

Surrounding Zoning and Land Use:

North:	R3 Single-Family Residence District, Unincorporated DuPage County, developed as Single-Family Residences and OPD Office District Planned Development developed as DuPage Medical Group Offices
South:	B3 Community Shopping District developed as DuPage Corporate Center Offices
East:	R3 Single-Family Residence District, Unincorporated DuPage County, developed as Single-Family Residences
West:	O Office District developed as Town and Country Corporate Offices

ANALYSIS

SUBMITTALS

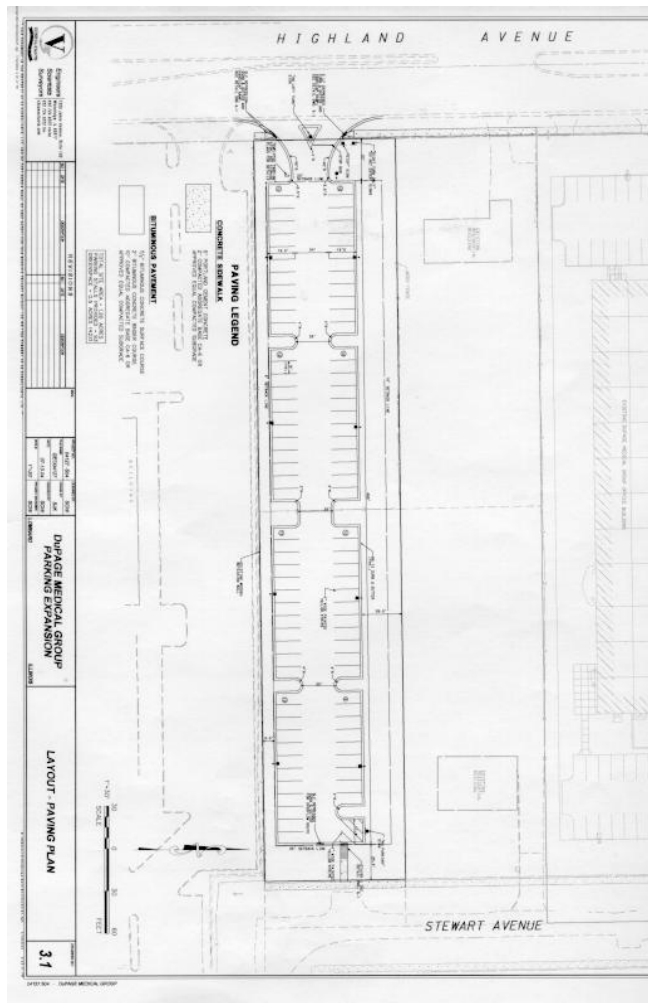
This report is based on the following documentation, which was filed with the Department of Community Development:

1. Petition for Public Hearing, received October 12, 2001.
2. Plat of Survey, prepared by V3 Consultants, Woodridge, IL, dated March 20, 2003
2. Site Plan prepared by Eckenhoff Saunders Architects, Chicago, Illinois dated July 13, 2004
3. Landscape Plan prepared by URS, Chicago, IL dated July 12, 2004
4. Engineering Plans prepared by V3 Consultants, Woodridge, IL dated July 13, 2004
5. Lighting Plan, prepared by V3 Consultants, Woodridge, IL dated July 13, 2004
6. Plat of Annexation of DuPage Medical Group, Lombard, Illinois, prepared by V3 Consultants, Woodridge, IL. dated July 8, 2004
7. Final Plat of Consolidation of DuPage Medical Group, prepared by V3 Consultants, Woodridge, IL. dated July 8, 2004

8. Proposed sketch for post and panel prepared by Echo Design Group dated July 6, 2004

DESCRIPTION

The subject property is located approximately 100 feet south of the Lombard DuPage Medical group facility located at the southeast corner of Highland Avenue and Eastgate Road. The petitioner, DMG Real Estate has acquired the subject property to use as an auxiliary parking facility for the DuPage Medical Group employees. The proposed parking lot will add ninety-three parking spaces to the parking available on-site at the main facility. Access will be provided from Highland Avenue for right in and right out traffic. The parking lot will not be accessible from Stewart Ave.



