

September 2, 2004

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

**Subject: PC 1815 South Highland Avenue and 1818 South Stewart Avenue  
(DuPage Medical Group parking lot)**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, DMG Real Estate LLC, requests that the Village take the following actions on the subject property.

1. Approval of an amendment to the Village of Lombard Comprehensive Plan;
2. Annexation to the Village of Lombard;
3. Approval of a map amendment to rezone the property; from the R1 Estate Residential to the O Office District; and
4. Approval of a Conditional Use for a off-site parking with a variation from Section 155.602 (A)(3)(b) allowing for parking spaces to be located farther than 300 feet from the main entrance to the principal building.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on August 16, 2004. John Mulherin, attorney for the petitioner, presented the petition. Mr. Mulherin mentioned that the DuPage Medical Group received approvals to construct a facility at the southeast corner of Highland Avenue and Eastgate Road in 2002 and the facility recently opened in June, 2004. He stated that initially the petitioner intended to acquire all the properties bounded by Eastgate to the north, Highland to the east, Stewart to the west and the extension of 18<sup>th</sup> to the south but were unable to do so.

Mr. Mulherin stated the parking lot will add 92 or 93 spaces, which will be used for employee parking only and will allow DuPage Medical Group to occupy the basement level of the facility.

Mr. Mulherin made reference to the fourth and added sixth conditions of approval as noted within the inter-departmental review report. He questioned the fourth condition as the petitioner had taken a different interpretation of the ADA accessibility code that would only require one additional accessible space. He also stated that they have every intention of complying with the sixth condition requiring that the parking lot be used exclusively for employee parking. He also mentioned that the fence, required as part of the fifth condition, would be difficult to place ten feet to the north because of the grade and slope. The petitioner was considering locating the fence farther back so that the fence would be taller and provide better screening.

Mr. Mulherin stated that sidewalks would extend along Stewart and Highland that will bring pedestrians from the parking lot to the DuPage Medical Group facility. He noted that the employee entrance was located at the southeast side of the building, and that the actual amount of traversing will be substantially reduced. He noted that the parking lot is not within 300 feet from their main entrance, but is within 300 feet from the door used by employees.

Mr. Mulherin introduced Ed Carney, CEO of DuPage Medical Group. Mr. Carney explained some reasons why the parking was needed. He stated that the facility has grown more than anticipated and more physicians want to work out of the facility. He noted that increased demands for services within the building have made it necessary to utilize the basement, and in order to utilize this space, additional parking is needed to meet zoning requirements. He also mentioned that with winter coming, better parking accommodations are needed for employees. He noted that currently DuPage Medical group has an agreement with the temple across the street to shuttle employees from their parking lot.

Todd Jabaay of V3 Consultants, Woodridge, IL, referred to the site plan. He identified the two parcels to the north, which includes a single residence on Highland and a vacant residence on Stewart, which is scheduled for demolition. Mr. Jabaay described the underground stormwater detention. He also noted the lighting fixtures that will eliminate impact for the neighbors to the north.

Mr. Jabay also mentioned the landscape features, which include a berm on the eastern portion of the property, and two larger trees that will be placed along the northern property to screen light and noise. He also noted that 43 percent of the site would be green space.

Commissioner Olbrysh asked if the stormwater would flow into the vault in front of the DuPage Medical Group facility.

Mr. Jabaay stated that there would be a separate system with outflow directed to Highland Avenue storm sewer and 100 year overflow directed to the Stewart Avenue storm sewer.

Commissioner Sweetser asked where people would walk to access the entrance. She wanted to know if they needed to walk down the parking lot and was concerned about safety in the winter.

Mr. Jabaay stated that employees would have to walk down the parking lot. He mentioned that as staff had requested, an additional sidewalk connecting the parking lot to the Highland Avenue sidewalk would be constructed so that employees would not have to walk through the right in right out drive.

Commissioner Burke asked how the employee only parking would be enforced and whether the parking lot would be gated.

