-street parking space on the west side of the City View Apartments north-south easterly access drive. This will elimination will keep parking at Code and allow for greater turning movements.

Parking lot and other exterior lighting shall be of a complementary design to those existing in the Planned Development.

A bike rack area is shown allowing for alternate transportation methods.

Section 5, E. Design Standards

In the approval process, the Village can consider compatibility of building architecture, materials and design throughout the Highlands of Lombard development. The Highlands Apartments are intended to continue with the streetscape element established by the Great Indoors, now The Dump. The developer intends to utilize a mix of materials intending to provide an urban streetscape appearance.

The Final Development Agreement requires seventy percent (70%) of all exterior facades to be made up of stone, brick, split face block or cedar, exclusive of glass. PC 00-51, approved by the Village Board on November 2, 2000 approved a revision to the development agreement to allow for deviations from the 70% requirement. The petitioner is looking for a deviation from the 70% requirement as part of this proposal.

Based upon the submittal, the petitioner proposes the following material percentages (note they may not add to 100% due to other materials being used). A complete spreadsheet is included in the packet.

Elevation	Brick/Stone Square Footage	Brick/Stone Percent	Hardie Board Square Footage	Hardie Board Percent
Street View North	8,635.89	40.8%	12,490.04	59.2%
Street View South	4,586.13	39.6%	4,291.87	37.1%
Street View East	2,252.93	19.5%	9,083.78	78.8%
Pool View	1,630.10	14.4%	9,481.89	83.9%
Plaza View	3,659.21	20.5%	14,153.55	79.5%
Street View West	1,558.36	17%	6,059.86	66%
Public View	8,469.16	31.2%	15,800.26	58.2%

Staff recommends that the deviation from the 70% requirement be granted. This item was brought forth at an earlier Plan Commission workshop session.

Trash Collection/Loading Docks

No outdoor trash collection is being proposed.

Statement of Compatibility

As a condition of the development approval within the site, the petitioner must provide a description of the common themes associated with the overall development. The petitioner has provided the following statement of compatibility for the development proposal:

This 181 unit multi-family project showcases a “Built-Over-Time” Design uses different façade materials. This gives the illusion of organic growth of many individual structures over time with different colors, styles, and construction materials. They are also complementary and compatible with each other to provide a warm design. This design will complement the surrounding buildings in The Highlands as well as the City View Apartments.

Traffic Analysis

A traffic evaluation was completed by KLOA and is attached. The report uses rates published by the Institute of Transportation Engineers (ITE) in their Trip Generation Manual, 9th Edition. Per the report, traffic generated by the proposed apartment building will be low during peak hours at approximately 1.5 to 1.95 trips per hour and should be accommodated by the existing roadways.

Banking of Vehicle Trip Generation

The Development Agreement set up a vehicle trip generation bank for the site that cannot be exceeded and all internal developments will draw upon. Additionally, KLOA's analysis notes the new trips and continues to show a surplus in the trip generation bank. With the inclusion of the proposed Highlands Apartments, the current bank shows 217 remaining trips in and 509 remaining trips out. There are approximately over 700 trips (in and out) within the trip generation bank.

Banking of Detention Volume

The detention for the site is already provided for in the pond and there is excess detention. The proposed apartments will need to add best management practices (BMPs) during final engineering.

Landscape Plan

Landscaping will primarily consist of foundation landscaping around the building. There is a large courtyard to the south of the building that will be heavily landscaped and serve as community gathering place. As the building is close to the interior streets it will have similar landscaping at the City View Apartments.

Compatibility with the Sign Ordinance

No signage is being proposed at this time.

Compatibility with the Subdivision and Development Ordinance

The petitioner is not proposing a subdivision of the existing lot.

HISTORY

This property has not appeared exclusively before the Plan Commission. It is part of the Highlands of Lombard Planned Development.

The Highlands received approval (Ordinances 4833 and 4834) on June 15, 2000 that allowed for a planned development per the provisions enumerated in the Final Development Agreement for the property. The planned development allowed for the construction and operation of multiple family residential dwelling with a conditional use permit. A further revision to the development agreement was approved by the Village Board on November 2, 2000 which allows the Village Board to consider deviations from a defined 70% brick, block, stone or cedar requirement, exclusive of windows.

FINDINGS & RECOMMENDATIONS

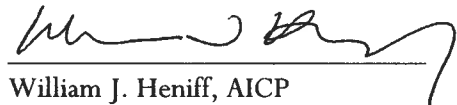
The Department of Community Development has determined that the proposed Highlands Apartments is compatible with the surrounding land uses, the Comprehensive Plan, the Zoning Ordinance and the Highlands of Lombard Planned Development Ordinance.

As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 15-04:

Based on the submitted petition and the testimony presented, the proposed conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 15-04, subject to the following conditions:

1. That the petitioner's proposed improvements be constructed in substantial compliance with the petitioner's document submittal as part of PC 15-04;
2. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. This relief shall be valid for a period of one year from the date of approval of the ordinance;
4. That no more than 25 percent of all units constructed in the development shall be corporate-leased units;
5. That the developer shall maintain good circulation for emergency access at all times, including during construction of the building;
6. That the petitioner submits a photometric plan to the Village for review and approval. The photometric plan shall include any parking or driveway lighting on the site as well as any exterior lighting on the building;
7. That the exterior lighting shall be of a complementary design to those existing in the Planned Development;
8. That outdoor storage on balconies shall be prohibited;
9. That should any rooftop elements be proposed for the building which exceed the height of the parapet wall and/or roof height, site plan approval shall be required;
10. That one parking space be removed per the Traffic Evaluation completed by KLOA;
11. That any signage will be required to go before the Plan Commission for site plan approval.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

VILLAGE OF LOMBARD PLAN COMMISSION

PETITION FOR PUBLIC HEARING

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> CONDITIONAL USE | <input type="checkbox"/> REZONING | <input type="checkbox"/> PLANNED DEVELOPMENT | <input type="checkbox"/> TEXT AMENDMENT |
| <input type="checkbox"/> VARIATION(S) | <input type="checkbox"/> COMP. PLAN AMENDMENT | <input type="checkbox"/> ANNEXATION | <input type="checkbox"/> SITE PLAN APPROVAL |
| <input type="checkbox"/> MINOR SUBDIVISION | <input type="checkbox"/> MAJOR SUBDIVISION | | |

ADDRESS OF SUBJECT PROPERTY: Highlands of Lombard @ northwest corner of Highland and Butterfield Roads

(*Pre-File/In Planning Area. INFORMATION REQUIRED ONLY FOR ANNEXATIONS.)

P.I.N. NO(S): 06-29-308-010 FPA*: _____

PETITIONER: Lawrence Debb PHONE NO.: 312-424-3997

CONTACT NAME: Lawrence Debb PHONE NO.: 312-424-3997

PETITIONER'S ADDRESS: 55 E. Monroe, Suite 3250 FAX NO.: 312-424-8365

PETITIONER'S E-MAIL ADDRESS: ldebb@glenstarproperties.com

CITY: Chicago STATE: IL ZIP CODE: 60603

RELATIONSHIP OF PETITIONER TO PROPERTY: To-be-created partnership with current owner.

OWNER(S) OF PROPERTY: Mr. Edward Hiel Family Trust PHONE NO.: 630-323-4772

OWNER'S ADDRESS: 202 St. Michaels Court

CITY: Oak Brook STATE: IL ZIP CODE: 60523

EXISTING ZONING: B-3 AREA OF PROPERTY (in acres): 2.98 acres

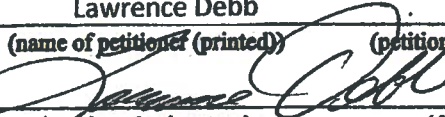
EXISTING LAND USE(S): Vacant


EXISTING SITE IMPROVEMENTS: none

DESCRIPTION OF REQUEST (attach additional pages as needed):
Build a 5-story, 181 unit, upscale apartment complex.

A COMPLETE SUBMITTAL MUST BE HANDED IN DIRECTLY TO A MEMBER OF THE PLANNING SERVICES DIVISION OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT

THE ABOVE INFORMATION, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT

Lawrence Debb
 (name of petitioner (printed)) (petitioner's title)

 (petitioner's signature) (date)

Edward F. Hiel
 (name of owner (printed)) (owner's title)

 (owner's signature) (date)

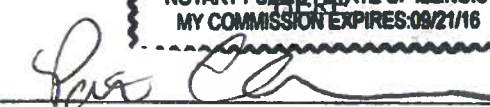
SUBSCRIBED AND SWORN TO before me
this 6th day of February, 20 15.

