

Saint Regis Village, Supplemental Project Narrative

August 9, 2023

Please consider this supplemental narrative in support of the Application (PC 23-13) by CWP Chicago-Lombard I LLC (“CWP”) regarding the 4.87-acre site located at 2001 S. Highland Avenue, Lombard, IL (the “Property”). As further described below, CWP and Village staff have worked together since the closing of the public hearing to develop a site plan that eliminates the need for a parking variance and addresses the other comments received from Village staff. CWP is respectfully requesting that the Plan Commission consider and approve the Application as amended.

Procedural Background:

The public hearing for PC 23-13 before the Plan Commission began on June 19, 2023. During that first session of the public hearing, CWP presented its case in support of the Application, including a detailed discussion of how the project satisfies applicable standards under the Village Zoning Ordinance and Comprehensive Plan for each of the requested items of relief. In brief, CWP provided specific evidence of how the project will serve unmet housing needs, improve property aesthetics, create no identifiable burdens on Village resources, and cause no identifiable harms to the Village, at large, or immediate neighbors.

Village staff received a petition in support of the Application with more than 100 signatures and included that petition in the case record. Additionally, the leadership of a local religious institution with 500 members sent a letter detailing their enthusiastic support for the Application, and the letter was also included in the case record. The only members of the public who spoke during the public hearing were in support of the project, including a grateful long-term resident and a professional engineer who noted that the property is already configured as an apartment community, rather than a typical hotel property. There were no objectors.

Village staff then presented their IDRC to the Plan Commission. Prior to beginning the cross-examination portion of the public hearings, the public hearing was continued to the Plan Commission’s July 17, 2023, meeting.

The July 17, 2023 meeting of the Plan Commission began with cross examination of staff and the Village traffic consultant. In particular, the questions focused on the project’s compliance with applicable standards for approval and the ample and recent precedents for the Village approving Comprehensive Plan Amendments and rezonings for residential projects with far higher densities than this project, notably new construction projects within a short walking distance of the Property.

Following the cross examination, the Plan Commission closed the public hearing and discussed the Application. During deliberations, certain members of the Plan Commission expressed concern regarding the request for parking relief, and the discussion resulted in the shared suggestion that CWP and Village staff should work together to see if the parking relief request could be reduced.

Plan Modifications:

Based on the concerns with parking relief that were expressed during the Plan Commission proceedings and based on detailed collaboration with Village staff following those proceedings, CWP is now presenting a modified site plan (Petitioner Exhibit 2.1 - Amended Site Plan) that will provide 216 parking stalls (including 7 ADA parking spaces). The modified plan provides 1.5 spaces per dwelling unit, as required by the Village’s Zoning Ordinance, and entirely eliminates the need for

a parking variance. The modified site plan does not reduce the net amount of qualifying Open Space or require that any apartments or Clubhouse amenities be destroyed. (Petitioner Exhibit 2.2 – Amended Open Space Plan)

The following is a summary of the plan revisions undertaken to achieve these 216 parking spots and to respond to the other comments received from Village staff.

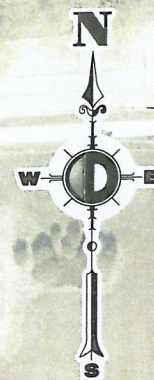
- (i) Certain landscaped areas will be paved to create areas for additional parking spaces, however, with the next-listed modification, Open space at the Property will remain at 35%.
- (ii) To offset the landscaping areas that will be paved for parking, the sports court will be removed and replaced with landscaped areas that qualify as Open Space under the Village’s Zoning Ordinance.
- (iii) The modified site plan will include 4 tandem parking spaces. Village staff supports this modification but with the suggestion that the 4 spots be numbered and allocated to specific building units. CWP is in agreement with this suggestion, both in practice and as an express condition of approval.
- (iv) In response to the recommendations from Public Works in the IDRC, the site plan revisions will also include: (a) removal of the existing porkchop median at the driveway entrance on S. Highland Avenue; (b) extension of the sidewalk through this driveway; and (c) placement of a stop sign, stop bar, and “right turn only” sign on the outbound side of the drive.
- (v) Pursuant to discussions with Village staff, the existing sign advertising “Sonesta ES Suites” will be removed from S. Highland Avenue and replaced with a monument sign for St. Regis Village located in the Property’s southwestern corner, at 22nd Street and S. Highland Avenue.

Our understanding is that Village staff also recognize the comments stated by the Plan Commission at the public hearing pertaining to the requested parking variation and have worked collaboratively with CWP so that the Plan Commission concerns were addressed through this amended plan submittal.

In closing, we are truly grateful for the considerable amount of time the Plan Commission has taken to hear the Applicable and for the immense cooperation we have received from Village staff these past few weeks. We sincerely hope the Plan Commission will conclude that the resulting site plan revisions, together with our original Application and presentations, warrant a favorable recommendation.

