

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

 X Resolution or Ordinance (Blue) X *Waiver of First Requested*
 X Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE: August 3, 2015 (B of T) Date: August 13, 2015

TITLE: PC 15-19; 27 W. Grove Street – Park Place Single-Family Residential
Planned Development

SUBMITTED BY: Department of Community Development *WLO*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village grant approval of a major plat of subdivision and a conditional use for a single-family residential planned development with companion deviations from the Lombard Subdivision and Development and Zoning Ordinances, within the R6 Central Residence Zoning District.

The Plan Commission recommended approval of this petition by a vote of 4-0.

The petitioner requests a waiver of first reading of the Ordinance.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____

Finance Director X _____ Date _____

Village Manager X _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development *NA*

DATE: August 13, 2015

SUBJECT: **PC 15-19; 27 W. Grove Street – Park Place Single-Family Residential
Planned Development and Major Plat of Resubdivision**

Please find the following items for Village Board consideration as part of the August 13, 2015 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 15-19;
3. Project Narrative with Completed Standards for a Conditional Use and Standard for a Planned Development with Deviations;
4. Final Plat of Resubdivision;
5. An Ordinance granting approval of a conditional use for a planned development with companion deviations from the Lombard Subdivision and Zoning Ordinances, subject to conditions; and
6. Plans associated with the petition.

The Plan Commission recommended approval of this petition by a vote of 4-0. Please place this petition on the August 13, 2015 Board of Trustees agenda, with a waiver of first reading, as requested by the petitioner.



VILLAGE OF LOMBARD

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Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
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August 13, 2015

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees
Dan Whittington, Dist. 1
Michael A. Fugiel, Dist. 2
Reid Foltyniewicz, Dist. 3
Bill T. Johnston, Dist. 4
Robyn Pike, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
Scott R. Niehaus

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 15-19; 27 W. Grove Street – Park Place Single-Family Residential Planned Development

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village grant approval of a major plat of subdivision and a conditional use for a single-family residential planned development with companion deviations from the Lombard Subdivision and Development and Zoning Ordinances, within the R6 Central Residence Zoning District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on July 20, 2015. Sworn in to present the petition was Matt Panfil, AICP, Senior Planner, and the petitioner, Court Airhart, President of Airhart Construction.

Chairperson Ryan read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine, and, hearing none, he proceeded with the petition.

Mr. Airhart began by identifying the name of the proposed development as Park Place. Referring to an aerial image, Mr. Airhart identified the location of the property and stated the property is unique due to its transitional position between single-family homes to the north, multi-family residences to the east, west, and south. The property is also not far from commercial properties within the downtown area.

The property is surrounded by multiple zoning districts: R2, R6, R6PD, and B5. Surrounding land uses include apartments,

condominiums, attached single-family townhomes, detached single-family homes, and commercial.

Referring to pictures of structures within the immediate area, Mr. Airhart then discussed the architectural characteristics of the existing building and stated that the proposed development is architecturally compatible with the neighborhood.

Mr. Airhart stated that the R6 zoning designation allowed for flexibility in what type of residential product could be built. Acknowledging that the existing zoning would allow for a high-rise multi-family residence, Mr. Airhart stated his belief that the property is better suited for the proposed development, which is a hybrid of attached townhomes and detached single-family residences. Mr. Airhart referred to images of a similar product he has developed in Wheaton, College Station, representative of the proposed development. In College Station, the homes are all individual custom detached single-family residences, but the neighborhood has common landscape maintenance, snow removal, etc. An effort was made to create a unique streetscape by providing front porches, individual designs, and rear-loading garages. Like the subject property, the Wheaton location also is located amid a variety of land uses.

Displaying an image of the proposed site plan, Mr. Airhart stated that Park Place will also feature prominent front porches, rear-loading garages, heavy landscaping, and a pocket park in the southeast corner of the site. The increased front yard setback on Grove Street is due to an existing stormwater management facility installed by a previous developer. Mr. Airhart then discussed the different model homes that will be available for construction. The styles vary, but include Cape Cod, Dutch Colonial, Prairie, and Greek Revival. There are two (2) customizable floor plans available.

In regards to the zoning relief requested, Mr. Airhart stated the proposal is a balancing act between single-family homes and attached townhomes. This product addresses a demographic that does not want to do exterior maintenance and snow removal, but want fee simple ownership of a custom home with an attached garage and near a downtown location.

Because of its proximity to the pedestrian-oriented downtown, Mr. Airhart believes some of the zoning relief requested allows for the proposed development to enhance the pedestrian environment by allowing front porches and buildings closer to the street. The lot area, lot width, and side yard setback deviations are more consistent with what is required by Lombard Village Code for attached single-family residences. The requested rear yard and open space deviations allow for more common space, including the proposed pocket park.

Mr. Airhart concluded his presentation by reiterating his belief that the proposed development will serve as an excellent transitional use that connects the single-family homes to the north and the multi-family residences to the south.

Chairperson Ryan asked for public comment, and, hearing none, he asked for the staff report.

Mr. Panfil submitted the staff report to the public record in its entirety. Mr. Panfil stated that project already appeared before the Plan Commission during a workshop session held at the last meeting on June 15, 2015. The petitioner incorporated feedback from the workshop session into the official Plan Commission submission. In summary, each home would be under simple fee ownership; however, the driveway, stormwater detention facility, and open space area would be under common ownership. Unique to this proposal is that in function it is similar to a townhome development; however, there are no common walls.

Mr. Panfil then discussed the recent site history to provide additional context to the petitioner's request. In June of 2006, demolition permits were issued for two (2) single-family homes located on the subject property. The single-family homes were demolished for the purpose of constructing the Grove Park Condos, a new eighteen (18) unit condo building. The Grove Park Condos received final approval in 2007 and the developer began making site improvements, including: a full stormwater detention facility, utility improvements, and new sidewalks. The project was put on hold in 2008 due to financial constraints. Starting in 2009, there had been ongoing litigation which precluded any further development on the subject property. Said issues have since been resolved and as the contract-purchaser, the petitioner is ready to proceed with the development of the site.

While the proposed dwelling units may function similarly to townhomes, the units are still considered detached single-family residences and are subject to the same regulations as any other detached single-family home. Therefore, there are several items of zoning relief requested. In lieu of restating each item of relief, Mr. Panfil stated that he would like to initially discuss the request for a deviation from Section 155.411 (F)(I) to reduce the minimum required open space from fifty percent (50%) to thirty-three percent (33%). Mr. Panfil referred to Exhibit C that demonstrates that the total open space for the entire development is approximately forty-six percent (46%); however, the fact that the site will be subdivided into separate lots requires the legal notice be published with the parcel with the lowest amount of open space.

In regards to the other members of the Inter-Departmental Review Committee (IDRC), Mr. Panfil stated that the comments by the Building Division, Private Engineering Services (PES), and Department of Public Works will be reviewed during the building permit review process and although the topics are not the domain of the Plan Commission, they have been provided for the Commissioner's information.

