



**Surrounding Zoning and Land Use:**

North:	O Office District; developed as Trademark Tavern & Tap and Benihana's Restaurants; and B3 Community Shopping District; developed as a commercial strip center with restaurants and services
South:	Interstate 88 Tollway
East:	Property within the Village of Oak Brook; developed as the Oak Brook Promenade Shopping Center
West:	O Office, Planned Development; Homestead Village Hotel

**ANALYSIS**

**SUBMITTALS**

This report is based on the following documents that were submitted to the Department of Community Development:

1. Completed petition.
2. Site Plan, prepared by Eckenhoff Saunders Architects dated April 4, 2012, last revised May 11, 2012.
3. Exterior Building Elevations and floor plan, prepared by Eckenhoff Saunders Architects, dated April 4, 2012.
4. Landscape Plan, prepared by Eckenhoff Saunders Architects, dated April 4, 2012.
5. Annexation Agreement Ordinance 4494 and planned development Ordinance 4497.

**DESCRIPTION**

The Homestead Village Planned Development is located at the southeast corner of Butterfield Road and Technology Drive. In 2004, the petitioner received site plan approval to construct a 20,700 square foot surgical center building (SPA 04-03). The petitioner is now proposing to construct a 951 square foot addition to the north side of the existing building, along with adding

37 new parking spaces. The underlying annexation agreement grants the property owner the ability to consider and approve changes to the overall planned development through the site plan approval process.

### **PUBLIC WORKS**

The Public Works Department has no comments at this time.

### **PRIVATE ENGINEERING**

The Private Engineering Services Division of the Department of Community Development has no comments at this time. Requisite stormwater improvement as accounted for as part of the original development approval.

### **BUILDING DIVISION**

The Building Division of the Department of Community Development has no comments at this time.

### **FIRE DEPARTMENT**

The Fire Department has no comments at this time.

### **PLANNING**

#### *History of Site*

The Village approved an annexation agreement (Ordinance 4494), a rezoning to the O Office District (Ordinance 4496) and a planned development (Ordinance 4497) on June 18, 1998. This approval was for the development of the Homestead Village Planned Development to include two hotels (Homestead Village and Sheraton) and a restaurant. The Sheraton Hotel was never developed and the proposed hotel site has remained vacant.

The 1998 approved annexation agreement provides for approval of alternate site plans, subject to review and approval by the Plan Commission. As the petitioner's plan consists of a permitted use (outpatient medical office facility) that is intended to meet all provisions of the Zoning Ordinance, the new plan can be considered through the site plan approval process.

In 2004, the petitioner received site plan approval to construct a 20,700 square foot surgical center building (SPA 04-03). The facility is designed and operated to provide outpatient medical procedures that are more extensive than those which are commonly undertaken in a traditional doctor's office, but do not require overnight stays. For purposes of zoning review, this activity is

considered an outpatient medical activity. When the petitioner received their approvals in 2004, it was noted this addition may occur in the future.

**Compatibility with the Zoning Ordinance**

Medical office facilities are permitted used within the underlying O Office District provisions as well as the underlying planned development.

**Proposed improvements**

The petitioner is proposing to construct a one-story, 951 square foot addition on the subject property for additional equipment storage. The proposed addition would be located on the north side of the existing building. The materials will include face brick, stone banding and 2 new windows. The proposed materials will match what was used on the exiting building.

To accommodate the addition, the petitioner will remove approximately 6 parking spaces. However they plan on constructing an additional 37 parking spaces for their use. Therefore, they will have a total of 121 parking spaces. The Zoning Ordinance requires a total of 87 parking spaces for the entire building, including the proposed addition. Approximately 11 parking spaces will be located in the existing Nicor property located to the east of the property. The petitioner does have an agreement with Nicor that allows for them to construct those spaces.

**Proposed cul-de-sac**

In 2008, Oak Brook Promenade Development which is in the Village of Oak Brook, expressed a desire to provide the opportunity for additional parking on Technology Drive to serve their development. However, as the adjacent right of way and an adjacent small tract of land were located within Lombard rather than Oak Brook, Village of Lombard approval would be required.

To facilitate this request, in 2010, the Village of Lombard, the Village of Oak Brook, owners of Oak Brook Promenade and DuPage Medical Group entered into an agreement to accommodate the proposed improvements for the Promenade development. As part of those plans, portions of Technology Drive would be disconnected and vacated by the Village of Lombard and new cul-de-sac bulb would be constructed at the easternmost entrance to the DuPage Medical Group facility. Although the agreement has subsequently expired, the petitioner's plans do account for the proposed cul-de-sac bulb. Therefore, should the agreement be reinstated in the future, the petitioner's improvements would not be impacted.

**Landscaping**

The petitioner has submitted a landscape plan for the proposed addition and parking lot improvements. The plan meets the requirements of the Zoning Ordinance.

**Compatibility with the Sign Ordinance**

No new signage is being proposed as part of this petition.

**Compatibility with the Subdivision and Development Ordinance**

The proposed development is compatible with the Village's Subdivision and Development Ordinance. All necessary improvements, including stormwater detention, were provided when the site was originally development.

**Compliance with the Comprehensive Plan**

The Long-Range Plan Map of the Comprehensive Plan recommends that the property be designated for office uses. The proposed medical office use is compatible with the surrounding hotel and restaurant uses.

**Compatibility with Surrounding Land Uses**

The property to the north is zoned O Office District and B3 Community Shopping District. The proposed use is compatible with these zoning districts. The property to the east is in Oak Brook and is zoned for commercial, developed as the Oak Brook Promenade. Staff finds that the proposed addition is compatible with surrounding properties.

**FINDINGS AND RECOMMENDATIONS**

The Department of Community Development has determined that the proposed changes are compatible with the surrounding land uses, the Comprehensive Plan and the provisions of the previously established planned development. The Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending approval of the Site Plan Approval for SPA 12-04:

Based on the submitted petition and the testimony presented, the proposed site plan approval does comply with the standards required by the Lombard Zoning, Sign and Subdivision and Development Ordinances and is compatible with the approved planned development; 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, I move that the Plan Commission **approve** SPA 12-04, subject to the following condition:

1. That the site shall be developed in substantial conformance with the submitted plans prepared by Eckenhoff Saunders Architects dated April 4, 2012, last revised May 11, 2012.
2. That the petitioner shall submit documentation to the Village noting that NiCor has reviewed the proposed site and engineering plans and that NiCor finds the plans to be acceptable.

Plan Commission  
Re: SPA 12-04  
Page 6

Report Approved By:

A handwritten signature in black ink, appearing to read "W. Heniff", written over a horizontal line.

William J. Heniff, AICP  
Director of Community Development