

PROPERTY INFORMATION

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

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

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

Zoning and Land Use Surrounding the Planned Development:

North: Unincorporated property zoned R4 Single-family Residence District (DuPage County); developed as single-family residences

South: R4PD Limited General Residence District, Planned Development and B3 Community Commercial District; developed as the Arboretum townhome development as well as a gas station, Cove Plaza Shopping Center and an office building

East: O Office District and R3PD Attached Single Family Residential District - Planned Development; developed as office buildings and the Elizabeth Crossing townhome development

West: R5PD General Residence District, Planned Development; developed as the Oak Creek Business Park and the Lexington Senior Care facility

ANALYSIS

SUBMITTALS

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

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

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

DESCRIPTION

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

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

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

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

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

Private Engineering Services

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

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

Public Works

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

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

FIRE AND BUILDING

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

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

PLANNING

Compliance with the Zoning Ordinance

Planned Development Provisions

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

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

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

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

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

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

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

Compatibility with the Subdivision and Development Ordinance

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

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

Compatibility with Surrounding Land Uses

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

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

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

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

Compatibility with the Comprehensive Plan

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

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

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

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

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

FINDINGS AND RECOMMENDATIONS

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

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

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

Plan Commission
Re: PC 06-28
Page 9

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

Inter-Departmental Review Group Report Approved By:

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

att

c: Petitioner

H:\CD\WORDUSER\PCCASES\2004\PC 06-28\REPORT 06-28.DOC

Appendix I

Covington/Cove Landing Planned Development

Summary of Activity/Ordinances

Ordinance 1174 Adopted May 9, 1966

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

Ordinance 1321 Adopted October 16, 1967

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

Ordinance 1390 Adopted May 20, 1968

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

Ordinance 2977 Adopted August 13, 1987

PC 87-03

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

Ordinance 3183 Adopted August 17, 1989

PC 87-03

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

Plan Commission
Re: PC 06-28
Page 11

Appendix II

Covington/Cove Landing Planned Development Copies of adopted Ordinances