

Surrounding Zoning and Land Use:

North: B5 Central Business District; storefronts
South: B5 Central Business District; Chicago & North Western/ West Line
East: B5 Central Business District; parking lot
West: B5 Central Business District; Lilac Medical and Lombard Park District
Maintenance Facility

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on March 31, 1999:

1. Petition for Public Hearing for Conditional Use approval for a Planned Development with exceptions, and Conditional Use for an off-site Parking Lot.
2. Response to applicable standards.
3. Site Plan, prepared by Landmark Engineering Corporation, dated May 12, 1998 and revised March 1, 1999.
4. Architectural renderings, prepared by Haylock Design, Inc. dated March 3, 1999.

DESCRIPTION

The property is located south of West St. Charles Road, on the east side of Lilac Medical between Park and Lincoln Avenues. The property consists of .55 acre. The property is to be subdivided into two lots. The first lot will serve as a drive aisle and host three off premise parking spaces and will have dimensions of 25 feet by 181.06 feet for a total of 4,526.5 feet. The second lot will consist of a mixed use structure with a 12,000 square feet footprint hosting 6,000 square feet of commercial space, a parking garage, 24 condominium units and an outside parking lot consisting of 14 parking spaces.

The Village of Lombard desires to obtain the necessary land use approvals to provide for this development. The Village will then sell the property to Stoneridge Development Company, Inc. The proposed structure is a four-story masonry building with commercial space and parking on the first floor and condominium units on the second, third and fourth floors.

PLANNING

Comprehensive Plan

The Comprehensive Plan denotes this area as Central Business District Mixed Use Area. The proposed development clearly meets this parameter as it provides for commercial and residential use.

Zoning Ordinance

The proposed development seeks conditional use approval for a planned development in the B5 Central Business District. The proposed development seeks an exception so as to provide 35 parking spaces were 36 are required. Three of those parking spaces will be considered off premises as they will be on a separate lot of record.

Residential units are permitted as a matter of right provided that at least 50 percent of the square footage of the footprint of the structure is dedicated for commercial use. The building will meet all other zoning requirements.

Other Issues

Staff is pleased with this development. A stormwater variation will be considered by the Village Board to allow for the necessary detention off site. The Village has acquired nearly 1.5 acres of land south of West St. Charles and north of Crescent for use as a regional detention basin. This detention facility will hold approximately 3 acre feet of water volume.

Compatibility with Surrounding Land Uses

As stated earlier, staff believes this development is compatible with the surrounding land uses. It provides an appropriate use and scale in the downtown.

ENGINEERING

Private Engineering Services

PES has no comments on the Site Plan, but has some comments on the preliminary engineering. Those comments are as follows:

- 1.) If requesting a variation for stormwater detention, stormwater runoff calculations need to be provided so that PES can put together the variation that will be presented to the BOT.
- 2.) Hydrants may be required by the Fire Dept. in the back of the building.
- 3.) 30' easements are required over public utilities such as water main.
- 4.) Site Plan should differentiate between existing conditions and proposed improvements as well as showing the proposed sizes of water main, water service lines, storm sewer, and sanitary services.
- 5.) Proposed grading should be shown on the Site Plan.

- 6.) If storm sewer is to be routed through the restrictor the 8" storm line has to be removed.
- 7.) Any utility cuts into St. Charles Rd. will have to be repaired to Village of Lombard Standards.
- 8.) Architectural Elevations do not match the Site Plan. On the west elevation, mechanical room door opens into an existing building.

Public Works

The Engineering Division of Public Works has several comments that relate to the preliminary engineering plans. The plan has numerous references to work that is to be performed by the Village. Is it the Village's intent to have the work done by the Village on this site. (As part of the Village's contract with the proposed purchaser, certain improvements will be paid for by the Village.)

FIRE AND BUILDING

The Fire Department has reviewed the site plan and has no comments. The proposed mechanical door demonstrated on the façade elevation plan will need to be relocated. This relocation may cause the mechanical room to be relocated.

FINDINGS AND RECOMMENDATIONS

Staff supports the Village's initiated petition to provide for redevelopment of the former "Jirsa property". Based on the findings of the Inter-Departmental Review Committee recommends that the Plan Commission make the following motions recommending approval of this petition:

Based on the submitted petition and the testimony presented, the proposal does comply with the standards required by the Lombard Zoning Ordinance, and, therefore, I move that the Plan Commission recommend to the Corporate Authorities approval of PC 99-12, subject to 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.
 - b. The mechanical room location is subject to relocation and said location shall be approved by the Fire Chief.

Inter-Departmental Review Group Report Approved By:

Plan Commission
Re: PC 99-12
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David A. Hulseberg, AICP
Director of Community Development

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c. Petitioner

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