

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

HEARING DATE: August 17, 2009

FROM: Department of Community
Development

PREPARED BY: Christopher Stilling
Assistant Director

TITLE

PC 09-24: 701 & 747 East 22nd Street: The petitioners are requesting the following:

1. Repeal Ordinance 1915A, and as amended, which established a conditional use for a planned development, in their entirety.
2. Approve a major plat of resubdivision for the subject property, with a variation from Section 154.506 (G) of the Subdivision and Development Ordinance requiring lot lines to be approximately at right angles or radial to the adjacent street.

For the property at 701 E. 22nd Street:

1. Approve a new conditional use for a planned development exclusively for the 701 E. 22nd Street property, with the following variations and deviations from the Zoning Ordinance:
 - a. A deviation from Section 155.412 (F) and a planned development variation from Section 155.508 (C)(6)(a), to reduce the east interior side yard setback from ten feet (10') to zero feet (0') to provide for an existing overhead corridor and foundation walls;
 - b. A deviation from Section 155.412 (H) to provide for an increase in the floor area ratio above the maximum allowed 0.35 for an existing four-story office building.
 - c. A deviation from Section 155.412 (G) to increase the maximum building height from forty-five feet (45') to fifty-five feet (55') for an existing four-story office building.
 - d. A deviation from Section 155.412 (I) to reduce the minimum required open space from thirty-five percent (35%) to approximately twenty seven percent (27%) of the lot area.

- e. A planned development variation from Section 155.508 (C)(7) to allow for the property to not provide an additional twenty-five percent (25%) open space beyond that which is required in the underlying O Office Zoning District.
 - f. A variation from Section 155.602, Table 6.3 to allow for a reduction in the requisite parking requirements from 4 spaces to 2.5 spaces per 1,000 square feet of gross floor area, as originally set forth in Ordinance 2590.
 - g. A variation from Section 155.210 (A) to allow for an increase in the maximum height for two (2) accessory structure (existing parking garages), as originally set forth in Ordinance 2189 and Ordinance 4837.
 - h. A variation from Section 155.210 (A) and a planned development variation from Section 155.508 (C)(6)(a), to reduce the east interior side yard setback from ten feet (10') to zero feet (0') for an existing parking garage.
 - i. A deviation from Section 155.602 (A)(3)(e) to allow for a reduction in the parking lot front yard setback requirement from thirty feet (30') to twenty-seven feet (27') for an existing parking lot.
 - j. A variation from Section 155.706 (B) to not require interior parking lot landscaping for all existing parking lots.
 - k. A variation from Sections 155.706 (C) and 155.709 (B) to reduce the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared vehicular cross-access.
 - l. A variation from Section 155.206 (B) (2) (b) to allow an existing monopole microwave tower to be one-hundred twenty foot (120') instead of the maximum allowed height of forty-five feet (45'), as originally set forth in Ordinance 2590.
 - m. A variation from Section 155.206 (A) (4) (b) to allow for two (2) existing ground mounted dishes and one (1) existing ground mounted antenna, for a total of three (3) instead of the maximum permitted one (1) ground mounted antenna tower or dish.
2. Grant any other relief necessary to memorialize previously granted development rights to allow for all existing improvements on the subject property.
 3. Grant site plan approval authority to the Lombard Plan Commission, pursuant to Section 155.511 of the Lombard Zoning Ordinance.

