

# Hoffmann AODG (Redevelopment of Former Northern Seminary Site)

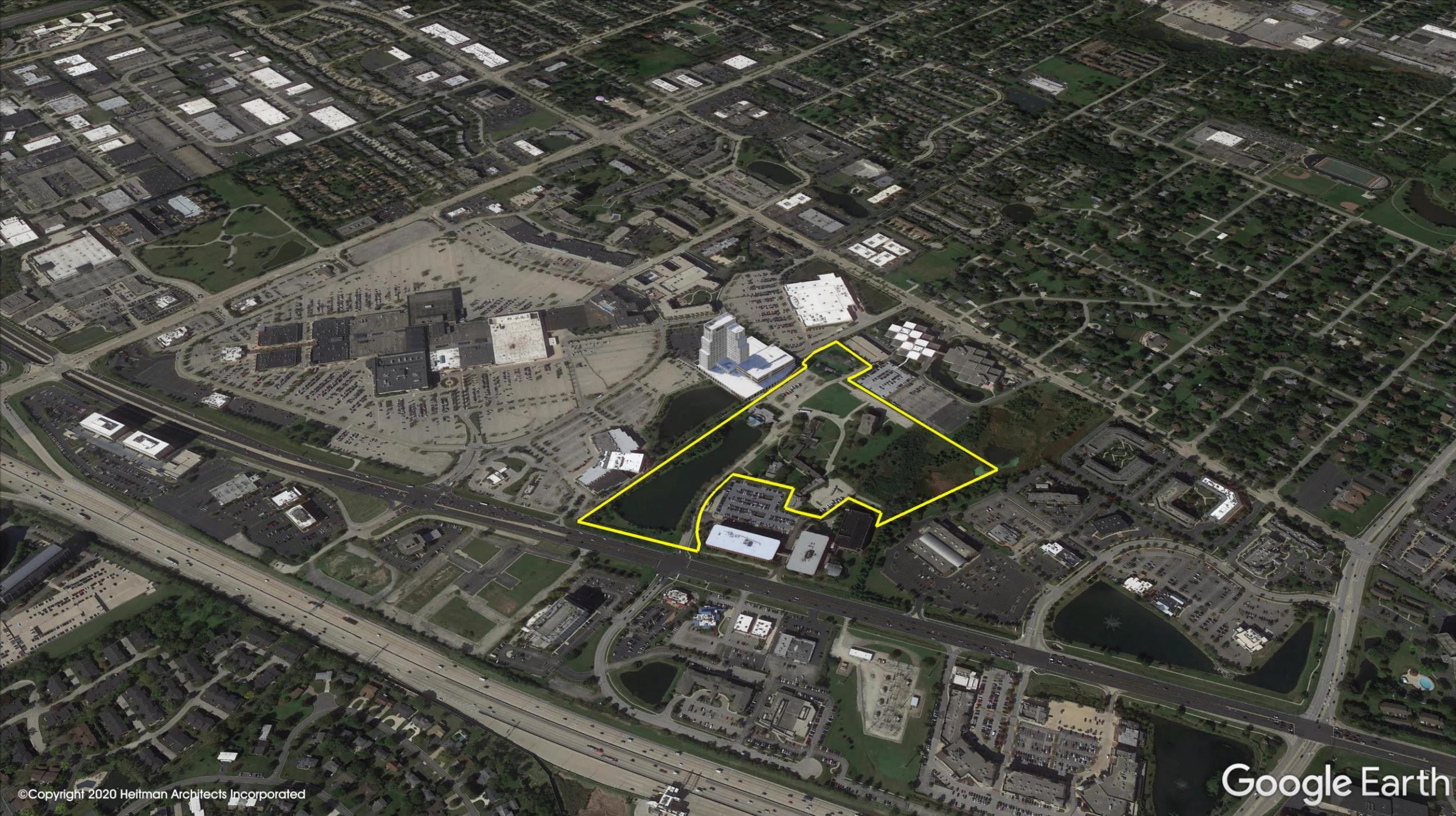
600-690 E. Butterfield Road

PC 20-12, PC 20-13, PC 20-14, PC 20-15, & PC 20-16

---

LOMBARD VILLAGE BOARD OF TRUSTEES

JANUARY 7, 2021



# Land Uses Abutting Subject Property



# Requested Development Actions

---

## PC 20-12: Establishes the Master Plan

- **Amends the Comprehensive Plan** from Public and Institutional to Mixed Use Commercial and Office
- **Rezones** property from the Office District to the B3 Community Shopping District
- **Text Amendment to allow for “Golf Driving Range and ancillary retail uses”** (Golf Social and Moretti’s) as a conditional use
- **Land Development Agreement** to supplement entitlements

# Requested Development Actions

---

## PC 20-12: Establishes the Master Plan

- Repeals existing planned development for Northern Seminary and **creates a new planned development**
- **Preliminary plat of subdivision** for seven lots
- Associated Master Plan Zoning, Signage, and Subdivision relief
- Allows for future **multiple family residential** on Lot 4
- Recognizes rights for the construction of a Village owned **water tower** on Lot 7