ENGINEERING

Private Engineering Services

Private Engineering Services has the following comments regarding the proposed project:

1. Pedestrians should not be forced to walk through the right in right out to access the sidewalk on Highland Ave. Provide additional walk to the parking lot.
2. The plans call for the existing retaining wall to be raised. The existing wall is made of timbers, the Village of Lombard no longer allows was to be made of timbers the are required to made of interlocking modular block designed by a structural engineer.
3. Private Engineering will provide further comments upon submittal of a full set of engineering drawings.

Public Works

Public works has no any comments at this time, but may provide comments upon further review of the petition.

FIRE AND BUILDING

The Bureau of Inspection Services has the following comment regarding this application:

1. The additional 93 parking stalls will require 4 handicap stalls to be included in the total parking count for the entire site. The handicap stalls do not have to be incorporated with the new 93 stalls, but must be included in the main parking lot, with direct accessible access to the main building entrance.

PLANNING

Annexation

The subject property is contiguous to the Village of Lombard from the south and west and within an area that will ultimately be annexed into Lombard per Lombard's boundary agreements.

Compatibility with the Comprehensive Plan and Surrounding Land Uses

The Comprehensive Plan recommends Estate Residential for the subject property. Although there are residential uses to immediate north and east, staff believes that an office designation is more appropriate for the subject property. The proposed parking lot will service the DuPage Medical Group facility to the north.

Office uses already exist on properties within incorporated Lombard to the south, west, and to the north of the subject property. On the west side of Highland Avenue, office uses are continuous from 22nd Street to Eastgate Road. On the eastside of Highland Avenue office uses are continuous from the extension of the 18th Avenue right of way to 22nd Street. The DuPage Medical Group facility, which the proposed parking lot will service, is also located on the eastside of Highland Avenue at the corner of Eastgate Road. The potential is apparent for both sides of Highland to become office uses from 22nd Street to Eastgate Road. Highland Avenue is a minor arterial street and better suited to office uses than residential uses. The number of curb cuts accessing minor arterial streets should be minimized, and direct single-family residential access to minor arterials should be discouraged.

Staff recommends changing the Comprehensive Plan designation for the two properties being annexed at this time.

Changes to the Comprehensive Plan must meet the following criteria:

1. The proposed change is consistent with the Goals, Objectives and Policies and the overall Comprehensive Plan. The proposed amendment is consistent with the goals of achieving balanced growth, providing an attractive community and providing services to community residents.
2. The proposed amendment does not affect the adequacy of existing or planned facilities and services of the Village or planning area generally. The proposed development will not increase demand on Village infrastructure.
3. The proposed change results in reasonably compatible land-use relationships. The proposed change will improve the compatibility of land uses in the area, as the submitted plans incorporate a buffer element between other adjacent residential uses.

Compliance with the Zoning Ordinance

Rezoning

Rezoning from the R1 District to the O Office District is proposed for the parcel. The rezoning of this parcel is consistent with the development trends for this area. As stated above Highland

Avenue is developed with office uses on the east and west side of the street from 22nd Street to Eastgate Road with the exception of one residential use immediately to the north of the subject property. The proposed parking lot will service the DuPage Medical Group facility at the southeast corner of Highland and Eastgate. The office development in the immediate area makes the proposed rezoning of the area to O Office compatible.

Off-site parking

The parking requirements for the DuPage Medical Group facility are 4 parking spaces for each 1000 square feet of occupied space which would equal 176 spaces after deducting storage and mechanicals as per code. The parking lot at the main facility provided 180 spaces. As outlined in the conditions of approval for the office planned development (PC 01-23), DuPage Medical Group could not occupy the basement floor, but could use the space exclusively for storage purposes until additional parking was constructed.

