

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Finley Park – 400, 406, 412, 420, 440 S. Finley Road

March 26, 2018

### Title

SUB 18-02

### Petitioner

Oak Creek Capital Partners, LLC  
PO Box 716  
St. Charles IL 60174

### Property Owner

DuPage County Health  
Department  
111 N County Farm Road  
Wheaton IL 60187

### Property Location

400, 406, 412, 420, and 440 S.  
Finley Road  
PINs: 06-07-303-002, -003, -  
004, -005, and -027  
Trustee District #1

### Zoning

R2

### Existing Land Use

DuPage County crisis care center  
and four (4) single family homes

### Comprehensive Plan

Low Density Residential

### Approval Sought

Approval of a final plat of  
subdivision

### Prepared By

Jennifer Ganser, AICP, Assistant  
Director



Location Map

### PROJECT DESCRIPTION

The petitioner proposes a new single-family subdivision with seventeen (17) homes and a stormwater outlet. A preliminary plat was reviewed by the Plan Commission in 2016, with sixteen (16) lots.

### APPROVAL(S) REQUIRED

The petitioner requests that the Village approve the final plat of subdivision.

### EXISTING CONDITIONS

The subject properties are currently owned by DuPage County Health Department. The crisis care center and four (4) single family homes would be demolished. The petitioner plans to take ownership and demolish the structures in April 2018.



**SITE HISTORY**

**1977 PC 77-15**

The site was utilized by Midwest College for Engineering. They went before the Plan Commission for a possible expansion for 400, 406, and 420 S. Finley Road.

**1981 PC 81-12**

412 S. Finley Road received a rezoning from R2 to R1 and a conditional use permit for a college.

**1987 PC 87-13**

The DuPage County Health Department received a conditional use at 400, 406, 412, 420, and 440 S. Finley Rd for a central intake, case management and stabilization unit in the R1 district.

**2016 PC 16-08**

The site received approvals to rezone the property to R2 and a variance to eliminate the requisite sidewalk on the north side of Hickory Street.

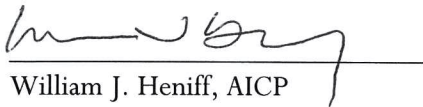
**FINDINGS & RECOMMENDATIONS**

Staff finds that the proposed Plat of Subdivision meets the requirements of the Subdivision and Development Ordinance and the Zoning Ordinance.

As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of SUB 18-02:

Based on the submitted petition and the testimony presented, the proposed Plat of Resubdivision meets the requirements of the Lombard Subdivision and Development Ordinance and Zoning Ordinance and therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of SUB 18-02.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