LOT 3  
North Parking Area

Lot 4  
Future Development

LOT 2  
GolfSocial & Moretti's

LOT 1  
Food & Fuel

LOT 5  
Wetland

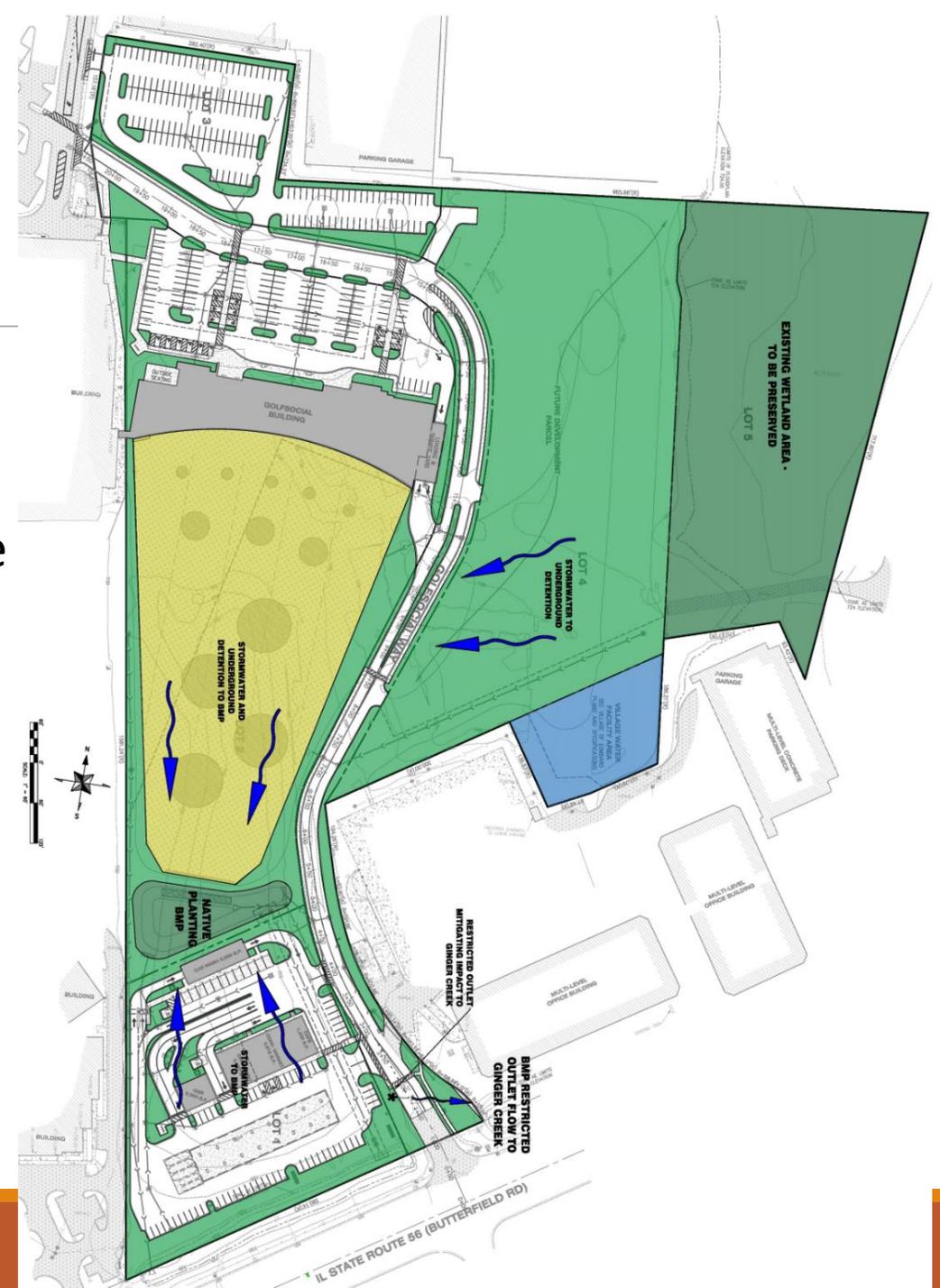
LOT 7  
Future Village Parcel

Butterfield Road

# PC 20-12: Master Plan Stormwater

Portions of the current retention basin will be:

- Filled in as part of the development of Lot 1
- Converted to underground stormwater storage below golf range component
- Redesigned as a smaller detention pond with deep-rooted native plantings
- Best Management Practices (BMP) to promote Stormwater Quality
- Site to increase in impervious area from approx. 6.46 acres to approx. 8.63 acres

