

PC 19-14  
101-109 S. Main Street  
Lilac Station

Village Board of Trustees

July 18, 2019

# PC 19-14: Site History

- ▶ April 2018 - Village received responses to the Request for Proposals (RFP)
- ▶ November 2018 - ECDC recommended the Village Board enter into negotiations with Holladay Properties
- ▶ January 2019 - Village Board voted to select Holladay Properties as the qualified developer for the subject property
- ▶ April 2019 - Village Board approved a redevelopment agreement with Holladay Properties

# PC 19-14: Site History

- ▶ May 2019 - Neighborhood open house to view plans
- ▶ June 2019 - Plan Commission recommended approval
- ▶ *Future Plans, if project is approved (dates subject to change)*
  - ▶ *Fall 2019 - Property closing*
  - ▶ *Spring 2020 - Construction start*
  - ▶ *Summer/Fall 2021 - Completion*



# Communication Efforts

- ▶ **Advanced mailing** to residents along Charlotte and Parkside for ECDC, Village meetings and Open House efforts
- ▶ 250' mailing, required for all Plan Commission public hearings
  - ▶ **Expanded mailing** to include additional property owners due to the project's importance
- ▶ Required public hearing sign placed on property
  - ▶ In addition, a **second sign** was placed that provided more information on the project
- ▶ **Dedicated website**
  - ▶ [www.villageoflombard.org/101southmain](http://www.villageoflombard.org/101southmain)

