

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Site Plan Approval – 2725 Technology Drive

October 17, 2016

Title

SPA 16-02

Petitioner

DMG Surgical Center, LLC
1101 W. 31st Street, Suite 300
Downers Grove, IL 60515

Property Owner

DMG Real Estate Holdings,
LLC
1101 W. 31st Street, Suite 300
Downers Grove, IL 60515

Property Location

2725 Technology Drive
(Trustee District #3)

Zoning

OPD

Existing Land Use

Outpatient medical clinic

Comprehensive Plan

Mixed-Use Commercial and
Office

Approval Sought

Site Plan Approval

Prepared By

Jennifer Ganser
Assistant Director



PROJECT DESCRIPTION

The petitioner requests that the Village grant site plan approval for a proposed 8,500 square foot addition to the east side of the existing building. The petitioner is also proposing to add twenty-seven (27) new parking spaces. The facility was originally approved in 2004 (SPA 04-03). The addition was mentioned in previous Plan Commission cases and the parking was discussed in PC 14-40 when the Homestead Village Planned Development was amended due to the intergovernmental agreement regarding Technology Drive.

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.

No variances are being requested. Permits have been submitted and are in the review process.

PROJECT STATS

Lot & Bulk

Parcel Size	4.8 acres
Building Area	20,7000
With Addition	29,200

Submittals

1. Petition for Public Hearing;
2. Response to Standards;
3. EcoCat, prepared by Illinois Department of Natural Resources, dated 9/8/16
4. Land Title Survey, prepared by SpaceCo Inc, dated 6/7/16;
5. Site Plan, prepared by Eckenhoff Saunders Architects, dated 9/12/16;
6. Landscape Plan, prepared by Eckenhoff Saunders Architects, dated 9/12/16;
7. Engineering Plans, prepared by Eckenhoff Saunders Architects, dated 9/12/16;

EXISTING CONDITIONS

The subject property is currently improved with a medical office building and parking.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments. Should this petition be approved, additional comments may be forthcoming during the permit review process.

Fire Department:

The Fire Department has no issues or concerns. Should this petition be approved, additional comments may be forthcoming during the permit review process.

Private Engineering Services (PES):

PES has the following comments. Should this petition be approved, additional comments may be forthcoming during the permit review process.

1. The new parking lot (located in the vacated ROW) should be curbed, per the parking lot code.
2. The existing watermain located under the existing parking lot needs to be relocated to a location a minimum of 15-ft from the expanded building and 10-ft from the existing storm sewer located east of the watermain.
3. The existing watermain easement abrogated and a new easement provided for the revised location, as the current easement will be in the footprint of the addition.
4. They will need to comply with Village and County Stormwater Ordinances.

Public Works:

The Department of Public Works has one comment. Should this petition be approved, additional comments may be forthcoming during the permit review process.

1. The proposed private sidewalk shall be wholly contained within private property, and not in the Village's right-of-way.

Planning Services Division:

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 addition will not affect the existing zoning or land use of the subject property or the surrounding properties. Medical office facilities are a permitted use within the underlying O Office District provision as well as the planned development.

2. Comprehensive Plan Compatibility

Staff finds that the proposed addition is compatible 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.

PC 14-40

Amendments to the geographic boundaries of the Homestead Planned Development related to the vacation of a portion of Technology Drive.

FINDINGS & RECOMMENDATIONS

Staff finds SPA 16-02 to be consistent with the objectives of the Zoning Ordinance and the intent of the Comprehensive Plan in general.

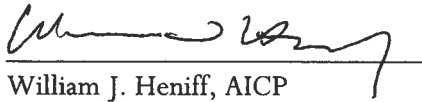
The Inter-Departmental Review Committee has reviewed the standards and finds that they **comply** with the standards established by the Village of Lombard Zoning, subject to conditions of approval based on the above considerations. As such, the Inter-Department Review Committee recommends that the Plan Commission make the following motion for **approval** of SPA 16-02.

Based on the submitted petition and the testimony presented, the plans do comply with the standards required by the Village of Lombard Zoning and that granting said request is in the public interest 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 **approve** SPA 16-02, subject to the following conditions:

1. The petitioner shall develop the site in accordance with the plans prepared by Eckenhoff Saunders Architects, dated 9/12/16, submitted as part of this request;
2. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the building addition and parking is not constructed by said date, this relief shall be deemed null and void; and
4. The petitioner shall apply for and receive a building permit for the building addition and parking.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development
c. Petitioner

LAND USE OPINION APPLICATION

Kane-DuPage Soil and Water Conservation District
2315 Dean Street, Suite 100, St. Charles, IL 60175-4823
(630) 584-7960 Ext. 3

Send report to:

PETITIONER: V3 Companies

ADDRESS: 7325 Janes Avenue

Woodridge, IL 60517

EMAIL: lcassaidy@v3co.com

CONTACT PERSON: Lisa Cassaidy

TELEPHONE: 630-729-6196

Please allow 30 days for inspection and processing.