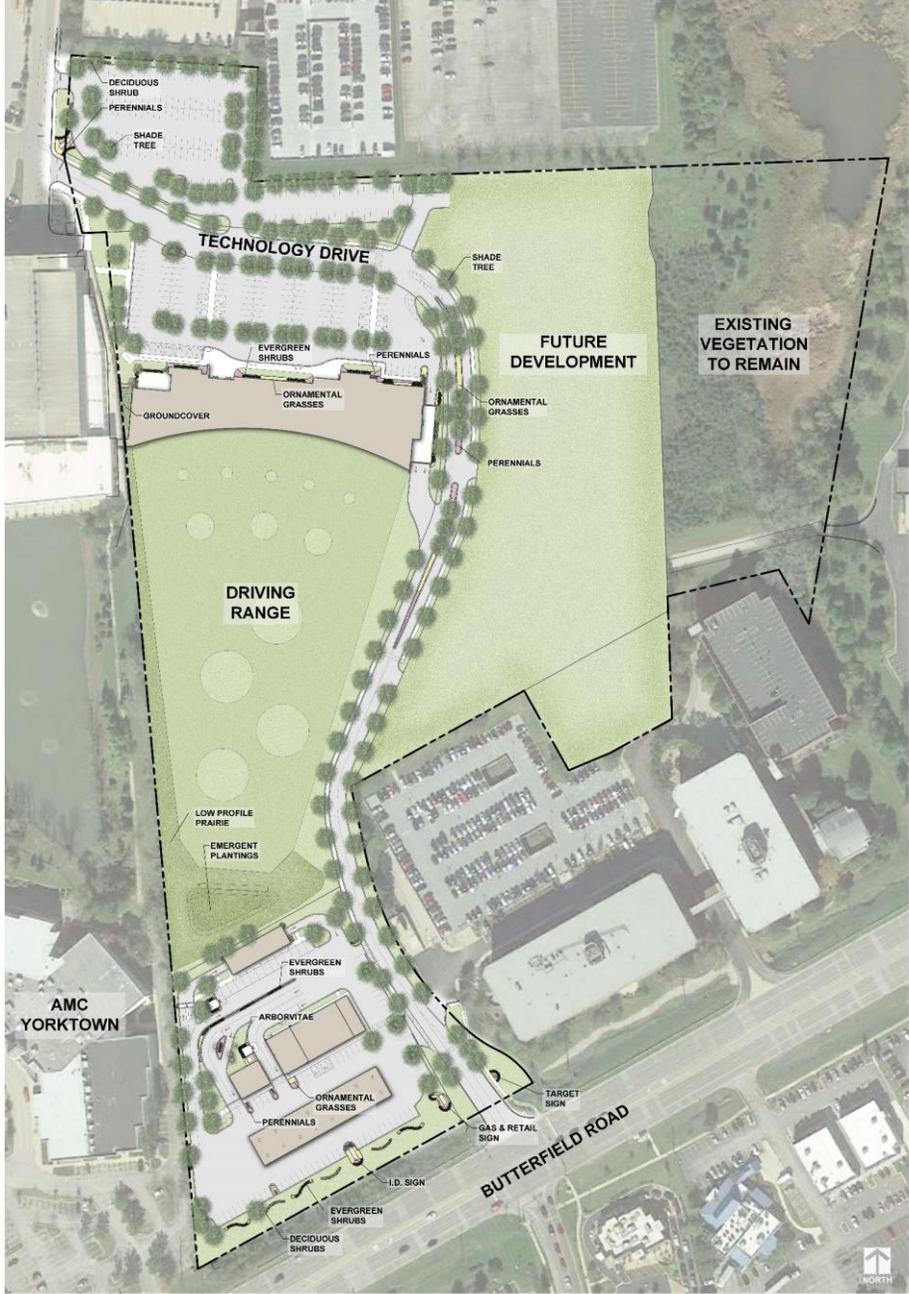


# PC 20-12: Master Plan Traffic/Circulation

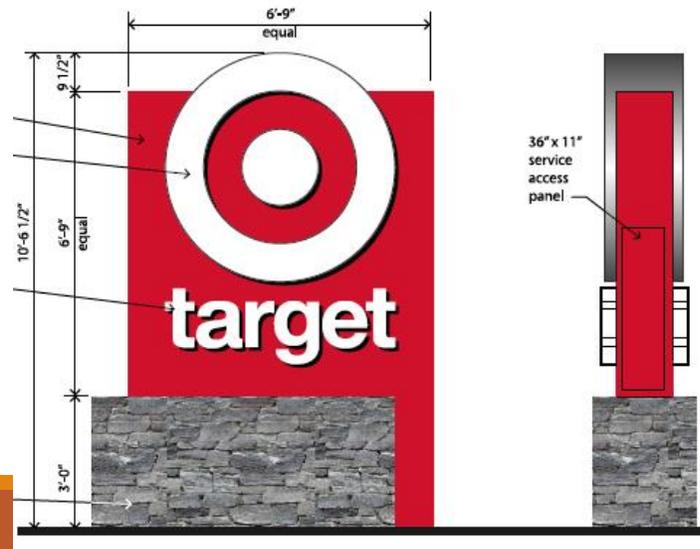
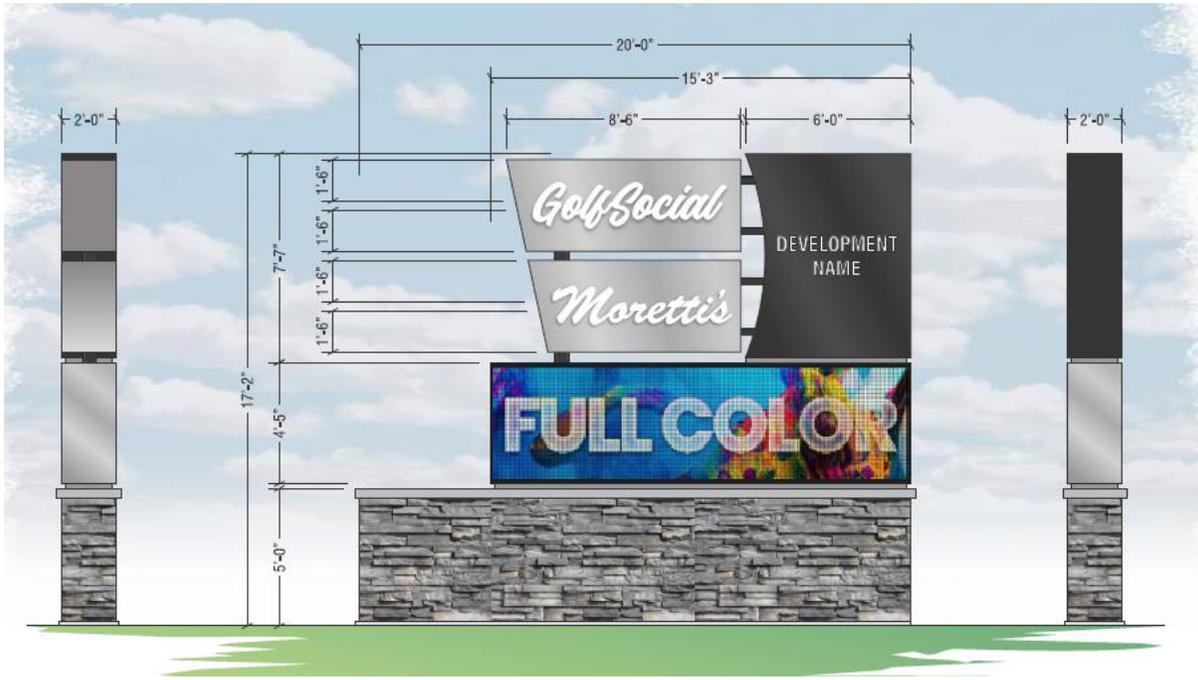
- Internal Roadway Network will be improved
- Direct connections to Convention Way/22<sup>nd</sup> Street and Butterfield Road
- Intersection improvements to be made to Butterfield Road and access drive (subject to IDOT review and approval)
- Pedestrian accommodations



# PC 20-12: Master Plan Landscaping



# PC 20-12: Butterfield Road Signage



# Requested Development Actions

---

## **PC 20-13**

- Zoning Relief for a gas station, car wash, retail/restaurants with drive-through

## **PC 20-14**

- Zoning Relief for Golf Social and Moretti's including off-site parking and signage

## **PC 20-15**

- Zoning Relief for the LPFC/Westin property for off-site parking, pedestrian walkway, and off-premises signage

## **PC 20-16**

- Planned development amendment for the Target property for an access drive and off-premises signage

# PC 20-13: Proposed Lot 1



# PC 20-13: Lot 1



# PC 20-13: Lot 1



# PC 20-13: Lot 1



# Requested Development Actions

---

## **PC 20-13**

- Zoning Relief for a gas station, car wash, retail/restaurants with drive-through

## **PC 20-14**

- Zoning Relief for Golf Social and Moretti's including off-site parking and signage

## **PC 20-15**

- Zoning Relief for the LPFC/Westin property for off-site parking, pedestrian walkway, and off-premises signage

## **PC 20-16**

- Planned development amendment for the Target property for an access drive and off-premises signage

# PC 20-14: GolfSocial/Moretti's

Conditional uses for “golf driving range and ancillary retail uses” use, off-site parking on proposed Lot 3 and the LPFC property.

Variations to/for:

- provide for a pedestrian walkway to LPFC/Westin,
- height relief for the golf poles, netting, and radio telemetry poles,
- building height of up to 65 feet plus cupola for the Golf Social building;
- perimeter lot landscaping on the west side of the Lot;
- allow for a loading dock area and building;
- wall signage (Golf Social and Moretti's) of six hundred sq. ft. in area on a lot with no front footage; and for canopy signage.