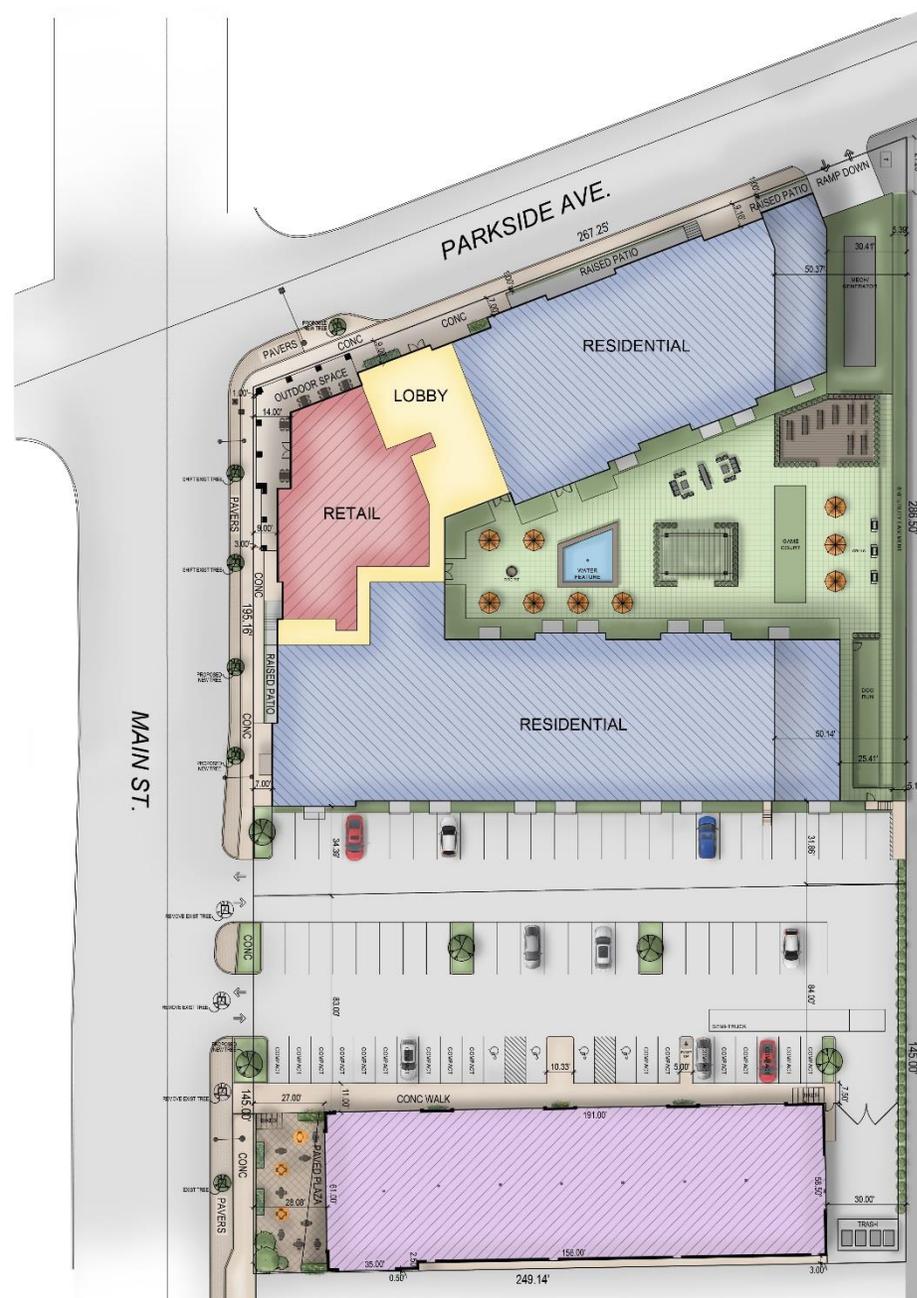
# Social Media

- ▶ Facebook (August 2018-July 2019)
  - ▶ Number of times posted: 11
  - ▶ Total reactions: 573
  - ▶ Total reach: 31,349
- ▶ Twitter (October 2018-June 2019)
  - ▶ Number of times posted: 6
  - ▶ Total impressions: 6,049
- ▶ Instagram (October 2018-July 2019)
  - ▶ Number of times posted: 8
  - ▶ Total number of likes: 160

# PC 19-14: Project Details

- ▶ Two buildings
  - Building 1: 4 stories, approx. 118 residential apartment units and approx. 3,000-4,000 sq. ft. of commercial space with outdoor seating
  - Building 2: 1 story, approx. 11,000 sq. ft., slated for grocer (Prairie Food Co-op), with an outdoor seating area
- ▶ Apartment units have below grade parking, while the commercial tenants have a surface parking lot with approx. 70 spaces
- ▶ *Village Board is tasked to review and vote on the zoning entitlements requested*

# PC 19-14: Site Plan



# PC 19-14: Arial Massing Exhibit (looking south)



# PC 19-14: Rendering (looking south)



# PC 19-14: Rendering (looking northeast along Main)



# PC 19-14: Rendering (looking southwest along Parkside toward Main)



# PC 19-14: Plan Commission Action

Recommendation of **approval**, with conditions

## ▶ *Amended Condition*

- 5. Lighting on the residential portion of the building, **including balconies**, shall be shielded so that all illumination is directed toward the building and away from adjacent properties.

