

June 17, 2019

Title

PC 19-14

Petitioner

Holladay Property Services
Midwest, Inc.
Michael O'Connor
6370 Ameriplex Drive
Suite 110
Portage, IN 46368

Property Owner

Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148

Property Location

101-109 S. Main Street
06-08-111-035 and 06-08-111-036
Trustee District #4

Zoning

BSPD Central Business District
Planned Development

Existing Land Use

Metra Commuter parking lot

Comprehensive Plan

Community Commercial

Approval Sought

Planned development with associated conditional uses, variances, and deviations

Prepared By

Jennifer Ganser, AICP
Assistant Director



LOCATION MAP

PROJECT DESCRIPTION

Holladay Properties is proposing to develop two buildings. The first building would consist of 118 residential apartment units and approximately 3,000-4,000 square feet of commercial space with outdoor seating. The second building would be approximately 11,000 square feet envisioned for a grocery store, with an outdoor area. The apartment units have below grade parking, while the commercial tenants have a surface parking lot with seventy (70) spaces.

PROJECT STATS

Lot & Bulk

Site area: 2.29 acres

Req'd Setbacks & Lot Dimensions – Village Code

Front: 0'

Corner Side: 0'

Interior Side: 0'

Rear: 0'

Submittals

1. Petition for a public hearing;
2. Plat of Survey, prepared by Gentile and Assoc., Inc., dated 3/6/19;
3. Site Plans, Elevations, Perspective Drawings, prepared by Tandem Architecture, dated 5/10/19 and 6/4/19;
4. Preliminary Engineering, prepared by CivWorks Consulting LLC, dated 5/9/19;
5. Landscape Plan, prepared by Tandem Architecture, dated 6/4/19;
6. Response to Standards;
7. Kane-DuPage Soil and Water Conservation District Land Use Opinion, dated 4/12/19;
8. Letter from the Illinois Department of Natural Resources, dated 5/1/19;
9. Updated east site plan, prepared by Tandem Architecture;
10. Updated setback diagram, prepared by Tandem Architecture;
11. Traffic Study, prepared by KLOA, Inc., and
12. Public Comments (email from Tristan Wilson).

APPROVAL(S) REQUIRED

1. Repeal Ordinances 4646 and 4654 in their entirety, which established a planned development with companion zoning variations and zoning deviations;

2. Approve a zoning conditional use for a new planned development with the following companion conditional uses, variations, and deviations from the Village Code:

Building:

a. A zoning conditional use pursuant to Section 155.418(C) of the Village Code to allow for outside display and sales of products (outdoor dining);

b. A zoning deviation from Section 155.418(G) of the Village Code to allow for an increase in the maximum building height from forty-five feet (45') to fifty feet (50');

c. A zoning variation from Section 155.418(J) of the Village Code to eliminate the transitional building setback for the mixed-use/residential building;

d. A use exception pursuant to Section 155.508(B) of the Village Code to allow for dwelling units on the first floor;

e. A zoning variation from Section 155.508(C)(6)(a) of the Village Code to allow for a reduction of the required front yard along Parkside Avenue to one foot (1') from thirty feet (30') for a planned development abutting the R2 Single-Family Residence District;

Parking:

f. A zoning deviation from Section 155.602, Table 6.3 of the Village Code to allow for a reduction of the required number of off-street parking spaces from 1.5 spaces per dwelling unit to 1.2 spaces per dwelling unit, for the residential portion of the development;

g. A zoning deviation from Section 155.602(A)(5)(a) of the Village Code to allow the option for compact space width of 8'3" for the residential portion of development, where 9' width is required;

Landscaping/Fencing:

h. A zoning variation from Section 155.205(A)(2)(f)(iii) of the Village Code for a fence or wall in the B5 District exceeding six feet (6") in height;

i. A zoning variation from Section 155.418(K), Section 155.508(C)(6)(b), Section 155.707(B)(3), Section 155.707(A)(3), and Section 155.709(B) of the Village Code to allow for the elimination of the transitional landscape yard improvements (on the east side), including fencing, and perimeter lot landscaping;

j. A zoning variation from Section 155.706 of the Village Code to eliminate the interior and perimeter parking lot landscaping requirement;

k. A zoning variation from Section 155.709(B) of the Village Code to eliminate the requirement to provide one (1) shade tree for every seventy-five (75) lineal feet of required perimeter lot landscaping;

3. Grant site plan approval authority to the Lombard Plan Commission.

EXISTING CONDITIONS

The subject property is currently owned by the Village and used as a Metra Commuter parking lot. The property is located at the southeast corner of East Parkside Avenue and South Main Street. The property consists of two lots of record and is part of the Downtown Tax Increment Financing (TIF) District. Formerly, it was the site of the DuPage Theatre, which was demolished in 2007.

In 2018, the Village issued a second Request for Proposals for private development on the site. The Village received four (4) proposals and after review by the Economic and Community Development Committee (ECDC) and the Village Board, Holladay Properties was selected as the developer by the Village Board. A neighborhood open house was held on May 29, 2019 to discuss the plan with interested residents.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division notes the East wall of the mixed-use building will need to have an overall rating and rated openings per the International Building Code. Separation distances will be measured from the proposed building to the property line rather than to existing buildings on the lots to the East as to not restrict future building on the lots to the East. A full review will be conducted during the permit review process.