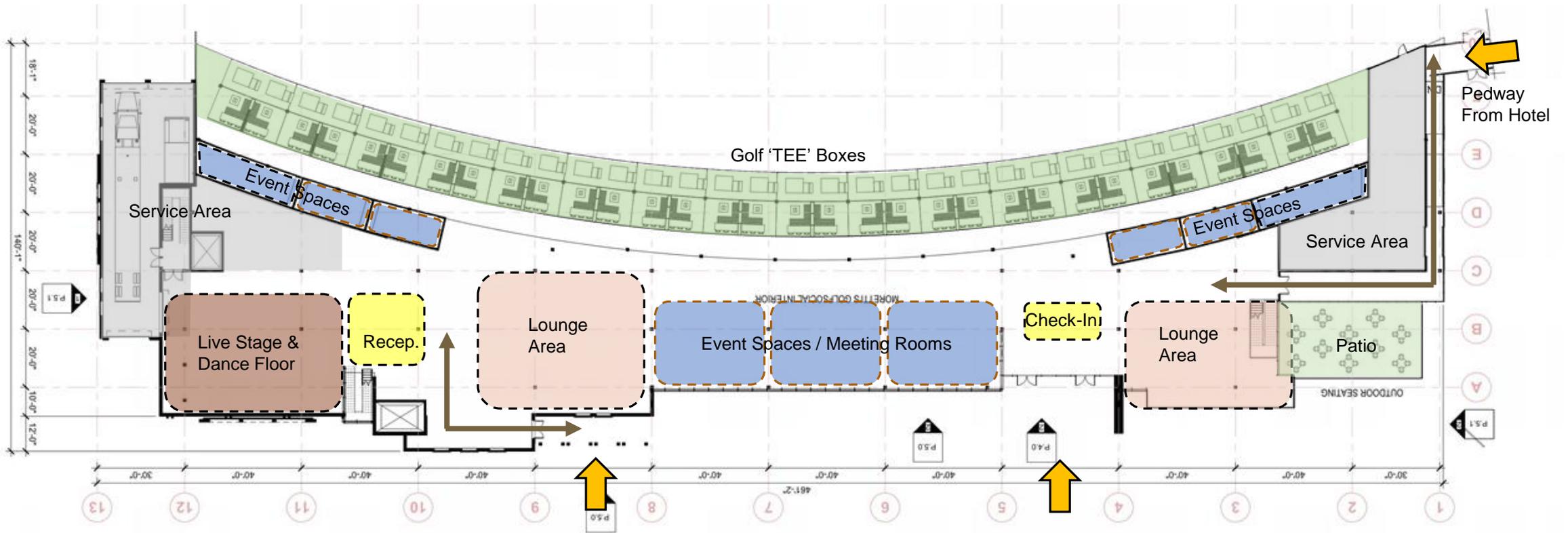
# PC 20-14: Building Elevations



# PC 20-14: Building Elevations



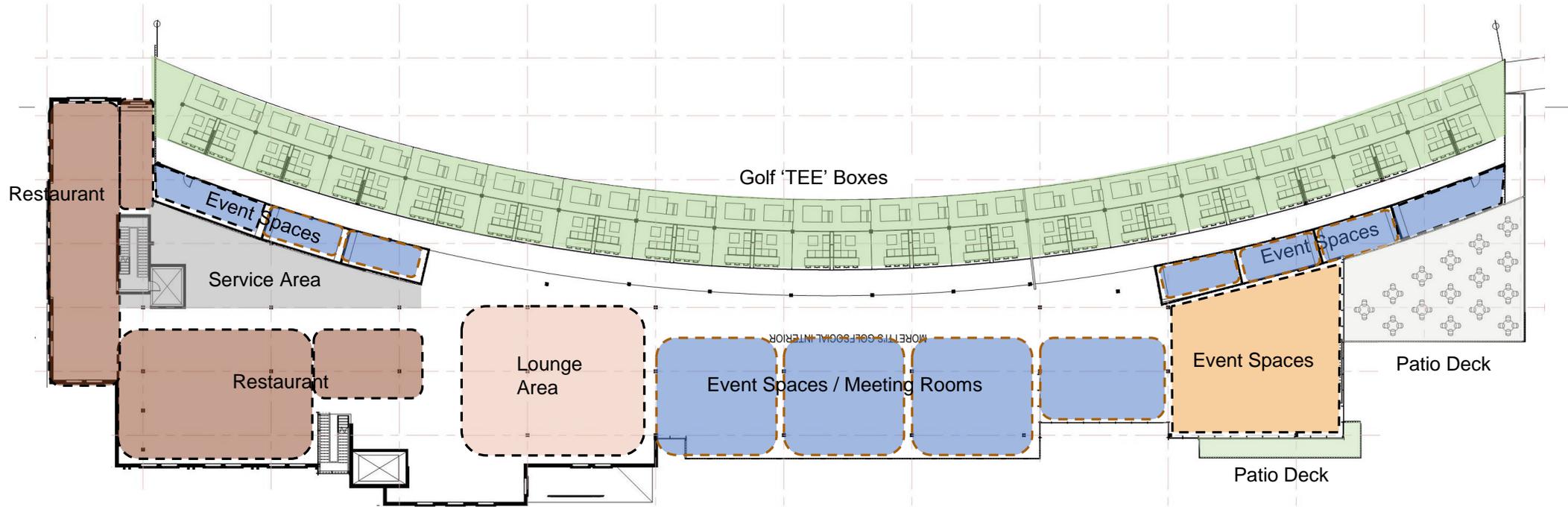
# PC 20-14: Concept Floor Plans



FIRST FLOOR PLAN



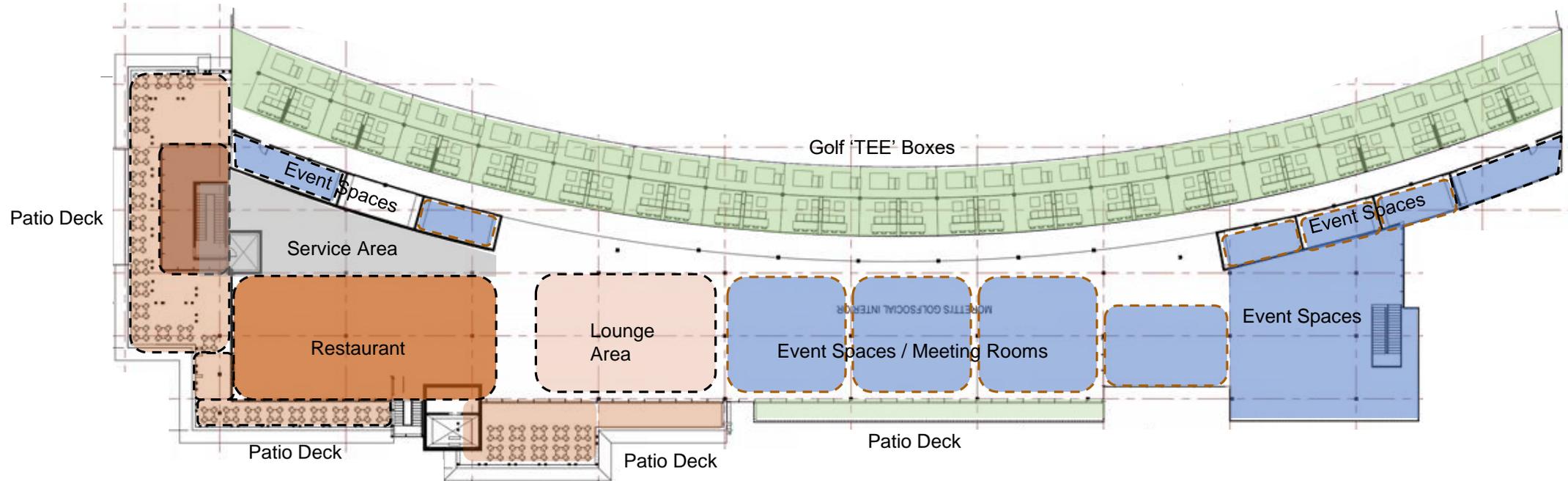
# PC 20-14: Concept Floor Plans



SECOND FLOOR PLAN



# PC 20-14: Concept Floor Plans



THIRD FLOOR PLAN

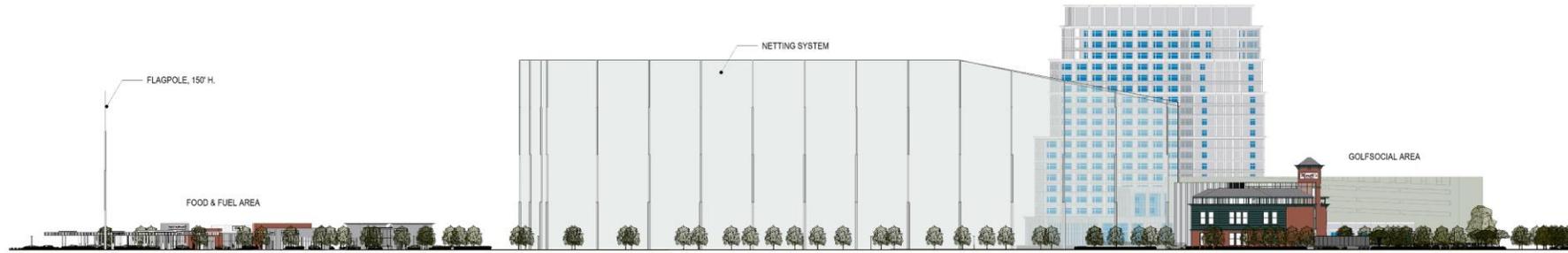




**HEITMAN  
ARCHITECTS  
INCORPORATED**

555 PIERCE ROAD, SUITE 100  
ITASCA, ILLINOIS 60143, USA  
TEL: 630.773.3551  
FAX: 630.773.3599

