

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: December 29, 2014 (B of T) Date: January 8, 2015
TITLE: PC 14-40: Amendment to an Existing Planned Development (Homestead Village) – DuPage Medical Group, 2725 Technology Drive
SUBMITTED BY: Department of Community Development *WJ*

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 an amendment to change the geographical boundaries of the existing Homestead Village Planned Development with the OPD – Office Planned Development. (DISTRICT #3)

The Plan Commission recommended approval of this petition by a vote of 5-0.

Staff 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

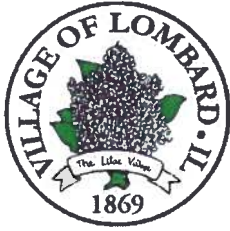
DATE: January 8, 2015

SUBJECT: **PC 14-40; Amendment to an Existing Planned Development (Homestead Village) – DuPage Medical Group, 2725 Technology Drive**

Please find the following items for Village Board consideration as part of the January 8, 2015 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 14-40, including completed Standards for a Planned Development; and
3. An Ordinance granting approval of an amendment to the geographical boundaries of the previously approved Homestead Village Planned Development.

The Plan Commission recommended approval of this petition by a vote of 5-0. As the Village of Lombard is a co-petitioner for this item, please place this petition on the January 8, 2015 Board of Trustees agenda with a waiver of first reading, as requested by staff.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

January 8, 2015

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees
Dan Whittington, Dist. 1
Michael A. Fugiel, Dist. 2
Reid Foltyniewicz, Dist. 3
Peter Breen, Dist. 4
Laura A. Fitzpatrick, 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 14-40; Amendment to an Existing Planned Development (Homestead Village) – 2725 Technology Drive

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 an amendment to change the geographical boundaries of the existing Homestead Village Planned Development with the OPD – Office Planned Development.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on December 15, 2014. Sworn in to present the petition was Matt Panfil, AICP, Senior Planner, and the Petitioner, Diane Menza of LFI, a consultant for DuPage Real Estate Holdings, LLC.

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

Ms. Menza began by stating that she has reviewed the staff report and finds it to be thorough and accurate in its description of the project and she will answer any questions.

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 the proposed project is related to a four-party

Intergovernmental agreement approved by the Village of Lombard, as well as Oak Brook Promenade, LLC, DMG Real Estate Holdings, LLC, and the Village of Oak Brook. The intergovernmental agreement specifically requires the Village of Lombard to vacate a portion of the Technology Drive right-of-way, identified as Parcel D on the attached Plat of Vacation.

The Village's obligation to vacate the property was established in Section 2(B), "Vacate Parcel D" and 2(F), "Approve an Amendment to DMG's existing planned unit development to address the real property transactions set forth in Section Two (A), Four (A), and Four (B)," of the intergovernmental agreement.

There were no issues or concerns expressed by the Inter-Departmental Review Committee.

Mr. Panfil concluded that staff finds the proposal to be consistent with the objectives of the Zoning Ordinance, planned development, and the intent of the Comprehensive Plan.

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

On a motion by Commissioner Flint, and a second by Commissioner Olbrysh, the Plan Commission voted 5 to 0 to recommend that the Village Board approve the amendment to the conditional use to change the geographical boundaries of the existing Homestead Village Planned Development, associated with PC 14-40, subject to no conditions.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

H:\CD\WORDUSER\PCCASES\2014\PC 14-40\PC 14-40_Referral Letter.docx

ORDINANCE NO. _____

**GRANTING AN AMENDMENT TO ORDINANCE NUMBERS
4497, 6616, AND 6672 GRANTING A CONDITIONAL USE FOR A
PLANNED DEVELOPMENT**

(PC 14-40: 2725 Technology Drive (DuPage Medical Group))

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

WHEREAS, the Subject Property, as described in Section 2 below, is zoned OPD – Office Planned Development; and,

WHEREAS, on June 18, 1998, the Corporate Authorities approved Ordinance Number 4497 which granted approval of a conditional use for a planned development; and,

WHEREAS, on May 5, 2011, the Corporate Authorities approved Ordinance Number 6616, granting an amendment to the conditional use for a planned development; and,