For the property at 747 E. 22nd Street:

1. Approve a new conditional use for a planned development exclusively for the 747 E. 22nd Street property, with the following variations and deviations from the Zoning Ordinance:
 - a. A deviation from Section 155.412 (F) and a planned development variation from Section 155.508 (C)(6)(a) and to reduce the west interior side yard setback from ten feet (10') to zero feet (0') to provide for an overhead corridor and foundation walls;
 - b. A variation from Section 155.602, Table 6.3 to allow for a reduction in the requisite parking requirements from 4 spaces to 2.5 spaces per 1,000 square feet of gross floor area, as originally set forth in Ordinance 2590.
 - c. A variation from Section 155.210 (A) to allow for an increase in the maximum height for an accessory structure from seventeen feet (17') to thirty-six feet (36') for parking garage(s) to be constructed on the subject property, as previously granted through Ordinance 2590.
 - d. A variation from Sections 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared vehicular cross-access.
 - e. A variation from Section 155.210 (A) and a planned development variation from Section 155.508 (C)(6)(a), to reduce the west interior side yard setback from ten feet (10') to zero feet (0') for proposed new parking garage, as previously granted through Ordinance 2590.
 - f. A deviation from Section 155.412 (H) to provide for an increase in the floor area ratio above the maximum allowed 0.35 for an existing four-story office building and a future parking garage.
 - g. A deviation from Section 155.412 (G) to increase the maximum building height from forty-five feet (45') to sixty-nine feet (69') for an existing four-story office building.
2. Grant any other relief necessary to memorialize previously granted development rights to allow for all existing improvements on the subject property.
3. Grant site plan approval authority to the Lombard Plan Commission, pursuant to Section 155.511 of the Lombard Zoning Ordinance.

GENERAL INFORMATION

Petitioner

701 E. 22nd Street Property: 701 Lombard, LLC
c/o Bridget M. O’Keefe
Daspin & Aument LLP
227 W. Monroe Street, Suite 3500
Chicago, IL 60606

Property Owner

701 E. 22nd Street Property: 701 Lombard, LLC
701 E 22nd Street
Lombard, IL 60148

Petitioner

747 E. 22nd Street Property: MCN 747 22nd Street, LLC
c/o Michael M. Roth & Aaron Dixon
Ice Miller LLP
2300 Cabot Drive, Suite 455
Lisle, IL 60532

Property Owner

747 E. 22nd Street Property: MCN 747 22nd Street, LLC
2300 Cabot Drive, Suite 455
Lisle, IL 60532

PROPERTY INFORMATION

Existing Zoning: O PD Office District – Planned Development

Existing Land Use: Office Building

Size of Property: The entire planned development consists of 20 acres of which 6.4 acres exists on the 701 E. 22nd Street property and 13.6 acres exists on the 747 E. 22nd street property.

Comprehensive Plan: The Comprehensive Plan identifies the site for office use.

SURROUNDING ZONING AND LAND USE

North: 22nd Street and five properties zoned R-1 Single Family Residential and one property zoned R-2 Single Family Residential within the Village of Lombard and additional

property within unincorporated DuPage County zoned R4 (Single Family Residential District)

South: Property zoned O PD (Office District – Planned Development); developed as office/institutional uses (Northern Baptist Theological Seminary)

East: Property zoned R4 PD (Limited General Residence District – Planned Development); developed as Fountain Square condominium development

West: Property zoned B3 PD (Community Shopping District – Planned Development); developed as a commercial use (Target)

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on July 17, 2009:

1. Petition for Public Hearing for 701 E. 22nd Street.
2. Petition for Public Hearing for 747 E. 22nd Street.
3. Description of Request for 701 E. 22nd Street.
4. Description of Request for 747 E. 22nd Street.
5. Land Title Survey, prepared by Gremley & Biederman, dated March 16, 2000, last revised March 18, 2008, depicting the existing improvements on the property at 747 E. 22nd Street.
6. Land Title Survey, prepared by Accurate Survey Service, dated February 7, 2007, depicting the existing improvements on the property at 701 E. 22nd Street.
7. Final Plat of Subdivision (701-747 22nd Street Subdivision), by Intech Consultants, dated November 7, 2008, last revised January 21, 2009.