SUBSCRIBED AND SWORN TO before me
this 6th day of February, 20 15.



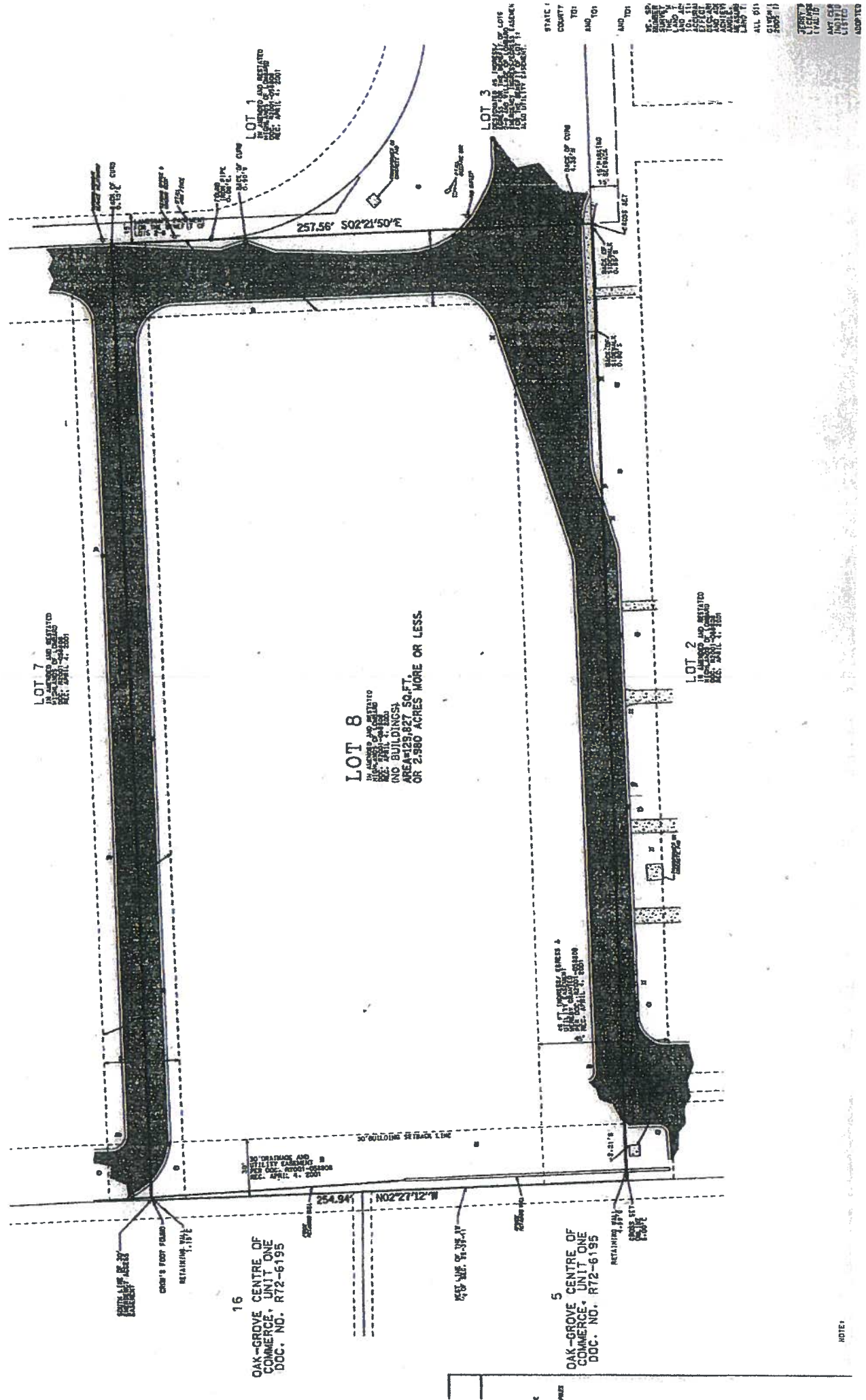

 (Notary Public)




 (Notary Public)

Legal Description:

LOT 8 IN THE AMENDED AND REVISED ADDITIONAL OF LOWLAND PART OF FIVE DIVISION COMMERCIAL SUBDIVISION IN SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 10 WEST, COUNTY RECORDS OF DEEDS AS DOCUMENT NUMBER 8200-00888 IN SOUTHWEST COUNTY, ILLINOIS.



LOT 7
IN AMENDED AND REVISED
ADDITIONAL OF LOWLAND PART OF
FIVE DIVISION COMMERCIAL SUBDIVISION
IN SOUTHWEST CORNER OF SECTION 16,
TOWNSHIP 35 NORTH, RANGE 10 WEST,
COUNTY RECORDS OF DEEDS AS DOCUMENT
NUMBER 8200-00888 IN SOUTHWEST COUNTY,
ILLINOIS.

LOT 8
IN AMENDED AND REVISED
ADDITIONAL OF LOWLAND PART OF
FIVE DIVISION COMMERCIAL SUBDIVISION
IN SOUTHWEST CORNER OF SECTION 16,
TOWNSHIP 35 NORTH, RANGE 10 WEST,
COUNTY RECORDS OF DEEDS AS DOCUMENT
NUMBER 8200-00888 IN SOUTHWEST COUNTY,
ILLINOIS.
AREA 123,827 SQ. FT.
OR 2.980 ACRES MORE OR LESS.

LOT 2
IN AMENDED AND REVISED
ADDITIONAL OF LOWLAND PART OF
FIVE DIVISION COMMERCIAL SUBDIVISION
IN SOUTHWEST CORNER OF SECTION 16,
TOWNSHIP 35 NORTH, RANGE 10 WEST,
COUNTY RECORDS OF DEEDS AS DOCUMENT
NUMBER 8200-00888 IN SOUTHWEST COUNTY,
ILLINOIS.

LOT 3
IN AMENDED AND REVISED
ADDITIONAL OF LOWLAND PART OF
FIVE DIVISION COMMERCIAL SUBDIVISION
IN SOUTHWEST CORNER OF SECTION 16,
TOWNSHIP 35 NORTH, RANGE 10 WEST,
COUNTY RECORDS OF DEEDS AS DOCUMENT
NUMBER 8200-00888 IN SOUTHWEST COUNTY,
ILLINOIS.

16
OAK-GROVE CENTRE OF
COMMERCE, UNIT ONE
DOC. NO. R72-6195

5
OAK-GROVE CENTRE OF
COMMERCE, UNIT ONE
DOC. NO. R72-6195

NOTE:

STAT. 1
COUNTY
TOWNSHIP
RANGE

STAT. 2
COUNTY
TOWNSHIP
RANGE

STAT. 3
COUNTY
TOWNSHIP
RANGE

STAT. 4
COUNTY
TOWNSHIP
RANGE

STAT. 5
COUNTY
TOWNSHIP
RANGE

STAT. 6
COUNTY
TOWNSHIP
RANGE

STAT. 7
COUNTY
TOWNSHIP
RANGE

STAT. 8
COUNTY
TOWNSHIP
RANGE

STAT. 9
COUNTY
TOWNSHIP
RANGE

STAT. 10
COUNTY
TOWNSHIP
RANGE

STAT. 11
COUNTY
TOWNSHIP
RANGE

STAT. 12
COUNTY
TOWNSHIP
RANGE

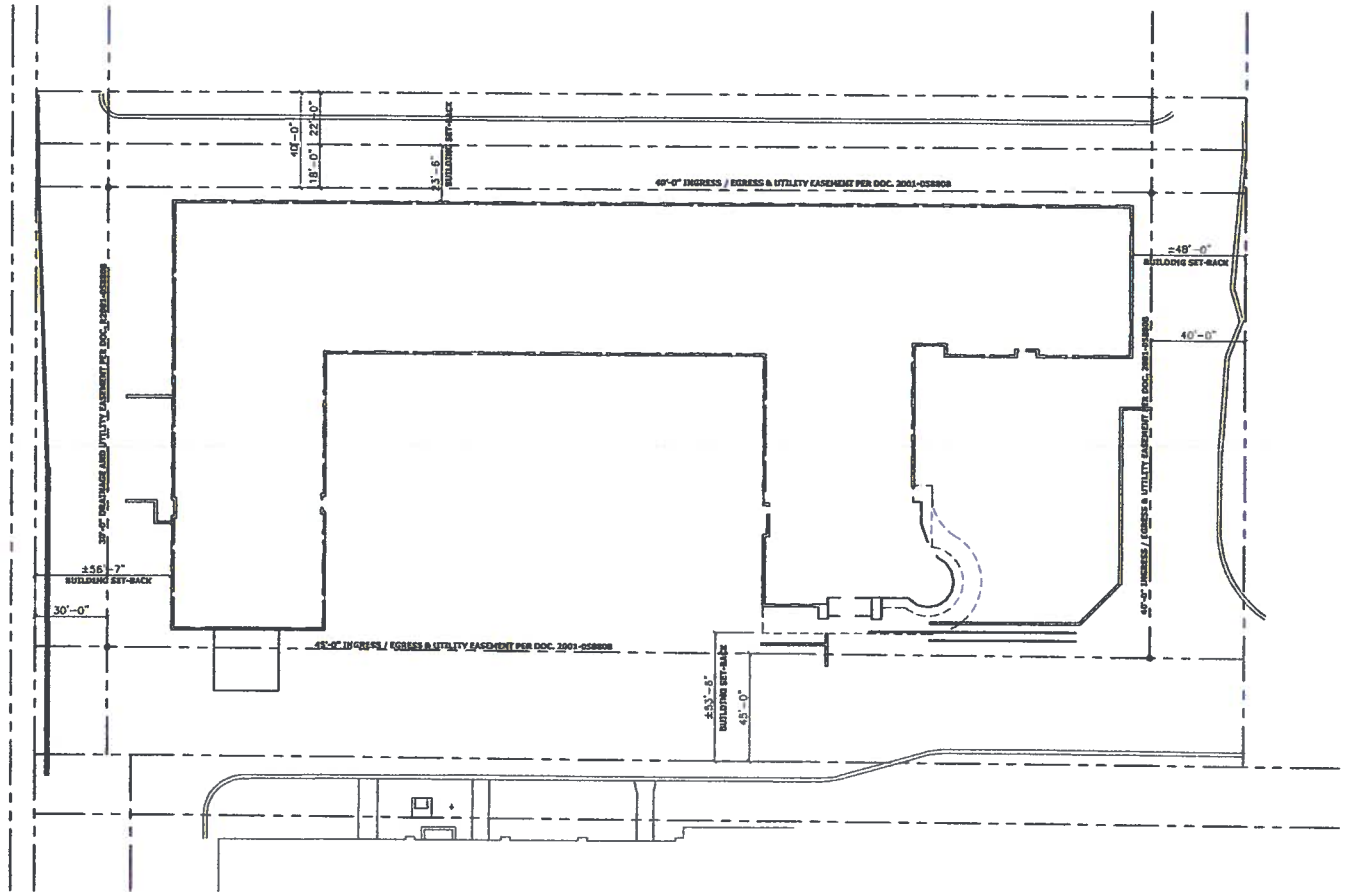
STAT. 13
COUNTY
TOWNSHIP
RANGE

STAT. 14
COUNTY
TOWNSHIP
RANGE

STAT. 15
COUNTY
TOWNSHIP
RANGE

STAT. 16
COUNTY
TOWNSHIP
RANGE

STAT. 17
COUNTY
TOWNSHIP
RANGE



STEPHEN RANKIN ASSOCIATES ARCHITECTS

205 W. WACKER DR. #720
CHICAGO, ILLINOIS 60606

Tel: 312.899.0002
Fax: 312.899.0865
Web: www.srankin.com
Email: Architects@srankin.com

© COPYRIGHT 2015 STEPHEN RANKIN ASSOCIATES
ALL RIGHTS RESERVED

LOMBARD APARTMENT
2760 SOUTH HIGHLAND AVE.
SET-BACK DIAGRAM

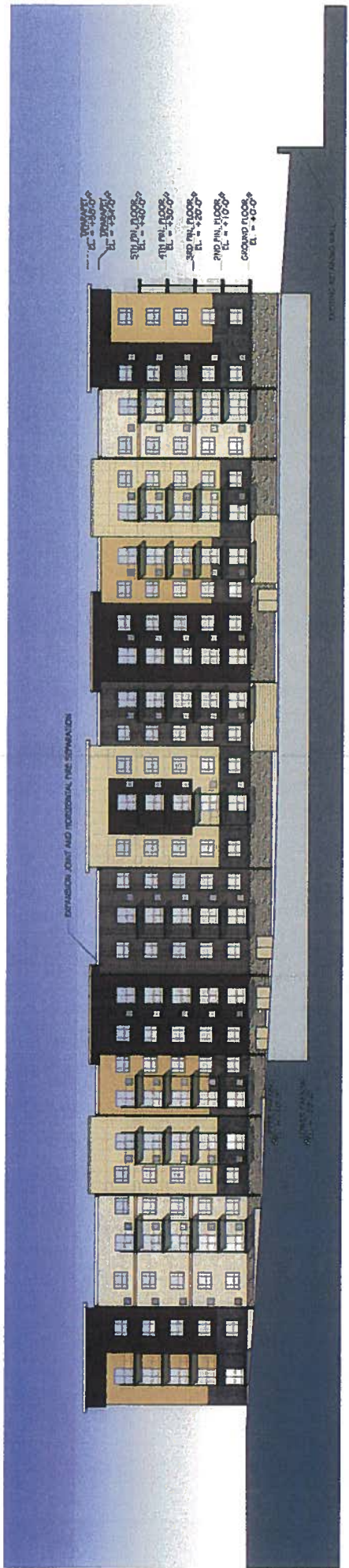
ASK-1

DATE 01/05/15	SCALE 1"=60'-0"	JOB # 1125
------------------	--------------------	---------------

REF:



