

August 21, 2008

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

Subject: PC 08-18; 255 E. Wilson Avenue

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner is requesting a conditional use to establish the property as a planned development, a variation to allow off-street parking to be located in a required yard and a map amendment to rezone a portion of the subject property located in the O – Office District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on July 21, 2008. Chairperson Ryan asked if there was anyone to cross-examine the witnesses. Hearing none, he requested that the petitioner begin their presentation.

Dave Heslinga of V3 Companies, 7325 Janes Ave., Woodridge indicated he would give a brief overview of the proposed parking lot expansion and improvements proposed for the Village Hall complex. He stated that some of the improvements will include: pavement rehab, new curb and gutter, a new sidewalk from Wilson into the Village complex, lighting and landscaping. Mr. Heslinga stated that his purpose tonight is to present the proposed parking lot expansion plan which will occur in the northeast corner of the site. Referring to an aerial of the site, Mr. Heslinga explained that the Village's main parking lot is shown within the white dashed lines. This lot currently has 103 parking stalls but the expansion plan would increase the number of stalls to 193 for an additional 90 spaces.

Mr. Heslinga then showed a layout plan of the subject parking lot. He stated that the lot will be changed from the existing fan shape to a rectangular shaped lot by squaring off the perimeter of the parking area. This will result in the lot being 10 feet from the property line along Wilson and Stewart Avenues. Village Code requires a 30 foot setback, hence the request for relief. Mr. Heslinga stated that landscaping will be installed to screen views of the parking lot on

the north and east sides within the 10 foot setback area. The landscaping will consist of a mix of trees and shrubs. There will be six (6) trees along the Stewart Ave. side and five (5) along the Wilson Ave. side. Also, a mix of heavy blooming deciduous and evergreen shrubs will be incorporated to cover the perimeter of the north and east sides of the lot. He then showed renderings of future views from Stewart and Wilson Avenues looking toward the parking lot. Mr. Heslinga mentioned that in addition to the landscaping, there will be lighting improvements. He explained that the new light poles will be 25 feet in height and consist of decorative sodium lights. Mr. Heslinga stated that shielding will be installed so the light will not spill over into the perimeter of the parking lot. He added that there will be a total of four (4) poles on the west and east side and one (1) on the north and south side. He then showed the conceptual view of the parking lot.

Mr. Heslinga stated that the island landscaping on the southern perimeter of the parking lot will have a bio swale, which cleans run off water coming off the parking lot and will provide water quality improvement. He added that the lot will meet the water detention requirements. He then explained that storm sewers will be installed and that there will be sufficient capacity in the pond to provide for run off.

Chairperson Ryan then opened the meeting for public comment.

Ateeq Syed, 1011 S. Stewart Ave., asked why the Village needs to increase the parking capacity and if this will result in creating more traffic in the area.

William Heniff, Senior Planner, answered that the whole purpose of this petition is to provide for parking. He explained that we currently have sufficient capacity for Village and employee parking, but should there be a community event, we find vehicles have to park on the side streets. The intent is to make sure that we have sufficient parking during special events. Mr. Heniff used the Community Blood Drive as an example of a special event. He added that we don't anticipate any additional traffic to Village of Lombard campus.

Chairperson Ryan then requested the staff report.

Michael Toth, Planner I, presented the staff report. He stated that the Village of Lombard is proposing improvements to Village facilities on the northeast section of the municipal complex property. The improvements will include the expansion of the main parking lot, resurfacing existing parking facilities throughout the entire project area, installing a sidewalk from Wilson to Village Hall and the installation of garbage enclosures and a storage shed.

A variation is needed to expand the main parking lot as off-street parking is not a permitted encroachment in requisite front or corner side yard in the O – Office District. The petitioner also plans to establish the subject property as a planned development, which is listed as a conditional use in the O – Office District; therefore a public hearing is necessary.

The subject property consists of four (4) separate parcels of land. The largest parcel is zoned O – Office District, which is consistent with the existing land use (public/semi-public use). The remaining three (3) parcels of land are zoned R2 – Single Family Residence, which does not allow the existing land use as either a permitted or conditional use. Under this petition, the subject property would be rezoned to reflect one uniform zoning district. The entire subject property would be rezoned to the O - Office District, which allows municipal buildings as a permitted use. Under the new zoning designation, the entire subject property would reflect goals of the Zoning Ordinance.