BACKGROUND

The Subject Property, commonly known as the “Mid-Con Planned Development”, is zoned OPD Office Business District Planned Development and was approved by Ordinance 1915A in 1975, as amended from time to time. The site is currently improved with 2 four (4) story office buildings and related surface parking and parking structures. Following the original approvals, the property was

divided via an assessment division and two (2) different owners now control each property and their related buildings (701 E. 22nd Street & 747 E. 22nd Street). The original planned development was uniformly approved for both parcels. The current owners wish to repeal the original planned development ordinance and related zoning relief and create their own planned developments for each building/parcel. This request will is intended to allow each lot by itself to be in compliance with Village Code.. No new structures or changes are being proposed, other than what was previously granted by the Village.

In order to facilitate this request, each property will be required to receive the necessary zoning approvals to memorialize previously granted development rights and to allow for all existing improvements on the subject property. Please note that the building at 747 E. 22nd Street may construct a three-story parking deck over the existing surface parking lot at the rear of the property, at a later date. As this improvement and zoning relief was previously granted under the original planned development, the proposed new planned development would include those same rights.

ENGINEERING

The Private Engineering Services Division has no comments.

PUBLIC WORKS

As of the date of the report, Public Works does not have any comments on the zoning actions requested as part of this petition.

FIRE AND BUILDING

BIS/Fire Department has the following comments:

- Any new parking deck or structure shall be designed in accordance with current building and fire codes, standards and ordinances.
- It is the respective owner(s) responsibility to identify separate and address any shared life safety and/or fire protection system issues that may exist between the two buildings.

PLANNING

Planned Development History

On December 11, 1975 the Lombard Board of Trustees approved Ordinance No. 1915, which provided for the annexation of the site, a rezoning to the Office Business District (now O Office District) and planned development approval. Modifications to the initial planned development were approved as follows:

Ordinance 2189 (May 25, 1978)

This Ordinance amended the original planned development and annexation agreement revising the site plan to allow for 2 four –story office buildings.

Ordinance 2590 (March 24, 1983)

These approvals allowed for the construction of a microwave tower (701 E. 22nd Street) and reduced the required number of parking spaces (1 space per 400 square feet of ground floor area) for both properties.

Ordinance 4131 (March 7, 1996)

Allowed the construction of a freestanding sign to be setback less than 10’ from the front property line. This sign has since been removed.

Ordinance 4837 (July 20, 2000)

An amendment to the existing planned development allowed for the construction of a second parking structure, with variations, for the property at 701 E. 22nd Street.

Compatibility with the Zoning Ordinance

The petitioners, owners of both properties, are seeking to repeal the original planned development ordinance and related zoning relief noted above; and create their own separate planned developments for each newly created lot. No new structures or changes are being proposed other than what was previously approved. The proposal is only intended to allow each property, with their respective improvements, the necessary Village Code approvals to allow each use to continue in its current condition. As such, this petition was reviewed in the context of the new development regulations. The petitioner is requesting numerous zoning actions to facilitate the development as proposed. Staff believes that the zoning actions set forth in this petition satisfactorily addresses outstanding zoning and property ownership issues for these properties.

Conditional use for a planned development;

Establishing a conditional use for a planned development for each property is an appropriate way to address the unique site constraints and address separate ownership issues that currently exist. As proposed, each property would receive their own planned development and be governed by new ordinances. This is necessary to memorialize previously granted development rights and to allow for all existing improvements on the subject property.

701 E. 22nd Street Property

The property owners are seeking to have Ordinance 1915A, as amended, repealed in their entirety, and establish this property as a new planned development with deviations and variations. The following deviations are associated with this property:

A deviation from Section 155.412 (F) and a planned development variation from Section 155.508 (C)(6)(a), to reduce the east interior side yard setback from ten feet (10’) to zero feet (0’);

Due to the new lot lines to be created by the subdivision of the subject property, this deviation will allow for the existing overhead corridor and foundation walls to remain. Since each property is already owned by separate entities and the improvements are existing, staff supports this request.