SOUTH ELEVATION

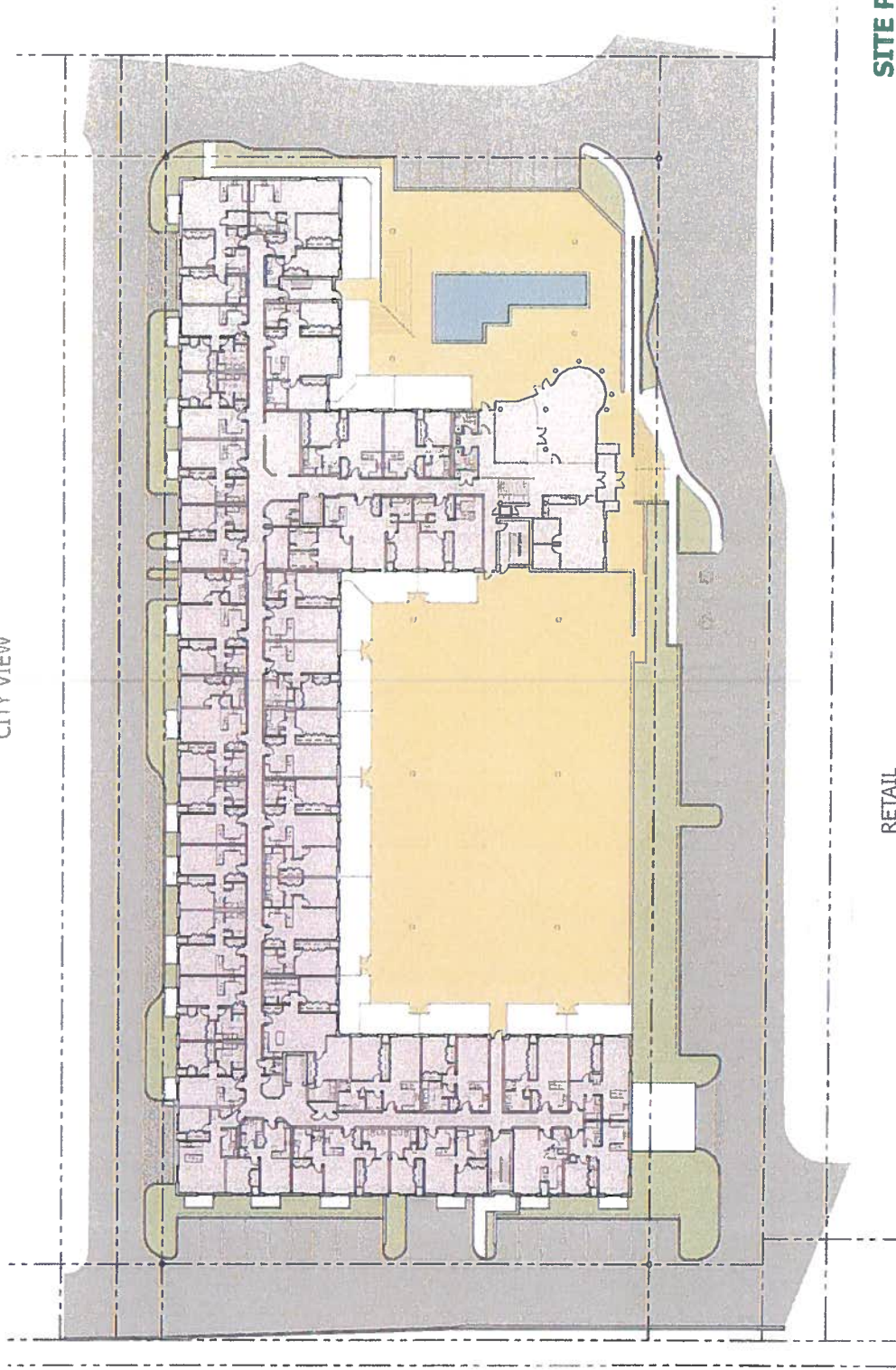


NORTH ELEVATION

LOMBARD APARTMENT COMPLEX
 2760 South Highland Avenue
 Village of Lombard, Illinois

GlenStar
 STEPHEN RANKIN ASSOCIATES
 DISTINCTIVE ARCHITECTURAL DESIGN & PLANNING

CITY VIEW



SITE PLAN

RETAIL

LOMBARD APARTMENT COMPLEX

2760 South Highland Avenue

Village of Lombard, Illinois

0' 5' 10' 20' 30' 40' 50' 70' 100'

GlenStar

STEPHEN RANKIN ASSOCIATES
DISTINCTIVE ARCHITECTURAL DESIGN & PLANNING



IN-PROGRESS DRAFT

	STREET VIEW NORTH	STREET VIEW SOUTH	STREET VIEW EAST	POOL VIEW	PLAZA VIEW	STREET VIEW WEST	PUBLIC VIEW
TOTAL SQFT	17,004.84 SQFT	9,416.63 SQFT	7,513.65 SQFT	6,004.01 SQFT	16,429.75 SQFT	9,243.32 SQFT	23,624.31 SQFT
BRICK / STONE SQFT	6,694.76 SQFT	2,424.14 SQFT	1,005.16 SQFT	1,857.41 SQFT	2,760.16 SQFT	1,952.59 SQFT	3,796.76 SQFT
BRICK / STONE %	39.3%	25.6%	13.3%	31.0%	17%	21.2%	16.1%
HARDY BOARD SQFT	11,809.88 SQFT	8,973.31 SQFT	5,508.69 SQFT	3,326.55 SQFT	13,519.09 SQFT	5,660.54 SQFT	14,600.35 SQFT
HARDY BOARD %	69.8%	95.4%	73.3%	55.4%	81.7%	61.2%	61.8%
HARDY BOARD SQFT	6,017.57 SQFT	1,860.00 SQFT	2,761.19 SQFT	2,606.51 SQFT	6,100.77 SQFT	2,409.75 SQFT	6,022.70 SQFT
HARDY BOARD %	35.3%	19.7%	37.0%	43.5%	45.7%	26.0%	25.6%
HARDY BOARD SQFT	5,062.41 SQFT	2,893.31 SQFT	2,720.04 SQFT	3,326.55 SQFT	3,326.55 SQFT	3,270.01 SQFT	6,700.65 SQFT
HARDY BOARD %	29.8%	30.7%	36.3%	55.4%	20.0%	35.4%	28.4%
HARDY BOARD SQFT	33.6%	14.7%	56.0%	37.0%	45.7%	26.0%	34.0%
HARDY BOARD %	19.8%	15.6%	73.3%	61.7%	27.8%	28.4%	14.4%
ALUM. COMP. PANEL SQFT	N/A	1,144 SQFT	N/A	N/A	N/A	N/A	1,144 SQFT
ALUM. COMP. PANEL %	N/A	6.7%	N/A	N/A	N/A	N/A	4.8%
LANDSCAPE PERM SQFT	N/A	1,875.2 SQFT	N/A	N/A	N/A	N/A	1,875.20 SQFT
LANDSCAPE PERM %	N/A	10.4%	N/A	N/A	N/A	N/A	7.9%
LANDSCAPE PERM SQFT	N/A	N/A	N/A	N/A	N/A	1,569.64 SQFT	N/A
LANDSCAPE PERM %	N/A	N/A	N/A	N/A	N/A	17%	N/A

- HARDY BOARD SQFT
- BRICK / STONE SQFT
- BRICK / STONE %
- HARDY BOARD SQFT
- HARDY BOARD %
- HARDY BOARD SQFT
- HARDY BOARD %
- HARDY BOARD SQFT
- HARDY BOARD %
- ALUM. COMP. PANEL SQFT
- ALUM. COMP. PANEL %
- LANDSCAPE PERM SQFT
- LANDSCAPE PERM %
- LANDSCAPE PERM SQFT
- LANDSCAPE PERM %

PROJECT NAME:
1. LC. NO.
LC. DP. DATE

STEPHEN RANKIN ASSOCIATES

ARCHITECTS

289 W. JACKSON BLVD.
SUITE 1000
CHICAGO, ILLINOIS 60606

Tel: 312.899.0008
Fax: 312.899.0966
Web: www.srankin.com
Email: Architecture@rankin.com

GENERAL NOTES

IN-PROGRESS DESIGN PROJECT

DATE: 01/27/15
SCALE: 1/8" = 1'-0"

PROJECT NAME:
1. LC. NO.
LC. DP. DATE

STEPHEN RANKIN ASSOCIATES

ARCHITECTS

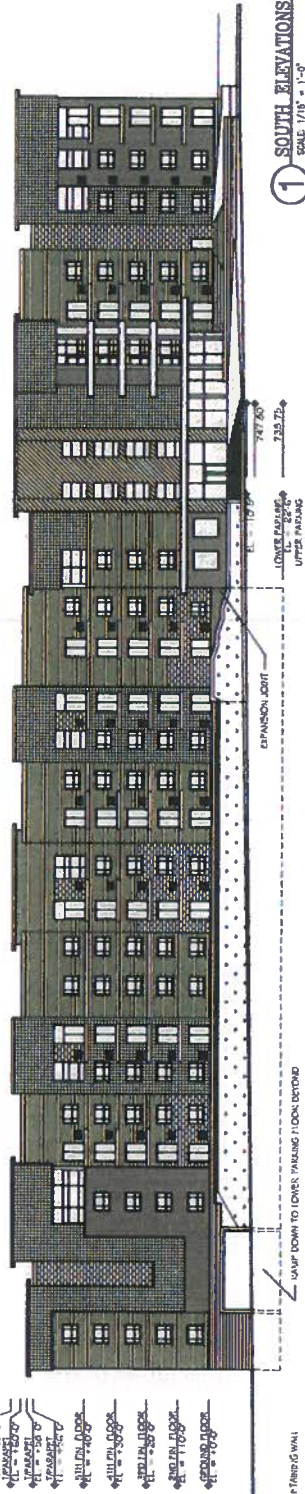
289 W. JACKSON BLVD.
SUITE 1000
CHICAGO, ILLINOIS 60606

Tel: 312.899.0008
Fax: 312.899.0966
Web: www.srankin.com
Email: Architecture@rankin.com

GENERAL NOTES

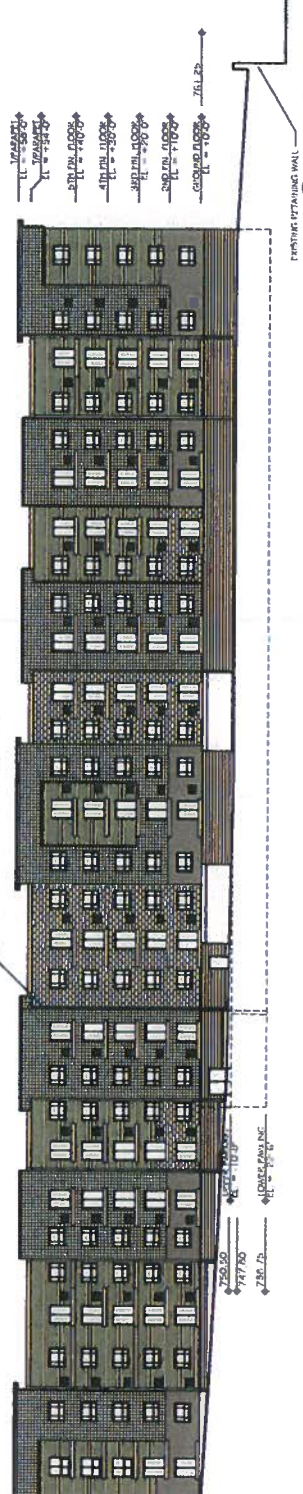
1 SOUTH ELEVATIONS

SCALE: 1/8" = 1'-0"