Mr. Panfil stated that in regards to the surrounding land uses, the site is located within an area that is adjacent to low-density single-family residential to the north, low- to medium-density residential to the west, high-density residential to the south, and medium-density residential to the east. As expressed by the petitioner, the development will function as a transition from the high-density residential and downtown businesses to the south to the low-density single-family home subdivisions to the north. Also, the rear-loaded two-car garages and front porches create a strong street-front presence that provides a visual transition from the zero foot (0') front yard setbacks of downtown to the deeper front yards of the single-family homes to the north. Staff finds the proposed planned development to be highly compatible with the surrounding neighborhood.

Mr. Panfil added that the importance of the transitional aspect of the planned development in terms of aesthetics and density is most noticeable in consideration that the subject property is located within the R6 Central Residence District, which by right would allow for the construction of a multi-family structure up to eight (8) stories or one-hundred feet (100') in height.

In regards to the Comprehensive Plan, Mr. Panfil stated that the 2014 update classifies the property as "Medium-Density Residential" which is described as, "a residential area with a net density of eleven to twenty dwelling units per acre." The proposed density is approximately ten (10) dwelling units per acre. Although the product is considered detached single-family residential, which is usually associated with low-density residential, the unique design is near the prescribed density range for medium-density residential. Therefore, staff finds the proposal to be consistent with the Comprehensive Plan.

Mr. Panfil then discussed the specific request for relief from the Subdivision and Development Ordinance to allow for two (2) lots without a public street frontage. Mr. Panfil explained that due to the location of the existing stormwater detention facility, if Lot 1 and/or Lot 2 were to have a public street frontage, they would have individual ownership over their respective portions of the stormwater detention facility, which is undesirable. The creation of Outlot A allows for common ownership of the stormwater detention facility while still providing Lot 1 and Lot 2 with functional street frontage.

In review of the Final Plat of Subdivision, Mr. Panfil specified that because the subdivision involved more than four (4) separate lots, the proposal is considered a Major Plat of Subdivision. Mr. Panfil identified three (3) revisions required on the Final Plat of Subdivision prior to final Village Board approval.

Mr. Panfil stated there are three (3) elements of the planned development, based on Section 155.502 (D) of the Zoning Ordinance, which enable staff to support the requested relief:

1. A maximum choice in the types of developments that would not be possible under the strict application of the terms of other sections of this Chapter;
2. A creative approach to the use of land and related physical facilities that results in better development, design, and the construction of aesthetic amenities; and
3. Innovations in residential, commercial, office and industrial developments so that the growing demands of the population may be met by greater variety in type, design and lay-out of buildings and be the conservation and more efficient use of open space ancillary to said buildings.

Mr. Panfil concluded by stating that planning staff finds merit in the proposal, especially in its ability to function as a transitional element from the high-density residences and businesses to the south of the property to the low-density residential to the north.

Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

Commissioner Sweetser commented her previous questions from the workshop session have been addressed and she believes the proposal is innovative and will meet the needs of home buyers and the Village. Commissioner Sweetser then asked about the stormwater detention facility in Outlot A and whether or not the grade will be at street level or depressed.

Mr. Panfil responded, and Mr. Airhart confirmed, that the located of stormwater management facility underground allows for Outlot A to be at a traditional two percent (2%) slope. The area will appear as if to be a normal front yard.

Commissioner Cooper stated that she is enthused about the concept and agrees that the proposed development will serve as a good transition from high- to low-density. Commissioner Cooper also appreciates the architectural detailing and various styles as well as the design elements such as the porches and rear-loaded garages. Commissioner Cooper also believes the development will promote more activity in the downtown and she is pleased that sufficient landscaping has been provided. Commissioner Cooper then questioned if there will be a homeowners association (HOA) to maintain the out lot.

Mr. Airhart responded in the affirmative. An HOA is necessary for maintaining the stormwater management facility, landscaping, and snow removal.

Commissioner Cooper asked if the pocket park will be part of the Lombard Park District or a private park.

Mr. Airhart responded that will be under control of the HOA.

Chairperson Ryan commented that questions from the previous workshop have been addressed and he expressed his belief that the project will be a great addition to the Village.

Commissioner Sweetser asked how many units were constructed in the College Station project in Wheaton.

Mr. Airhart responded that there will be a total of fourteen (14) units.

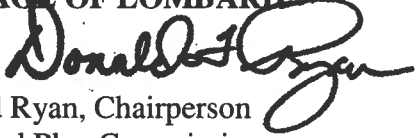
Commissioner Sweetser asked how long it took to sell the units.

Mr. Airhart replied that once they brought it to market it took approximately thirty-six months, which was during a slow real estate market.

On a motion by Commissioner Cooper, and a second by Commissioner Sweetser, the Plan Commission voted 4 to 0 to recommend that the Village Board approve a major plat of subdivision and a conditional use for a single-family residential planned development with companion deviations from the Lombard Subdivision and Development and Zoning Ordinances, within the R6 Central Residence Zoning District, subject to five (5) conditions.

Respectfully,

VILLAGE OF LOMBARD


Donald Ryan, Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

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PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

CONDITIONAL USE FOR A PLANNED DEVELOPMENT – 27 W. GROVE STREET

JULY 20, 2015

Title

PC 15-19

Petitioner-Contract Purchaser

Airhart Construction
c/o Court Airhart
500 E. Roosevelt Road
West Chicago, IL 60185

Property Owner

Clark Street Holdings, LLC
770 N. Water Street
Milwaukee, WI 53202

Property Location

27 W. Grove Street
(06-07-206-041)
Trustee District #1

Zoning

R6 – Central Residence District

Existing Land Use

Vacant

Comprehensive Plan

Medium Density Residential

Approval Sought

Major Plat of Subdivision and a conditional use for a residential planned development with companion deviations from the Lombard Subdivision and Development and Zoning Ordinances.

Prepared By

Matt Panfil, AICP
Senior Planner



LOCATION MAP

DESCRIPTION

The petitioner, Airhart Construction, is proposing a six (6) lot detached single-family residential subdivision. The proposed development was introduced to the Plan Commission at a workshop session on June 15, 2015.

In summary of the proposal, each home would be under fee simple ownership; however, the driveway, stormwater detention facility, and open space area would be under common ownership. A unique component of the proposal is that in function it is similar to an attached single-family residential (townhome) development; however, there are no attached walls. Similar to a development by the petitioner in Wheaton, the proposed development will include a variety of home models, mostly three-bedroom, each with a high level of individual customization. The petitioner is seeking a conditional use for a planned development with deviations.

EXISTING CONDITIONS

In June of 2006, a demolition permit was issued for two (2) single-family homes located on the above referenced property. The single-family homes were demolished for the purposes of constructing the Grove Park Condos, a new eighteen (18) unit condo building proposed by Carey Construction. The Grove Park Condos received final approval in 2007 and the developer began making site improvements, including: a full vault stormwater detention facility, utility improvements, and new sidewalks.

PROJECT STATS

Existing Lot

Parcel 26,283 sq. ft. (0.6
Size: acres)

Proposed Lots

See Exhibit C for the specific setback and bulk dimensions, and associated deviations, for each of the proposed lots.