Fire Department:

The Fire Department has no comments. A full review will be conducted during the permit review process.

Private Engineering Services:

Private Engineering Services (PES) has the following comments.

1. The driveway curb cuts on Main Street are not in compliance with Village code 150.300 (E), distance between commercial driveways, measured at the curb line of the street, shall not be less than 20-ft. This may require a variance through an administrative process from the Department of Public Works. This will be reviewed during final engineering.
Note: KLOA has recommended the driveways be 1-way, however a variance would still be required.
2. The driveway curb cut on Parkside does not comply with Village code section 150.300 (D), curb cut 5-ft from the property line extended. This may require a variance through an administrative process from the Department of Public Works. This will be reviewed during final engineering.
3. Based on the ADA stall layout, additional spaces could be added, as the 2018 Illinois ADA Code allows for shared striping between the ADA parking spaces.
4. Inlet capacity and piping to the underground vault will need to be designed to meet the 100-yr, 24-hr design storm without surcharging.
5. All roof drains from the buildings will need to be piped/directed to the detention vault, as will the courtyard.
6. Each building should have their own connection to the sanitary sewer in Main Street or Parkside Avenue.
7. It is anticipated that IEPA permits will be required for each building for sanitary.
8. Storm sewer lines from the site should connect into Main Street, based on its location. Otherwise, the extension from the parking lot to the Southeast corner of the intersection of Main and Parkside should be located on private property with a structure located where it will leave the site.
9. Detailed engineering comments will be provided once final engineering plans are submitted for permitting.

Public Works:

The Department of Public Works notes that parking spaces may need to be seasonally designated for snow storage due to reduced landscaped areas. Parkway tree locations will be reviewed to meet spacing

requirements based on constraints such as line-of-sight for vehicles and conflicts with utilities upon receipt of a full set of engineering plans. Comments will be provided regarding public right-of-way improvements including utilities, lighting, pavement and drainage upon receipt of a full set of engineering plans. A full review will be conducted during the permit review process.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	-	Union Pacific Railroad
South	B5PD	Brust Funeral Home
East	R2	Single Family Residential
West	B5	Commercial

The proposed use of a residential multi-family building and commercial uses are compatible with the surrounding neighborhood and the larger downtown area.

Stormwater Detention/Retention

Currently stormwater flows from the properties to the south of the subject property with at-grade drainage being addressed through an existing drain inlet on the subject property. As part of the final engineering plan review, the petitioner shall account for the natural drainage patterns of the subject property and shall design the stormwater infrastructure that will be constructed on the subject property accordingly. The petitioner will need to follow the DuPage County Stormwater Ordinance, as well as Village Code amendments.

Lighting

The petitioner has not provided a final photometric plan to date. All parking lot lighting will need to meet Code. This will be reviewed at time of a permit submittal. Lighting shall be directed away from the residential neighbors through shielding and light placement.

Building Elevations

The petitioner has included building elevations and perspective building plans. The residential building will be mostly masonry/brick. The commercial building will also be mostly masonry/brick with stone, aluminum, and aluminum panels for design aesthetics. The residential building will be stepped down to two-stories as it nears the existing single-family homes on Parkside and Charlotte. The building is 50' tall, however the stepped down portion is 28'2".

Signage

All signage shown is conceptual. Should the petitioner or the future tenants not meet the Sign Code for future signage, they will need to apply for a variance with the Plan Commission.

2. Comprehensive Plan Compatibility

The proposed plan meets the Comprehensive Plan site designation of Community Commercial, which is defined as areas that provide services extending beyond daily living needs and includes comparison shopping goods. The Comprehensive Plan also notes the following about the downtown, which staff believes this project will accomplish.

“Downtown Lombard

- Expand the range of activities in Downtown Lombard which extends activities into the evening hours.
- Promote a healthy and mutually reinforcing mix of commercial, retail, residential, institutional, municipal and transportation related uses in Downtown Lombard.
- Ensure a compatible pattern of future land uses within transition areas between Downtown and adjoining land use areas.
- Continue with the implementation of the Lombard’s Downtown Revitalization Project Guidebook.”

“•Central Business District - Mixed Use Area - the historic central business district of the Village of Lombard, generally lying in the area of Main Street and St. Charles Road. This area encourages the development of contiguous tracts of land, under unified control, which allows for a mixture of commercial and residential uses. Emphasis is placed on proper and compatible land use arrangement and design.”

The site is also discussed in the Downtown Revitalization Project Guidebook, which calls it “the most significant development potential in the downtown.” Staff notes the proposed plan does include outdoor space for the community as well as permanent commercial space. The Guidebook said the commuter parking should be accounted for; and the Village expanded the Hammerschmidt lot at 7 E. St. Charles Road (PC 15-06) in 2015 to accommodate the loss of the parking spaces on 101-109 S. Main Street. This expansion created approximately one hundred (100) spaces. The Village is also renovating the Central Station Reservoir parking area and adding thirteen (13) additional spaces for Metra commuters.

3. ***Zoning & Sign Ordinance Compatibility***

Section 155.502 (F)(1) of the Zoning Ordinance requires the creation of a planned development for any property in the B5 District on which a principal building is proposed to be constructed that does not meet the full provisions of the Zoning Ordinances. The subject property was originally granted a conditional use for a planned development in 1999, associated with the Big Idea office redevelopment project. However, that plan was never constructed and the original planned development approval lapsed. Therefore, a new planned development will be required. By creating a planned development, the petitioner is provided greater design flexibility while providing the Village with a mechanism to review and approve the design elements associated with the petition.