2 NORTH ELEVATIONS

SCALE: 1/8" = 1'-0"



DATE: 01/27/15
SCALE: 1/8" = 1'-0"

PROJECT NAME:
1. LC. NO.
LC. DP. DATE

STEPHEN RANKIN ASSOCIATES

ARCHITECTS

289 W. JACKSON BLVD.
SUITE 1000
CHICAGO, ILLINOIS 60606

Tel: 312.899.0008
Fax: 312.899.0966
Web: www.srankin.com
Email: Architecture@rankin.com

GENERAL NOTES

EXTERIOR ELEVATIONS
WALL MATERIAL DIAGRAM

DATE: 01/27/15
SCALE: 1/8" = 1'-0"

PROJECT NAME:
1. LC. NO.
LC. DP. DATE

STEPHEN RANKIN ASSOCIATES

ARCHITECTS

289 W. JACKSON BLVD.
SUITE 1000
CHICAGO, ILLINOIS 60606

Tel: 312.899.0008
Fax: 312.899.0966
Web: www.srankin.com
Email: Architecture@rankin.com

GENERAL NOTES

DATE: 01/27/15
SCALE: 1/8" = 1'-0"

PROJECT NAME:
1. LC. NO.
LC. DP. DATE

STEPHEN RANKIN ASSOCIATES

ARCHITECTS

289 W. JACKSON BLVD.
SUITE 1000
CHICAGO, ILLINOIS 60606

Tel: 312.899.0008
Fax: 312.899.0966
Web: www.srankin.com
Email: Architecture@rankin.com

GENERAL NOTES

IN-PROGRESS DESIGN PROJECT

ARCHITECT NAME
C. DE. INC.








STEPHEN RANKIN ASSOCIATES ARCHITECTS
223 W. JACKSON BLVD.
SUITE 1000
CHICAGO, ILLINOIS 60606
Tel: 312.899.0002
Fax: 312.899.0985
Web: www.srankin.com
Email: Architecture@rankin.com

DATE: 01/22/15
SCALE: AS SHOWN
SHEET NO.: A04.M2

PROJECT NAME: LOMBARD APARTMENT
2760 SOUTH HIGHLAND AVE.
LOMBARD, ILLINOIS

EXTERIOR ELEVATIONS
WALL MATERIAL DIAGRAM

DATE: 01/22/15
SCALE: AS SHOWN
SHEET NO.: A04.M2

	STONE CLADDING: REASONS SYSTEMS MOLTA TONED
	THIN SET FACE BRICK: BURNS BRICK COMPANY DARK RED/ROSY/SMOOTH
	MARBLE TILE: COUNTERLINE RED + COBBLE STONE
	ALUMINUM COMPOSITE PANEL AFCPC
	CONCRETE MASONRY UNIT A-FORMITE: BURNHILL/ELCC UNIT

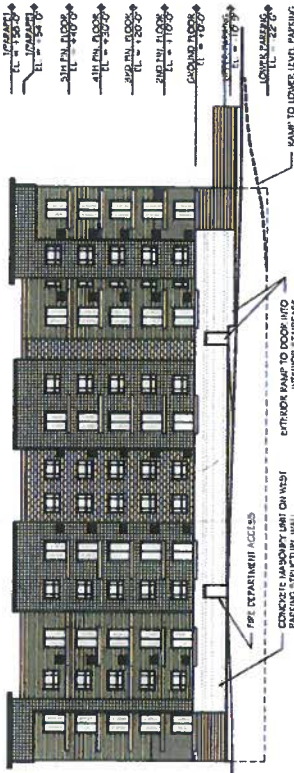
**1 EAST ELEVATION 2
PLAZA VIEW**
SCALE: 1/16" = 1'-0"

318.74, 110.00
TL = 140.00
418.74, 110.00
TL = 150.00
518.74, 110.00
TL = 160.00
618.74, 110.00
TL = 170.00
718.74, 110.00
TL = 180.00
818.74, 110.00
TL = 190.00
918.74, 110.00
TL = 200.00
1018.74, 110.00
TL = 210.00
1118.74, 110.00
TL = 220.00
1218.74, 110.00
TL = 230.00
1318.74, 110.00
TL = 240.00
1418.74, 110.00
TL = 250.00
1518.74, 110.00
TL = 260.00
1618.74, 110.00
TL = 270.00
1718.74, 110.00
TL = 280.00
1818.74, 110.00
TL = 290.00
1918.74, 110.00
TL = 300.00



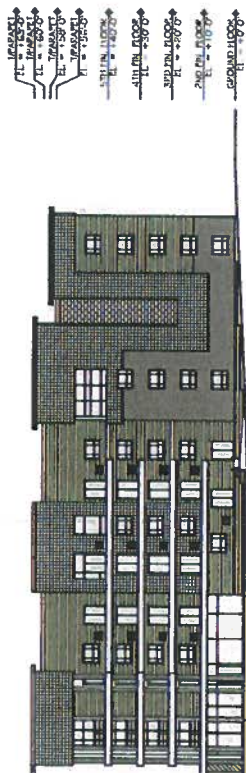
**2 WEST ELEVATIONS 2
PLAZA VIEW**
SCALE: 1/16" = 1'-0"

1022.24, 110.00
TL = 110.00
1122.24, 110.00
TL = 120.00
1222.24, 110.00
TL = 130.00
1322.24, 110.00
TL = 140.00
1422.24, 110.00
TL = 150.00
1522.24, 110.00
TL = 160.00
1622.24, 110.00
TL = 170.00
1722.24, 110.00
TL = 180.00
1822.24, 110.00
TL = 190.00
1922.24, 110.00
TL = 200.00
2022.24, 110.00
TL = 210.00
2122.24, 110.00
TL = 220.00
2222.24, 110.00
TL = 230.00
2322.24, 110.00
TL = 240.00
2422.24, 110.00
TL = 250.00
2522.24, 110.00
TL = 260.00
2622.24, 110.00
TL = 270.00
2722.24, 110.00
TL = 280.00
2822.24, 110.00
TL = 290.00
2922.24, 110.00
TL = 300.00



3 WEST ELEVATION
SCALE: 1/16" = 1'-0"

1022.24, 110.00
TL = 110.00
1122.24, 110.00
TL = 120.00
1222.24, 110.00
TL = 130.00
1322.24, 110.00
TL = 140.00
1422.24, 110.00
TL = 150.00
1522.24, 110.00
TL = 160.00
1622.24, 110.00
TL = 170.00
1722.24, 110.00
TL = 180.00
1822.24, 110.00
TL = 190.00
1922.24, 110.00
TL = 200.00
2022.24, 110.00
TL = 210.00
2122.24, 110.00
TL = 220.00
2222.24, 110.00
TL = 230.00
2322.24, 110.00
2422.24, 110.00
TL = 240.00
2522.24, 110.00
TL = 250.00
2622.24, 110.00
TL = 260.00
2722.24, 110.00
TL = 270.00
2822.24, 110.00
TL = 280.00
2922.24, 110.00
TL = 290.00
3022.24, 110.00
TL = 300.00



4 EAST ELEVATION
SCALE: 1/16" = 1'-0"

318.74, 110.00
TL = 140.00
418.74, 110.00
TL = 150.00
518.74, 110.00
TL = 160.00
618.74, 110.00
TL = 170.00
718.74, 110.00
TL = 180.00
818.74, 110.00
TL = 190.00
918.74, 110.00
TL = 200.00
1018.74, 110.00
TL = 210.00
1118.74, 110.00
TL = 220.00
1218.74, 110.00
TL = 230.00
1318.74, 110.00
TL = 240.00
1418.74, 110.00
TL = 250.00
1518.74, 110.00
TL = 260.00
1618.74, 110.00
TL = 270.00
1718.74, 110.00
TL = 280.00
1818.74, 110.00
TL = 290.00
1918.74, 110.00
TL = 300.00



STANDARDS FOR CONDITIONAL USES

Petitioner's Response for Conditional Use of Multiple-Family Development in The Highlands of Lombard B3 Planned Development Pursuant to Section 155.103.F.8 of the Lombard Zoning Ordinance.