Respectfully submitted,
Churchwick Partners LLC - CWP Chicago-Lombard I LLC

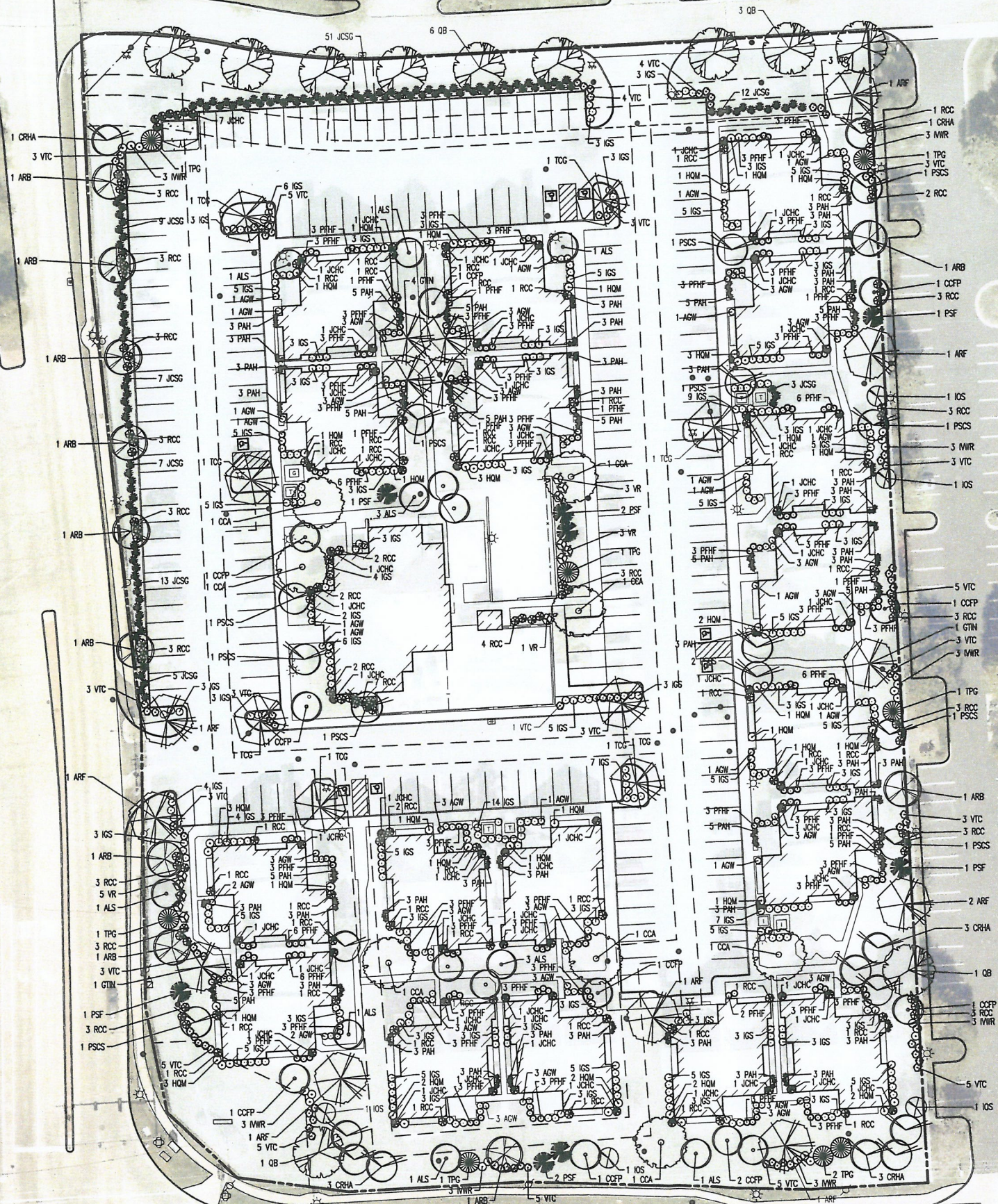
By: Asaf Fligelman
Asaf Fligelman
198 Ocean Avenue
Woodmere NY 11598
917-273-7671 – telephone
asaf@churchwickpartners.com



S. HIGHLAND AVENUE

ST. REGIS DRIVE

E. 22ND STREET



GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 ALTA/NPS LAND TITLE SURVEY
 CONESTA ES SUITES - CHICAGO - LOMBARD
 JKH LAND SURVEYING IN
 910 GENOVA STREET
 SHOREWOOD, ILLINOIS 60404
 PROJECT NO. 152844.218000-012.220
 LAST REVISED: 11/29/2021
2. OWNER/ APPLICANT: CWP CHICAGO LOMBARD I LLC
 198 OCEAN AVE.
 WOODBURY, NY 11558
3. PARCEL DATA: PARCEL NUMBER 06-20-307-021
 201 S HIGHLAND AVENUE & EAST
 VILLAGE OF LOMBARD
 DUPAGE COUNTY, ILLINOIS
 8-3 (COMMUNITY SHOPPING) DISTRICT
 USE: RESIDENTIAL
4. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY.
5. NO ZONING OR DUE DILIGENCE WAS COMPLETED BY DYNAMIC ENGINEERING.
6. UTILITY AVAILABILITY HAS NOT BEEN CONFIRMED.
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TOTAL PROPOSED PARKING = 216 SPACES W/7 ADA SPACES

TOTAL OPEN SPACE = 35% (73,145 SF +/-)

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CLUBHOUSE	= ± 4,096 SF
TOTAL SQUARE FOOTAGE	= ± 42,292 SF (19.9%)

TOTAL UNIT COUNT

STUDIO	= 108 UNITS
ONE BEDROOM	= 36 UNITS
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LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES(S)					
ARB	12	ACER RUBRUM 'BONHALL'	BONHALL RED MAPLE	2 1/2-3" CAL	B+B
ARB	8	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2 1/2-3" CAL	B+B
CCA	8	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2 1/2-3" CAL	B+B
GTN	6	GLEDITSIA THORACANTHUS 'SUNCOLE'	SUNBURST THORNLESS HONEYLOCUST	2 1/2-3" CAL	B+B
OR	11	QUERCUS BOREALIS	NORTHERN RED OAK	2 1/2-3" CAL	B+B
TOG	8	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2 1/2-3" CAL	B+B
	33				
ORNAMENTAL TREES(S)					
ALS	13	AMELANCHIER LAEVIS 'SNOWCLOUD'	SNOWCLOUD SERVICEBERRY	8-10'	B+B
CCPP	11	CERCIS CANADENSIS 'FOREST PANTRY'	FOREST PANTRY REDBUD	8-10'	B+B
CRHA	12	CORNUS RUBRA 'X'	AURORA DOGWOOD HYBRID	8-10'	B+B
PSCS	13	PRUNUS SARGENTI 'COLUMNARIS'	COLUMNAR SARGENT CHERRY	2-2 1/2" CAL	B+B
	49				
EVERGREEN TREES(S)					
IGS	5	ILEX OPACA 'SATYR HILL'	SATYR HILL HOLLY	6-8'	B+B
PSF	8	PINUS STROBUS 'FASTIGIATA'	PYRAMIDAL WHITE PINE	6-8'	B+B
TPG	8	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6-8'	B+B
	21				
EVERGREEN SHRUB(S)					
AGW	91	AZALEA X 'GRARD'S PLEASANT WHITE'	GRARD'S PLEASANT WHITE AZALEA	24-30"	#3 CAN
IGS	291	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERY HOLLY	24-30"	#3 CAN
JCHC	62	JUNIPERUS CHINENSIS 'HEZZA COLUMNARIS'	COLUMNAR HEZZA JUNIPER	4-5'	B+B
JCSG	125	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24-30" SPHD.	B+B
RCC	113	RHOODODENDRON CANADENSE 'CHRONODES'	CHRONODES RHOODODENDRON	24-30"	B+B
VR	12	VERBURNUM X RHYTHOPHYLLUM	LEATHERLEAF VERBURNUM	3-4'	B+B
	394				
DECIDUOUS SHRUB(S)					
HOM	45	HYDRANGEA QUERCIFOLIA 'MUNCHON'	MUNCHON OAKLEAF HYDRANGEA	24-30"	#3 CAN
MWR	24	ILEX VERTICILLATA 'WINTER RED'	WINTER RED WINTERBERRY HOLLY	30-36"	#3 CAN
PPFH	193	POTENTILLA FRUTICOSA 'KULPINPA'	HAPPY FACE PINK PARADISE CINQUEFOIL	24-30"	#3 CAN
VTC	80	VERBURNUM TRILOBUM 'COMPACTUM'	COMPACT AMERICAN CRANBERRYBUSH	24-30"	B+B
	342				
ORNAMENTAL GRASS(S)					
PAH	176	PENNISETUM ALOPECUROIDES 'HAMELI'	DWARF FOUNTAIN GRASS	2 CAL.	CONTAINER