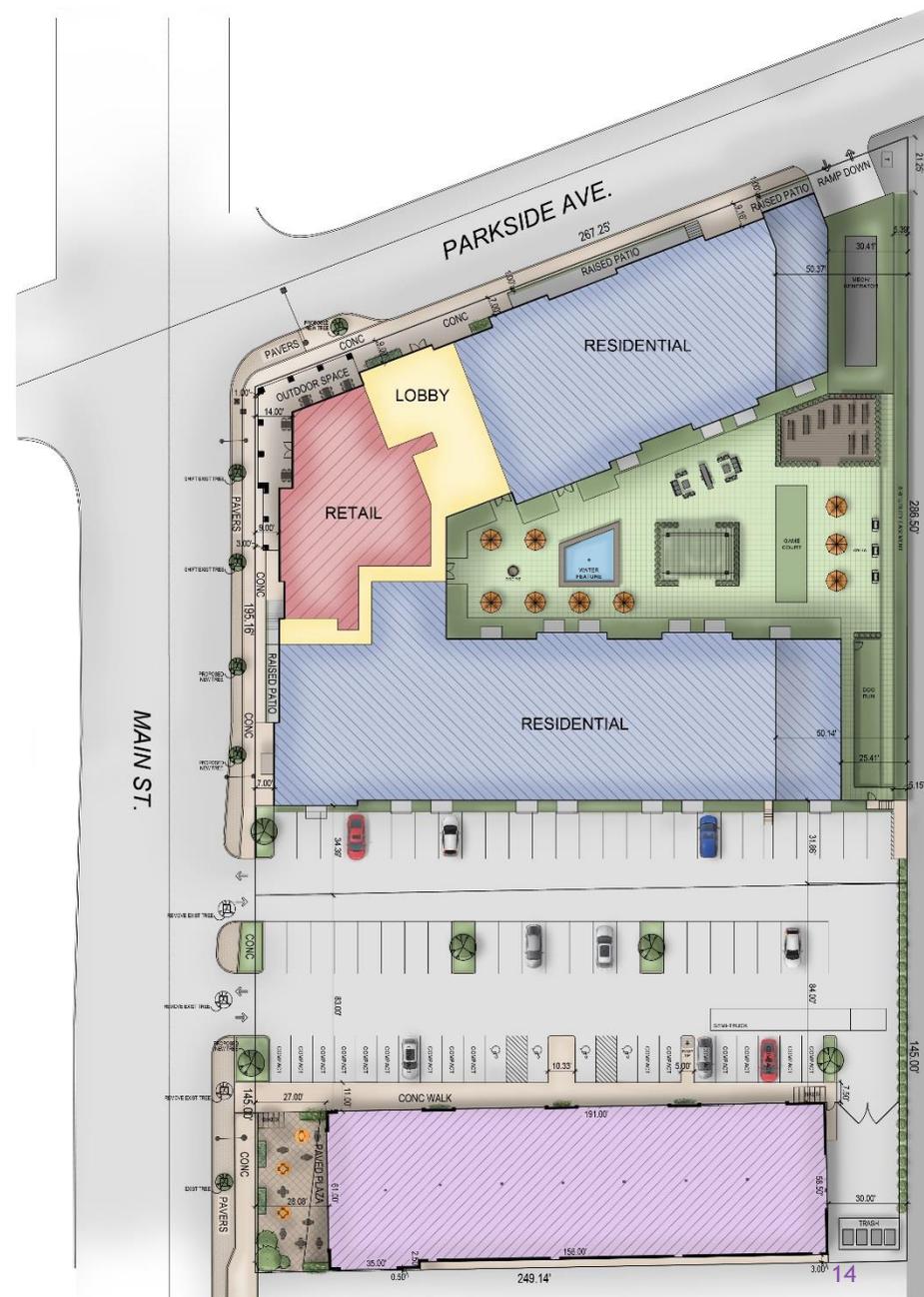
## ▶ *New Conditions*

- **11. The petitioner shall work with staff on increasing landscaping throughout the project.**
- **12. The petitioner shall work with staff on deliveries by semi-truck for the southern retail building.**