Multiple-Family Dwelling Units are an allowed use in the B3 Planned Development as a conditional use. The Petitioner has proposed an apartment development for a 2.98 acre site at the west side of the B3 planned development area, and has requested approval of a conditional use for this development. Accordingly, the Petitioner responds to the standards for conditional use as follows:

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.

Response: This site is located in an area that is particularly appropriate for multiple-family use within The Highlands of Lombard B3 planned development. To the east of the subject site is the Allerton Ridge Cemetery. North of the site is the existing City View apartment complex. South of the subject is the large box retailer known as The Dump. The subject site's west lot line is on the Village's common boundary with the Village of Downers Grove. This boundary is at a steep embankment, essentially isolating the proposed apartment development from the retail center and light industrial center in Downers Grove, both of which are at a substantially lower grade.

There are no single family homes near or adjacent to this site.

Thus, by reason of the subject site's location and the surrounding uses, the proposed use represents an appropriate transitional use of the subject site. Further, the Agreement specifically allows multiple-family uses as a conditional use within the B3 planned development. The subject site, similar to the City View apartments is an appropriate land use within The Highlands of Lombard for multiple-family uses. The apartment development will comply with the setback, line of sight, height and storm water detention requirements.

The Village previously determined through its approval of the B3 planned development that a multiple-family use could meet the above-stated standards. Accordingly, the proposed apartment development should be found to be in compliance with this standard.

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, nor substantially diminish and impair property values within the neighborhood in which it is to be located.

Response: For the same reasons stated in No. 1 above, the requested conditional use for multiple-family dwellings will not be injurious to the uses and enjoyment of other property in

the immediate vicinity nor substantially diminish or impair property values within the neighborhood.

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

Response: There are no remaining vacant sites in The Highlands of Lombard development.

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

Response: Potable water will be obtained from the Village of Lombard and a looping of the water system will be accomplished. Engineering for drainage will meet all requirements of the Village as well as DuPage County and will provide adequate drainage of the property, with the existing stormwater facilities on outlets within the B3 planned development. The property will have full access through a private road that connects to an existing, signalized intersection on Highland Avenue at its point of entry. Other than for emergency purposes, there will be no interconnection of access between the site and the cemetery to the north and east. Further, there is a right-in/right-out access, also on Highland, south of the main intersection. Glenbard Sanitary District will provide sanitary sewer service. All other utilities are available to the site.

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.

Response: The Highlands of Lombard's private road system was designed to handle development of this site. The construction of this new apartment building will add minimal additional cars and the current roadways can handle at an acceptable level of service the additional traffic.

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

Response: The proposed development is consistent with the Comprehensive Plan's designation of this site as appropriate for a mixed-use commercial development, which the Village has specifically determined can accommodate residential uses through its approval of the B3 Planned Development for The Highlands of Lombard.

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

Response: The proposed conditional use will conform to the applicable regulations of the B3 community shopping district.

Applicant: Manhard Consulting
Contact: Steven Luu, P.E.
Address: 900 Woodlands Parkway
Vernon Hills, IL 60061

IDNR Project Number: 1508851
Date: 02/04/2015

Project: Apartment Development
Address: Northwest Corner of Butterfield Road & Highland Avenue, Lombard

Description: Proposed 42,000 square foot footprint apartment building consisting of 203 residential units and underground parking on a 2.9 acre site

Natural Resource Review Results

This project was submitted for information only. It is not a consultation under Part 1075.

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Lyman Woods INAI Site
Least Bittern (*Ixobrychus exilis*)

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: DuPage

Township, Range, Section:

39N, 11E, 29

39N, 11E, 30



IL Department of Natural Resources

Contact

Impact Assessment Section

217-785-5500

Division of Ecosystems & Environment

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.
2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.
3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

ARCHITECT NAME
 L.L.C. NO.
 L.C. EXP. DATE

STEPHEN RANKIN ASSOCIATES

ARCHITECTS

223 W. JACKSON BLVD.
 SUITE 1000
 CHICAGO, ILLINOIS 60608

Tel: 312.699.0002
 Fax: 312.699.0965
 Web: www.rankin.com
 Email: architec@rankin.com

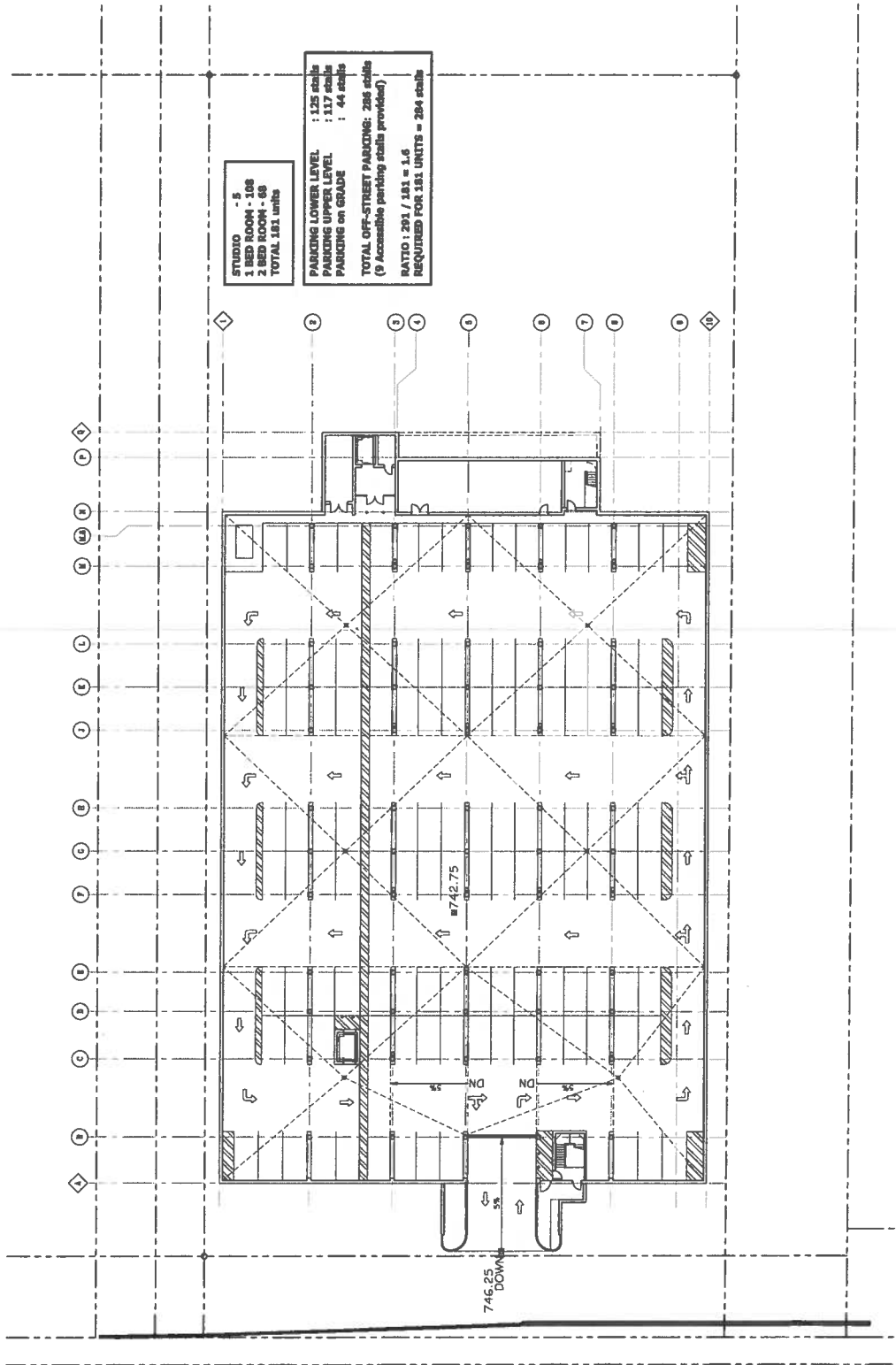
GENERAL NOTES

D/20/15 VALUE REVIEW
 D/20/15 VALUE REVIEW
 DATE NO. REVISION

LOMBARD APARTMENTS
 2700 SOUTH HIGHLAND AVE.
 LOMBARD, ILLINOIS

PARKING PLAN
 LOWER LEVEL

DATE 11/20/11 SHEET NO.
 SCALE AS SHOWN AP02.01
 DWG. NO. 1170
 © 2011 RANKIN ASSOCIATES



STUDIO - 5
 1 BED ROOM - 308
 2 BED ROOM - 68
 TOTAL 181 units

PARKING LOWER LEVEL : 125 stalls
 PARKING UPPER LEVEL : 117 stalls
 PARKING on GRADE : 44 stalls
 TOTAL OFF-STREET PARKING: 286 stalls
 (9 Accessible parking stalls provided)
 RATIO: 281 / 181 = 1.6
 REQUIRED FOR 181 UNITS = 284 stalls

1 LOWER LEVEL PARKING FLOOR PLAN
 SCALE: 1/8"=1'-0"

ARCHITECT NAME
 L.L.C. NO.
 LIC. EXP. DATE.