A deviation from Section 155.412 (H) to provide for an increase in the floor area ratio above the maximum allowed 0.35 for an existing four-story office building;

The proposed new lot is 278,784 square feet in area. Pursuant to the Zoning Ordinance, the maximum Floor Area ratio (FAR) is 0.35 or 97,574 square feet of principal building and accessory structures. The existing building is 214,000 square feet and the combined building area for both parking garages is 75,893 resulting in a total FAR of 1.04. Therefore a deviation from the maximum allowed FAR is required. Since the improvements already exist on site, staff supports this request.

A deviation from Section 155.412 (G) to increase the maximum building height from forty-five feet (45') to fifty-five feet (55') for an existing four-story office building;

The existing building is 55 feet in height. The original planned development (Ordinance 1915) allowed for up to eight stories, not to exceed 110 feet in height. Ordinance 2189 amended the planned development to allow the two buildings to be constructed at their current height. Staff supports this request because at the time the project was approved; building height was regulated by FAR only. The FAR allowed was 2.0.

A deviation from Section 155.412 (I) to reduce the minimum required open space from thirty-five percent (35%) to approximately twenty seven percent (27%) of the lot area;

The Zoning Ordinance requires a minimum of 34,151 square feet of open space (35%). The open space provided is 22,302 square feet (27%). Since the improvements already exist on site, staff supports this request.

A deviation from Section 155.602 (A)(3)(e) to allow for a reduction in the parking lot front yard setback requirement from thirty feet (30') to twenty-seven feet (27') for an existing parking lot;

The existing parking lot, located in front of 701 E 22nd Street is setback 27' from the front lot line. Most of the spaces are for handicap accessibility. Since most of the parking for employees of the building is in the two parking garages located at the rear of the site, staff does not object to this request.

701 E. 22nd Street Property

In addition to the above mentioned deviations, the following variations are requested as part of this planned development:

A planned development variation from Section 155.508 (C)(7) to allow for the property to not provide an additional twenty-five percent (25%) open space beyond that which is required in the underlying O Office Zoning District;

The underlying O - Office District regulations require a minimum of 35% open space for each property. Section 155.508(C)(7) requires that open space in a planned development must be at least 25% more than is required in the underlying district if a deviation is associated with the petition. The existing property currently provides for 27% open space. Since the improvements already exist on site, staff does not object to this request.

A variation from Section 155.602, Table 6.3 to allow for a reduction in the requisite parking requirements from 4 spaces to 2.5 spaces per 1,000 square feet of gross floor area, as originally set forth in Ordinance 2590;

Ordinance 2590 allowed for the property to provide for one off-street parking space per 400 square feet of office space (or 2.5 spaces per 1,000 square feet). In 2000, the Village Board approved PC 00-27 (Ordinance 4837) for an amendment to the planned development to allow for a second parking garage on the property. This was because the property owner at that time recognized that the existing parking supply for the site did not meet the actual demand for the existing office building. Prior to the amendment, there were 601 parking spaces on the site for a 214,000 square foot office building, which calculates to a parking ratio of 2.8 spaces per 1,000 square feet. With the addition of the new parking garage, the total number of on-site parking spaces is 903 spaces. This results in a ratio of 4.2 spaces per 1,000 square feet, meeting current code. Although the property currently meets the minimum parking requirements of the Zoning Ordinance, the property owner wishes to still maintain their rights to the 2.5 spaces per 1,000 square feet of building area, as previously established by Ordinance 2590. It is important to note that there is no shared parking for both buildings. As this relief was previously granted, staff has no objections to this relief.

A variation from Section 155.210 (A) to allow for an increase in the maximum height for two (2) accessory structure (existing parking garages), as originally set forth in Ordinance 2189 & Ordinance 4837;

Both existing parking garages are three-stories or 36 feet in height. The first garage, which is located at the southwest corner of the site, was approved as part of the original planned development Ordinance 1915, as amended by Ordinance 2189. The second garage, which is located directly to the east of the first garage, was approved as part of Ordinance 4837. This Ordinance provided relief for accessory structure building height. Staff has no objections to this relief.