Below are the areas of zoning relief the petitioner is requesting.

Building:

A zoning conditional use pursuant to Section 155.418(C) of the Village Code to allow for outside display and sales of products (outdoor dining)

While definitive plans for the outdoor dining area would be subject to a future tenant(s) that ultimately occupies the building, a conditional use to allow for an outdoor service (dining) area is included as part of the petition. There is also a paved plaza at the commercial building that could be used by Prairie Food Co-op or the general public. This will be an active outdoor space where people can gather and is a desired use in the downtown. Many existing restaurants have outdoor seating as a component of their business. Staff finds that outdoor dining will be a positive addition to the downtown area consistent with the Comprehensive Plan objective of creating a pedestrian-friendly atmosphere.

A zoning deviation from Section 155.418(G) of the Village Code to allow for an increase in the maximum building height from forty-five feet (45’) to fifty feet (50’)

Staff notes the following similar requests for height variances.

Case Number	Project Name	Relief	Reason for Variation
PC 99-16	Big Idea Productions (<i>project was not constructed</i>)	48' / 64'	Barrel roof/Tower
PC 03-33	Elmhurst Memorial Healthcare	50'	Pitched roof
PC 04-10	Condos – 500 E. St. Charles Road	5 stories and 51'	1' taller than Code allowed, allowed for unobstructed views on the 2 nd floor from traffic and the railroad
PC 05-42	The Pointe at Lombard (<i>project was not constructed</i>)	52'	Architectural tower element
PC 06-01	Hammerschmidt Property, 7-37 E. St. Charles Road (<i>project was not constructed</i>)	56'	Architectural clock tower element
PC 06-27	DuPage Theater retail and condos (<i>project was not constructed</i>)	48'	The project was not approved by the Village Board.
PC 15-13	Life Storage, 1125 E. St. Charles Road	4 stories and 42'11"	Site constraints and typical ceiling height for type of use

Staff notes that the proposed residential building would be approximately 160' from the single-family homes on Charlotte Street and approximately 10' from the single-family home on Parkside. For reference, Life Storage is approximately 134' from the nearest single-family home. The residential building steps back to two stories, or 28'2", as it approaches the single-family homes on Charlotte Street, therefore the impact is minimized. The building is setback 25.41' at the 4-story section and setback 50.37' at the 2-story section. A taller building allows the petitioner to concentrate the residential units on a smaller portion of the site so they can provide more parking for the commercial uses.

A zoning variation from Section 155.418(J) of the Village Code to eliminate the transitional building setback for the mixed-use/residential building

The B5 District allows buildings to be constructed at a zero setback, or on the property line. The rationale is to encourage pedestrian-oriented development. However, there is a transitional building setback. Staff supports the variance to allow the petitioner to meet the intent of the B5 zoning and to maximize the site. This is also consistent with other downtown Lombard buildings and the nature of compact design in downtowns. The building was orientated away from the existing single-family homes on Charlotte Street. The building is U shaped and the majority of the building face is along Parkside Avenue, Main Street, and the parking lot. The building is setback 25.41' at the 4-story section and setback 50.37' at the 2-story section.

Upon further review, Holladay Properties noted to staff they will be pushing the residential building back five feet (5') along the east property line. This will allow for a buffer between the existing residences. The area will be landscaped and include a fence. This will also allow for better access of existing ComEd utility poles.

A use exception pursuant to Section 155.508(B) of the Village Code to allow for dwelling units on the first floor; Staff notes that Prairie Food Co-op could have been a first-floor tenant, eliminating the second building. However, by allowing the use exception, the Co-op can have a separate building and the uses can be separate. The petitioner is proposing commercial space on a portion of the first floor, approximately 3,000 to 4,000 square feet for a restaurant for other commercial use.

A zoning variation from Section 155.508(C)(6)(a) of the Village Code to allow for a reduction of the required front yard along Parkside Avenue to one foot (1') from thirty feet (30') for a planned development abutting the R2 Single-Family Residence District;

The B5 District allows buildings to be constructed at a zero setback, or on the property line. The rationale is to encourage pedestrian-oriented development, as opposed to strip commercial development with surface parking in front of the building. The petitioner is intending to abide by the recommendation of the Comprehensive Plan and push the building up to the front of the property. However, because the property will be designated as a planned development, it is required to meet the front yard setback of the adjacent R2 zoning district (30 feet). Staff can support this relief as it is consistent with the objectives of the Comprehensive Plan and the intent of the Central Business District provisions. It also reinforces the pedestrian nature of the development. The DuPage Theatre was set back approximately four feet (4') along Parkside Avenue. Staff also notes that this relief has been previously granted for the downtown Walgreen's (PC 04-07) and The Pointe at Lombard (PC 05-43, not constructed) developments.

Parking:

A zoning deviation from Section 155.602, Table 6.3 of the Village Code to allow for a reduction of the required number of off-street parking spaces from 1.5 spaces per dwelling unit to 1.2 spaces per dwelling unit, for the residential portion of the development;

Below is a chart of the unit mix. This particular mix of unit sizes will result in most tenants being either single persons or couples, as opposed to families, and that this demographic would not generate a high demand for parking. Per the KLOA traffic report, the proposed parking ratio of 1.2 spaces per unit is consistent with other apartment developments (built or planned) in the Chicagoland area which provides an average parking at a ratio of 1.26 spaces per unit.

