

March 3, 2005

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

Subject: SUB 05-01: 15-115 E. St. Charles Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner and property owner, the Village of Lombard, is requesting approval of a plat of resubdivision for a tract of land located at 15 to 115 E. St. Charles Road

William Heniff, Senior Planner, presented the staff report. The 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.

Referencing the inter-departmental review comments, Private Engineering Services (PES) notes that the Village Board granted a stormwater detention variation for the commuter lot. 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.

He then noted that the Village Board approved a conditional use for a planned development with a deviation to allow an accessory use to be located within twenty (20) feet of the right-of-way of a public street, a deviation to reduce the required number of accessible parking spaces from five to zero and a variation to reduce the required amount of parking lot landscaping. 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.

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Subsequent to this approval, the Village also acquired title to the property at 11 and 19 E. St. Charles Road, which was improved with two one-story office buildings. The existing structures have since been razed. The Village is seeking a developer to redevelop the vacant land west of the parking lot as well as the 11-19 East St. Charles Road properties.

The proposed Lot 1 will be made available for resale associated with an approved redevelopment project. Lot 2 will remain as a Village-owned municipal commuter lot. The proposed lots meet the Subdivision and Development Ordinance and Zoning Ordinance provisions.

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.

Chairperson Ryan opened the meeting for discussion and questions by the Plan Commission. There were no comments by the members.

After due consideration of the petition and the testimony presented, the Plan Commission found that the Plat of Resubdivision complies with the Subdivision and Development Ordinance and the Zoning Ordinance. Therefore the Plan Commission, by a roll call vote of 4 to 0, recommended to the Corporate Authorities, approval of SUB 05-01.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan
Chairperson
Lombard Plan Commission

DR:WJH:jd
att-

c. Petitioner
Lombard Plan Commission