

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

AMENDMENT TO AN EXISTING PLANNED DEVELOPMENT – 2725 TECHNOLOGY DR

DECEMBER 15, 2014

Title

PC 14-40

Petitioner

DMG Real Estate Holdings, LLC
c/o DuPage Medical Group, Ltd.
1100 W. 31st Street, Suite 300
Downers Grove, IL 60515

Village of Lombard, Co-Applicant

Property Owner

DMG Real Estate Holdings, LLC

Property Location

2725 Technology Drive
06-28-103-023
Trustee District #3

Zoning

Office Planned Development
(Homestead Village)

Existing Land Use

Outpatient medical clinic

Comprehensive Plan

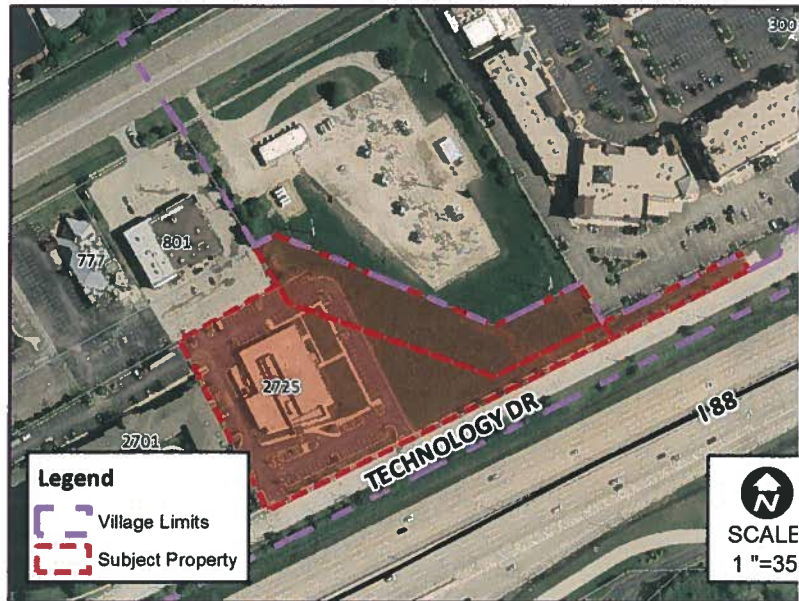
Mixed-Use Commercial and
Office

Approval Sought

Amendment to the geographical boundaries of the Homestead Village Planned Development (Ord. No. 4497) and any other companion development approvals for the property located at 2725 Technology Drive.

Prepared By

Matt Panfil, AICP
Senior Planner



DESCRIPTION

Pursuant to an intergovernmental agreement approved by the Village of Lombard (Resolution 93-13), the petitioner, DMG Real Estate Holdings, LLC, requests that the Village amend the geographical boundaries of the previously established Homestead Village Planned Development (Ord. No. 4497) and any companion development approvals for the property at 2775 Technology Drive.

The change in the physical boundaries of the planned development consists of the Village vacating a portion of the Technology Drive right-of-way (identified as Parcel D on the attached Plat of Vacation) to DMG, who will then have right to construct additional parking at a future date.

The Village's obligations in this matter are established in Section 2 of the aforementioned intergovernmental agreement, which states:

2. **LOMBARD OBLIGATIONS.** Subject to all required actions under this Agreement occurring in the order as set forth in Section 6 below, LOMBARD agrees to take the following actions:

A. Accept a dedication of Parcel A for right-of-way purposes;

B. Vacate Parcel D;

C. Vacate Parcel E;

- D. Disconnect Parcel B, Parcel C, and Parcel E from LOMBARD, pursuant to 65 ILCS 5/7-1-24;
- E. Allow PROMENADE, or its contractors, to enter upon Technology Drive and Parcel A, for the purpose of constructing a cul-de-sac, in full compliance with all applicable LOMBARD codes and ordinances, on Technology Drive and Parcel A; and
- F. Approve an Amendment to DMG's existing planned unit development to address the real property transactions set forth in Sections 2A, 4A and 4B above.