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

THE AERIAL IMAGE DEPICTED ON THIS PLAN IS BASED ON NAERMAP FURNISHED BY "NAERMAP, HERE" AND DATED 09/30/22. THE CONDITIONS OF THE SITE AND SURROUNDING AREAS MAY HAVE CHANGED SINCE THE DATE OF AERIAL PHOTOGRAPHY AND THEREFORE THIS PLAN MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.

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1904 Main Street
 Lake Carmel, NJ 07734
 Phone: 732.974.0198
 Fax: 732.974.0199
 Website: www.dynamiceng.com

DATE: 02/08/2023
 SCALE: (H) 1"=30'
 (V) 1"=30'

TITLE: LANDSCAPE PLAN

PROJECT: **CWP CHICAGO LOMBARD I LLC**
PROPOSED MULTI-FAMILY DEVELOPMENT
 PARCEL NUMBER: 06-20-307-021
 201 SOUTH HIGHLAND AVENUE
 LOMBARD TOWNSHIP, DUPAGE COUNTY, ILLINOIS

JOB NO: 3039-23-00282

DRAWN BY: DJB

DESIGNED BY: CTD

CHECKED BY: JEH

JAMES E. HENRY
 PROFESSIONAL ENGINEER

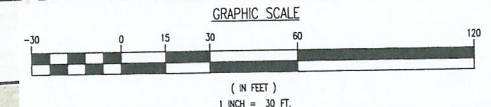
DATE: 02/08/2023

SCALE: (H) 1"=30'
(V) 1"=30'

SHEET NO: **1**
 OF 1

Rev: # 3

01 CONCEPTUAL SITE PLAN A
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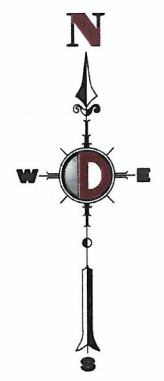




GENERAL NOTES

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ALPINE'S LAND TITLE SURVEY
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JULI LAND SURVEYING, INC.
910 GENEVA STREET
SHARPSWOOD, ILLINOIS 60464
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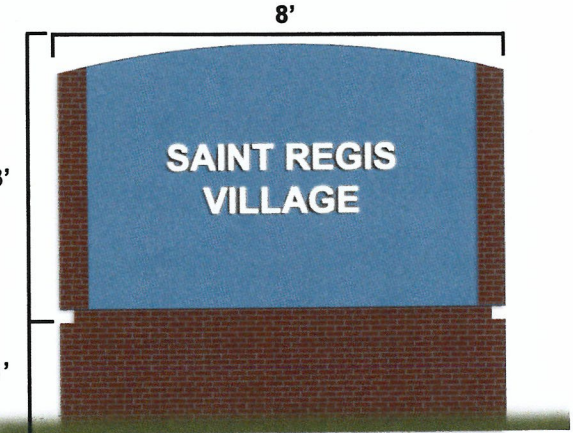
NEARMAP AERIAL PHOTOGRAPHY
CAPTURED: 09/30/2022



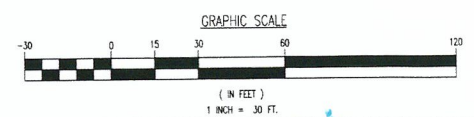
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SIGN DETAIL (N.T.S.)



THIS DRAWING HAS BEEN PREPARED BASED ON CONCEPTUAL SITE PLAN 'A' DATED 02/08/2023, LAST REVISED 07/28/2023.

THE AERIAL IMAGE DEPICTED ON THIS PLAN IS BASED ON IMAGERY FURNISHED BY 'NEARMAP, HERE' AND DATED 09/30/22. THE CONDITIONS OF THE SITE AND SURROUNDING AREAS MAY HAVE CHANGED SINCE THE DATE OF AERIAL PHOTOGRAPHY AND THEREFORE THIS PLAN MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.

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1924 Main Street
 Lake County, IL 60159
 P: 708.514.0200
 F: 708.514.0201
 www.dynamic.com