A variation from Section 155.210 (A) and a planned development variation from Section 155.508 (C)(6)(a), to reduce the east interior side yard setback from ten feet (10') to zero feet (0') for an existing parking garage;

The eastern most garage is setback 0' from the east side lot line. This is a result of the petitioner's request to subdivide each lot. Since each property is already owned by separate entities and the improvements are existing, staff supports this request.

A variation from Section 155.706 (B) to not require interior parking lot landscaping for all existing parking lots;

The existing surface spaces located in the front of the building and at the rear of the building do not provide any landscaping. This was originally approved as part of planned development Ordinance 1915, as amended by Ordinance 2189. Staff has no objections to this relief.

A variation from Sections 155.706 (C) and 155.709 (B) to reduce the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared vehicular cross-access;

An existing shared access provides ingress/egress for both buildings (701 and 747 E 22nd Street). Given the overall lot configuration, and the existing cross access provisions, staff does not object to this request.

A variation from Section 155.206 (B) (2) (b) to allow an existing monopole microwave tower to be one-hundred twenty foot (120') instead of the maximum allowed height of forty-five feet (45'), as originally set forth in Ordinance 2590;

There is an existing 120' tall monopole microwave tower located at the southwest corner of the site, next to the existing building. This tower was approved as part of Ordinance 2590. According to Village records, the tower served as part of the communication system for the previous land owner (Natural Gas Pipeline Co. of America). Since the improvements already exist on site, staff supports this request.

A variation from Section 155.206 (A) (4) (b) to allow for two (2) existing ground mounted dishes and one (1) existing ground mounted antenna, for a total of three (3) instead of the maximum permitted one (1) ground mounted antenna tower or dish;

In addition to the existing microwave tower, the site also has 2 satellite dishes located at the southwest corner of the site. Pursuant to the Zoning Ordinance, no more than 1 ground mounted antenna, tower or satellite dish is allowed on the site. Since there are 2 satellite dishes and 1 tower, for a total of three (3), a variation is required. Previous relief was not granted to the property for these improvements as they met the provisions of the Zoning Ordinance at the time of their construction. Staff does not object to this request

747 E. 22nd Street Property

The property owners are seeking to have Ordinance 1915A, as amended, repealed in their entirety, and establish this property as a new planned development with deviations and variations. The following deviations are associated with this property:

A deviation from Section 155.412 (F) and a planned development variation from Section 155.508 (C)(6)(a) and to reduce the west interior side yard setback from ten feet (10') to zero feet (0') to provide for an overhead corridor and foundation walls;

Due to the new lot lines, this deviation will allow for the existing overhead corridor and foundation walls to remain. Since each property is already owned by separate entities and the improvements are existing staff supports this request.

A deviation from Section 155.412 (H) to provide for an increase in the floor area ratio above the maximum allowed 0.35 for an existing four-story office building and a future parking garage;

The proposed new lot is 592,620 square feet in area. Pursuant to the Zoning Ordinance, the maximum FAR is 0.35 or 207,417 square feet of principal building and accessory structures. The existing building is 210,000 square feet. The property owner also has rights to construct a three-story parking garage where the current surface parking is located. In order to maintain those rights, the FAR relief includes the future parking structure. As a result, the combined building area for both the existing building and future parking garage is 498,750 resulting in a FAR of 0.84. Therefore a deviation from the maximum allowed FAR is required. Since the improvements already exist on site

and the rights to construct the new garage were previously granted, staff has no objections to this request.

A deviation from Section 155.412 (G) to increase the maximum building height from forty-five feet (45') to sixty-nine feet (69') for an existing four-story office building;

The existing building is 69 feet in height. The original planned development (Ordinance 1915) allowed for up to eight stories, not to exceed 110 feet in height. Ordinance 2189 amended the planned development to allow the two buildings to be constructed at their current height. Staff supports this request because at the time the project was approved; building height was regulated by FAR only. The FAR allowed was 2.0.