APPROVAL(S) REQUIRED

In order to complete the aforesaid obligations of the Village of Lombard, and per Section 155.504 (A) of the Lombard Zoning Ordinance, a change in the overall geographical boundaries is considered a major change to the planned development and thus requires an amendment to the existing conditional use for the Homestead Village Planned Development.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issues or concerns regarding the proposed amendment to the Homestead Village Planned Development.

Fire Department:

The Fire Department has no issues or concerns regarding the proposed amendment to the Homestead Village Planned Development.

Private Engineering Services:

Private Engineering Services (PES) has no issues or concerns regarding the proposed amendment to the Homestead Village Planned Development.

Public Works:

The Department of Public Works has no issues or concerns regarding the proposed amendment to the Homestead Village Planned Development.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	B3	Multi-Tenant Commercial
South	I-88 / R-2 (Oak Brook)	Interstate Highway / Single-Family Residence
East	ORA-1 & B1 (Oak Brook)	Office Research Assembly & Local Shopping (Promenade)
West	OPD	Hotel – Extended Stay America

Staff finds that the proposed amendment to the planned development does not affect the existing zoning or land use of the subject property or the surrounding properties.

2. *Comprehensive Plan Compatibility*

The proposed amendment to the planned development is consistent with the Comprehensive Plan.

SITE HISTORY

PC 98-05

Annexation to the Village of Lombard, map amendment to rezone the property from R1 Single-Family Residence to O Office District, and a conditional use for a planned development with certain exemptions from the Lombard Zoning Ordinance and Subdivision and Development Ordinance.

SPA 04-03

Site Plan Approval amendment in order to utilize a Nicor easement for parking and landscaping purposes and approval for an alternate use as a medical office facility instead of the previously approved ten-story Sheraton Hotel.

SPA 12-04

Site Plan Approval amendment for the construction of a 951 square foot addition to the north side of the existing building and the addition of thirty-seven (37) parking spaces.

FINDINGS & RECOMMENDATIONS

Staff finds the proposed amendment to the planned development to be consistent with the objectives of the Zoning Ordinance, Homestead Village Planned Development, and the intent of the Comprehensive Plan in general.

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards required by the Zoning Ordinance. As such, 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 requested conditional use amendment **complies** with the standards required by the Village of Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 14-40.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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APPENDIX A – STANDARDS FOR PLANNED DEVELOPMENTS

(A) General Standards

1. *Except as modified by and approved in the final development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.*

The proposed conditional use amendment complies with regulations of the district and existing Homestead Village Planned Development. The proposed amendment, if approved, would further complete the Village of Lombard's obligations established in the aforementioned intergovernmental agreement.

2. *Community sanitary sewage and potable water facilities connected to a central system are provided.*

The proposed conditional use amendment does not pertain to utility issues.

3. *The dominant use in the proposed planned development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.*

The principal land use (outpatient medical clinic) is not affected by the requested amendment.

4. *That the proposed planned development is in the public interest and is consistent with the purposes of this Zoning Ordinance.*

The need for the proposed conditional use amendment was established within the aforementioned intergovernmental agreement which itself was established in the public interest and was written to be consistent with the Zoning Ordinance.

5. *That the streets have been designed to avoid:*

- a. *Inconvenient or unsafe access to the planned development;*
- b. *Traffic congestion in the streets, which adjoin the planned development;*
- c. *An excessive burden on public parks, recreation areas, schools, and other public facilities, which serve or are proposed to serve the planned development.*

The petition does not affect any of the items noted above.