Studio	1
1 Bed	75
1 Bed + Den	24
2 Bed	18

The petitioner asserts the spaces will be adequate to meet demand generated by the development. The development is also located in a walkable neighborhood and across the street from the Metra train. Transit orientated development is a popular development trend, especially in suburban downtowns. The proximity of the Metra train and downtown amenities reducing the need for a car.

A zoning deviation from Section 155.602(A)(5)(a) of the Village Code to allow the option for compact space width of 8'3" for the residential portion of development, where 9' width is required;

This variance would apply only to the residential development of the subject property, and therefore is not expected to have any impact on the neighborhood. Staff supports the requested change. Staff notes, the compact spaces in the commercial portion is allowed by Code, therefore no variance is requested.

Landscaping/Fencing:

A zoning variation from Section 155.205(A)(2)(f)(iii) of the Village Code for a fence or wall in the B5 District exceeding six feet (6") in height;

Though this is not depicted in the plans, the fence or wall is still under discussion. This variance will give the petitioner flexibility to design a fence that meets the needs of the neighbors and their tenants. Fences are also measured from grade, therefore a hypothetical fence on top of a deck may require a variance depending on the deck and fence heights. Staff is noting in the conditions of approval that the petitioner

will need to provide a final fence plan to include a fence along the east property line that shall be eight feet (8') tall and of a solid material.

A zoning variation from Section 155.418(K), Section 155.508(C)(6)(b), Section 155.707(B)(3), Section 155.707(A)(3), and Section 155.709(B) of the Village Code to allow for the elimination of the transitional landscape yard improvements (on the east side), including fencing, and perimeter lot landscaping;

Staff notes that in 2006, the transitional landscape yard was non-existent on the subject property immediately behind the theatre building (the east lot line). Allowing this variance gives the project greater flexibility to have two (2) buildings and ample parking. The petitioner noted they will install a fence/wall on the east side and the details will be worked out in the final plans. The residential building is also stepped down to two (2) stories as the existing single-family homes approach to 28'2". The reduced landscaping allows for additional parking for the commercial tenants.

Upon further review, Holladay Properties noted to staff they will be pushing the residential building back five feet (5') along the east property line. This will allow for a buffer between the existing residences. The area will be landscaped and include a fence. This will also allow for better access of existing ComEd utility poles.

A zoning variation from Section 155.706 of the Village Code to eliminate the interior and perimeter parking lot landscaping requirement;

As noted earlier, there are no setbacks in the B5 District. Therefore, there are no required yards (front, side, corner side, and rear) and the possibility of no perimeter lot landscaping. This is to allow downtown buildings to be built close to the street/property line to maintain the downtown atmosphere. The petitioner also wanted to maximize parking for the commercial tenants. By adding additional parking lot landscaping, the parking lot could be reduced by approximately nine (9) spaces.

A zoning variation from Section 155.709(B) of the Village Code to eliminate the requirement to provide one (1) shade tree for every seventy-five (75) lineal feet of required perimeter lot landscaping;

As there are no setbacks in the B5, there is the possibility of no perimeter lot landscaping. Staff notes that based on the current site plan, there is not a wide enough area to provide for the landscaping. Trees may be able to be planted along Main Street in grass next to the sidewalk, as opposed to placing them in tree vaults. This would be similar to 229 S. Main Street. Village staff will work with the petitioner on tree placement. The trees and grass would be maintained by the property owner.

Site Plan Approval

As part of a planned development submittal, the petition includes a request for site plan approval authority to be given to the Plan Commission. This would allow the Plan Commission to review and approve items such as signage requests, or to review and approve minor changes to the development plans should they arise. Staff supports this request, as it would allow the Commissioners to address minor changes in an expedient fashion.

4. Access & Circulation

Staff notes that the project is being developed on two (2) separate parcels. The parking lot will cross the property line and be used by the commercial tenants on each property. Staff is recommending, as a condition of approval, that a cross access and cross park agreement be recorded against the property. This will ensure that when the property changes ownership, provisions will be in place to protect the tenants and the parking.

Staff is noting in the conditions of approval that the petitioner will need to provide a final fence plan to include a fence along the east property line that shall be eight feet (8') tall and of a solid material. This should also help vehicle headlights and other light be shielded from the residential properties.

The Village's traffic consultant, Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA), reviewed the proposed improvements and prepared a traffic study. The residential apartments will be parked in a below-grade parking structure accessed off Parkside Avenue. Parking for the residential component will not be included in the lease, instead it will be an additional cost. This may discourage car ownership and encourage residents to utilize the Metra train and other modes of transportation. The commercial development will share at-grade parking accessed off Main Street. Per KLOA, it is recommended that the access drives for the commercial portion work as a one-way pair with the northern access drive restricted to outbound traffic only and the southern access drive restricted to inbound traffic only.

KLOA analyzed the commercial parking layout the truck delivery for the grocery store. A truck sized at WB-65 would not be able to deliver during business hours due the amount of parking spaces the truck would need to cross to make their turning movements. Therefore, KLOA recommends deliveries occur when the grocery store is not open, or a smaller truck is used. KLOA reviewed a smaller truck, WB-40. With this truck there are three (3) parking spaces that should be eliminated on the east side of the parking lot. One space in the middle row, and two spaces on the north row. However, Prairie Food Co-op anticipates that deliveries may occur on a truck sized at WB-65. Staff recommends that the three spaces are removed for flexibility with deliveries.