TITLE: **CONCEPTUAL SITE PLAN 'A' RENDERING**

PROJECT: **CWP CHICAGO LOMBARD I LLC
 PROPOSED MULTI-FAMILY DEVELOPMENT**

PARCEL NUMBER 06-20-307-021
 2001 SOUTH HIGHLAND AVENUE
 LOMBARD TOWNSHIP, DUPAGE COUNTY, ILLINOIS

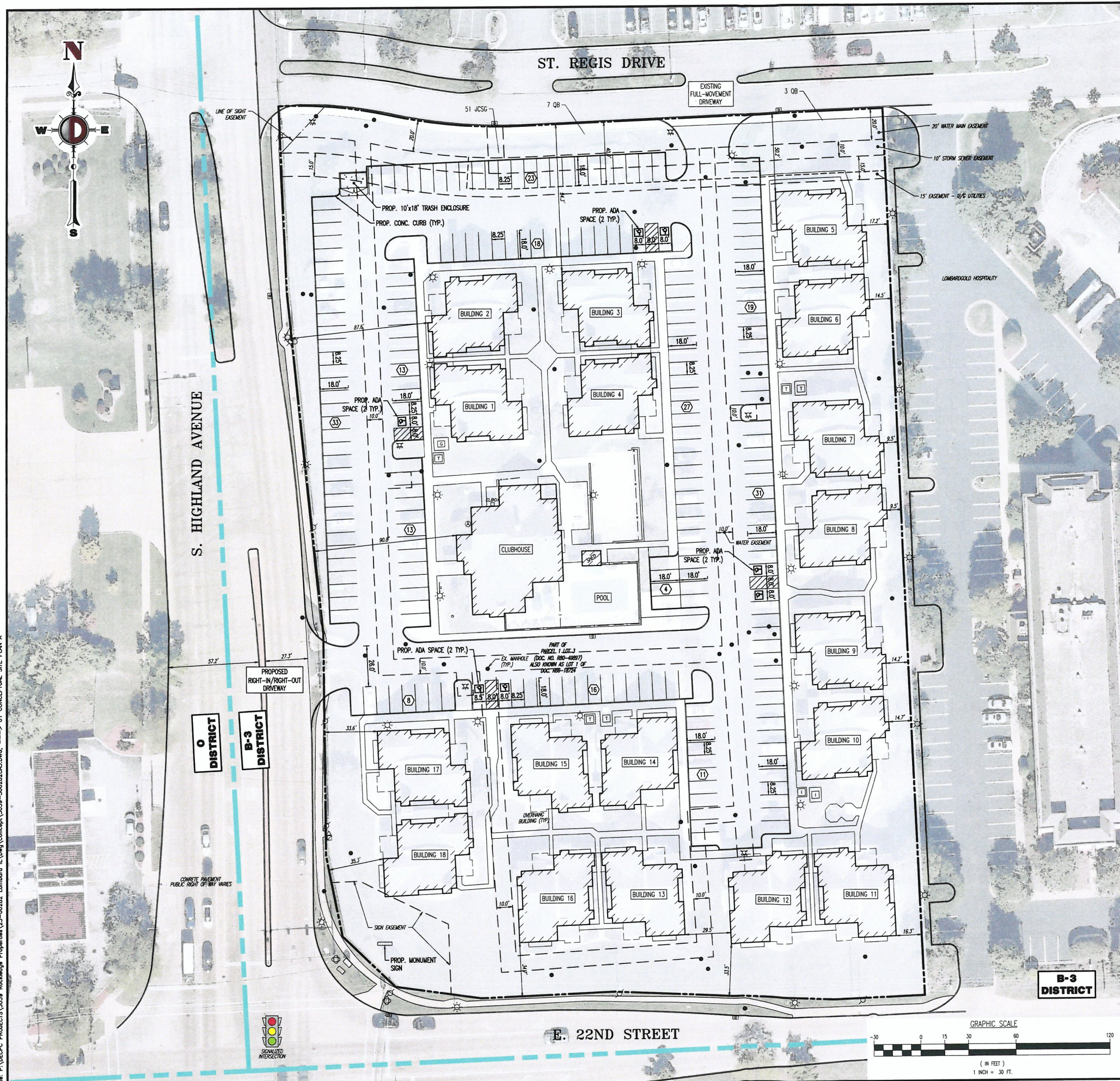
JOB No: 3039-23-00282 DATE: 08/11/2023
 DRAWN BY: AJH SCALE: (H) 1" = 30'
 DESIGNED BY: CTD SHEET No: 1
 CHECKED BY: JEH
 CHECKED BY: -

JAMES E. HENRY
 PROFESSIONAL ENGINEER

PROTECT YOURSELF
 ALL BEST PRACTICES FOR THE PROTECTION OF THE PUBLIC SHALL BE FOLLOWED. IT IS THE USER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 FOR STATE SPECIFIC STREET PHONE NUMBERS VISIT: www.call811.com

Rev. # 0

Plot: 08/09/23 - 1:34 PM, By: dbyrd
 File: F:\BDCPC PROJECTS\0338 Rockledge Properties\23-00282 Lombard IL\Concept\3039-300282CAS.DWG, ---> 01 CONCEPTUAL SITE PLAN A



GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 ALTA/NSPS LAND TITLE SURVEY
 CONESTA ES SUITES - CHICAGO - LOMBARD
 JH LAND SURVEYING INC.
 910 GENOVA STREET
 SHOREWOOD, ILLINOIS 60404
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 NEARMAP AERIAL PHOTOGRAPHY
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- OWNER/
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 198 OCEAN AVE
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 DUPAGE COUNTY, ILLINOIS
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1904 Main Street
 Lake Como, NJ 07719
 T: 732.874.0198
 F: 732.874.3521
 www.dynamic-eng.com