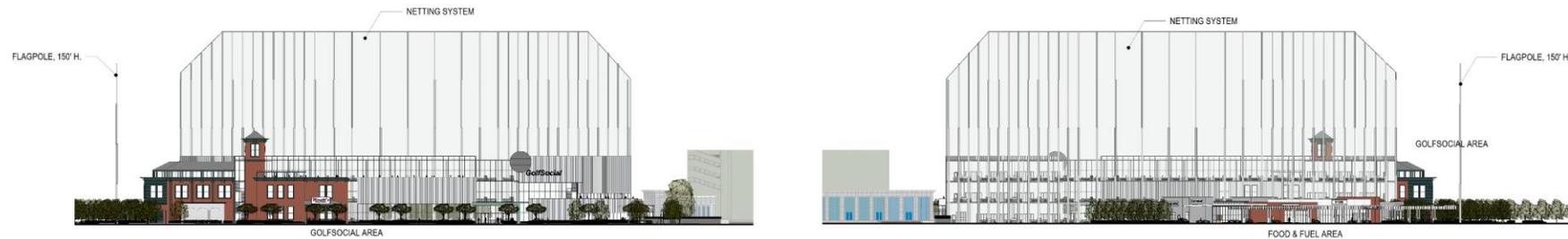
Heitman Architects Incorporated is a Professional Design Firm -  
Architect (Certificate License No. 114-008713)  
© Copyright 2017 by Heitman Architects Incorporated. These drawings, in printed and electronic form, are the property of Heitman Architects Incorporated. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Heitman Architects Incorporated. Unauthorised reproduction or use is strictly prohibited, unless the copyright law of the United States and all other applicable laws permit.