**STEPHEN RANKIN
 ASSOCIATES**

ARCHITECTS

223 W. JACKSON BLVD.
 SUITE 1000
 CHICAGO, ILLINOIS 60608

Tel: 312.896.0002
 Fax: 312.896.0965
 Web: www.rankin.com
 Email: Architecture@rankin.com

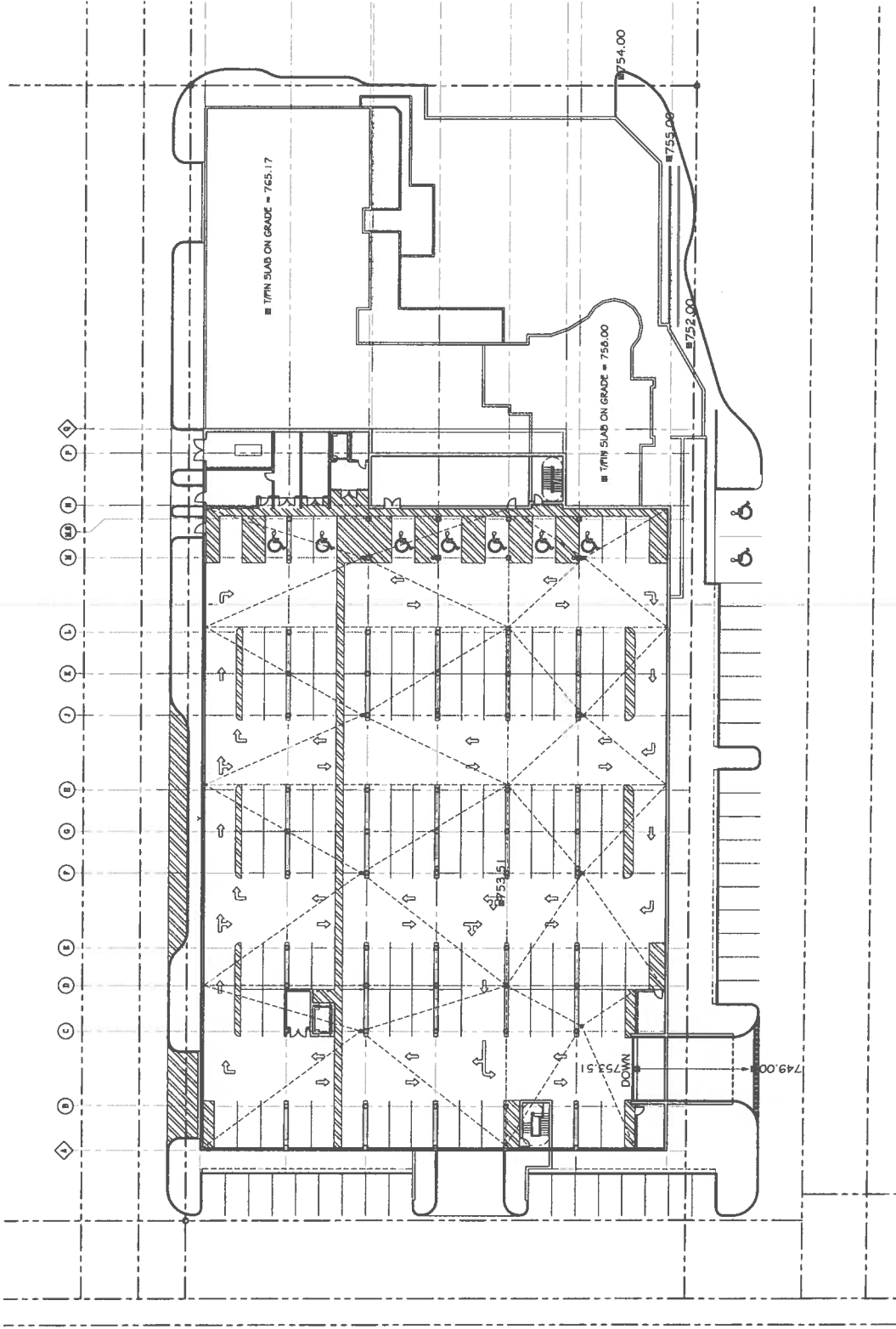
CHECK MARKS

01/26/15 VALUE REVIEW
 01/29/15 VALUE REVIEW
 DATE NO. REVISION

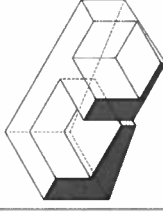
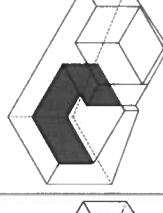
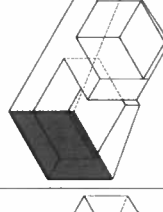

LOMBARD APARTMENTS
 2760 SOUTH HIGHLAND AVE.
 LOMBARD, ILLINOIS

PARKING PLAN
 UPPER LEVEL

DATE 11/20/11
 SCALE AS SHOWN
 SHEET NO. AP02.01
 SHEET TITLE UPPER LEVEL PARKING PLAN
 © ALL RIGHTS RESERVED



1 UPPER LEVEL PARKING FLOOR PLAN
 SCALE 1/16"=1'-0"

	STREET VIEW NORTH	STREET VIEW SOUTH	STREET VIEW EAST	POOL VIEW	PLAZA VIEW	STREET VIEW WEST	PUBLIC VIEW
BRICK / STONE SQFT.	8,635.89 SQFT.	4,586.13 SQFT.	2,252.93 SQFT.	1,630.10 SQFT.	3,659.21 SQFT.	1,558.36 SQFT.	8,469.16 SQFT.
BRICK / STONE %	40.8%	39.6%	19.5%	14.4%	20.5%	17%	31.2%
HARDIE BOARD SQFT.	12,490.04 SQFT.	4,291.87 SQFT.	9,083.78 SQFT.	9,481.89 SQFT.	14,153.55 SQFT.	6,059.86 SQFT.	15,800.26 SQFT.
HARDIE CEDARMILL LAPSIDING	5,372.64 SQFT.	1,350.00 SQFT.	5,572.53 SQFT.	6,564.43 SQFT.	7,240.49 SQFT.	2,661.80 SQFT.	8,490.43 SQFT.
HARDIE PANEL	7,117.40 SQFT.	2,941.87 SQFT.	3,511.25 SQFT.	2,917.46 SQFT.	6,913.06 SQFT.	3,398.06 SQFT.	7,331.83 SQFT.
HARDIE BOARD %	59.2%	37.1%	78.8%	83.9%	79.5%	66%	58.2%
HARDIE CEDARMILL LAPSIDING	25.4%	11.7%	48.3%	58.1%	40.7%	29%	31.2%
HARDIE PANEL	33.8%	25.4%	30.5%	25.8%	36.8%	37%	27.0%
ALUM. COMP. PANEL SQFT.	N.A.	1,515.50 SQFT.	191.83 SQFT.	191.83 SQFT.	N.A.	N.A.	1,707.33 SQFT.
ALUM. COMP. PANEL %	N.A.	13.1%	1.7%	1.7%	N.A.	N.A.	6.3%
LANDSCAPE BERM SQFT.	N.A.	1,177.27 SQFT.	N.A.	N.A.	N.A.	N.A.	1,177.27 SQFT.
LANDSCAPE BERM %	N.A.	10.2%	N.A.	N.A.	N.A.	N.A.	4.3%
BURNISH BLOCK SQFT.	N.A.	N.A.	N.A.	N.A.	N.A.	1,569.83 SQFT.	N.A.
BURNISH BLOCK %	N.A.	N.A.	N.A.	N.A.	N.A.	17%	N.A.
TOTAL SQFT. (GLASS EXCLUDED)	21,125.93 SQFT.	11,570.77 SQFT.	11,528.54 SQFT.	11,303.82 SQFT.	17,812.76 SQFT.	9,186.05 SQFT.	27,154.02 SQFT.
TOTAL %	100% IMPERVIOUS	100% IMPERVIOUS	100% IMPERVIOUS	100% IMPERVIOUS	100% IMPERVIOUS	100% IMPERVIOUS	100% IMPERVIOUS
							

MEMORANDUM TO: Jennifer Ganser
Assistant Director of Community Development
Village of Lombard

FROM: Javier Millan
Senior Consultant

DATE: March 10, 2015

SUBJECT: Highland Apartments 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 apartment development in Lombard, Illinois. The site is located in the northwest quadrant of the Highlands of Lombard main drive unsignalized intersection with the City View Apartments north-south easterly access drive. The site is currently vacant land.