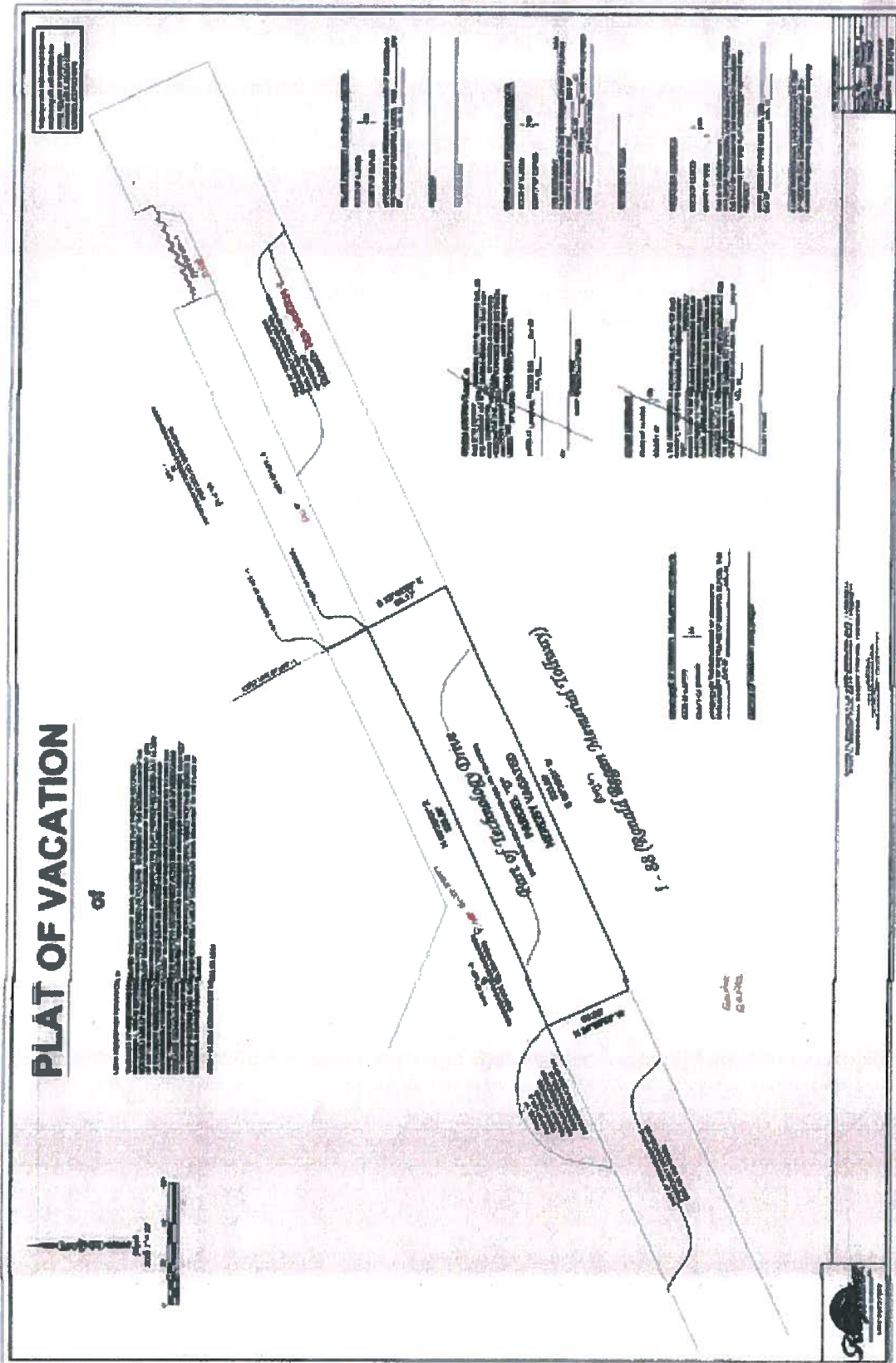
(B) Standards for Planned Developments with Use Exceptions

The petition does not modify the uses permitted within the planned development

(C) Standards for Planned Developments with Other Exceptions (Deviations)

The petition does not establish any additional variation and/or deviations.

APPENDIX B – PLAT OF VACATION



PLAT OF VACATION

of

STATE OF GEORGIA, COUNTY OF...
 SUPERIOR PLANNING AGENCY
 RC-1

Hwy 76
 Hwy 138
 Hwy 101
 Hwy 42

STATE OF GEORGIA, COUNTY OF...
 SUPERIOR PLANNING AGENCY
 RC-1

Hwy 76
 Hwy 138
 Hwy 101
 Hwy 42

Hwy 76
 Hwy 138
 Hwy 101
 Hwy 42

Hwy 76
 Hwy 138
 Hwy 101
 Hwy 42