Initially, the petitioner was able to acquire five parcels of property, four of which are now utilized by the DuPage Medical Group for the Highland Avenue facility. Their intention was to acquire all eight residential parcels located in the area bounded by Highland Avenue, Eastgate Road, Stewart Avenue, and the extension of 18th Street which would allow all provided parking to be adjacent to the DuPage Medical group facility. The petitioner has made persistent and diligent efforts to acquire to acquire the properties located at 1811 S. Highland Avenue and 1812 S. Stewart Avenue, but was unable to acquire the properties. As such, the proposed parking lot will allow them to occupy 23,200 square feet of space in their medical office facility.

Staff believes with the proposed site improvements, off-site parking will be suitable at the subject property.

The proposed parking lot will be providing parking spaces that are farther than 300 feet from the main entrance to the principal building. The regulation in the village code requiring that off-site parking to be located no farther than 300 feet was intended on behalf of clients and customers. Because the proposed off-site parking lot will service only employees of the DuPage Medical Group Office facility, staff feels that distances greater than 300 feet to parking spaces are acceptable for the proposed parking lot. Adequate accessibility will be provided to the principal building via sidewalk improvements to the subject property and right of way. The farthest distance from any parking spot to the entrance to the principal building is 570 feet.

Site Plan

The petitioner has submitted a site plan and a landscape plan. The proposed parking lot will only be accessible for right in and right out traffic from Highland Avenue because of a raised median in the right of way. There will not be access to the proposed parking lot from Stewart Avenue,

and therefore there will not be a significant traffic impact on Stewart Avenue. The petitioner also proposed to construct new concrete sidewalks extending the entire length of the property along Highland Avenue and Stewart Avenue. A concrete sidewalk is proposed on the eastern portion of the property linking the parking lot to the proposed Stewart Avenue sidewalk. Staff will require as a condition of approval that another sidewalk be constructed to link the proposed parking lot to the proposed sidewalk along Highland Avenue so that pedestrians will not have to walk into the right in, right out access drive.

Currently, the eastern portion of the proposed parking lot is depicted with only a 25-foot setback. The site plan needs to be modified to provide the required 30-foot setback. This will result in the loss of one parking space.

The submitted landscape plan meets the landscape requirements in the village code. Landscaping along the eastern portion of the subject property will provide screening for the residential properties to the east. In addressing the possible nuisance of vehicle lighting for the residential properties to the north, staff recommends that the petitioner construct a cedar fence six feet in height to provide screening.

Signage

Directional signage will be located at the ingress/egress point to the proposed parking. All signs will be installed in compliance with the Sign Ordinance.

FINDINGS AND RECOMMENDATIONS

Staff believes that the proposed use is appropriate at the subject location and is compatible with surrounding uses.

Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of the following requests regarding the property:

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 accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission and therefore, recommend to the Corporate Authorities **approval** of the following actions on the property associated with PC 04-26 subject to the following conditions,

1. That the petitioner shall develop the site in accordance with the plans prepared by Eckenhoff Saunders Architects dated July 13, 2004 and included as part of the petition. Said plans shall be modified to incorporate the comments noted within the Inter-Departmental Review Report.

2. That the petitioner shall modify site plan so that the eastern portion of the proposed parking lot does not encroach on the 30-foot setback requirement.
3. That the petitioner shall include the following sidewalk improvements:
 - a. A concrete sidewalk shall be constructed to extend the full length of the property along Highland Avenue and Stewart Avenue.
 - b. A sidewalk link must be established between the proposed parking lot and the proposed Highland Avenue sidewalk, of which the final design will be subject to review by the Director of Community Development.
4. The existing parking lot for the DuPage Medical Group Facility, located at 1807 S. Highland Avenue, shall be modified to include the re-stripping of four additional accessible parking spaces.
5. That the petitioner shall address vehicle lighting by constructing a solid fence, six feet in height, to be located ten feet north of the curb line of the proposed parking lot in a similar nature to the final design subject to review by the Director of Community Development.

Inter-departmental Review Report Approved By:

David A. Hulseberg, AICP
Director of Community Development