The plans call for developing the site with a 181-unit apartment building with 242 off-street parking spaces and 44 outdoor parking spaces for a total of 286 parking spaces. Access to the upper level parking area will be provided via a full ingress/egress access drive on the Highlands of Lombard main access drive. Access to the underground parking area is proposed to be provided via a full ingress/egress access drive off a new north-south access road on the west side of the site.

Site Location

The site, as mentioned previously, is located on the northwest quadrant of the Highlands of Lombard main drive unsignalized intersection with the City View Apartments north-south easterly access drive. The site is bordered to the north by the City View Apartments, The Dump furniture store to the south, the Allerton Ridge Cemetery to the east and the Arthur P. O'Hara, Inc. Office Furniture business to the west. 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

Highlands of Lombard Access Drive is an east-west access drive serving the Highlands of Lombard retail center and the City View Apartments. At its signalized intersection with Highland Avenue, dual left-turn lanes, a through lane and an exclusive right-turn lane are provided on both approaches. At its unsignalized intersection with the City View Apartments north-south easterly access drive, the Highlands of Lombard access drive provides a combined through/right-turn lane on the east approach and a combined through/left-turn lane on the west approach. On-street parking is not allowed on either side of the road.

City View Apartments North-South Easterly Access Drive is a north-south access drive that serves the City View Apartments. At its unsignalized intersection with Highlands of Lombard access drive, the City View access drive provides a combined left/right-turn lane.

Highland Avenue is a north-south, four-lane arterial with exclusive left-turn lanes at all of its intersections. At its signalized intersection with the Highlands of Lombard access drive, Highland Avenue provides dual left-turn lanes, two through lanes and an exclusive right-turn lane on the south approach while the north approach provides a single left-turn lane, two through lanes and an exclusive right-turn lane. Highland Avenue carries an average daily traffic (ADT) volume of 13,900 vehicles.

Estimated Site Traffic Generation

The traffic that will be generated by the proposed development was estimated based on rates (Land-Use Code 220) published by the Institute of Transportation Engineers (ITE) in their *Trip Generation Manual*, 9th Edition. **Table 1** lists the amount of traffic that will be generated by a 181-unit apartment 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/Size	ITE Land-Use Code	A.M. Peak Hour		P.M. Peak Hour		Daily Trips	
		In	Out	In	Out	In	Out
181 Apartments	220	18	74	76	41	610	610

As can be seen in Table 1, the traffic to be generated by a 181-unit apartment building during the peak hours will be low (approximately 1.5 to 1.95 trips per hour) and should be accommodated by the existing roadway network. Furthermore, when the peak hour traffic to be generated by the proposed development is compared to the existing ADT along Highland Avenue (0.8 percent of the existing ADT), it can be seen that this type of land use is a low traffic generator and will have a low impact on the traffic conditions in the area.

Per the development agreement for the Highlands of Lombard, a trip generation bank that cannot be exceeded was established. **Table 2** shows the previous balance of the trip generation bank and the new remaining trips on the trip generation bank with the inclusion of the Highland Apartments.

Table 2
REMAINING TRIP BANK

Land Use	Weekday P.M. Peak Hour		
	In	Out	Total
Highlands of Lombard (Previous Balance)	293	550	843
Proposed Highland Apartments	<u>76</u>	<u>41</u>	<u>117</u>
Remaining Trips	217	509	726

As can be seen from Table 2, there are approximately over 700 trips (in/out) within the trip generation bank.

Site Access

As previously indicated, the proposed development will have access to the upper level parking area via a full ingress/egress access drive on the Highlands of Lombard main access drive. Access to the underground parking lot spaces is proposed to be provided via a full ingress/egress access drive off a new north-south access drive. The access drive off the Highlands of Lombard main access drive will be located approximately 390 feet west of the City View Apartments north-south easterly access drive while the access drive off the new north-south access road will be located approximately 120 feet north of the Highlands of Lombard main access drive. Outbound movements from both access drives should be under stop sign control.

On-Site Circulation Evaluation

The upper level parking area will provide mostly two-way circulation driving aisles with a one-way counterclockwise pair provided on the north and south side of the parking area. The lower level parking area is proposed to provide a one-way counterclockwise traffic flow with three of the four driving aisles restricted to northbound traffic only. Given the drive aisles will be approximately 24 feet wide and in order to enhance internal circulation, consideration should be given to allow two-way traffic flow on the two internal drive aisles with the easterly and westerly drive aisles remaining as they are shown in the plan. It should be noted that to enforce this flow of traffic, directional pavement markings should be provided on the driving aisles. Furthermore, a "Right Turn Only" sign facing west should be provided at the first internal intersection of the access drive into the lower level parking.

Two-way traffic will be provided along the periphery of the building. The existing north-south access drive on the west side of the City View Apartments will be extended south to intersect with the Highlands of Lombard main access drive. The extension of the north-south westerly access drive will provide for an additional access point to serve the existing City View Apartments and the proposed development thus distributing traffic in a more efficient manner and enhancing the emergency vehicle accessibility.

Based on a review of the site plan, the proposed development is planning to provide eight on-street perpendicular parking spaces on the west side of the City View Apartments north-south easterly access drive. Given this access drive is the main drive serving the City View Apartments and in order to ensure efficient and uninterrupted inbound/outbound traffic flow, consideration should be given to eliminating the closest parking space to the intersection.

Two pick-up/drop-off areas will be provided within the development. One area will be located on the southeast corner of the building adjacent to the main doors while the other will be located on the north side of the building. Both drop-off/pick-up areas will be recessed thus eliminating the potential for standing vehicles to block the flow of through traffic.

Parking Evaluation

The proposed development will provide 242 off-street parking spaces and 44 outdoor parking spaces for a total of 286 parking spaces. Based on a review of the Village of Lombard Zoning Ordinance, the apartment complex should provide 284 parking spaces. Based on a review of the Institute of Transportation Engineers (ITE) Parking Generation Manual, 4th Edition, a 181-unit apartment building will have a peak parking demand ranging between 199 and 248 parking spaces. As such, the proposed development's parking supply exceeds the Village's requirement and will be adequate in accommodating the anticipated peak parking demand.

A review of the Illinois Vehicle Accessibility Code indicates that a development with 286 parking spaces should provide at a minimum seven (7) handicapped accessible parking spaces. Based on a review of the site plan, the proposed development is providing approximately nine (9) handicapped parking spaces therefore exceeding the minimum requirement.

Conclusion

Based on this evaluation, the following is concluded:

- The amount of traffic to be generated by the 181-unit apartment building will be low and should be accommodated by the existing roadways system and the planned access drives.
- The extension of the westerly north-south access drive will enhance the traffic circulation of the City View Apartments and the site, distribute traffic volumes and enhance the emergency accessibility to the area.
- Consideration should be given to allow two-way traffic flow on the two internal drive aisles within the lower parking level.
- Pavement markings should be provided on both parking areas in order to ensure efficient traffic flow.
- A “Right-Turn Only” sign facing west should be provided at the first internal intersection of the access drive into the lower level parking.
- Consideration should be given to eliminating the closest on-street parking space on the west side of the City View Apartments north-south easterly access drive.
- The recessed drop-off/pick-up areas will eliminate the potential for standing vehicles to block the flow of through traffic.
- The proposed number of parking spaces will exceed the requirements of the Zoning Ordinance and will be adequate to accommodate the projected peak parking demand.