Parking Spaces

Demand: 2 spaces per detached
single-family unit

4 spaces (2 indoor / 2
Supply: outdoor) per detached
single-family unit

Submittals

1. Petition for a public hearing;
2. Response to Standards for a Conditional Use;
3. Response to Standards for Planned Developments with Deviations;
4. Rider to Village of Lombard Plan Commission Petition;
5. Concept Elevations, prepared by Airhart Construction;
6. Concept Floor Plans, prepared by Airhart Construction;
7. Final Plat of Subdivision, prepared by Engineering Resources Assoc., dated June 25';
8. Site Plan, prepared by Engineering Resources Assoc., Inc., dated June 25, 2015;
9. Landscape Plan, prepared by Airhart Construction, dated June 25, 2015;
10. Plat of Survey, prepared by Engineering Resources Assoc., dated June 25, 2015; and
11. Preliminary Engineering, prepared by Engineering Resources Assoc., dated June 25, 2015.

The project was put on hold in 2008 due to the developer's financial constraints. Starting in 2009, there has been ongoing litigation which has precluded any further development on the property. During this period, the property has been controlled by an asset manager who has provided maintenance of the vacant lot. Also during this period, staff had been working with the asset manager to explore unique development opportunities for the site.

APPROVAL(S) REQUIRED

While the proposed dwelling units may function similar to townhomes, the units are still considered detached single-family residences and are subject to the same regulations as any other detached single-family home. Therefore, the proposal requires the following actions:

A. Approve a Major Plat of Subdivision; and

B. Pursuant to Section 155.502 (F)(1), approve a conditional use for a planned development for the subject property with companion deviations from the Lombard Subdivision and Development and Zoning Ordinances, as follow;

1. For Lot 1 and Lot 2 of the proposed resubdivision, approve a deviation from Section 154.506 (D) to allow for a lot without public frontage;
2. For Lot 1 through Lot 6 of the proposed resubdivision for the detached single-family dwellings, approve the following:
 - a. A deviation from Section 155.212 to reduce the minimum required front yard setback for a roofed-over porch not projecting more than seven feet (7') from the front wall of the principal structure from twenty five feet (25') to six feet (6');
 - b. A deviation from Section 155.411 (D)(1) to reduce the minimum required lot area from 7,500 square feet to 2,000 square feet;
 - c. A deviation from Section 155.411 (E)(1) to reduce the minimum required lot width from sixty feet (60') to thirty feet (30');
 - d. A deviation from Section 155.411 (F)(a)(i)(b) to reduce the minimum required front yard setback from thirty feet (30') to thirteen (13');

- e. A deviation from Section 155.411 (F)(c) to reduce the minimum required interior side yard setback from six feet (6') to three and one-half feet (3.5'), exclusive of any publicly recorded easement areas;
- f. A deviation from Section 155.411 (F)(d) to reduce the minimum required rear yard setback from thirty feet (30') to fifteen feet (15'); and
- g. A deviation from Section 155.411 (F)(I) to reduce the minimum required open space from fifty percent (50%) to thirty-three percent (33%).

INTER-DEPARTMENTAL REVIEW

Building Division:

In reference to the request for a deviation from Section 155.411 (F)(c) to reduce the minimum required interior side yard setback from six feet (6') to three and one-half feet (3.5'), the Building Division requests as a condition of approval, "Combustible projections (soffits, etc.) are to be five feet (5') apart or greater on adjacent structures per the 2012 International Residential Code.

Fire Department:

The Fire Department has no issues or concerns regarding the proposed planned development.

Private Engineering Services (PES):

PES has the following comments regarding the proposed planned development:

1. Stormwater detention has been previously provided;
2. Required best management practices (BMPs) have not been previously provided and will need to be designed and/or have a restrictor redesigned to account for the requirements in the DuPage County Stormwater Ordinance that were not in place at the time the previous proposed development was permitted;
3. The sanitary sewer main will need to be privately owned and maintained because there will be less than the required thirty foot (30') easement for the Village to take ownership; and
4. There may be additional comments once upon review of the final engineering submittal.

Public Works:

The Department of Public Works notes the following:

1. Public Works concurs with PES that the sanitary sewer main will need to be privately owned and maintained; and
2. The existing drive apron and depressed curb on Park Avenue shall be removed and replaced with B6.12 curb and gutter and topsoil and turf grass.

Planning Services Division (PSD):

The Planning Services Division notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	R2	Detached Single-Family Residences
South	R6	Seven-Story Multi-Family Residences
East	R6	Three-Story Multi-Family Residences
West	R6PD	Attached Single-Family Residences

In regards to the surrounding land uses, the site is located within an area that is adjacent to low-density single-family residential to the north, low- to medium-density residential to the west, high-density residential to the south, and medium-density residential to the east. As proposed, the development will function as a transitional component that connects the high-density residential and downtown businesses to the south to the low-density single-family home subdivisions to the north. Furthermore, the rear-loaded two-car garages and front porches create a strong street-front presence that provides a visual transition from the zero foot (0') front yard setbacks of downtown to the deeper front yards of the single-family homes to the north. Therefore, staff finds the proposed planned development to be highly compatible with the surrounding neighborhood.

The importance of transitional function of the planned development in terms of aesthetics and density is most noticeable in consideration that the subject property is located within the R6 Central Residence District, which by right would allow for the construction of a multi-family structure up to eight (8) stories or one-hundred feet (100') in height.

2. Comprehensive Plan Compatibility

The 2014 update to the Lombard Comprehensive Plan classifies the property as "Medium-Density Residential" which is described as, "a residential area with a net density of eleven to twenty dwelling units per acre. This range of density generally includes multi-family dwellings such as two- to three-story apartment buildings and condominiums." The proposed density is approximately ten (10) dwelling units per acre. Although the product is considered detached single-family residential, which is usually associated with low-density residential, the unique design is near the prescribed density range for medium-density residential. Therefore, staff finds the proposed plan development to be consistent with the Comprehensive Plan. In fact, the proposed planned development is more consistent with the Comprehensive Plan than the previously approved Grove Park Condos, which had a density of approximately thirty (30) dwelling units per acre.

3. Subdivision and Development Ordinance Compatibility

Section 154.506 (D) of the Lombard Subdivision and Development Ordinance states, "every lot, private or otherwise shall have frontage on a public street. Lots without public street frontage require the expressed approval of the Village Board."

Due to the location of the existing stormwater detention facility, if Lot 1 or Lot 2 were to have street frontage, they would have individual ownership over their respective portions of the stormwater detention facility. The creation of Outlot A allows for common ownership of the stormwater detention facility while still providing Lot 1 and Lot 2 with a functional street frontage. Therefore, staff supports the requested deviation to allow for Lot 1 and Lot 2 to have no public frontage.