SITE HISTORY

PC 06-27

A petition was filed on behalf of RSC & Associates requesting approval for a conditional use for a planned development with relief for building height, setbacks, and landscaping as well as a conditional use for outdoor dining that would allow for the restoration of much of the existing building and new construction surrounding the existing building. The proposed project consisted of mixed-use medium density residential and commercial uses. The petition was denied on March 1, 2007. Demolition of the DuPage Theatre and Shoppes was approved on March 1, 2007.

PC 99-16

A petition was filed on behalf of Big Ideas Productions requesting approval for a conditional use for a planned development with relief for zoning variations. The petition was approved by Ordinance 4646 on May 26, 1999. The project subsequently was not pursued by the petitioner.

FINDINGS & RECOMMENDATIONS

Staff finds that the planned development, associated variances and deviations are consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and the Zoning and Sign Ordinances.

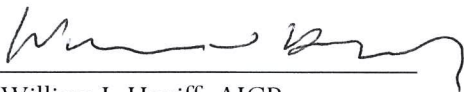
The Inter-Departmental Review Committee has reviewed the standards for the planned development, associated conditional uses, variances, and deviations and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 19-14:

Based on the submitted petition and the testimony presented, the proposed planned development, associated conditional uses, variances, and deviations does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the planned development, associated conditional

uses, variances, and deviations is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 19-14, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request except as may be changed for final engineering and building permit approval and the following conditions below.
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.
3. The petitioner shall apply for and obtain a building permit for any development activity on the subject property.
4. Construction shall begin within one (1) year from the date of approval of the ordinance, unless otherwise extended by the Village Board.
5. Lighting on the residential portion of the building shall be shielded so that all illumination is directed toward the building and away from adjacent properties.
6. The property will have a cross park and cross access easement recorded against the two (2) parcels that comprise the subject property.
7. All outdoor trash collection areas shall be screened on all four (4) sides, with a masonry/concrete wall the same materials as the principal building or a fence constructed with the same material as other fencing on the subject property.
8. Upon a request by the Village, the petitioner shall provide a final fence plan to include a fence along the east property line that shall be eight feet (8') tall and of a solid material. Said fence shall be constructed per the approved plan.
9. The two (2) commercial drive-ways on Main Street shall be one way in and one way out, as noted in the traffic report by KLOA.
10. Per the updated plans, the residential building will be pushed back five feet (5') to the west to allow for a transitional building setback.

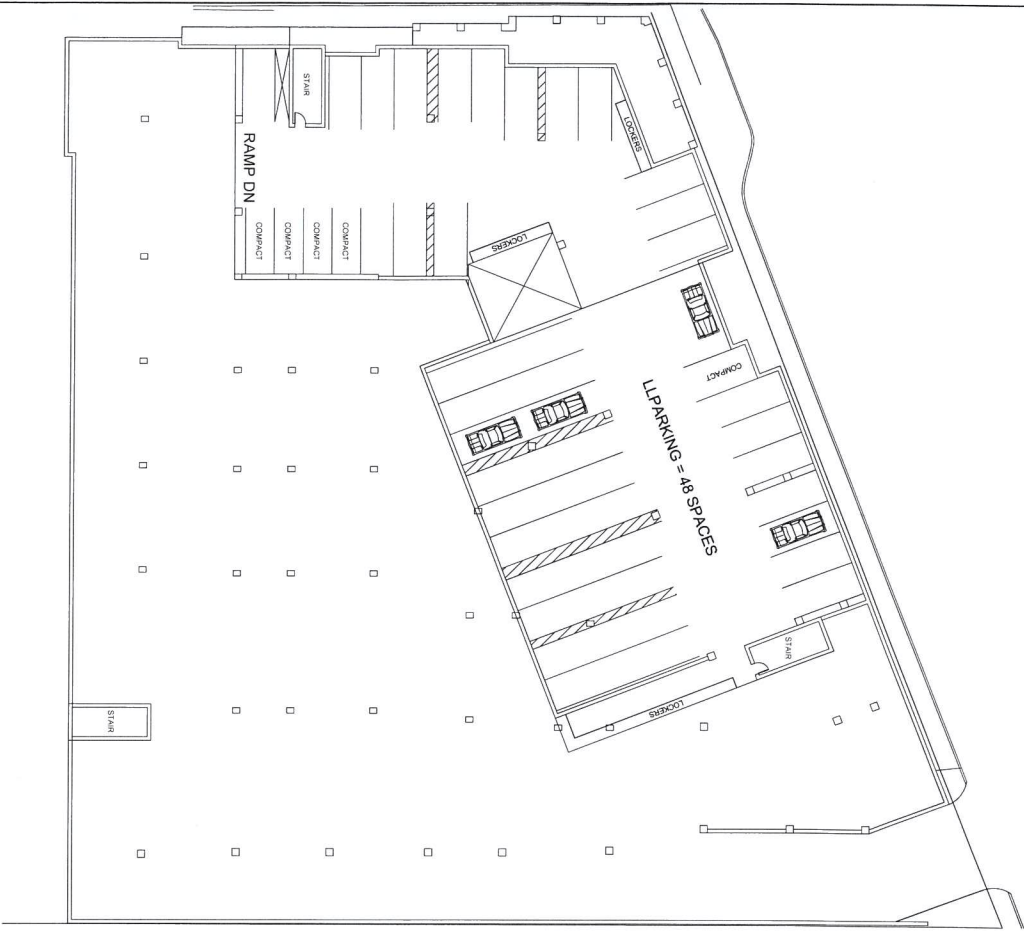
Inter-Departmental Review Committee Report approved by:



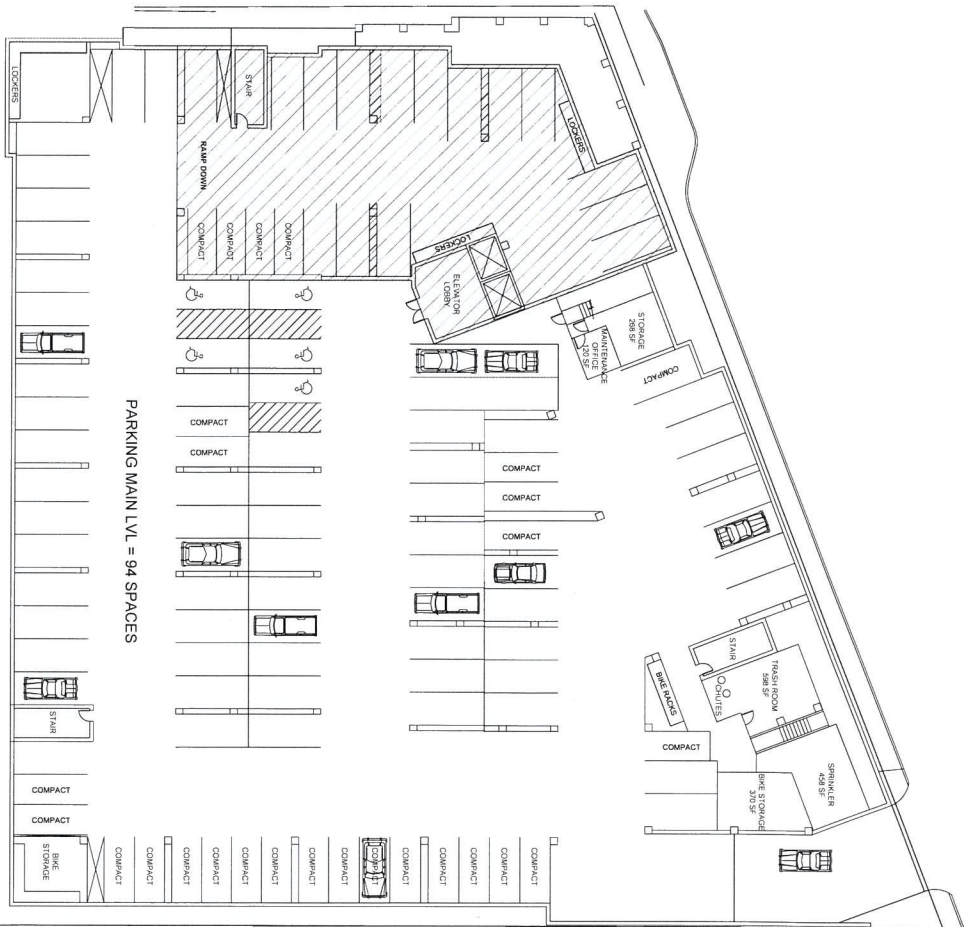
William J. Heniff, AICP
Director of Community Development

c. Petitioner

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1 LOWERLEVEL GARAGE - PROPOSED
SCALE: 1/8" = 1'-0"



2 MAINLEVEL GARAGE - PROPOSED
SCALE: 1/8" = 1'-0"

PROJECT NO. A2.1
DATE: 11/19/18
SCALE: 1/8" = 1'-0"