DATE: 02/08/2023
 SCALE: (H) 1"=30'
 (V) 1"=30'
 SHEET NO: 1 OF 1
 Rev: 3

TITLE: **CONCEPTUAL SITE PLAN 'A'**

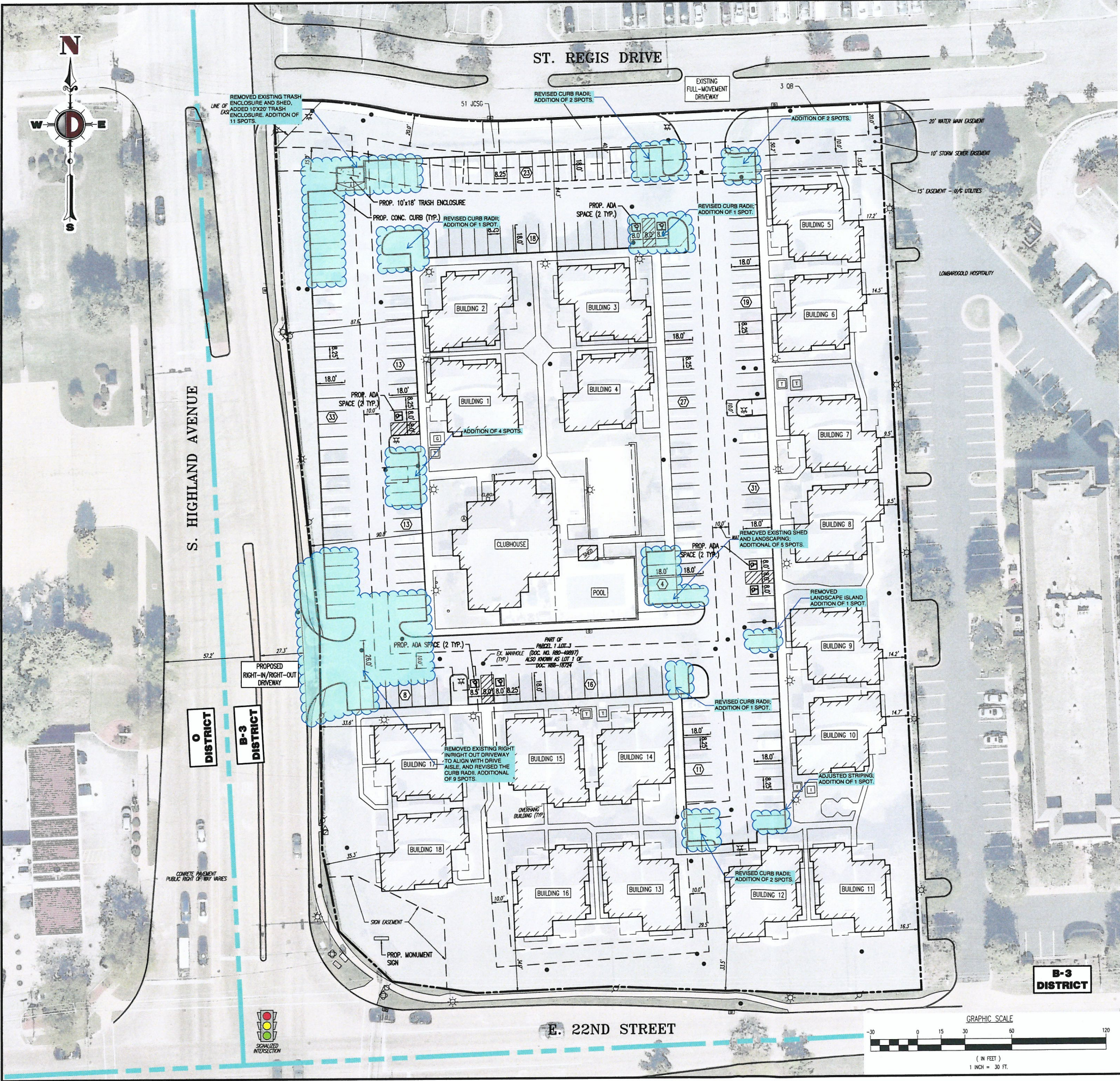
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JAMES E. HENRY
 PROFESSIONAL ENGINEER

No.	Date	Comments
1	02/08/23	REV. PER TOWNSHIP COMMENTS
2	02/12/23	REV. PER TOWNSHIP COMMENTS
3	02/09/23	REV. PER UPDATED DRAWING

Plotted: 09/09/23 - 1:34 PM, By: aboy4
 File: P:\CPC\PRODUCTS\3039\3039-0028\CONCEPT\3039-30028\CONCEPT\01 CONCEPTUAL SITE PLAN A



GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 ALTA/NEPS LAND TITLE SURVEY
 CONCRETE ES SURVEY - CHICAGO - LOMBARD
 ALTA SURVEYING IN
 910 GENEVA STREET
 SHREVEPORT, ILLINOIS 60404
 PROJECT NO. 152544-21000-012-220
 LAST REVISED: 11/29/2021
- OWNER/ APPLICANT: CWP CHICAGO LOMBARD I LLC
 178 OCEAN AVE
 WOODMERE, NY 11598
- PARCEL DATA: PARCEL NUMBER 06-20-307-021
 201 S HIGHLAND AVENUE & EAST
 VILLAGE OF LOMBARD
 DUPAGE COUNTY, ILLINOIS
 B-3 (COMMUNITY SHOPPING) DISTRICT
 USE: RESIDENTIAL
- THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY.
- NO ZONING OR DUE DILIGENCE WAS COMPLETED BY DYNAMIC ENGINEERING.
- UTILITY AVAILABILITY HAS NOT BEEN CONFIRMED.
- THE ACCESS SHOWN ON THE PLAN SHOULD BE CONFIRMED WITH THE APPROPRIATE JURISDICTIONAL AGENCY.
- THIS PLAN IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. DYNAMIC ENGINEERING CONSULTANTS, PC HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
- DYNAMIC ENGINEERING CONSULTANTS, PC MAKES NO GUARANTEES AS TO THE FINAL YIELD THAT WILL ULTIMATELY BE GRANTED BY THE MUNICIPALITY AND/OR OTHER REVIEWING AGENCIES AT THE END OF THE APPROVAL PROCESS. YIELD IS ULTIMATELY DETERMINED BY MANY FACTORS AMONG THEM ARE LOCAL, POLITICAL ISSUES AND SITE CONDITIONS RELATED TO SOILS, SLOPES, WETLANDS, WATER BODIES, FLOOD PLAINS, ENVIRONMENTAL CONDITIONS, ARCHAEOLOGICAL/HISTORIC DISCOVERIES, AVAILABILITY OF UTILITY SERVICES, SITE CONTAMINATION, ETC., WHICH ARE BEYOND THE CONTROL OF THE CONSULTANT.
- THE DEVELOPMENT YIELD REPRESENTED ON THIS PLAN IS BASED ON LIMITED INFORMATION AND MAY EXCEED ACTUAL BUILD OUT POTENTIAL DUE TO FACTORS INCLUDING BUT NOT LIMITED TO GREEN INFRASTRUCTURE, WATER QUALITY, GROUNDWATER RECHARGE AND OTHER STORMWATER MANAGEMENT REQUIREMENTS. SITE TOPOGRAPHY, SOILS TESTING, SEASONAL HIGH WATER TABLE AND RELATED INFORMATION MUST BE ACQUIRED IN ORDER TO ESTABLISH THE SIZES AND LOCATIONS OF STORMWATER MANAGEMENT FACILITIES THAT WILL BE REQUIRED FOR THIS DEVELOPMENT. ACTUAL DEVELOPMENT YIELD FOR THIS PROPERTY IS SUBJECT TO REDUCTION FROM WHAT IS ILLUSTRATED ON THIS PLAN.