Final Plat of Subdivision

A subdivision for which the land to be subdivided: is equal to or greater than one acre in area; contains new streets or easements of access, or; results in the division of land into five or more lots in s considered a Major Plat of Subdivision. As there is a proposed total of seven (7) lots, the proposal is categorized as a Major Plat of Subdivision

Section 154.203 (E) of the Lombard Subdivision and Development Ordinance requires that any request for variation which is accompanied by an application for a plat or a request for some type of review pursuant to the Zoning Ordinance shall be submitted to the Plan Commission for a public hearing. The Plan Commission shall conduct a review and make a recommendation in conjunction with the accompanying request.

In review of the Final Plat of Subdivision (Exhibit D) staff has the following comments:

1. Signature blocks for the County Recorder and Department of Community Development are required;
2. Identify Outlot A as a stormwater and BMP easement; and
3. A school district statement identifying the school district in which the tract of land is located.

4. Zoning Ordinance Compatibility

It is important to note the broader factors in staff's ultimate support of the requested relief:

Section 155.502 (D) states that planned development are specifically intended to provide for any or all of the following elements:

1. A maximum choice in the types of developments that would not be possible under the strict application of the terms of other sections of this Chapter;
4. A creative approach to the use of land and related physical facilities that results in better development, design, and the construction of aesthetic amenities; and
6. Innovations in residential, commercial, office and industrial developments so that the growing demands of the population may be met by greater variety in type, design and lay-out of buildings and be the conservation and more efficient use of open space ancillary to said buildings.

The proposed planned development provides a new choice in housing type, a creative approach to the use of the site, and an innovation in residential development. While the petitioner could construct either a large multi-family structure or attached single-family residences without Plan Commission or

Village Board review, the petitioner has opted to bring forward a unique residential product that is new to Lombard because of their professional opinion that such a product caters to a market of buyers interested in downtown locations, but who are not interested in condos or townhomes. Staff finds that there is merit in this proposal, especially in its ability to function as a transitional element from the high-density residences and businesses at the south to the low-density residential to the north.

Setbacks and Bulk Requirements

The specific setback and bulk dimensions and the associated deviations from Section 155.411 for each specific lot are available in Exhibit C. Please note that in determining the applicable zoning relief, the greatest or most intense encroachment on any of the lots is applied to all of the lots. For example, Lot 1 has a fifteen and one-half foot (15.5') front yard setback, but because Lots 4, 5, and 6 have a 13.26' front yard setback, thirteen feet (13') is used as the standard for all of the lots.

Planned Development Requirements

The proposed planned development complies with all other regulations, including open requirements, pertaining specifically to planned developments as established in Section 155 Article IX.

Access & Circulation

The single-family homes will be accessed via an approximately sixteen foot (16') wide private driveway off of Grove Street. Each home will have a rear-loaded garage and driveway that can be accessed via the private drive.

Elevations

Concept elevations (Exhibit I) are based on the Cottages at College Station development in Wheaton.

Sidewalks

Sidewalks have already been provided on-site.

Parking

Each residential dwelling unit has a rear-loaded two (2) car garage with sufficient driveway depth for an additional two (2) outdoor parking spaces. No zoning relief is required.

Landscape

The proposed landscape plan (Exhibit E) complies with the regulations established in Section 155 Article XII. No zoning relief is required.

SITE HISTORY BEFORE THE PLAN COMMISSION

June 15, 2015 - Workshop

Discussion items at the June Plan Commission workshop session included:

1. The Cottages of College Station in Wheaton being similar in nature to the proposed planned development;
2. The flexibility allowed by the R6 Central Residence District;

3. The proposed planned development serving as a transition between the low-density single-family residences to the north and the higher-density multi-family residences to the south;
4. The units will be two (2) to three (3) bedrooms with an estimate price in the high \$300,000s.
5. Lot dimensions, building separation, and common open space.

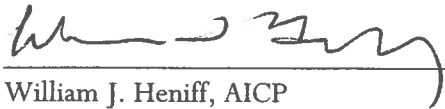
FINDINGS & RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it **meets** the standards for a conditional use and standards for a planned development with deviations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the proposed planned development **complies** with the standards required by the Village of Lombard Subdivision and Development and Zoning Ordinances; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Review Committee Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 15-19, subject to the following conditions:

1. The zoning actions set forth shall be contingent upon the petitioner, Airhart Construction, LLC, taking title to the property no later than December 31, 2015. Shall Airhart Construction, LLC, not take title by the aforementioned date, the relief associated with the petition shall be null and void;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Codes and Ordinances;
3. That the building improvements shall be designed and constructed consistent with Village Code and shall address the comments included within the IDRC report, including the Building Division's request that combustible projections (soffits, etc.) are to be five feet (5') apart or greater on adjacent structures per the 2012 International Residential Code;
4. The petitioner shall submit a final engineering plan for review and approval for the proposed site improvements for the project. Said plan shall meet all provisions of Village Code, except as varied by this petition; and
5. The petitioner shall provide an updated Final Plat of Subdivision based on the comments included within the IDRC report.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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EXHIBIT A – PROJECT NARRATIVE

AIRHART CONSTRUCTION

"Building a better tomorrow"

Friday, June 26, 2015

Bill Heniff
Village of Lombard
255 E. Wilson
Lombard, IL 60148-3926

RE: 27 W. Grove Street

Dear Bill:

Thank you for meeting to discuss the property at 27 W. Grove Street and our proposed redevelopment of the property. Airhart Construction is very excited about the property and its potential. We have buyers interested in downtown locations, but are not interested in a condominium or townhome. This property provides a great opportunity to meet that need.

Our proposed development includes 6 single family cottage homes with a variety of elevations that include front porches facing the streets Park and Grove. This design specifically places all the parking and garages toward the interior of the site creating a very welcoming street scape. In addition, we have a unique opportunity to create a pocket park for the residents of this project on the interior of the site that will promote a great sense of neighborhood.


The homes would include a living level with great room, dining room, kitchen and sitting area. The lower level would include a two car garage, and a flex space that could be used as a family room, home office or even additional bedroom. The bedroom level includes 2 or 3 bedrooms and a laundry room. In addition, there is an optional third level with roof terrace!

Along with this letter we have included key support materials noted below.

- Completed Petition for Public Hearing
- Clark Street Holdings Rider to Petition
- Response to Standards for Uses
- Response to Standards for Planned Developments
- Plat of Survey and Legal Description
- Site Plan
- Preliminary Engineering
- Landscape Plan
- Final Plat of Subdivision
- Architectural Elevations of proposed housing
- Floor Plans of proposed housing
- Flash drive with color pictures from College Station

If there is any additional information or support material needed for your review, please feel free to contact me at (630) 293-3000 ext. 145. Thank you.

