

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 August 31, 2004 with petitioner's narrative.

DESCRIPTION

In 2001, DuPage Medical Group received approval from the Plan Commission (PC 01-23) for an office planned development at the southeast corner of Highland Avenue and Eastgate Road. Ordinance 5070 granted a conditional use for the planned development. The petitioner did not have sufficient parking spaces available to meet the parking requirements to occupy the entire building as office space. Therefore a condition was added in Subsection 7 of Section 3 of the ordinance prohibiting the use of the basement of the building for purposes other than storage/mechanical space. The petitioner has recently received approval from the Plan Commission (PC 04-26) for an off-site parking lot to be located approximately 100 feet south of the DuPage Medical Group facility. The additional parking spaces will allow the petitioner to meet off-street parking requirements to occupy additional office space. The petitioner is requesting an amendment to Ordinance 5070, Section 3, Subsection 7 by adding the following language "until adequate parking is available to the building to meet the Village parking standards for buildings in the "O" Office District. A copy of Ordinance 5070 is attached.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

Private Engineering Services

Private Engineering Services has no comments at this time.

Public Works

Public Works has no any comments at this time.

FIRE AND BUILDING

The Fire Department/Bureau of Inspectional Services has the following comments relative to the anticipated build-out of the basement area:

1. The construction documents for the basement build out must conform to the requirements of the NFPA-Life Safety Code for exit capacities, travel distances, fire protections, etc.
2. The plans must also reflect code compliant restroom facilities, for both the public and the tenants.
3. The build out must follow the new current codes as adopted by the Village of Lombard on August 10, 2004.

PLANNING

The parking requirements for the O Office District are 4 parking spaces for each 1,000 square feet of occupied space after deducting storage and mechanicals as per code. The DuPage Medical Group facility has two floors and a basement level, each of which is approximately 22,575 square feet. The main parking lot adjacent to the facility provides 180 parking spaces, which is not enough spaces to meet the parking requirements to occupy the entire building. Therefore, as a condition of approval for the office planned development, DuPage Medical Group was only allowed to occupy the first and second floor of the facility. The basement can not be used for purposes other than storage/mechanical space as storage and mechanical are not counted toward the parking requirements.

Table 1: Parking requirements

Occupied area	Parking spaces required	Parking spaces provided
44,000 s.f. (first and second floor)	176	180 (main lot)
66,575 s.f. (entire building)	266	273 (main lot & off-site lot)

DuPage Medical Group received approval in September 2004 for an off-site parking lot (PC 04-26) which will provide an additional 93 parking spaces for the DuPage Medical Group facility.

The parking lot will be located approximately 100 feet south of facility on the properties currently known as 1815 S. Highland Avenue and 1818 S. Stewart. Providing 93 more parking spaces would allow DuPage Medical Group to meet the parking requirements for occupying an additional 23,250 square feet of office space. Therefore, between the main parking lot and the off-site parking lot, the petitioner would meet the parking requirements to occupy the entire building.

The intent of the condition of approval was to assure that parking requirements were met. The petitioner is requesting that an amendment be made to the ordinance granting the conditional use for the office planned development with the following language “until adequate parking is available to the building to meet the Village parking standards for buildings in the “O” Office District.” This language would preserve the intent of the condition of approval, and also allow DuPage Medical Group to occupy the basement after the off-site parking lot is completed.

FINDINGS AND RECOMMENDATIONS

Since the parking requirements for the O Office District will be met once the parking lot is completed, staff is satisfied with the proposed amendment.

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 proposed conditional use amendment does comply with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission adopt the findings included within the Inter-departmental Group Report as the findings of the Lombard Plan Commission, and recommend to the Corporate Authorities **approval** of PC 04-30, subject to the following condition:

1. That Condition 7 of Section 3 of Ordinance 5088 adopted January 17, 2002 be amended to read in its entirety as follows:
 7. The petitioner shall not use the basement/cellar space for any other purpose than storage and building mechanical activities until adequate parking is available to the building to meet the Village parking standards for buildings in the “O” Office District.

Plan Commission
Re: PC 04-30
Page 5

Inter-departmental Review Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

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