TOTAL EXISTING PARKING = 157 SPACES
TOTAL PROPOSED PARKING = 216 SPACES W/7 ADA SPACES
TOTAL OPEN SPACE = 35% (73,145 SF +/-)

BUILDING SQUARE FOOTAGE		TOTAL UNIT COUNT	
BUILDINGS 1-18	= ± 2,122 SF EACH	STUDIO	= 108 UNITS
CLUBHOUSE	= ± 4,096 SF	ONE BEDROOM	= 36 UNITS
TOTAL SQUARE FOOTAGE	= ± 42,292 SF (19.9%)	TOTAL UNITS	= 144 UNITS

THE AERIAL IMAGE DEPICTED ON THIS PLAN IS BASED ON IMAGERY FURNISHED BY "NEARMAP, HERE" AND DATED 09/30/22. THE CONDITIONS OF THE SITE AND SURROUNDING AREAS MAY HAVE CHANGED SINCE THE DATE OF AERIAL PHOTOGRAPHY AND THEREFORE THIS PLAN MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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 Newtown, Pennsylvania: T: 484.885.0274 | Philadelphia, Pennsylvania: T: 215.253.4888 | Bethlehem, Pennsylvania: T: 412.928.4422 | Annapolis, Maryland: T: 410.547.5000

TITLE: **CONCEPTUAL SITE PLAN 'A'**

PROJECT: **CWP CHICAGO LOMBARD I LLC
 PROPOSED MULTI-FAMILY DEVELOPMENT
 PARCEL NUMBER 06-20-307-021
 2001 SOUTH HIGHLAND AVENUE
 LOMBARD TOWNSHIP, DUPAGE COUNTY, ILLINOIS**

JOB No: 3039-23-00282 DATE: 02/08/2023

DESIGNED BY: DJB SCALE: (H) 1"=30'
 SHEET: (V)

CHECKED BY: CTD SHEET No:

CHECKED BY: JEH

CHECKED BY: -

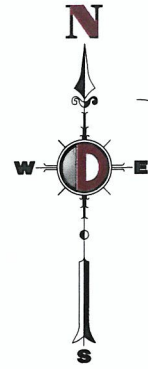
JAMES E. HENRY

PROFESSIONAL ENGINEER

1
OF 1

Rev. # 3

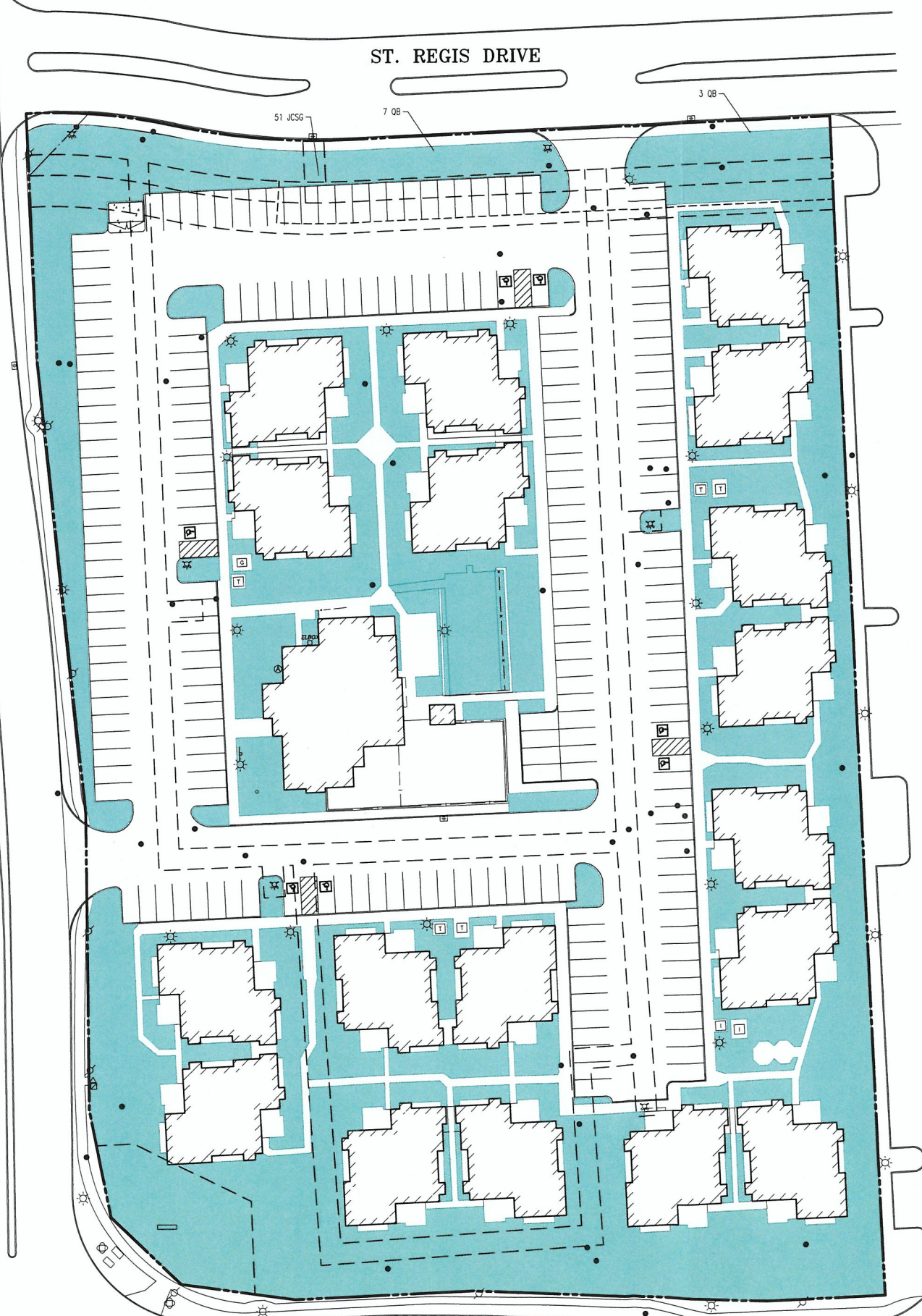
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ST. REGIS DRIVE