Sincerely,


Court Airhart
President
Airhart Construction



BUILDER OF CONTEMPORARY & TRADITIONAL HOMES SINCE 1964

500 E. Roosevelt Road, West Chicago, IL 60185

www.airhartconstruction.com

(630) 293-3000

EXHIBIT B – SITE PLAN

OVERSIZED DOCUMENT

EXHIBIT C – SETBACK AND BULK REQUIREMENTS

	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Outlot A
Minimum front yard setback for a roofed-over porch (25' required)	8.50'	8.50'	7.51'	6.26'	6.26'	6.26'	N/A
Minimum lot area (7,500 sq. ft.)	3,600 sq. ft.	2,310 sq. ft.	2,082 sq. ft.	2,019 sq. ft.	2,096 sq. ft.	3,019 sq. ft.	10,719 sq. ft.
Minimum lot width (60')	46.75'	30.00'	30.08'	30.08'	30.08'	40.13'	167.55'
Minimum front yard setback (30')	15.50'	15.50'	14.51'	13.26'	13.26'	13.26'	N/A
Minimum interior side yard setback (6')	3.50'	3.50'	3.50'	3.50'	3.50'	3.50'	N/A
Minimum rear yard setback (30')	24.50'	24.50'	17.00'	16.00'	15.99'	20.80	N/A
Minimum open space (50%)*	57.7%	33.3%	35.2%	33.2%	34.4%	48%	77%

* The total open space for the entire planned development is approximately 46%.

EXHIBIT D – FINAL PLAT OF SUBDIVISION

OVERSIZED DOCUMENT

EXHIBIT E – LANDSCAPE PLAN

OVERSIZED DOCUMENT

EXHIBIT F – STANDARDS FOR A CONDITIONAL USE

STANDARDS FOR CONDITIONAL USES

SECTION 155.103 (F)(8) OF THE LOMBARD ZONING ORDINANCE:

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: The specific design of internalizing the garages and creating a single access point for vehicles will promote a safer environment for vehicular traffic. The location of the neighborhood also promotes the walk-ability to the downtown stores and will benefit the local businesses as well. This development will be a benefit to the area.

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, not substantially diminish and impair property values within the neighborhood in which it is to be located;*

RESPONSE: The design of this neighborhood will act strategically as a transition between the higher density residential and commercial uses to the south and the lower density neighborhood to the north. It will act as an enhancement as a gateway to both the commercial and residential areas.

3. *That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;*

RESPONSE: The development of this property will facilitate the orderly development and improvement of the surrounding area and the residential usage fits strategically between the surrounding properties.

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

RESPONSE: Adequate public and private utilities, access roads, drainage and other improvements have been and will be provided by this development.

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 specific design of internalizing the garages and creating a single access point for vehicles will promote a safer environment for vehicular traffic. The location of the neighborhood also promotes the walk-ability to the downtown stores which will lower vehicular trips from the site. In addition, the property is bordered by both Grove Street and Park Ave. and had great access for emergency vehicles.

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

RESPONSE: The residential usage of this development matches the comprehensive plans for this property.

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

RESPONSE: The usage conforms to the applicable regulations except as noted.

EXHIBIT G – STANDARDS FOR A PLANNED DEVELOPMENT WITH DEVIATIONS

STANDARDS FOR PLANNED DEVELOPMENTS

SECTION 155.508 (C) OF THE LOMBARD ZONING ORDINANCE

C. Standards for Planned Developments with Other Exceptions

1. *Any reduction in the requirements of this Ordinance is in the public interest.*

RESPONSE: The reductions requested promote a residential street scape devoid of garages promoting a residential feel that is in the public's interest.

2. *The proposed exceptions would not adversely impact the value or use of any other property.*

RESPONSE: The proposed exceptions positively affect the surrounding neighborhood by establishing a transitional residential use between the midrise residential use to the south and the traditional neighborhood to the north.

3. *That such exceptions are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned development as well as those of the surrounding properties.*

RESPONSE: The exceptions all enhance the livability and allow for a better development of the site while promoting a scaled development that benefits the future residents of this property as well as the surrounding properties

4. *That the overall floor area of the planned development shall not exceed by more than 40% the maximum floor area permitted for the individual uses in each applicable district.*

RESPONSE: It does not.

5. *That in residential planned developments the maximum number of dwelling units allowed shall not exceed by more than 40% the number of dwelling units permitted in the underlying district.*

RESPONSE: It does not.

6. *That all buildings are located within the planned development in such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:*

Response: The proposed development includes 6 single family cottage homes with a variety of elevations with front porches on Park and Grove. This design specifically places all the parking and garages toward the interior of the site creating a very welcoming street scape. In addition, we have a unique opportunity to create a pocket park for the residents of this project on the interior of the site that will promote a great sense of neighborhood.

- a. *The front, side or rear yard setbacks on the perimeter of the development shall not be less than that required in the abutting zoning district(s) or the zoning district underlying the subject site, whichever is greater.*

Response: While it does not meet ordinance, it is consistent with the surrounding area and acts as an appropriate transition between midrise residential use to the south and the residential homes to the north.

- b. *All transitional yards and transitional landscape yards of the underlying zoning district are complied with.*

Response: While it does not meet ordinance, it is consistent with the surrounding area and acts as an appropriate transition between midrise residential use to the south and the residential homes to the north.

- c. *If required transitional yards and transitional landscape yards are not adequate to protect the privacy and enjoyment of property adjacent to the development, the Plan Commission shall recommend either or both of the following requirements:*

Response: While it does not meet ordinance, it is consistent with the surrounding area and acts as an appropriate transition between midrise residential use to the south and the residential homes to the north.

- 1) *All structures located on the perimeter of the planned development must set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses;*
- 2) *All structures located along the entire perimeter of the planned development must be permanently screened with sight-proof screening in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses.*

7. *That the area of open space provided in a planned development shall be at least 25% more than that required in the underlying zoning district.*

Response: While the development does not specifically meet ordinance, the design of the development meets the intent. All the parking and garages are on the interior of the site. The cottage homes front porches face Park and Grove which provide movement along the street. The heavily landscaped yards add to the character of the neighborhood creating a very welcoming street scape. In addition, an internal pocket park adds to the open feeling of the development and provides a gathering space for the residents of the development.

EXHIBIT H – PLAT OF SURVEY (EXISTING LOT)

OVERSIZED DOCUMENT

EXHIBIT I – ELEVATIONS (COTTAGES AT COLLEGE STATION)