Mr. Jabaay stated that there would be a sign indicating employee parking only, but there will not be a gate. He noted that DuPage Medical Group had building maintenance personnel to monitor and take action if need be.

Mr. Mulherin introduced Sarah Winter of V3 Consultants who explained their interpretation of the ADA accessibility code. Ms. Winters noted that staff had required four additional accessible parking spaces when considering requirements for just the remote parking lot. Ms. Winters stated that when taking the cumulative 270 parking spaces in both the main lot and remote lot, only one additional accessible parking space would be required.

Commissioner Sweetser asked if the additional accessible spaces would be located in the remote parking lot. Ms. Winters stated that the accessible spaces would be located in the main parking lot because accessible spaces are required to have direct access to the building entrance.

Peter Vorgulich, of URS in Chicago and the landscape architect for the parking lot and for the Phase I building, spoke about the landscaping. He stated that the approach they took in the landscaping was to meet ordinances as well as address perimeter relationships. Mr. Vorgulich explained that they took the same approaches for the parking lot as they did with the main facility. He noted that placing the fence ten feet north of the curb as staff had recommended is not the best location because of the grading. He suggested that the fence be placed fifteen to twenty feet north of the curb where the grading was higher and would provide a more effective screening.

In closing, Mr. Mulherin stated that parking is really the only use that can be made of the property. He stated that using this lot for parking would enhance the site and make for a more functional parking situation for DuPage Medical Group employees without negative traffic impacts.

Chairperson Ryan then opened the meeting for public comment. No one spoke for or against the petition.

Michelle Kulikowski, Associate Planner, presented the staff report. She mentioned that the petitioner has acquired the subject property to use as an auxiliary parking facility for the DuPage Medical Group employees. She stated that the proposed parking lot will add ninety-three parking spaces to the parking available on-site at the main facility. She stated that access will be

provided from Highland Avenue for right in and right out traffic, and the parking lot will not be accessible from Stewart Ave.

Ms. Kulikowski presented the comments from the Inter-Departmental Review Committee. Engineering commented that an additional sidewalk is needed connecting the parking lot to the Highland Avenue sidewalk so that pedestrians do not have to walk through the egress/ingress. Building and Fire commented that four additional accessible parking spaces were needed in the main lot. Ms. Kulikowski noted that staff was willing to consider the petitioner's interpretation of the ADA accessibility code.

Ms. Kulikowski noted that the subject property is contiguous to the Village of Lombard from the south and west and is located within an area that will ultimately be annexed into Lombard per Lombard's boundary agreements. She mentioned that the Village Comprehensive Plan recommends Estate Residential, but staff believes that an O Office designation is more appropriate because of development trends in that area. Office uses already exist to south, west and north of property.

Ms. Kulikowski mentioned that the parking lot at the main facility provided 180 spaces. She also noted that outlined in the conditions of approval for the office planned development (PC 01-23), DuPage Medical Group could not occupy the basement floor, but could use the space exclusively for storage purposes until additional parking was constructed. Ms. Kulikowski stated that the proposed parking lot would allow them to occupy 23,200 square feet of space in their medical office facility. She also noted that with the proposed site improvements, off-site parking would be suitable at the subject property.

Ms. Kulikowski referenced the site plan. She noted that the parking lot would only be accessible for right-in and right-out traffic from Highland Avenue because of a raised median in the right of way. She also noted that there will not be access to the parking lot from Stewart Avenue, and therefore there will not be a significant traffic impact on Stewart Avenue. Ms. Kulikowski stated that the petitioner also would construct new concrete sidewalks extending the entire length of the property along Highland Avenue and Stewart Avenue. A concrete sidewalk is proposed on the eastern portion of the property linking the parking lot to the proposed Stewart Avenue sidewalk. She stated that staff will require as a condition of approval that another sidewalk be constructed to link the proposed parking lot to the proposed sidewalk along Highland Avenue so that pedestrians will not have to walk into the right in, right out access drive.