747 E. 22nd Street Property

In addition to the above mentioned deviations, the following variations are requested as part of this planned development:

A variation from Section 155.602, Table 6.3 to allow for a reduction in the requisite parking requirements from 4 spaces to 2.5 spaces per 1,000 square feet of gross floor area, as originally set forth in Ordinance 2590;

Ordinance 2590 allowed for the entire property to provide for one off-street parking space per 400 square feet of office space (or 2.5 spaces per 1,000 square feet). At the time the property was developed, it was under the same ownership and parking was shared. When the property was divided via an assessment division and sold to different owners, shared parking between both properties was no longer provided. As a result, the property at 747 E 22nd Street has a total of 320 parking spaces resulting in a ratio of 1.52 spaces per 1,000 square feet of building area. Ordinance 2590 requires that a minimum of 2.5 spaces per 1,000 square feet of building area be provided. Therefore the existing property does not provide adequate parking to meet the previous relief granted. The original planned development approvals (Ordinance 1915, as amended by Ordinance 2189 & 2590) granted the rights to construct a parking deck on this property. The property owner is requesting to maintain the rights to have parking at the ratio of 2.5 spaces per 1,000 square feet of building area. Staff supports this request, provided that until a parking deck is constructed, the most the building can be occupied by a tenant is 128,000 square feet of floor area. This is to ensure that the minimum 2.5 spaces per 1,000 square feet is met.

A variation from Section 155.210 (A) to allow for an increase in the maximum height for an accessory structure from seventeen feet (17') to thirty-six feet (36') for parking garage(s) to be constructed on the subject property, as previously granted through Ordinance 2590;

Although the property does not contain a parking structure, rights to construct a garage were granted by Ordinance 2590. However, the property owner has not provided detailed plans and has not indicated whether or not they will proceed with a new parking deck. Staff supports this request since the property currently does not meet the minimum parking requirements established by Ordinance 2590. Furthermore, the height variation will be consistent with the adjacent parking garages and it is located away from the residentially zoned properties. Staff recommends that any new parking deck shall be subject to Site Plan Approval.

A variation from Sections 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared vehicular cross-access;

An existing shared access provides ingress/egress for both buildings (701 and 747 E 22nd Street). Given the overall lot configuration, and the existing cross access provisions, staff does not object to this request.

A variation from Section 155.210 (A) and a planned development variation from Section 155.508 (C)(6)(a), to reduce the west interior side yard setback from ten feet (10') to zero feet (0') for proposed new parking garage, as previously granted through Ordinance 2590;

Although the property does not contain a parking structure, rights to construct a garage were granted by Ordinance 2590. Staff supports this request since the property currently does not meet the minimum parking requirements established by Ordinance 2590. Furthermore, the setback variation will be consistent with the adjacent parking garages and it is located away from the residentially zoned properties.

Compatibility with the Comprehensive Plan

The Comprehensive Plan identifies the site for Office Use. The existing use complies with the recommendations of the Comprehensive Plan.

Compatibility with Surrounding Land Uses

The subject property is bordered on the west and south by properties zoned for non-residential uses. To the east is R4 PD (Fountain Square condominium development), however a large detention area and wetland are located between the improvements on both properties and the existing condominium development. While the property to the north is mostly unincorporated and zoned for single family residential uses and the pattern of development has not changed in the past 31 years, the existing improvements can be considered compatible with surrounding land uses.

Compatibility with the Sign Ordinance

No additional signage is proposed as part of this request. The existing sign for 701 E 22nd Street meets the Sign Code and the property at 747 E 22nd Street currently has no signage. Previous signage relief had been granted in the past via Site Plan Approval. Those sign have since been removed. Staff recommends that any new signage meet the current provisions of the Sign Ordinance. Signage not meeting the Sign Ordinance shall be subject to Site Plan Approval.