**1 SITE ELEVATION - EAST**  
P.2.0 1" = 50'-0"



**2 SITE ELEVATION - WEST**  
P.2.0 1" = 50'-0"



**3 SITE ELEVATION - NORTH**  
P.2.0 1" = 50'-0"

**4 SITE ELEVATION - SOUTH**  
P.2.0 1" = 50'-0"

**GolfSocial Lombard**  
LOMBARD, IL

CIVIL ENGINEER:  
**CALDWELL ENGINEERING, LTD.**  
1316 N. MADISON STREET  
WOODSTOCK, ILLINOIS 60098

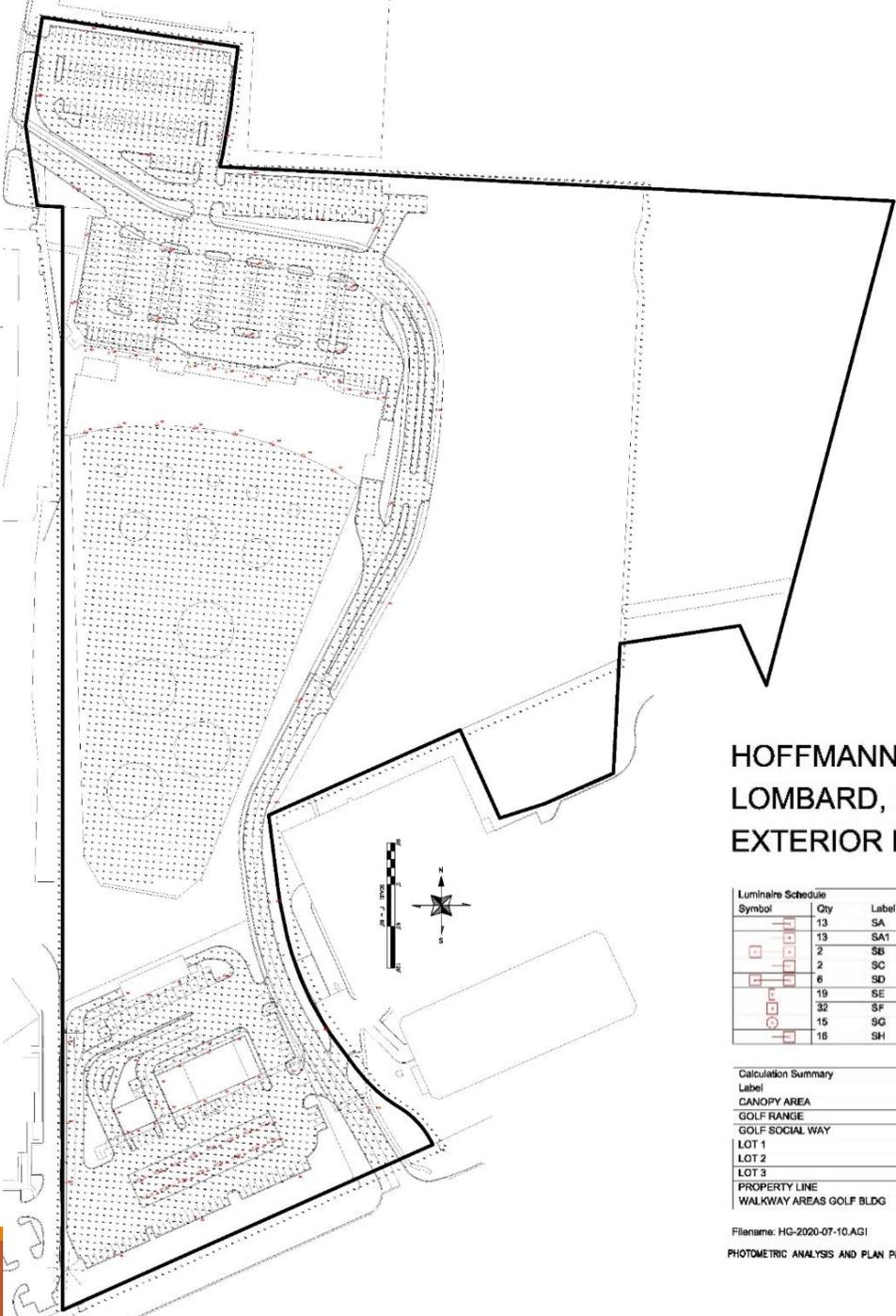
LANDSCAPE ARCHITECT:  
**GARY R. WEBER ASSOCIATES, INC**  
402 W. LIBERTY DRIVE  
WHEATON, ILLINOIS 60187

ISSUE DATE  
07-20-2020 PUD SUBMISSION SET  
09-29-2020 ADD FLAGPOLES

SHEET TITLE  
SITE ELEVATIONS

DATE 07/17/20	SHEET NUMBER <b>P.2.0</b>
PROJECT NUMBER 219100	

# PC 20-14: Lighting



## HOFFMANN GOLF SOCIAL LOMBARD, IL EXTERIOR LIGHTING

Symbol	Qty	Label	Description	LLF	Lum. Watts	Lum. Lumens
	13	SA	LSI LTGF: MPH-LED-3SL-SIL-3-50-70CRI / MTD AT 30' AFG	0.900	294	95689
	13	SA1	LSI LTGF: MPH-LED-3SL-SIL-3-50-70CRI-IL / MTD AT 30' AFG	0.900	294	24599
	2	SB	LSI LTGF: (2) MPH-LED-3SL-SIL-5W-50-70CRI / MTD AT 30' AFG	0.900	294	38036
	2	SC	LSI LTGF: MPP-LED-15L-SIL-FT-50-70CRI / MTD AT 20' AFG	0.900	117	16922
	6	SD	LSI LTGF: (2) MPP-LED-15L-SIL-5W-50-70CRI / MTD AT 20' AFG	0.900	117	15963
	19	SE	LSI LTGF: XWM-FT-LED-06L-50 / MTD AT 15' AFG	0.900	44.7	5936
	32	SF	LSI LTGF: CRUS-SC-LED-HO-50 / CANOPY MTD AT 15' AFG	0.900	132.4	18833
	15	SG	LSI LTGF: MR8-LED-30L-ACR-S-50 / BOLLARD FIXTURE	0.900	38.4	3062
	18	SH	NLS LTGF: VUE-4-T4-256L-1-50K / MTD AT 45' AFG	0.900	809	86990

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CANOPY AREA	Illuminance	Fc	36.46	54.4	15.4	2.37	3.53
GOLF RANGE	Illuminance	Fc	1.86	6.8	0.1	18.60	69.00
GOLF SOCIAL WAY	Illuminance	Fc	2.80	8.5	0.6	4.67	10.83
LOT 1	Illuminance	Fc	4.34	17.0	1.2	3.82	14.17
LOT 2	Illuminance	Fc	2.11	6.0	0.5	4.22	12.00
LOT 3	Illuminance	Fc	2.81	6.8	0.5	5.22	13.60
PROPERTY LINE	Illuminance	Fc	0.05	0.5	0.0	N.A.	N.A.
WALKWAY AREAS GOLF BLDG	Illuminance	Fc	2.02	5.7	0.6	3.37	9.50

# Requested Development Actions

---

## **PC 20-13**

- Zoning Relief for a gas station, car wash, retail/restaurants with drive-through

## **PC 20-14**

- Zoning Relief for Golf Social and Moretti's including off-site parking and signage

## **PC 20-15**

- Zoning Relief for the LPFC/Westin property for off-site parking, pedestrian walkway, and off-premises signage