Ms. Kulikowski noted that the site plan needed to be modified to increase the setback on the eastern portion of the property from 25 feet to 30 feet. The petitioner stated earlier that they will modify the site plan and will not lose any parking spaces because area in one of the landscaping islands will be removed. Ms. Kulikowski mentioned that landscaping along the eastern portion of the subject property would provide screening for the residential properties to the east. Also, a six-foot fence will be constructed to the north of the parking lot.

Commissioner Olbrysh asked about the single-family residential property that exists between the existing DuPage Medical Group facility and the proposed parking lot. Mr. Mulherin stated that the petitioner does not own the property on Highland but has made efforts to acquire it without success. The petitioner was in litigation with the owners of the property where the parking lot is now being proposed and they acquired it this year as part of a settlement.

Commissioner Burke mentioned that the Fire Department usually is not happy with dead end parking lots because they are not accessible to emergency vehicles.

William Heniff, Senior Planner, stated the Fire Department had not expressed any concerns to that affect when reviewing the plans. He mentioned that the grading change onto Stewart might make that difficult.

Commissioner Burke asked how they resolve the issue of emergency vehicles. Mr. Heniff noted that there is an area at the far northeast corner of the parking lot that could be used as a turnaround point for an ambulance but may be tight for larger vehicles.

Commissioner Burke asked if the island to the west of the turnaround point would be in the way. Mr. Heniff stated that he would have the Fire Department take another look at that island with turning templates.

Chairperson Ryan asked why a different number of accessible parking spaces are required when you view the two parking lots as a whole. Mr. Heniff explained that the Illinois Accessibility Code's table for the required number of accessible spaces works on a sliding scale so that as the number of total parking spaces increases, the number of additional accessible spaces decreases. He also mentioned that the state requires the accessible spaces to be located closest to the entrance point.

Mr. Heniff noted the petitioner's statement earlier that they would most likely have to relocate the fence because of the grading to the north of the parking lot. He suggested that "ten feet" be stricken from condition five so that it reads "...a solid fence, six feet in height, to be located north of the curb line of the proposed parking". Mr. Heniff stated that staff recommends approval with conditions and an added sixth condition that "the proposed parking lot be exclusively for the use and benefit of the employees of the DuPage Medical Group facility located at 1807 S. Highland Avenue".

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed variations comply with the standards of the Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 6 to 0, recommended to the Corporate Authorities, **approval** of the following relief associated with PC 04-26, subject to the following conditions, as amended:

1. That the petitioner shall develop the site in accordance with the plans prepared by Eckenhoff Saunders Architects dated July 13, 2004 and included as part of the petition. Said plans shall be modified to incorporate the comments noted within the Inter-Departmental Review Report.
2. That the petitioner shall modify site plan so that the eastern portion of the proposed parking lot does not encroach on the 30-foot setback requirement.
3. That the petitioner shall include the following sidewalk improvements:
  - a. A concrete sidewalk shall be constructed to extend the full length of the property along Highland Avenue and Stewart Avenue.
  - b. A sidewalk link must be established between the proposed parking lot and the proposed Highland Avenue sidewalk, of which the final design will be subject to review by the Director of Community Development.
4. The existing parking lot for the DuPage Medical Group Facility, located at 1807 S. Highland Avenue, shall be modified to include additional accessible parking spaces as required by the Illinois Accessibility Code.
5. That the petitioner shall address vehicle lighting by constructing a solid fence, six feet in height, to be located north of the curb line of the proposed parking lot in a similar nature to the final design subject to review by the Director of Community Development.
6. That the off-site parking lot be exclusively for the use and benefit of the employees of the DuPage Medical Group located at 1807 South Highland Avenue.

Respectfully,

**VILLAGE OF LOMBARD**

Donald Ryan, Chairperson  
Lombard Plan Commission

c. Petitioner  
Lombard Plan Commission