

AGENDA NUMBER: 3
PROJECT NUMBER PR 35-2020
CASE NUMBER: PZC 138-2020
TYPE: FINAL PLAT



Village of Westmont
Board of Trustees
Memorandum
January 28, 2020

Items for Board of Trustees Consideration:

Planning and Zoning Commission to consider a request from the Village of Westmont regarding properties located at 25, 29 and 33 North Lincoln Street, Westmont, IL 60559 for the following:

- A. A Final Plat of Consolidation to consolidate three lots to implement an adopted preliminary consolidation plat, site and landscape plans and a Special Use Permit for a municipal parking in the R-3 Single Family Detached Residence District.

Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission voted to recommend approval.

SECTION ONE: BACKGROUND

The Village of Westmont is proposing to construct a municipal-parking lot on the properties located at 25, 29, and 33 North Lincoln Street. The proposed parking lot will be located on the east side of Lincoln and south of Irving. The lots are zoned R-3 residential and are owned by the Village. A new address for the three future consolidated lots has been assigned as 31 North Lincoln Street.

This report will still refer to the project as having three addresses. The proposed parking lot required multiple platting and zoning approvals, as described in this report. All except the final plat of consolidation have been final approved and adopted by the Village Board. Once the plat of consolidation is approved by the Village Board, the lot will formally receive the address of 31 North Lincoln Street.

The Village hired Thomas Engineering Group LLC to prepare plans for the proposed municipal parking lot. The Village's goal is to expand the availability of public parking for the downtown, particularly given the possibility that existing municipal parking at 1 North Cass may be eliminated due to proposed development at that site.

Multiple approvals are required, including a plat of consolidation; a special use permit for an accessory parking lot, and a site and landscape plan. All other codes of the Village of Westmont are required to be adhered to. No other waivers are requested. The proposal is consistent with the codes and ordinances reviewed and with the Comprehensive Plan.

Existing Zoning:

R-3 Single Family Detached Residence District. No zoning change is proposed.

Existing Land Use:

Vacant lots.

Proposed Land Use:

Municipal parking lot on three consolidated residential lots for contiguous lots in the B-1 District to the east, for which a variance and Special Use permits have been applied for. The transition use proposed is consistent with the Proposed Land Use Plan of the Comprehensive Plan.

Surrounding Zoning--See Attached Zoning Map

- To the North: R-3
- To the South: R-3 immediately to the south, B-1 south of the alley
- To the East: B-1
- To the West: R-3

Surrounding Land Uses

- To the North: An existing surface parking lot, privately owned, that serves a house of worship at the southwest corner of Lincoln and Irving.
- To the South: Existing single family residential homes.
- To the East: Commercial uses, across the alley and fronting onto Cass Avenue.
- To the West: Residential properties and one house of worship, across Lincoln Street.

Comprehensive Plan:

The subject property is part of the Residential Areas Plan in the Comprehensive Plan because it is located within a 10-minute walk from the Westmont Metra station. The subject lots are shown on this “areas plan” as single family detached residential lots. A Special Use for a parking lot at this location has been granted by the Village Board on September 24, 2020, along with approvals for the site and landscape plan. Development of a parking lot at this site will not preclude future redevelopment of the area for new residential development, as the parking lot does not call for non-residential structures to be built on the site. The proposed lot also provides for the preservation of any heritage trees that might be found at any time to exist on the site as well as landscaping and buffering that is compatible with single family residential neighborhoods. A more fine-tuned planning analysis yields that this lot is a transitional type use for which the proposed low-impact parking lot is consistent.

The subject property is near to the Naperville and Cass Subarea, and is proposed to be used to enhance this “Commercial Node”. This property is suitable for a transitional use to a “prominent commercial development” for an area containing a significant number of local retailers that benefit from the location of the proposed parking amenity. The plan calls for increased accessibility on foot or on bicycle from the surrounding neighborhoods. For this reason, pedestrian access to the proposed parking lot, from the alley and sidewalks, is a suitable goal and is supported by the goals outlined in the Comprehensive Plan.

