

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO:	Lombard Plan Commission	DATE:	February 21, 2005
FROM:	Department of Community Development	PREPARED BY:	William Heniff, AICP Senior Planner

TITLE

SUB 05-01; 15-115 East St. Charles Road (Hammerschmidt Commuter Parking Lot): The petitioner requests approval of a two-lot major plat of resubdivision.

GENERAL INFORMATION

Petitioner/Property Owners: Village of Lombard
255 East Wilson Avenue
Lombard, Illinois 60148

PROPERTY INFORMATION

Existing Land Use: Proposed lot 1: vacant
Proposed lot 2: municipal commuter parking lot

Size of Property: Proposed lot 1: 0.81 acres
Proposed lot 2: 1.16 acres

Comprehensive Plan: Recommends Community Commercial, within the Central Business District – Mixed Use Area

Existing Zoning: B5PD Central Business District, Planned Development

Surrounding Zoning and Land Use:

North: B5 Central Business District and B2 General Neighborhood Shopping District (various uses including office, multiple-family residential, service and retail commercial and civic uses)

South: R2 Single-Family Residence District (Union Pacific railroad tracks)

East: R2 Single-Family Residence District (Union Pacific railroad tracks)

West: B5 Central Business District (office uses)

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on February 10, 2005:

1. Plat of Subdivision, prepared by Gentile & Associates, Inc., dated January 18, 2005.

DESCRIPTION

The petitioner, the Village of Lombard, is requesting approval of a two-lot plat of resubdivision for a tract of land located at 15 to 115 E. St. Charles Road, and entitled "St. Charles Corridor Redevelopment Plat of Resubdivision". This plat will subdivide the portion of the subject property which is currently Village owned but will be sold as part of a future redevelopment project from the portion intended to remain as part of the Hammerschmidt commuter lot. This division is considered a major plat of subdivision as it is greater than one acre in size. Therefore, it must be reviewed and approved by the Plan Commission and Board of Trustees.

INTER-DEPARTMENTAL REVIEW COMMENTS

PRIVATE ENGINEERING SERVICES

Private Engineering Services (PES) has no comments on the proposed plat. PES notes that the Village Board granted a stormwater detention variation for the commuter lot (Ordinance 5473, adopted April 15, 2004). Any future development on the proposed Lot 1 would require stormwater detention improvements as required by Village Code, unless a variation is granted by the Village Board.

PLANNING

Recent Subject Property History

The Village Board approved a conditional use for a planned development with a deviation from Section 155.210 (C) (2) (c) to allow an accessory use to be located within twenty (20) feet of the right-of-way of a public street, a deviation from Section 155.602 (B) to reduce the required number of accessible parking spaces from five (5) to zero (0) and a variation from Section 155.706 to reduce the required amount of parking lot landscaping (Ordinance 5447, adopted March 18, 2004). The Ordinance also granted approval of conditional uses for a parking lot, an accessory building; and for a Farmers (French) Market. A new 113-stall parking lot was constructed on the subject property during the Summer of 2004.

Subsequent to this approval, the Village also acquired title to the property at 11 and 19 E. St. Charles Road (Resolution 30-05, dated July 22, 2004) which was improved with two one-story office buildings. Upon completion of the acquisition of the properties, the Village has subcontracted with a demolition crew to raze the existing structures. With completion of this task, the Village is seeking to find a developer to redevelop the vacant land west of the parking lot as well as the 11-19 East St. Charles Road properties.

Resubdivision Proposal

The proposed two-lot subdivision is intended to subdivide the tracts of land cumulatively owned by the Village into two lots of record. The proposed Lot 1 will be made available for resale associated with an approved redevelopment project. Lot 2 will remain Village-owned and will remain a municipal commuter lot. The proposed lots meet the provisions of the Subdivision and Development Ordinance as well as the Zoning Ordinance for lots in the B5 District.

To facilitate efficient traffic circulation and flow for the eventual development on Lot 1, the plat includes cross-access and parking provisions. This easement will ultimately provide for fewer access curb cuts onto St. Charles Road and will allow the Lot 1 development to tie into the Lot 2 parking lot. Additionally, the easement will also provide for cross-park arrangements for five parking stalls located on the west side of the existing parking lot within the designated easement area. The parking agreement with Metra designates that 108 commuter parking spaces on the subject property - the reduction of five stalls from the overall existing supply of 113 parking stalls will be in keeping with the agreement.

FINDINGS AND RECOMMENDATIONS

Staff finds that the proposed Plat of Resubdivision meets the requirements of the Subdivision and Development Ordinance and the Zoning Ordinance. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending approval of this petition:

Based on the submitted petition and the testimony presented, the proposed Plat of Subdivision meets the requirements of the Lombard Subdivision and Development Ordinance and the Zoning Ordinance, and therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review report as the findings of the Plan commission and therefore, the Plan Commission recommends to the Corporate Authorities **approval** of the Plat of Resubdivision associated with SUB 05-01.

Plan Commission
Re: SUB 05-01
Page 4

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH/WJH:
att

c. Petitioner

H:\CD\WORDUSER\PCCASES\2005\SUB 05-01\REPORT sub 05-01.doc