Compatibility with the Subdivision and Development Ordinance

Currently the existing development includes two tracts of land that were created by an assessment division in 1989. The proposed major plat of subdivision is intended to create 2 lots of record. The property owners for both properties are seeking a variation from Section 154.506 (G) of the Subdivision and Development Ordinance requiring lot lines to be approximately at right angles or radial to the adjacent street. This variation is necessary to accommodate the shared access between both lots. The proposed lot will exceed the minimum lot width and area requirements of the underlying zoning district. Staff recommends that the plat be approved.

FINDINGS AND RECOMMENDATIONS

Staff recommends approval of both new planned developments subject to the conditions noted below. Staff has added these conditions in an attempt address any building and fire issues. In addition, the condition related to traffic signalization was a previous condition of Ordinance 2590. Additionally, since the proposed garage is intended to meet existing parking demands, additional traffic generation is not anticipated.

Staff recommends that the Plan Commission take separate action for each property. The Commissioners can use the language below or amend it as they deem appropriate.

For the property at 701 E 22nd Street

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards required by the Lombard Zoning Ordinance and the Subdivision and Development Ordinance, subject to conditions of approval. As such, the IDRC recommends that the Plan Commission make the following motion recommending approval of this petition:

Based on the submitted petition and the testimony presented, the requested relief complies with the standards required by the Lombard Zoning and Subdivision and Development Ordinances; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Review Report as the findings of the Plan Commission and that repealing Ordinance 1915A, as amended, in its entirety and establishing a new planned development with deviations and variations for the property at 710 E 22nd Street is in the public interest; and therefore, I recommend to the Corporate Authorities approval of PC 09-24 subject to the following conditions:

1. The site shall be maintained in accordance with the Land Title Survey, prepared by Accurate Survey Service, dated February 7, 2007, depicting the existing improvements for the property at 701 E 22nd Street.
2. All comments in the Inter-Departmental Review Committee Report shall be satisfactorily addressed.
3. In the event traffic ingress and egress at the main entrance of the development warrants signalization of the intersection, the cost of such signalization shall be the responsibility of the property owners and after installation the Village will maintain the system. (Previous condition of Ordinance 2590).

For the property at 747 E 22nd Street

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards required by the Lombard Zoning Ordinance and the Subdivision and Development Ordinance, subject to conditions of approval. As such, the IDRC recommends that the Plan Commission make the following motion recommending approval of this petition:

Based on the submitted petition and the testimony presented, the requested relief complies with the standards required by the Lombard Zoning and Subdivision and Development

Ordinances; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Review Report as the findings of the Plan Commission and that repealing Ordinance 1915A, as amended, in its entirety and establishing a new planned development with deviations and variations for the property at 747 E 22nd Street is in the public interest; and therefore, I recommend to the Corporate Authorities approval of PC 09-24 subject to the following conditions:

1. The site shall be maintained in accordance with the Land Title Survey, prepared by Gremley & Biederman, dated March 16, 2000, last revised March 18, 2008, depicting the existing improvements on the property at 747 E 22nd Street.
2. All comments in the Inter-Departmental Review Committee Report shall be satisfactorily addressed.
3. The Plan Commission shall be granted site plan approval authority for the subject property.
4. A minimum of 2.5 parking spaces per 1,000 square feet of building floor area shall be maintained at all times.
5. Any new parking garage shall be subject to Site Plan Approval. The plans shall depict the location of any interim parking areas while the proposed garage is under construction.
6. In the event traffic ingress and egress at the main entrance of the development warrants signalization of the intersection, the cost of such signalization shall be the responsibility of the property owners and after installation the Village will maintain the system. (Previous condition of Ordinance 2590).

Inter-Departmental Review Group Report Approved By:

William J. Heniff AICP
Director of Community Development

c: Petitioner