The proposed municipal parking lot is consistent with the goals and objectives of the Comprehensive Plan. Specifically:

- *Sixty (60) percent of the parking is essentially reserved for specific uses as it is privately owned and not available for general public use, only individual businesses. It is generally recommended that a community control at least 50 percent of its parking in a downtown as it allows the municipality to manage allocation, demand fluctuations, pricing, enforcement, and allows shared parking. The study recommends the Village consider increasing the amount of Village-owned parking by acquiring existing private lots for transition to public parking. (Chapter 11, Page No. 138).*
- *Improve the appearance of the surface parking lots along the Village’s commercial corridors with landscaped islands, trees, and perimeter landscaping and screening (Commercial Areas Plan, Page No. 67).*

At the September 24, 2020 meeting, the Village Board of Trustees voted to approve the following:

- A. A Preliminary Plat of Consolidation to consolidate three lots at 25, 29 and 33 North Lincoln Street located in the R-3 Single Family Detached Residential District;
- B. A Special Use Permit to allow the construction of a publicly-owned parking lot in the R-3 Single Family Detached Residential District to serve adjoining and nearby business districts;
- C. A Preliminary Site and Landscape Plan for the construction of a publicly-owned parking lot in the R-3 Single Family Detached Residential District; and
- D. A Zoning Code Variance to allow parking in the front yard, side yard, and in front of the setback line.
- E. **Waiver request:** A waiver from the Westmont Engineering Standards for stall size is requested.

The cases before you today implement the Preliminary Plat by considering formal approval of the final plat in order to implement this project

SECTION TWO: REQUESTED ACTIONS:

1. Final Plat of Consolidation.

The three existing platted lots must be consolidated into one single lot, to prevent the proposed improvement--a parking lot--from crossing-over lot lines in violation of setback and other requirements. The preliminary plat was approved on September 24, 2020. The final plat document has been prepared and approved by the consulting engineer, and is ready for recording, subject to Village Board approval.

SECTION THREE: LEGAL

***Notification:** Westmont Village codes require the proposal to be advertised with a Class Two Legal Notices and to be considered by the Planning and Zoning Commission at a public hearing. Public notice was provided in the Westmont Suburban Life on August 20, 2020.*

***Other Required Actions:** Village Board action is required for this proposed final plat to be formally adopted by the Village, subject to any revisions that might have been requested by the Planning and Zoning Commission to bring the proposal up to all other Village Codes.*

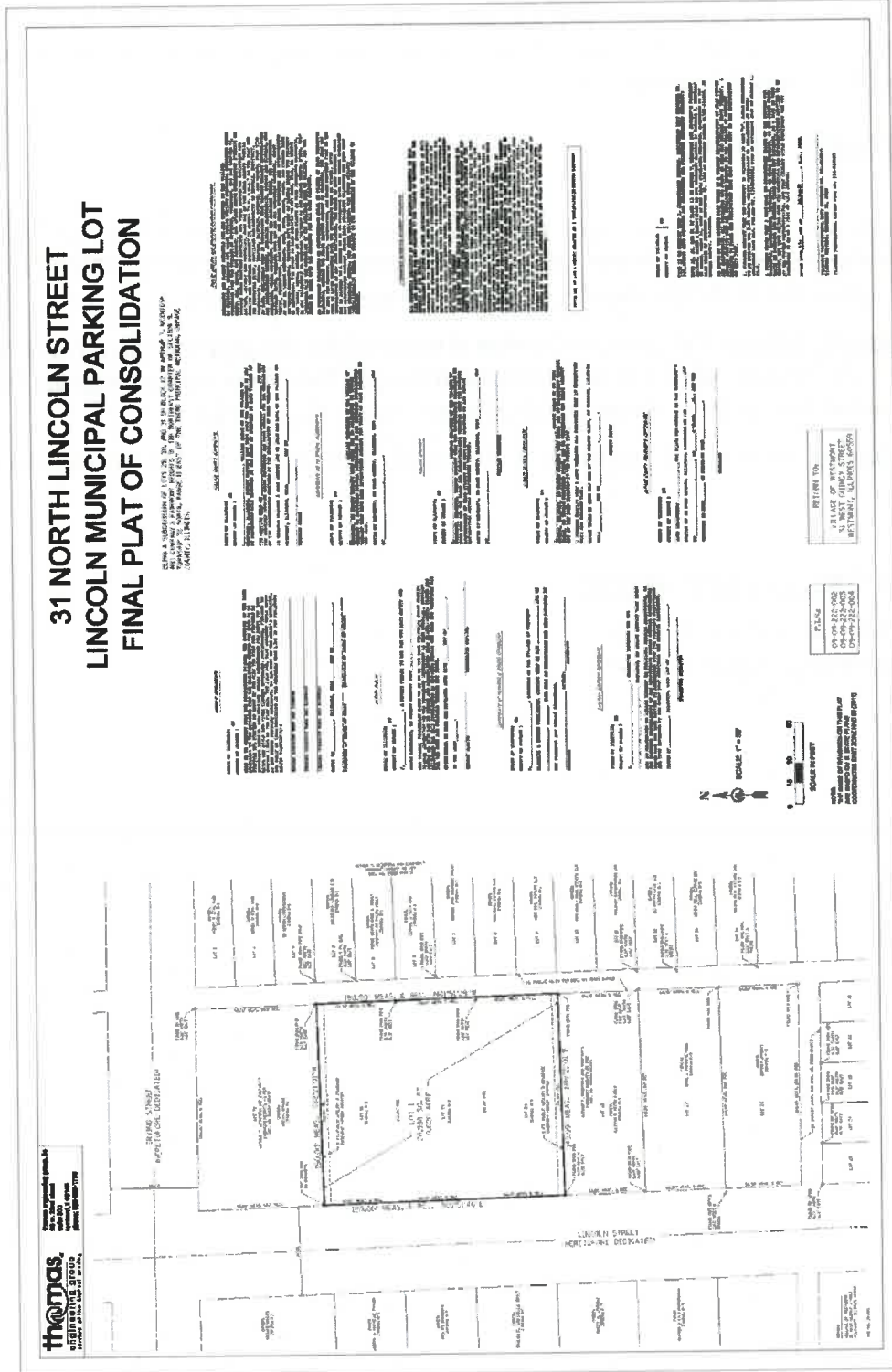
***Code Reference:** Village Code Appendix B, Article III, Section 3.02 specifies the requirements for final plats.*