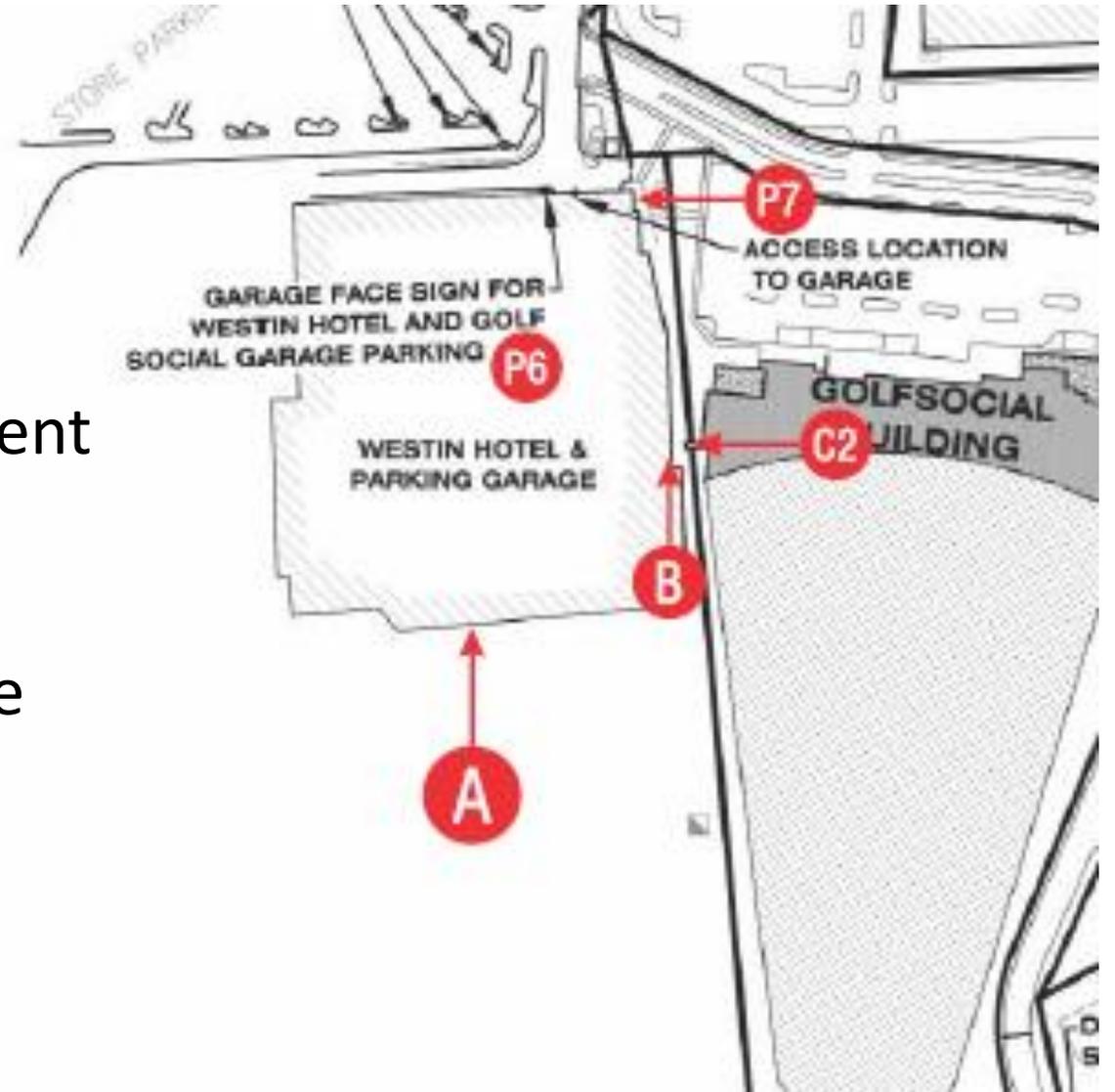
## **PC 20-16**

- Zoning Relief for the Target property for an access drive and off-premises signage

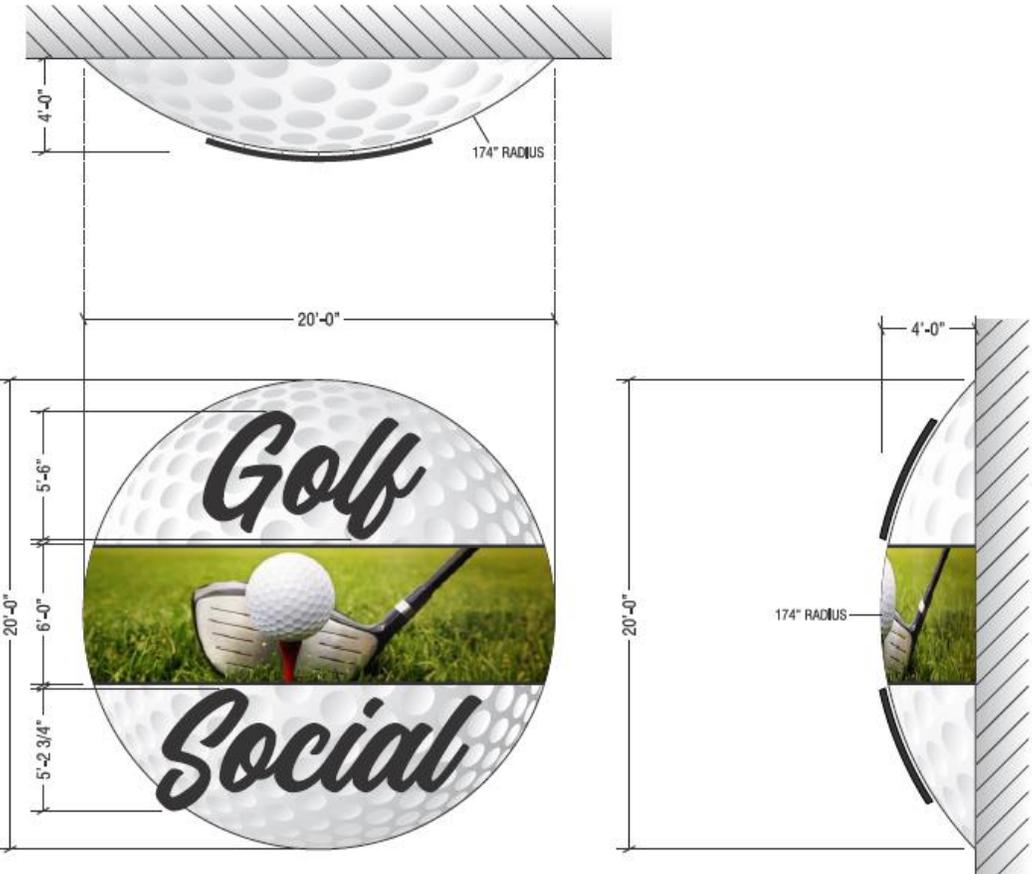
# PC 20-15: LPFC Site

---

- LPFC Planned Development Amendment
- Amend Parking Requirements
- Off-premises parking rights granted
- Allows for off-premises signage on the Westin
- Allow for creation of cross access between buildings (0' setback from property lines)



# PC 20-15: Off-Premises signage on the LPFC/Westin Building



# Requested Development Actions

---

## **PC 20-13**

- Zoning Relief for a gas station, car wash, retail/restaurants with drive-through

## **PC 20-14**

- Zoning Relief for Golf Social and Moretti's including off-site parking and signage

## **PC 20-15**

- Zoning Relief for the Westin property for off-site parking, pedestrian walkway, and off-premises signage

## **PC 20-16**

- Planned Development amendment for the Target property for an access drive and off-premises signage