# PC 19-14: After the Plan Commission

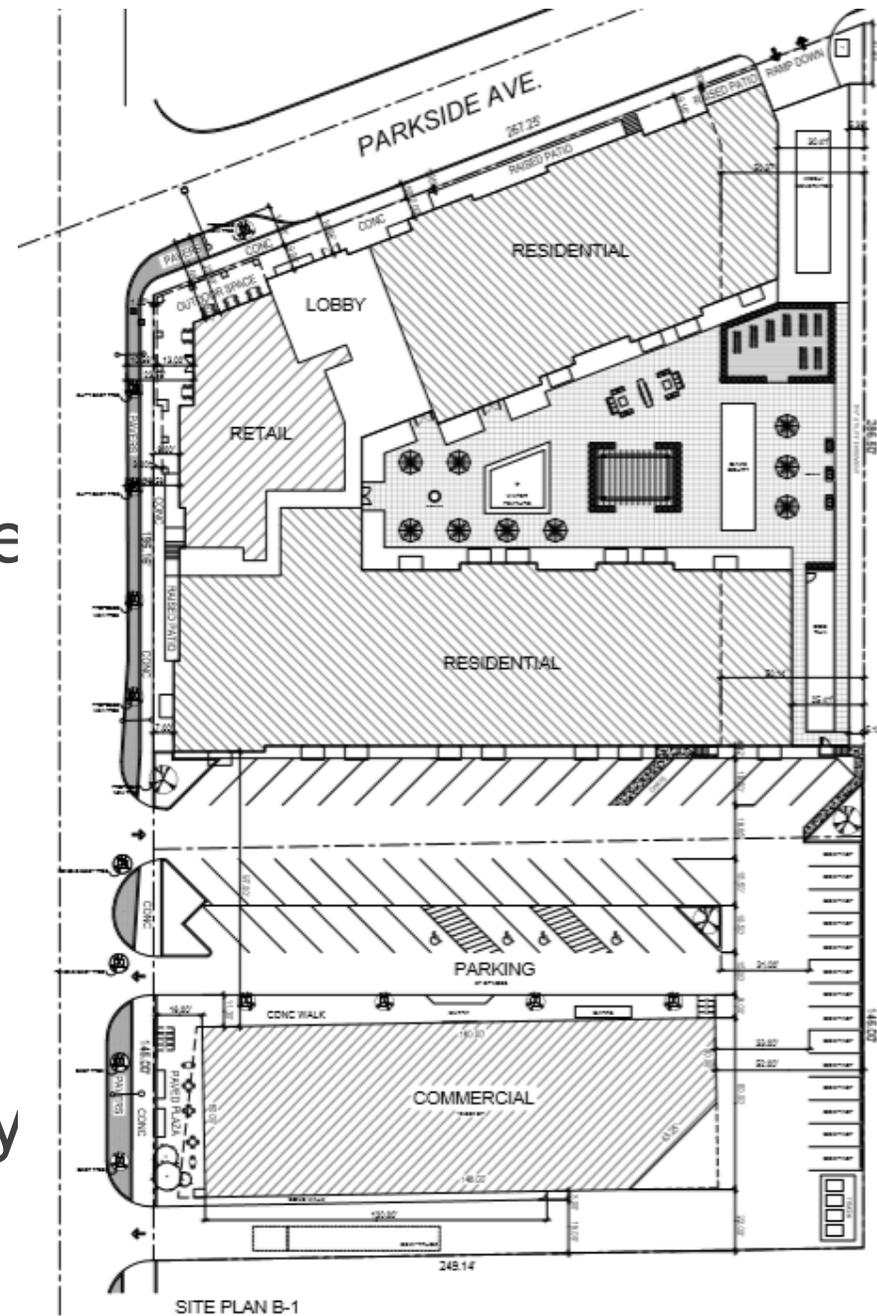
- ▶ Staff had numerous discussions with the petitioner
- ▶ Holladay met with Prairie Food Co-op (PFC) on June 27
  - Discussed the public hearing site plan
  - Should PFC sign a lease, Holladay noted they would be agreeable to coming back to the Plan Commission for an amended site plan that could better suit PFC and their deliveries
- ▶ If for some reason PFC does not sign a lease, the site plan would stay as-is
- ▶ Staff spoke with PFC and their consultants to better understand the delivery system.
- ▶ Holladay noted they will look for additional places to add landscaping on the site as part of the final engineering review

# PC 19-14: Site Plan included as part of petition



# PC 19-14:Option B Plan

- ▶ Proposed site plan to help accommodate truck deliveries
- ▶ Would require future Village actions (site plan approval/PD amendment)
- ▶ Would require an amendment to the Redevelopment Agreement
- ▶ Staff has done a preliminary review



## PC 19-14: Actions Needed Tonight

- ▶ Consider the Plan Commission's vote of recommendation of approval, with conditions
- ▶ If deemed appropriate by the Village Board, approve PC 19-14 on first reading
- ▶ Second reading scheduled for August 15, 2019

# PC 19-14: 101-109 S. Main Street Holladay Properties' Lilac Station

## Questions?