

April 22, 1999

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 99-12; 125 W. St. Charles Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. This petition requests conditional use approval to establish a Planned Development in the B5 Central Business District to allow the construction of a four (4) story building with commercial uses on the first floor and twenty-four (24) residential condominium units on the second through fourth floors, to allow three (3) of the required parking spaces to be provided off-site, and to allow the establishment of an off-site parking lot of three (3) parking spaces, and an exception to reduce the parking standards by one (1) space.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on April 19, 1999.

David Hulseberg, Director of Community Development, presented the petition on behalf of the Village of Lombard. He indicated that this property is located on West St. Charles Road as is known as the "Jirsa property". He stated that the request is for a four-story building with commercial uses on the first floor and residential condominium units on the second through fourth floors. He stated that three of the required parking spaces are to be provided off site and an exception to reduce the parking standards by one space is being requested.

Mr. Hulseberg indicated that the Village has consolidated and resubdivided the property and selected a preferred developer for development of the same. He stated that this developer then transferred his rights to Stoneridge Development who the Village is currently working with. He indicated that certain conditions contained in the development agreement have required unique solutions which include finding a means to address an environmental issue affecting the property.

Mr. Hulseberg indicated that the Village will ultimately transfer two lots , one of which is an environmentally challenged piece of property to this developer who will in turn seek remedy from the party responsible for this condition.

Mr. Hulseberg then indicated that 19 parking spaces would be located inside the building and the rest of the development falls within code. He stated that the mechanical door demonstrated on the façade elevation plan might need to be relocated and if that was the case, it would be subject to the Fire Chief's approval. With regard to detention, Mr. Hulseberg stated that it would be provided off site on land the Village acquired for a regional detention basin located south of West St. Charles Road and north of Crescent.

Lastly, Mr. Hulseberg stated that staff recommended approval of the this petition as described in the Inter-Departmental Review Group Report prepared for the April 19, 1999 Plan Commission.

There was no one present to speak in favor of or in opposition to the proposal.

Chairperson pro tem Broderick opened the public hearing for discussion and questions by the Plan Commission.

Commissioner Kramer stated she liked the idea and that it was a unique situation and a unique solution.

After due consideration of the petition and the testimony presented, the Plan Commission found that the conditional use and exceptions complied with the standards of the Zoning Ordinance and the recommendations of the Comprehensive Plan. Therefore, the Plan Commission, by a roll call vote of 5 to 0, recommended to the Corporate Authorities, approval of the petition associated with PC 99-12 with the following conditions:

1. The property shall be developed in substantial compliance with the Site Plan prepared by Landmark Engineering Corporation, dated May 12, 1998 and revised March 1, 1999 and the Architectural renderings, prepared by Haylock Design, Inc. dated March 3, 1999 and subject to the following conditions:
 - a. 50 percent of the footprint of the structure shall be dedicated to commercial use on the first floor.

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2. The mechanical room location is subject to relocation and said location shall be approved by the Fire Chief.

Respectfully,

VILLAGE OF LOMBARD

Daniel Broderick
Chairperson pro tem
Lombard Plan Commission

DAH:jd
att-

c. Petitioner
Lombard Plan Commission

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