LILAC STATION
111 S MAIN ST
LOMBARD, IL 60148

TANDEM ARCHITECTURE

DESIGNER: TANDEM ARCHITECTURE
ARCHITECT: T. SCOTT COOPER
CONTRACT NO. 18-001



PLAN COMMISSION: 5/10/2019

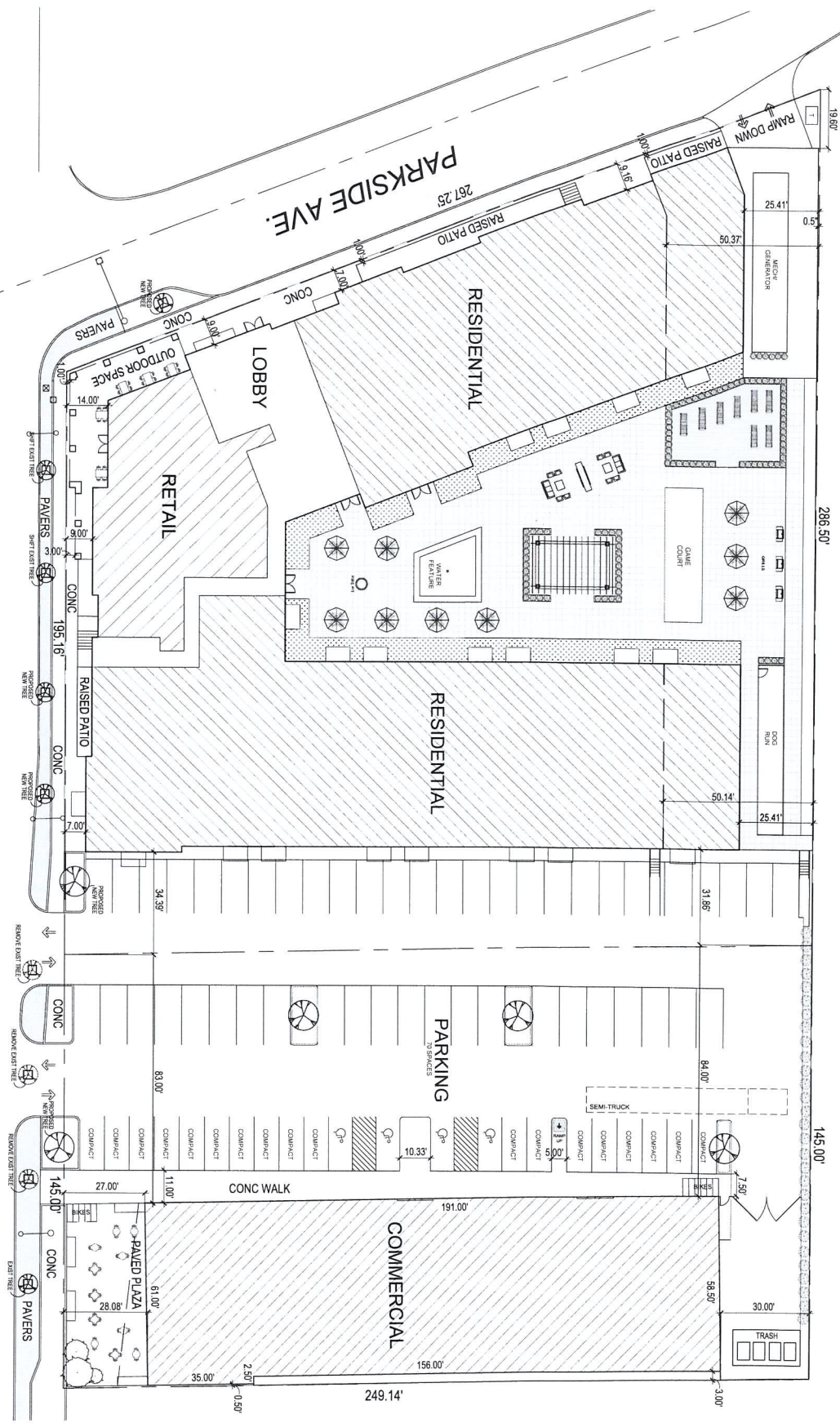
THIS PLAN HAS BEEN PREPARED FOR THE PROJECT AND THE CLIENT AND IS TO BE USED ONLY FOR THE PROJECT AND NOT FOR ANY OTHER PROJECT OR PURPOSE.

NO. 12-001-001
111 S MAIN ST
LOMBARD, IL 60148
TEL: 630.321.2500
WWW.TANDEMARCHITECT.COM

LICENSED PROFESSIONAL ARCHITECT
STATE OF ILLINOIS
NO. 042-001-001

1 SITE PLAN - PROPOSED
SCALE 1/8" = 1'-0"

MAIN ST.