McAlister – Dutch Colonial

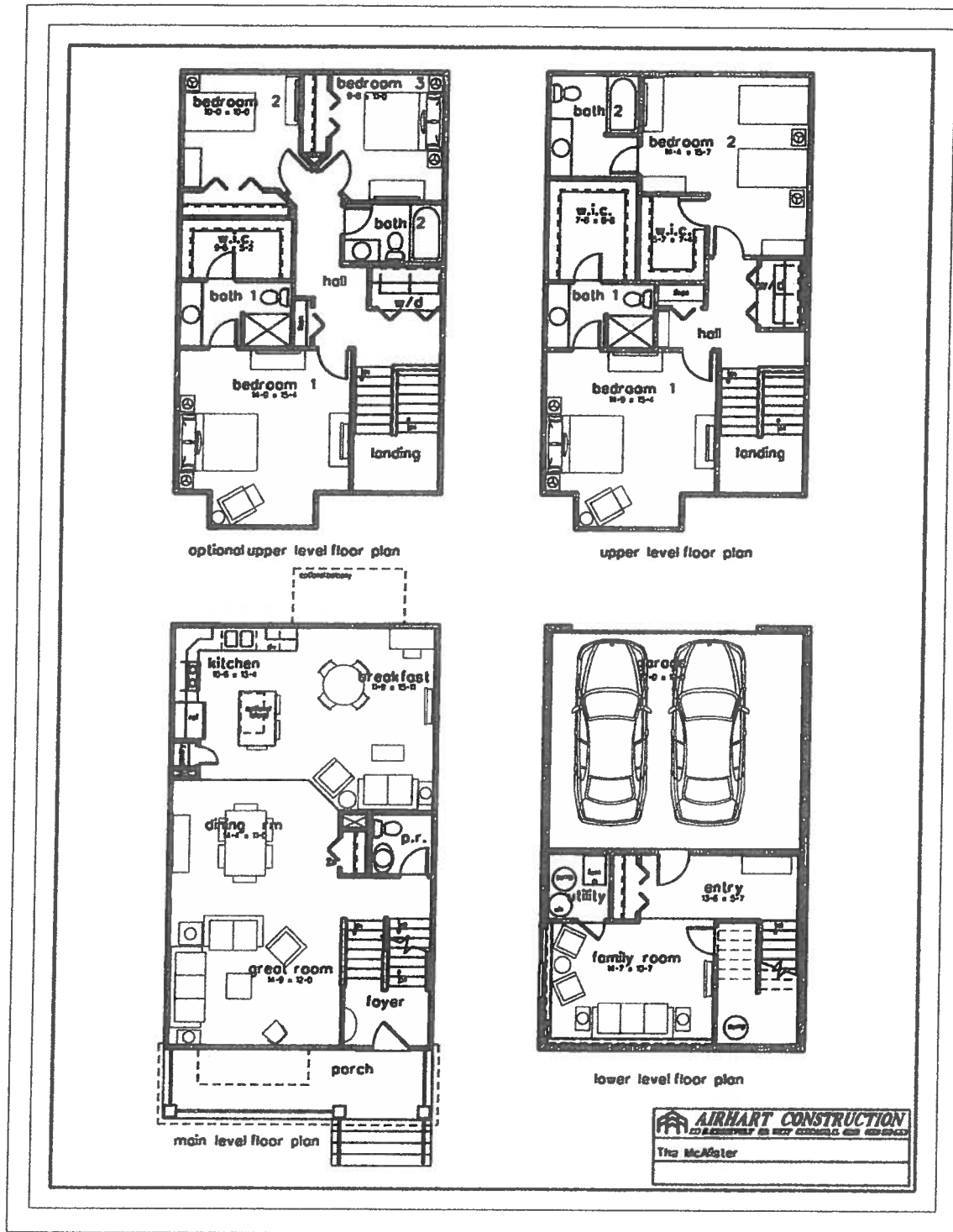


McAlister – Prairie Bungalow



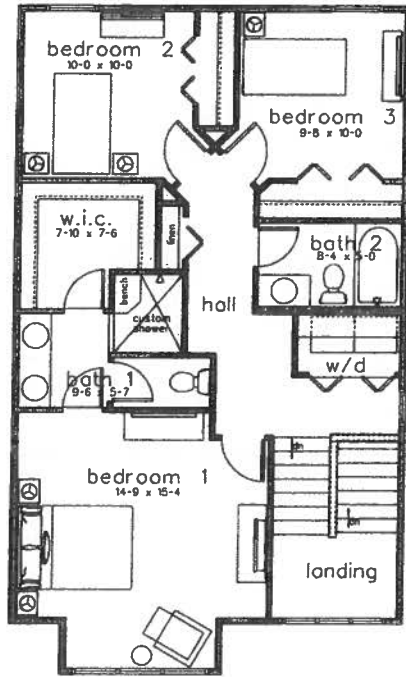
Graham

EXHIBIT J – FLOOR PLANS

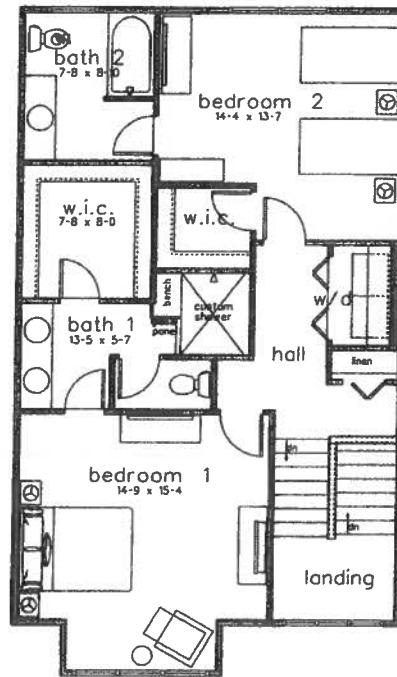


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McAlister



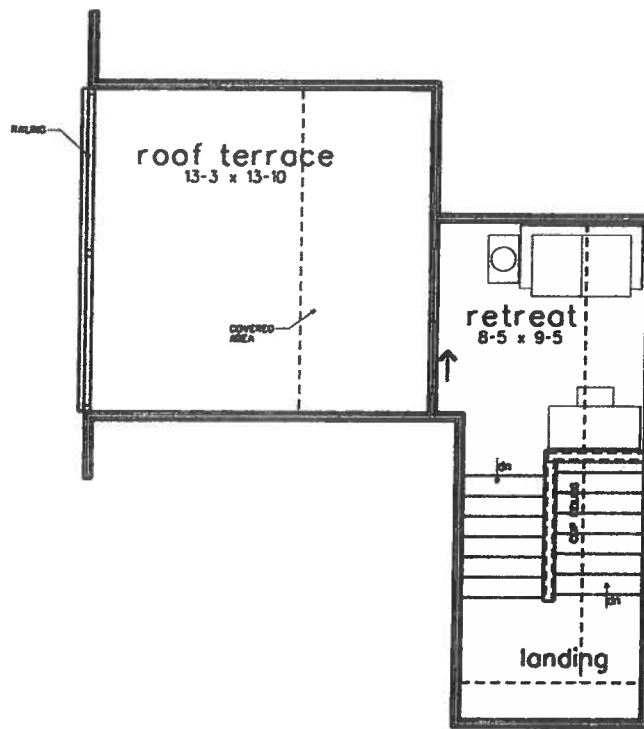
split entry 3 bedroom
upper level floor plan



split entry 2 bedroom
upper level floor plan

AIRHART CONSTRUCTION
1800 N. ROCKWELL ST. CHICAGO, IL 60641
 The McAlister Luxury Bath Options