E. 22ND STREET



GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
ALTA/NSPS LAND TITLE SURVEY
CONESTOGA ES SUITES - CHICAGO - LOMBARD
JULY LAND SURVEYING IN
910 GENEVA STREET
SHOREWOOD, ILLINOIS 60404
PROJECT NO. 152844.215000-012.220
LAST REVISED: 11/29/2021
2. OWNER/ APPLICANT: CWP CHICAGO LOMBARD I LLC
198 OCEAN AVE
WOODMERE, NY 11598
3. PARCEL DATA: PARCEL NUMBER 06-20-307-021
201 S HIGHLAND AVENUE & EAST
VILLAGE OF LOMBARD
DUPAGE COUNTY, ILLINOIS
9-3 (COMMUNITY SHOPPING) DISTRICT
USE: RESIDENTIAL
4. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY.
5. NO ZONING OR DUE DILIGENCE WAS COMPLETED BY DYNAMIC ENGINEERING.
6. UTILITY AVAILABILITY HAS NOT BEEN CONFIRMED.
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9. DYNAMIC ENGINEERING CONSULTANTS, PC MAKES NO GUARANTEES AS TO THE FINAL YIELD THAT WILL ULTIMATELY BE GRANTED BY THE MUNICIPALITY AND/OR OTHER REVIEWING AGENCIES AT THE END OF THE APPROVAL PROCESS. YIELD IS ULTIMATELY DETERMINED BY MANY FACTORS AMONG THEM ARE LOCAL, POLITICAL, ISSUES AND SITE CONDITIONS RELATED TO SOILS, SLOPES, WETLANDS, WATER BODIES, FLOOD PLANS, ENVIRONMENTAL CONDITIONS, ARCHEOLOGICAL HISTORIES, DISCOVERIES, AVAILABILITY OF UTILITY SERVICES, SITE CONTAMINATION, ETC., WHICH ARE BEYOND THE CONTROL OF THE CONSULTANT.
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TOTAL EXISTING PARKING = 157 SPACES
TOTAL PROPOSED PARKING = 216 SPACES W/7 ADA SPACES
TOTAL OPEN SPACE = 35% (73,145 SF +/-)

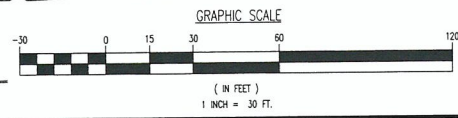
BUILDING SQUARE FOOTAGE	
BUILDINGS 1-18	= ± 2,122 SF EACH
CLUBHOUSE	= ± 4,096 SF
TOTAL SQUARE FOOTAGE	= ± 42,292 SF (19.9%)

TOTAL UNIT COUNT	
STUDIO	= 108 UNITS
ONE BEDROOM	= 36 UNITS
TOTAL UNITS	= 144 UNITS

LEGEND

OPEN SPACE AREAS
(73,145 SF)

Plotted: 08/09/23 1:34 PM. By: aboyd. Product Ver: 24.2a (LMS Tech)
 File: P:\BECPC PROJECTS\3039 Rockledge Properties\3-3-00282 Lombard IL\Dwg\Concept\3039-300282E03.DWG. ---> OPEN SPACE PLAN



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 Allen, Texas: T: 972.254.2100 | Austin, Texas: T: 512.846.2844 | Houston, Texas: T: 281.789.4400 | Derry Beach, Florida: T: 561.921.8670
 Newburyport, Pennsylvania: T: 267.465.0276 | Philadelphia, Pennsylvania: T: 215.233.4888 | Berwyn, Pennsylvania: T: 412.578.4420 | Annapolis, Maryland: T: 410.547.5000

TITLE: **OPEN SPACE EXHIBIT**

PROJECT: **CWP CHICAGO LOMBARD I LLC**
PROPOSED MULTI-FAMILY DEVELOPMENT
 PARCEL NUMBER 06-20-307-021
 2001 SOUTH HIGHLAND AVENUE
 LOMBARD TOWNSHIP, DUPAGE COUNTY, ILLINOIS