SECTION FOUR: ATTACHMENTS

1. Final Plat of Consolidation
2. Consulting Engineer Review

1. EXHIBITS

Exhibit "A" Final Plat of Consolidation



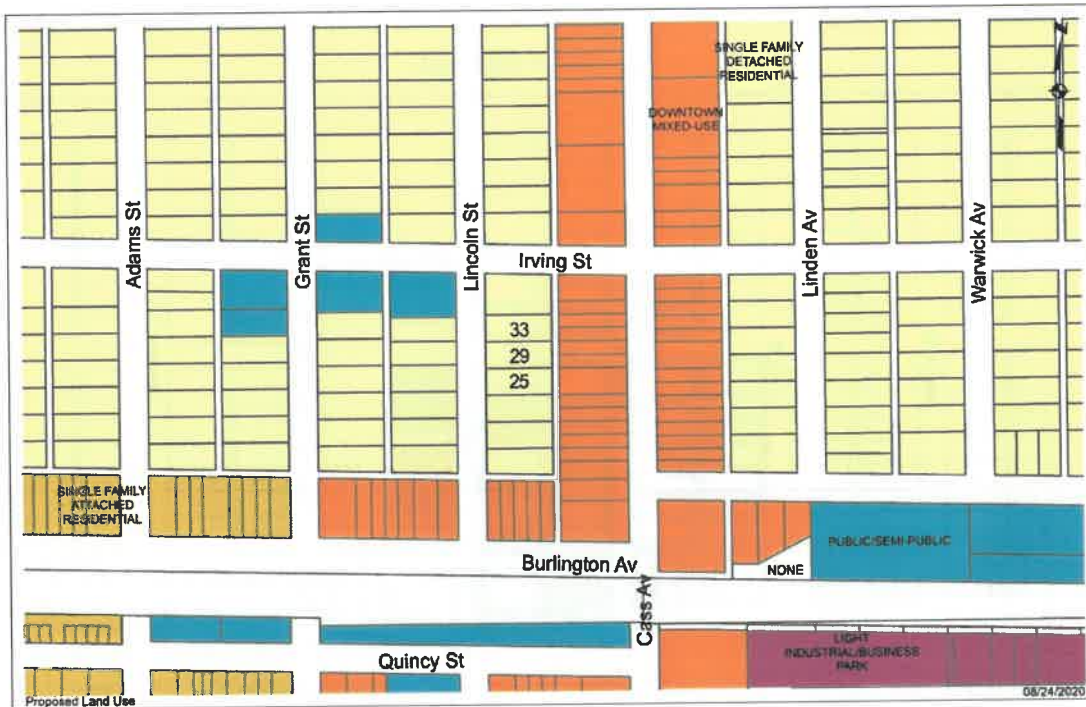
2. MAP SERIES



Aerial Image of Subject Properties at 25-33 North Lincoln Street showing the notification area.