Relief from the aforementioned section of the Zoning Ordinance would allow a reduction in the front yard setback requirement to allow the existing off-street parking area to expand towards the north and east property lines. The front setback would be reduced from the required thirty (30) feet to a distance of ten (10) feet to allow the off-street parking as Code states that off-street parking in the O – Office District cannot be located in a required front or corner side yard.

With the exception of the variation to allow the off-street parking within the required front yard setback, all other modifications being proposed to the subject parking lots are to be done per Code.

With the parking requirements set forth in the Zoning Ordinance applied to the subject property, there currently is an insufficient amount of parking. Currently, there is a twenty-two (22) total parking space deficiency.

The main parking lot currently provides 103 parking spaces. With the addition of the proposed ninety (90) parking spaces in the main parking lot, the total amount of provided parking would reach 193 total spaces. The proposed project would increase the total amount of parking to 280 parking spaces. As there are 204 spaces required by the Zoning Ordinance, there would be seventy-six (76) additional parking spaces provided. The additional parking spaces would help prevent spillover parking onto the adjacent rights of way during Village special events.

To reduce the amount of glare onto neighboring residential properties, the parking spaces located along the eastern portion of the main parking lot will be reserved for Village of Lombard vehicles only. Parking the Village vehicles along the eastern portion of the main parking will prevent other vehicles who might park there at later times during the evening.

As the main parking lot would be expanding towards the property boundaries, which borders residential property, landscaping will be used to provide proper screening for those neighboring residential properties. As supplemental screening for those neighboring residential properties, additional parkway trees will be installed along the east side of Stewart Avenue between Wilson Avenue and Highridge Road.

To reduce glare onto neighboring properties and improve the overall aesthetics of the subject property, main street-type lighting will be used throughout the parking facilities. A decorative mast and arm-style will replace the old ‘office building-style’ lighting currently being used. The new lighting fixtures will provide down-lighting to reduce glare onto the surrounding areas, but

will still provide a safe environment within the parking lots. As municipal buildings are considered public/semi-public uses, the dominant use of the property is consistent with the recommendations of the Comprehensive Plan.

The use of the subject property as a municipal office and operations complex has been well established. The use is considered supportive to the adjacent land uses as it provides essential civic services to the community. As part of the proposed project, all necessary steps have been taken to reduce the visual impact on adjacent land uses.

Concluding, Mr. Toth stated that staff recommended approval of the petition, subject to conditions noted in the staff report.

Chairperson Ryan then opened the meeting for comment among the Commissioners.

Commissioner Flint referred to the landscaping along Stewart and Wilson Avenues. He asked if there will be any berming of the ground or if it will remain flat with the landscaping. He indicated that in some drawings it appeared as there might be some berming of the ground.

Mr. Heslinga stated that there will be very modest berming which will be primarily level with the sidewalk and curb in the parking lot.

Commissioner Flint asked if there will be evergreens. Mr. Heslinga responded that they plan to use evergreens as well as lilacs and viburnams.

After due consideration of the petition and the testimony presented, the Plan Commission found by a 4-0 vote that the proposal complies with the standards required by the Lombard Zoning Ordinance; and, therefore, moved that the Plan Commission adopt the findings included within the Inter-department Group Report as the findings of the Lombard Plan Commission, and recommended to the Corporate Authorities **approval** of the PC 08-18, subject to the following conditions:

1. The subject property shall be developed in substantial compliance with the parking lot plans prepared by V3 Companies, dated May 16, 2008 and submitted as part of this petition.
2. The subject property shall be developed in substantial compliance with landscape plans prepared by Hitchcock Design Group, dated July 15, 2008 and submitted as part of this petition.
3. The petitioner shall apply for and receive a building permit for all improvements to be constructed on the subject property. Said permit(s) shall satisfactorily address all building, fire and stormwater comments set forth within the IDRC Report.

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Respectfully,

VILLAGE OF LOMBARD

Donald F. Ryan
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission

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