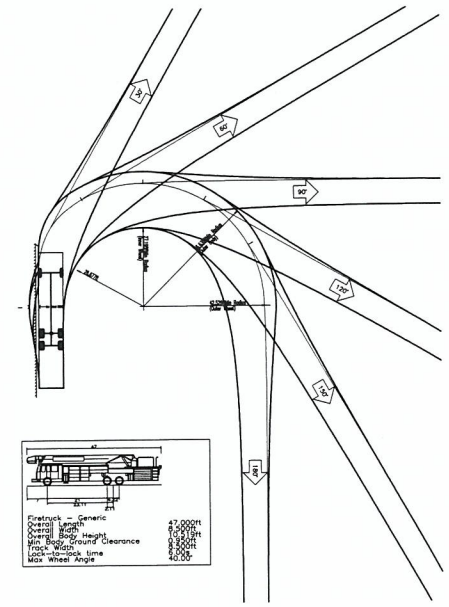
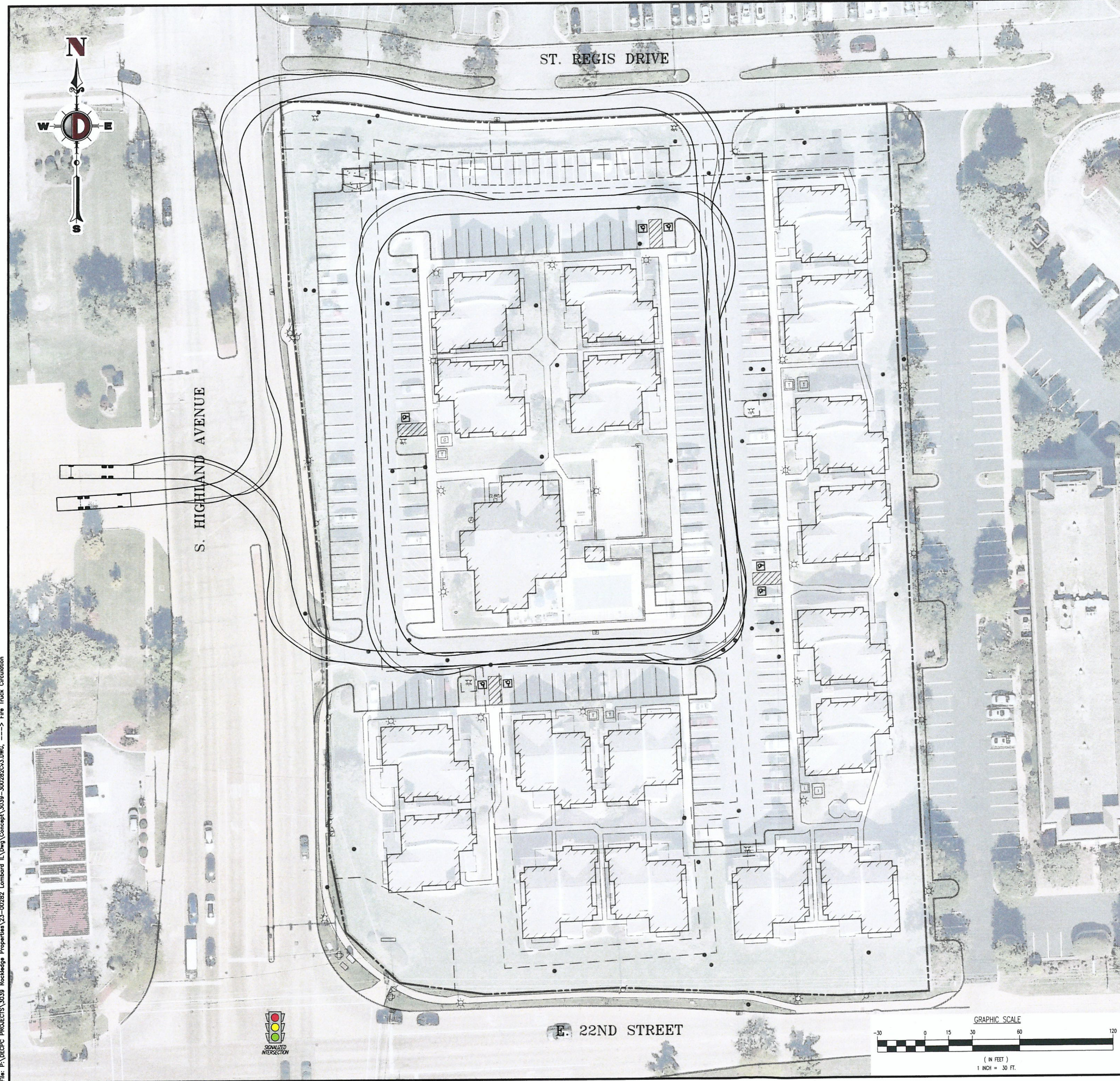
JOB No: 3039-23-00282 DATE: 02/08/2023
 DRAWN BY: DJB SCALE: (H) 1"=30'
 DESIGNED BY: CTD (V)
 CHECKED BY: JEH SHEET No:
 CHECKED BY: - **1**

JAMES E. HENRY
 PROFESSIONAL ENGINEER

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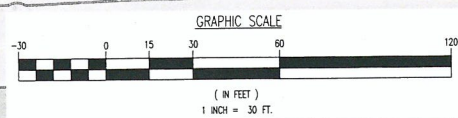
Rev # 3

THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY



Clearance - generic	10'0"
Clearance - bridge	13'0"
Clearance - overpass	14'0"
Clearance - tunnel	16'0"
Clearance - utility	18'0"
Clearance - structure	20'0"
Clearance - obstacle	22'0"
Clearance - sign	24'0"
Clearance - tree	26'0"
Clearance - wall	28'0"
Clearance - fence	30'0"
Clearance - barrier	32'0"
Clearance - guardrail	34'0"
Clearance - ditch	36'0"
Clearance - embankment	38'0"
Clearance - slope	40'0"
Clearance - hillside	42'0"
Clearance - mountain	44'0"
Clearance - cliff	46'0"
Clearance - rockfall	48'0"
Clearance - landslide	50'0"
Clearance - debris	52'0"
Clearance - ice	54'0"
Clearance - snow	56'0"
Clearance - water	58'0"
Clearance - flood	60'0"
Clearance - tsunami	62'0"
Clearance - earthquake	64'0"
Clearance - wind	66'0"
Clearance - storm	68'0"
Clearance - fire	70'0"
Clearance - explosion	72'0"
Clearance - impact	74'0"
Clearance - collision	76'0"
Clearance - crash	78'0"
Clearance - fall	80'0"
Clearance - drop	82'0"
Clearance - hole	84'0"
Clearance - gap	86'0"
Clearance - opening	88'0"
Clearance - void	90'0"
Clearance - cavity	92'0"
Clearance - tunnel	94'0"
Clearance - shaft	96'0"
Clearance - well	98'0"
Clearance - pit	100'0"

Plotted: 08/09/23 - 1:43 PM, By: dboyd, Product: Ver: 24.2a (LMS Tech), File: P:\UDPC PROJECTS\3039 Rockledge Properties\23-0282 Lombard IL Draw\Concept\3039-30028203.DWG, -----> Fire Truck Circulation



THE AERIAL IMAGE DEPICTED ON THIS PLAN IS BASED ON IMAGERY FURNISHED BY "NEARMAP, HERE" AND DATED 09/30/22. THE CONDITIONS OF THE SITE AND SURROUNDING AREAS MAY HAVE CHANGED SINCE THE DATE OF AERIAL PHOTOGRAPHY AND THEREFORE THIS PLAN MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.

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Rockledge Properties, LLC
 2001 South Highland Avenue
 Lombard, IL 60148

TITLE: VEHICLE CIRCULATION PLAN (FIRE TRUCK)

PROJECT: CWP CHICAGO LOMBARD I LLC PROPOSED MULTI-FAMILY DEVELOPMENT PARCEL NUMBER 06-20-307-021 2001 SOUTH HIGHLAND AVENUE LOMBARD TOWNSHIP, DUPAGE COUNTY, ILLINOIS	JOB No: 3039-23-00282	DATE: 08/07/2023
DRAWN BY: DJB	DESIGNED BY: CTD	CHECKED BY: JEH
SCALE: (H) 1"=30' (V)	SHEET No:	1
OF 1	Rev: 0	

JAMES E. HENRY
 PROFESSIONAL ENGINEER

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