WHEREAS, on February 3, 2012, the Corporate Authorities approved Ordinance Number 6672, granting an amendment to the conditional use for a planned development; and

WHEREAS, Title 15, Chapter 155, Section 155.504 allows for amendment of an ordinance granting a conditional use for a Planned Development amendment after a public hearing before the Village's Plan Commission; and,

WHEREAS, the petitioner is requesting a planned development amendment to amend the geographic boundaries of the previously approved planned development; and,

WHEREAS, pursuant to an application to amend Ordinance 4497, 6616, and 6672, proper and legal notice was provided and a public hearing was held before the Village's Plan Commission on December 15, 2014; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the amendment, subject to no conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard approve and adopt the findings and recommendation of the Plan Commission and incorporate such findings and recommendation 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, DUPAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That an amendment to the conditional use approval for the Homestead Village Planned Development, as established by Ordinance Numbers 4497, 6616, and 6672, to allow for a change in the geographic boundaries of the previously existing planned development is hereby granted; subject to no conditions.

SECTION 2: That this Ordinance is limited and restricted to the property located at 2725 Technology Drive, Lombard, Illinois and legally described as follows:

LOTS 1 THROUGH 9 IN HOMESTEAD VILLAGE SUBDIVISION, BEING A SUBDIVISION IN SECTIONS 28 AND 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 1998 AS DOCUMENT R98-179522, IN DUPAGE COUNTY, ILLINOIS.

AND;

PARCEL D

THAT PART OF HERETOFORE DEDICATED TECHNOLOGY DRIVE, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 1998 AS DOCUMENT R98-179522, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID TECHNOLOGY DRIVE WITH THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 1 IN NAI HIFFMAN BUTTERFIELD ROAD SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 2006 AS DOCUMENT NUMBER R2006-134912; THENCE SOUTH 28 DEGREES 48 MINUTES 00 SECONDS EAST ALONG SAID SOUTHEASTERLY EXTENSION, 66.17 FEET TO THE SOUTHERLY LINE OF SAID HERETOFORE DEDICATED TECHNOLOGY DRIVE; THENCE SOUTH 65 DEGREES 20 MINUTES 01 SECONDS WEST ALONG SAID SOUTHERLY LINE OF HERETOFORE DEDICATED TECHNOLOGY DRIVE, 333.09 FEET; THENCE NORTH 24 DEGREES 39 MINUTES 59 SECONDS WEST, 66.00 FEET TO THE NORTHERLY LINE OF SAID HERETOFORE

DEDICATED TECHNOLOGY DRIVE; THENCE NORTH 65 DEGREES 20 MINUTES 01 SECONDS EAST ALONG SAID NORTHERLY LINE OF TECHNOLOGY DRIVE, 328.32 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING THEREFROM;

PARCEL A

PART OF LOT 5 IN HOMESTEAD VILLAGE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTIONS 28 AND 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 1998 AS DOCUMENT R98-179522, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 5 WITH THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 1 IN NAI HIFFMAN BUTTERFIELD ROAD SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 2006 AS DOCUMENT NUMBER R2006-134912; THENCE SOUTH 65 DEGREES 20 MINUTES 01 SECONDS WEST ALONG SAID SOUTHERLY LINE OF LOT 5, A DISTANCE OF 328.32 FEET FOR THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 65 DEGREES 20 MINUTES 01 SECONDS WEST ALONG SAID SOUTHERLY LINE OF LOT 5, A DISTANCE OF 116.39 FEET; THENCE NORTH 07 DEGREES 35 MINUTES 09 SECONDS EAST, 22.96 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 57.00 FEET, HAVING A CHORD BEARING OF NORTH 75 DEGREES 53 MINUTES 47 SECONDS EAST, 135.92 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number(s): 06-28-103-017, 06-28-103-023, 06-29-201-010, 06-29-402-027, 06-29-402-028, 06-29-402-029, 06-29-413-001, 06-29-413-002, and 06-29-413-003 (the "Subject Property").

SECTION 3: 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.

Ordinance No. _____
Re: PC 14-40
Page 4

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

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

Sharon Kuderna, Village Clerk