The Existing Land Use Map shows 25-33 North Lincoln Street as “Single Family Detached Residential” Designation. The proposed use of an off-site commercial parking lot is compatible with the properties to the North (existing parking lot) and East (commercial properties along North Cass Avenue).



The Proposed Land Use Map (2013) shows the subject properties as single family residential, and commercial designations directly to the east and further south.



The Zoning Map shows the subject property as R-3 Single Family Detached Residence District, and surrounded to the north and south by the same zoning district, but to the east and south by B-1 Limited Business District, consistent with the proposed transitional use.

3. COMMENTS FROM REVIEWERS

A. Village Engineer Comments (James Patterson)



thomas
engineering group
service of the highest grade.

Reviewed By: James L. Patterson, PE
 Review Date: 09/01/20
 Comment Review Mtg.*: N/A
 Comment Closeout Mtg.*: N/A

REVIEW COMMENT FORM

VILLAGE OF WESTMONT - LINCOLN MUNICIPAL PARKING LOT

Project Name: Lincoln Municipal Parking Lot
 Milestone: PZC Submittal 1
 Submitted By: Thomas Engineering Group, LLC (TEG)

Reviewed By: James L. Patterson, PE
 Review Date: 09/01/20
 Comment Review Mtg.*: N/A
 Comment Closeout Mtg.*: N/A

Review Comment Due Date: 09/03/20 (* = if applicable)

No.	Dwg No./ Spec No./ Section No.	Reviewed By:	Review Comments	Response By:	Action Req'd (See footer)	Dispositions	Status (Open/ Closed)
1	Plat of Consolidation	JLP	All comments in this section are made in reference to Appendix B, Article III of the Village Code.	TEG	A	Noted.	Closed
2	Plat of Consolidation	JLP	Sec. 3.01(a)(1) – Consider revising the name to be more specific or descriptive. The Westmont Parking Lot Plat of Consolidation is very generalized and it would be easy to unknowingly record another plat with the same name in the future.	TEG	A	Name updated per Village direction to "Lincoln Municipal Parking Lot - Final Plat of Consolidation"	Closed
3	Plat of Consolidation	JLP	Sec. 3.01(a)(4) – Provide the names and addresses of the owner and subdivder having control of the tract of land.	TEG	A	See lower left hand corner of Plat of Consolidation	Closed
4	Plat of Consolidation	JLP	Sec. 3.01(a)(7) – Indicate the date of preparation on the plat.	TEG	A	See lower right hand corner in surveyors certification	Closed
5	Plat of Consolidation	JLP	Sec. 3.01(b)(3) – Indicate all names of adjoining property owners within 100-feet of the property to be consolidated.	TEG	A	Updated, see plat	Closed
6	Plat of Consolidation	JLP	Sec. 3.01(b)(4) – Indicate the existing zoning district in the consolidated lot as well as in adjacent tracts.	TEG	A	Updated, see plat	Closed
7	Plat of Consolidation	JLP	Sec. 3.02(b)(1) – Indicate all lot dimensions in feet and hundredths. The existing lots to be consolidated are only indicated as 150'.	TEG	A	Updated, see plat	Closed

RESPONSES FOR ACTION REQD
A. AGREE FULLY; WILL COMPLY.
B. AGREE PARTIALLY; WITH NOTED EXCEPTIONS
C. DISAGREE FULLY; REASONS ARE NOTED.
D. COMMENT SUPERSEDED BY DESIGN DEVELOPMENT.



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8	Plat of Consolidation	JLP	Grant 5-foot Public Utility and Drainage Easements along the north and south property lines of the consolidated lot.	TEG	A	Updated, see plat	Closed

RESPONSES FOR ACTION REQ'D
 A: AGREE FULLY; WILL COMPLY.
 B: AGREE PARTLY; WITH NOTED EXCEPTIONS
 C: DISAGREE FULLY; REASONS ARE NOTED.
 D: COMMENT SUPERSEDED BY DESIGN DEVELOPMENT.

CONCURRENCY SUMMARY REPORT

Project Name: VOW Public Off-Site Parking Lot Final Plat - PZC Case # 138-2020

Report Date: January 28, 2021

The proposal is generally consistent with the Comprehensive Plan, the Proposed Land Use Plan, and the Codes and Ordinances for the Village of Westmont.

PREVIOUS PZC CASES FILES / OTHER APPLICABLE REGULATIONS

PZC 77-2020

Approved by the Village Board on September 24, 2020

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