McAlister

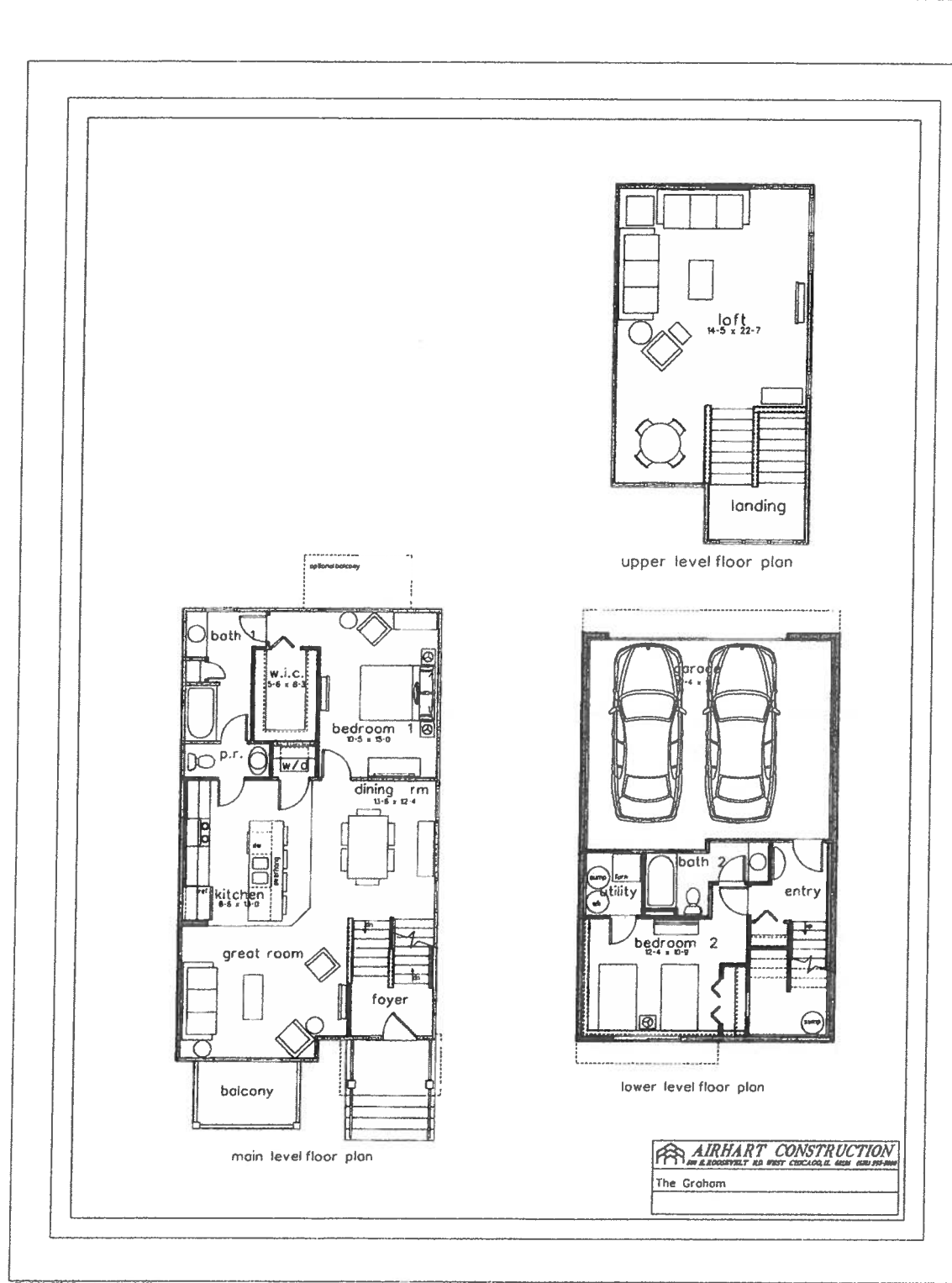


optional roof terrace floor plan

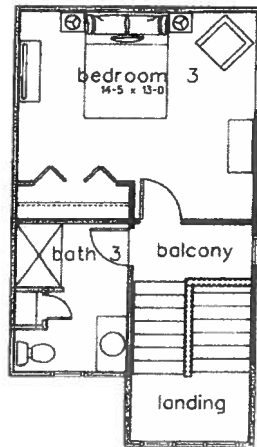


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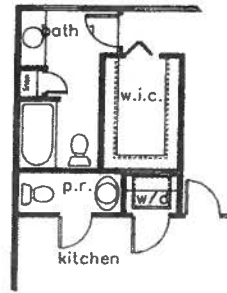
McAlister



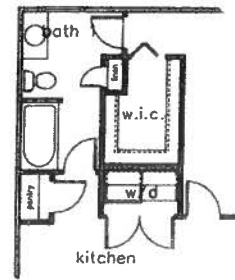
Graham



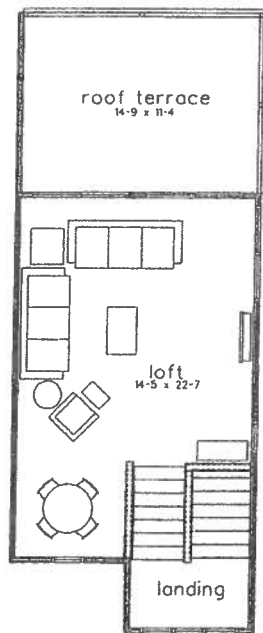
upper level floor plan
optional bedroom/bath 3



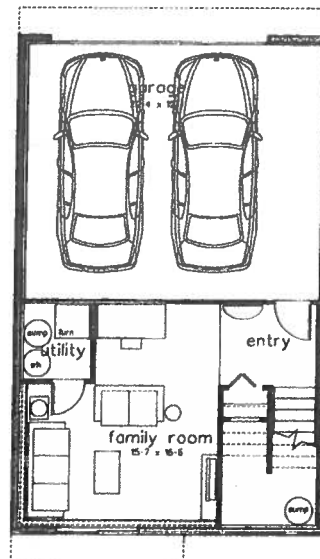
BATH 1 OPTION A



BATH 1 OPTION B



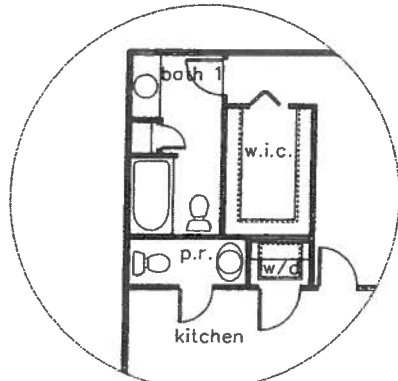
upper level floor plan
optional roof terrace



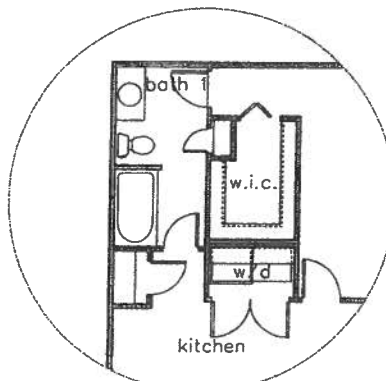
lower level floor plan
optional family room

AIRHART CONSTRUCTION
AND R. ROOSEVELT AVE. WEST CHICAGO, ILL. 60641 (312) 312-3000
The Graham Options