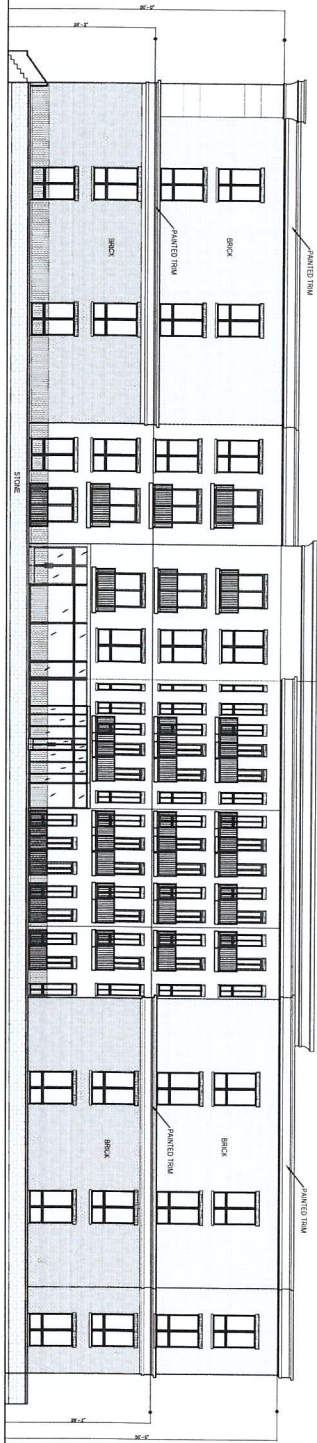
LILAC STATION
111 S MAIN ST
LOMBARD, IL 60148
TANDEM ARCHITECTURE



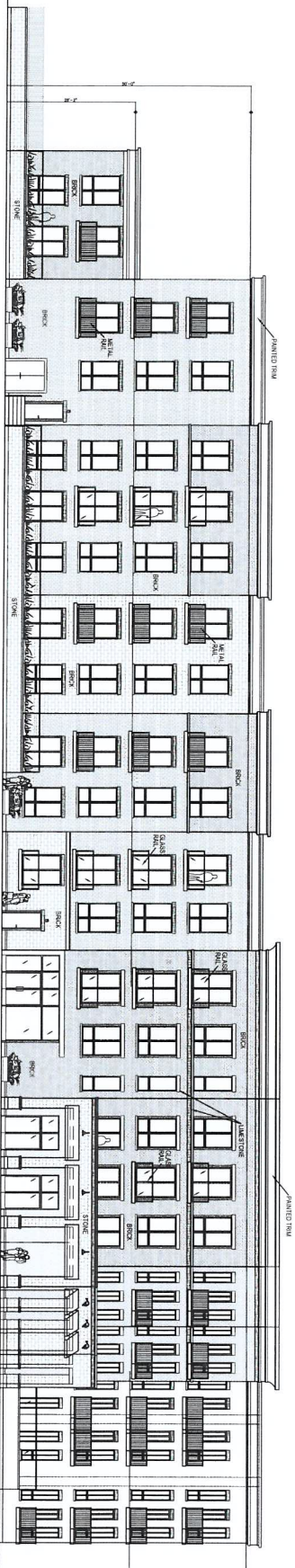
PLAN COMMISSION 5/16/2019
PLAN COMMISSION 6/4/2019

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DATE: 05/16/2019
DRAWN: C.W.
CHECKED: T.A.
SCALE: 1/8" = 1'-0"
A1.0



1 EAST ELEVATION - PROPOSED
SCALE 3/32" = 1'-0"



2 NORTH ELEVATION - PROPOSED
SCALE 3/32" = 1'-0"

DATE: 5/10/2015

THIS IS A PRELIMINARY DESIGN AND NOT A FINAL CONTRACT DOCUMENT. IT IS SUBJECT TO CHANGE WITHOUT NOTICE.

PLAN COMMISSION 5/10/2015



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DATE: 5/10/2015

A3.2

Ganser, Jennifer

From: Heniff, William
Sent: Tuesday, June 04, 2019 2:04 PM
To: Wilson, Tristan
Cc: Ganser, Jennifer; Steiskal, Keith; Johnson, Perry
Subject: RE: 101 S Main St Development - Concerns with Proposed Construction Type

Dear Tristan:

We are in receipt of your email below. In response, the public hearing associated with the project is scheduled for June 17, 2019 at 7:00 p.m. and it will be held at the Lombard Village Board. You are welcome to attend. The Village Board will not consider the matter until such time that the Plan Commission makes its findings and recommendations to the Village Board. We anticipate this to be anywhere for July to September.

Regarding questions 2 & 3 pertaining to construction type, typically matters of building code and construction type are not under the purview of the Plan Commission as the expectation is that the proposed developer would meet the Building Code provisions at the time of permit submittal.

The Village of Lombard follows the nationally recognized NFPA, IBC and IRC code provisions along with our supplemental regulations. Our Board of Building Appeals (BOBA) extensively reviewed matters associated with wood-frame/podium construction in 2015 and our local amendments reflect the provisions set forth within the aforementioned codes and as adopted by our neighboring municipalities. These edits were undertaken in close collaboration and conjunction with our Fire Department.

If you are so interested, we can send you the staff reports relative to our past engagement with our BOBA.

	William J. Heniff, AICP Director of Community Development Village of Lombard 255 E. Wilson Ave. Lombard, IL 60148
	Phone: (630) 620-3599 Fax: (630) 629-2374 Email: heniffw@villageoflombard.org Web: www.villageoflombard.org Follow us:   

From: Wilson, Tristan <[REDACTED]>
Sent: Tuesday, June 4, 2019 12:36 PM
To: Heniff, William <HeniffW@villageoflombard.org>
Subject: 101 S Main St Development - Concerns with Proposed Construction Type

Dear Mr. Heniff,

I reside on the 100 block of S Charlotte St (Lombard) and have been following the project regularly. In my professional capacity, I am a property risk engineering consultant for large commercial and industrial property insurance customers. I deal with the resiliency of building design, fire protection, and property loss prevention on a daily basis. I attended the recent open house and wanted to provide my feedback. *However, please let me stress that these opinions are mine alone and are not meant to reflect the opinion of my company.*

The architect indicated the building would be “podium” construction (concrete first floor topped with wood frame construction). I believe that the choice to utilize wood-frame “podium” construction poses serious risks (vs. that of noncombustible construction) to the project itself, to village residents, and to our firefighters during the course of construction that cannot or should not be ignored. There are additional risks during the life of the facility which should also be considered. I would like to provide public comment at all appropriate meetings on this subject and would be happy to provide publicly available resources for consideration to the Village, Appropriate Committees, and to Village residents on the subject. The poor performance of this type of construction is well known in my industry and large losses involving this construction continue to mount as its popularity grows with developers.

Questions:

- 1) When/where will the proposed ordinance variances requested by the developer be publicly discussed and finally approved/rejected?
- 2) What is the best way to provide my specific feedback and these resource to the appropriate personnel with the Village of Lombard?
- 3) Which are the most appropriate meeting(s) to discuss this publicly? e.g. ECDC Meeting, plan commission meeting, etc.

I appreciate your consideration and must say I have been truly impressed with the openness and transparency of this project as it has gone forward and commend you and your colleagues for keeping us well-informed and involved.

Best Regards,
Tristan L. Wilson, CFPS
Risk Consultant
XL Risk Consulting
AXA XL *

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