# PC 20-16: Target Property

- Planned development amendment for access onto Target Property



# PC 20-15 & 16: Site Signage

- Allows for off-premises signage on the LPFC/Westin and Target property
- Signage on both 22<sup>nd</sup> Street and Butterfield Road

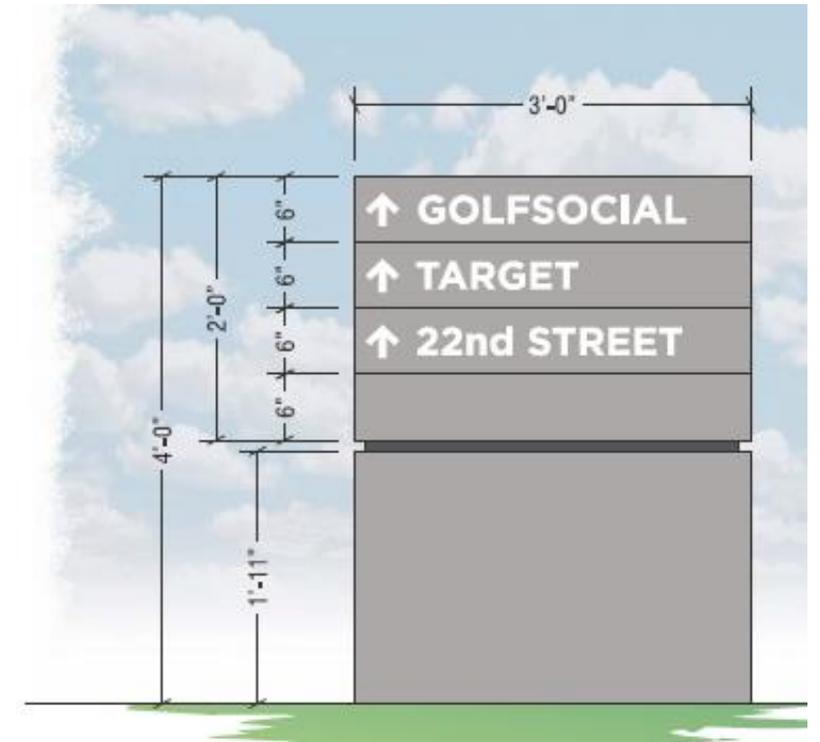
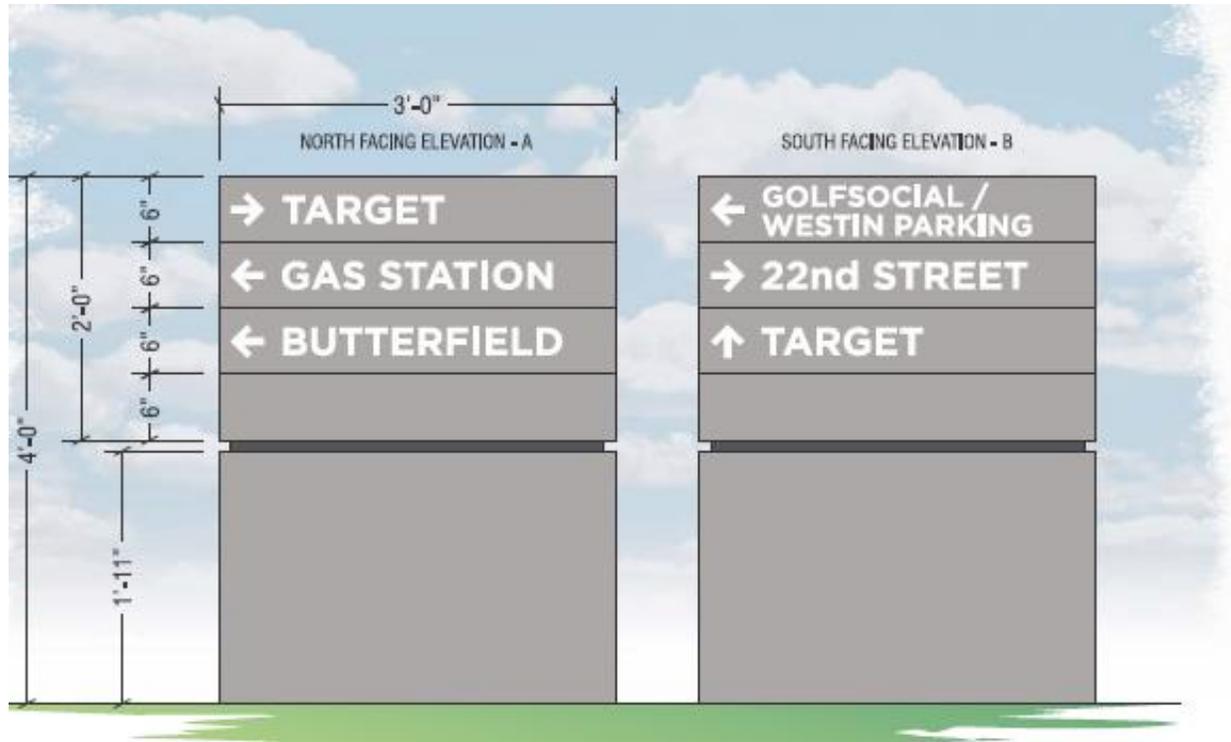


# PC 20-16: 22<sup>nd</sup> Street Signage

---



# PC 20-16 (and other companion petitions) 22<sup>nd</sup> Street and Butterfield Road Signage



# PC 20-12 through PC 20-16

---

## **PC 20-13**

- Zoning Relief for a gas station, car wash, retail/restaurants with drive-through

## **PC 20-14**

- Zoning Relief for Golf Social and Moretti's including off-site parking and signage

## **PC 20-15**

- Zoning Relief for the LPFC/Westin property for off-site parking, pedestrian walkway, and off-premises signage

## **PC 20-16**

- Zoning Relief for the Target property for an access drive and off-premises signage

# PC 20-12 through PC 20-16

---

## **Communication/Public Engagement:**

- Workshop session before Plan Commission on proposed project
- Virtual neighborhood meeting to solicit public comment
- Public Hearings on October 19 and November 2

**Plan Commission unanimously recommended approval of all 5 petitions, subject to conditions**

# PC 20-12 through PC 20-16

---

## **Action before Village Board:**

- Consider recommendations from Plan Commission
- 10 ordinances for Village Board consideration on **first reading** of approval
- Proposed companion land development agreement to be considered with final approval of zoning actions
- Final plat of subdivision will be submitted for Village Board upon completion and approval of final engineering

PC 20-12 through PC 20-16

---

# Questions