FOR OFFICE USE ONLY

LUO# _____ Date Due _____
Date initially rec'd _____
Date all rec'd _____ Date completed _____
Fee Paid _____ Refund Due _____
By _____ Overpayment _____
_____ No Report Nec _____
_____ Gov't Agency _____

Location:

Township York
Section(s) 28
Township(s) 39 N Range(s) 11 E

TYPE OF PROPOSAL: Change in Zoning from _____ to _____ Project or Subdivision Name Homestead Subdivision
 Subdivision or Planned Unit Development (PUD)
 Variance-Please describe fully on separate sheet
 Special Use Permit-Please describe fully on separate sheet

Unit of Government Responsible for Permits Village of Lombard Date of Public Hearing 10/17/16
Current Use of Site DuPage Medical Group building Proposed Use DuPage Medical Group Building w/8500 SF addition
Surrounding Land Use Commercial Number of Acres 4.5 +/- total
Location address (or nearest intersection) 2725 S. Technology Drive, Lombard, IL

PROPOSED IMPROVEMENTS: (check all applicable items)

Planned Structures:

Dwellings w/o Basements
 Dwellings with Basements
 Commercial Buildings
Other 8,500 SF building addition

Open Space:

Park/Playground Areas
 Common Open Space Areas
Other _____

Water Supply:

Individual Wells
 Community Water

Wastewater Treatment:

Septic System
 Sanitary Sewers
 Other _____

Stormwater Treatment:

Drainage Ditches or Swales
 Storm Sewers
 Dry Detention Basin
 Wet Retention Basin
 No Detention Facilities Proposed
 Other _____

EXISTING SITE CHARACTERISTICS: (check all applicable items)

Ponds or Lakes Floodplain Woodland Drainage Tiles Stream(s)
 Wetland(s) Floodway Cropland Disturbed Land Other _____

REQUIRED: INCLUDE ONE COPY EACH OF THE FOLLOWING-Processing will not begin without the following:

- APPLICATION completed and signed
- FEE according to schedule below
- PLAT OF SURVEY/SITE PLAN showing legal description, legal measurements
- SITE /CONCEPT PLAN showing lots, streets, storm water detention areas, open areas, etc.
- LOCATION MAP (if not on maps above)-include distances from major roadways or tax parcel number

IF AVAILABLE - NOT REQUIRED:

- ZONING or LAND USE PETITION filed with unit of government (if relevant)
- TOPOGRAPHY MAP OR WETLANDS DELINEATIONS

FEE AMOUNTS: last updated November 1, 2013

\$423.00 for 1 - 3 acres or fraction thereof
\$459.00 for 4 - 5 acres or fraction thereof
For 5 - 200 acres see chart

> 200 acres: ADD \$14.00 for each additional acre or fraction thereof over the 200 acre amount.
\$65.00 processing fee if no report is required

***If there is more than one parcel in question and they are non-contiguous please contact KDSWCD for fee amount. ***

MAKE CHECKS PAYABLE TO: Kane-DuPage Soil and Water Conservation District

I (we) understand the filing of this application allows the authorized representative of the Kane-DuPage Soil and Water Conservation District to visit and conduct an evaluation of the site.

Petitioner or Authorized Agent Lisa Cassaidy Date 9/9/16

This opinion will be issued on a nondiscriminatory basis without regard to race, color, religion, sex, age, marital status, handicap, or national origin.

Applicant: Lisa Cassaidy
Contact: Lisa Cassaidy
Address: 7325 Janes Avenue
Woodridge, IL 60517

IDNR Project Number: 1702713
Date: 09/08/2016

Project: DuPage Medical Group
Address: 2725 S. Technology Drive, Lombard

Description: Proposed 8,500 square foot building addition with parking addition.

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Lyman Woods INAI Site

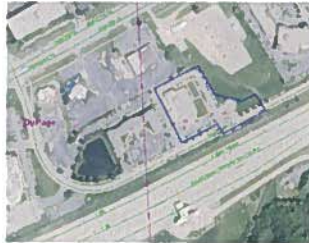
An IDNR staff member will evaluate this information and contact you to request additional information or to terminate consultation if adverse effects are unlikely.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: DuPage

Township, Range, Section:
39N, 11E, 28



IL Department of Natural Resources
Contact
Keith Shank
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
IL Environmental Protection Agency
Permits Section
1021 North Grand Avenue East
Springfield, Illinois 62794 -9276

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

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1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

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