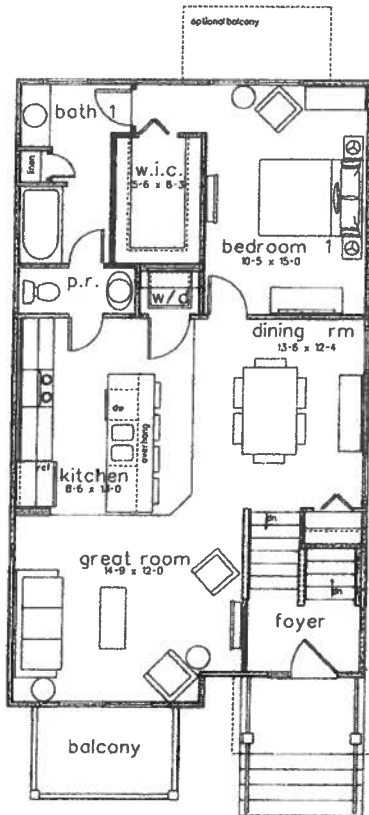
Graham



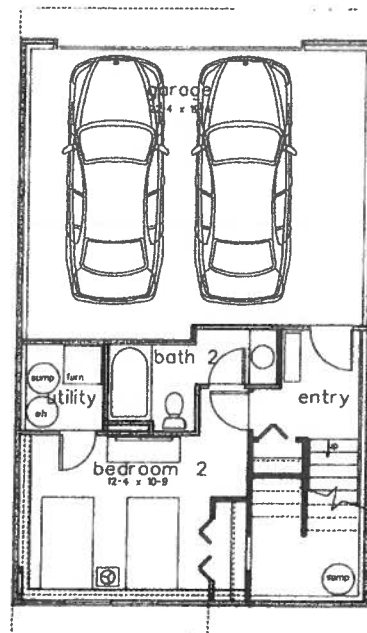
BATH OPTION A



BATH OPTION B



main level floor plan



lower level floor plan



Bethany

Nowakowski, Tamara

From: Panfil, Matthew
Sent: Tuesday, July 21, 2015 3:16 PM
To: Nowakowski, Tamara
Subject: FW: Village Board Meeting

FYI

From: Court Airhart [<mailto:court@airhartconstruction.com>]
Sent: Tuesday, July 21, 2015 3:09 PM
To: Panfil, Matthew
Cc: Mark Glassman; Heniff, William
Subject: Village Board Meeting

Matt,

As we discussed last night we would like to request a waiver of the first reading at the Village Board meeting so they can take a final vote that night.

Thanks,
Court Airhart
Airhart Construction
O. 630-293-3000 ext.145
C. 630-774-1541



For more information on Airhart Construction please use this link: www.AirhartConstruction.com

ORDINANCE NO. _____

**AN ORDINANCE GRANTING CONDITIONAL USE APPROVAL FOR A
PLANNED DEVELOPMENT WITH COMPANION DEVIATIONS AND
VARIATIONS FROM THE LOMBARD SUBDIVISION AND
DEVELOPMENT AND ZONING ORDINANCES**

(PC 15-19: 27 W. Grove Street, Park Place)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Subdivision and Development Ordinance, otherwise known as Title 15, Chapter 154 of the Code of Lombard, Illinois; and, the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property as defined below is zoned R6 Central Residence District; and,

WEREAS, an application has heretofore been filed requesting approval of a conditional use for a planned development to provide for the construction of a seven (7) lot planned development to be commonly referred to as Park Place, and variations and deviations from the Lombard Subdivision and Development Ordinance (Title 15, Chapter 154 of the Village Code) and Zoning Ordinance (Title 15, Chapter 155 of the Village Code) as set forth in Section 1 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on July 20, 2015 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the conditional use for a planned development with companion deviations and variations described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That a conditional use for a planned development with the following companion deviations and variations from the Lombard Subdivision and Development and Zoning Ordinances as set forth below are hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3:

1. Approve a Major Plat of Subdivision;
2. For Lot 1 and Lot 2 of the proposed resubdivision, approve a deviation from Section 154.506 (D) to allow for a lot without public frontage; and
3. For Lot 1 through Lot 6 of the proposed resubdivision for the detached single-family dwellings, approve the following:
 - a. A deviation from Section 155.212 to reduce the minimum required front yard setback for a roofed-over porch not projecting more than seven feet (7') from the front wall of the principal structure from twenty five feet (25') to six feet (6');
 - b. A deviation from Section 155.411 (D)(1) to reduce the minimum required lot area from 7,500 square feet to 2,000 square feet;
 - c. A deviation from Section 155.411 (E)(1) to reduce the minimum required lot width from sixty feet (60') to thirty feet (30');
 - d. A deviation from Section 155.411 (F)(1)(a)(i)(b) to reduce the minimum required front yard setback from thirty feet (30') to thirteen (13');
 - e. A deviation from Section 155.411 (F)(1)(c) to reduce the minimum required interior side yard setback from six feet (6') to three and one-half feet (3.5'), exclusive of any publicly recorded easement areas;
 - f. A deviation from Section 155.411 (F)(1)(d) to reduce the minimum required rear yard setback from thirty feet (30') to fifteen feet (15'); and
 - g. A deviation from Section 155.411 (I) to reduce the minimum required open space from fifty percent (50%) to thirty-three percent (33%).

SECTION 2: That this ordinance is limited and restricted to the subject property generally located at 27 W. Grove Street, Lombard, Illinois, and legally described as follows:

LOT 1 IN GROVE PARK LLC PLAT OF CONSOLIDATION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 2007 AS DOCUMENT R2007-064108, IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS:

(LOT 7 IN GROVE PARK SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 19, 1926 AS DOCUMENT 225275, IN DUPAGE COUNTY, ILLINOIS.

ALSO

THE NORTH 160 FEET OF THE WEST 83.6 FEET OF THE EAST 346.72 FEET OF LOT 1 IN BLOCK 11 OF THE TOWN OF LOMBARD, BEING A SUBDIVISION IN SECTIONS 5, 6, 7, 8 & 18, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1868 AS DOCUMENT 9483, IN DUPAGE COUNTY, ILLINOIS.)

Parcel Number: 06-07-206-041

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. The zoning actions set forth shall be contingent upon the petitioner, Airhart Construction, LLC, taking title to the property no later than December 31, 2015. Shall Airhart Construction, LLC, not take title by the aforementioned date, the relief associated with the petition shall be null and void;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Codes and Ordinances;
3. That the building improvements shall be designed and constructed consistent with Village Code and shall address the comments included within the IDRC report, including the Building Division's request that combustible projections

(soffits, etc.) are to be five feet (5') apart or greater on adjacent structures per the 2012 International Residential Code;

4. The petitioner shall submit a final engineering plan for review and approval for the proposed site improvements for the project. Said plan shall meet all provisions of Village Code, except as varied by this petition; and
5. The petitioner shall provide an updated Final Plat of Subdivision based on the comments included within the IDRC report.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2015.

First reading waived by action of the Board of Trustees this _____ day of _____, 2015.

Passed on second reading this _____ day of _____, 2015, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this _____ day of _____, 2015.

Keith T. Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Ordinance No. _____
Re: PC 15-19
Page 5

Published in pamphlet from this _____ day of _____, 2015.

Sharon Kuderna, Village Clerk