

**VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission HEARING DATE: June 21, 1999
FROM: Department of Community PREPARED BY: Nancy Hill, AICP
Development Planner II

TITLE

PC 99-21: 410, 416, 420, and 428 West Crescent Boulevard and 401, 405, 409, and 413 West St. Charles Road: Requests rezoning to the CR Conservation/Recreation District from the R4 Limited General Residence District; rezoning to the B2 General Neighborhood Shopping District from the R4 Limited General Residence District; requests variations to the Lombard Zoning Ordinance to reduce the minimum lot width, to reduce the minimum lot size, reduce building setbacks for principle structures, to reduce the minimum open space requirements, to reduce transitional building setbacks, to reduce transitional landscaping yards; to allow structures in the clear line of sight area, to reduce the required amount of parking spaces, to reduce the parking lot design standards, and to reduce the landscape requirements; and approval of a plat of resubdivision.

GENERAL INFORMATION

Petitioner: Village of Lombard

Property Owners: **405, 409, and 413 W. St. Charles Rd and 416 W. Crescent Blvd**
Village of Lombard

401 W. St. Charles Rd
Patricia Gatto, Custodian
1211 39th Street
Downers Grove, IL 60515

420 and 428 W. Crescent Blvd
First Chicago Trust Company
Trust OP-012092
1048 Lake Street
Oak Park, IL 60301

410 W. Crescent Blvd.
Farwell Real Estates, Inc.
2809 Butterfield Road
Oak Brook, IL 60523

PROPERTY INFORMATION

Existing Land Uses: 401 W. St. Charles Rd.: Storage/warehouse facility
405, 409, & 413 W. St. Charles Rd.: Vacant
410 W. Crescent Blvd.: Multi-family building
416 W. Crescent Blvd.: Single-family home and out building
420 W. Crescent Blvd.: Vacant
428 W. Crescent Blvd.: Multi-family building

Comprehensive Plan: Recommends Low Density Residential uses for 405, 409, and 413 W. St. Charles Rd. Recommends Low-Medium Density Residential uses for 401 W. St. Charles Rd and 410, 416, 420, and 428 W. Crescent Blvd.

Existing Zoning: 401 W. St. Charles Road is zoned B2 General Neighborhood Business District. All other properties are zoned R4 Limited General Residence District.

Surrounding Zoning and Land Uses:

North: R2 Single-family Residence District and R4 Limited General Residence District; Single-family homes and multi-family units
South: B2 General Neighborhood Shopping District, Shopping Center, vacant lot, and restaurant/bar
East: R4 Limited General Residence District; multi-family units
West: R2 Single-family Residence District and R4 Limited General Residence District; Single-family homes and multi-family units

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on May 24, 1999:

1. Petition for Public Hearing
2. Plats of Survey, showing the proposed layout of the newly created lots
3. St. Charles / Crescent Plat of Resubdivision, prepared by Gentile and Associates, Inc., dated May 13, 1999.

DESCRIPTION

The Village of Lombard wishes to build a regional detention pond on the properties which it currently owns and portions of other properties it has contracts to purchase, based upon the approval of this petition. In doing so, the Village is proposing to resubdivide these properties, rezone the area for the detention pond from the R4 Limited General Residence District to the CR Conservation/Recreation District, and rezone a parcel of property, which is being transferred from a multi-family lot to a commercial lot, from the R4 to the B2 General Neighborhood Business District. Additionally, variations are being requested for two reasons. One, the rezonings cause certain non-conformities to be created. Second, the property owners wish to be able to reconstruct their buildings, in case of damage, as there are already many non-conformities.

In constructing the detention pond, the Village will also be installing a small park area along the Crescent Boulevard frontage of its property. The St. Charles Road/Crescent Boulevard Site Sketch included in your packet, indicates the detention area, the park area, the existing buildings, and the final lot layout. Please note the area to be rezoned from R4 to B2 is also identified on the Site Sketch.

ENGINEERING

Private Engineering Services

The Private Engineering Services division has no comments regarding this petition.

Public Works

The Public Works Department has no comments regarding this petition.

FIRE AND BUILDING

The Building Inspectional Services Division and the Fire Department have no comments regarding this petition.

PLANNING

Compatibility with the Comprehensive Plan

The Comprehensive Plan suggests this area be developed as Low Density Residential uses and Low – Medium Density Residential uses. Although it may appear that the petition does not comply with the Comprehensive Plan recommendations, staff believes that the uses and rezoning of the properties does not go against the recommendations.

The construction of a regional detention pond and park provides more green space for the existing multi-family uses. The rezoning of the detention pond properties actually reduces the intensity of the use suggested by the Comprehensive Plan. One could argue that the Comprehensive Plan Long Range Land Use map identifies the most intense land uses for a property, and that by decreasing the intensity the proposed development does comply with the recommendations of the Comprehensive Plan.

The petition requests that the a portion of the property at 401 W. Crescent be rezoned from R4 to B2. The existing commercial lot is already zoned B2. The portion which is being transferred from the adjoining multi-family lot and consolidated with the existing commercial lot is the only parcel being rezoned to B2. The owners of the commercial lot are acquiring this parcel to provide more parking area for their existing building. Staff finds this rezoning to be satisfactory. If the property were being transferred and rezoned as part of the redevelopment of the lot, including the demolition of the existing structure, then staff would feel differently about this rezoning. If the property were to be redeveloped in the future, staff would follow the recommendations of the Comprehensive Plan to reduce the intensity of the uses to Low – Medium Density Residential.

Compliance with the Subdivision and Development Ordinance

The Plat of Resubdivision does comply with the Subdivision and Development Ordinance. In order for the plat to be recorded, however, the newly created lots must receive several variations from the Zoning Ordinance.

Compliance with the Zoning Ordinance

With the given request, the properties will be in compliance with the Zoning Ordinance or will be brought into closer compliance with the Zoning Ordinance.

Proposed Lot 1

For the proposed Lot 1, the parcel being transferred from the multi-family lot and consolidated with the commercial lot should be rezoned. Currently, this parcel is zoned R4. The petition requests that this parcel be rezoned to B2, the same zoning as the commercial lot. While zoning district lines do not have to follow property lines, it is problematic when they do not. Staff is supportive of the rezoning request.

There are several variation requests associated with Proposed Lot 1. The existing structure is already non-conforming. Most of the requests are to ensure that the building can be reconstructed if it were damaged. The variations being requested for Proposed Lot 1 are as follows:

- To reduce the building setbacks for a principal structure;
- To reduce the minimum open space requirements;
- To reduce the transitional building setbacks;
- To reduce the transitional landscape yard;
- To allow a structure in the clear line of site area;
- To reduce the amount of required parking spaces;
- To reduce the parking lot design standards; and
- To reduce the landscape requirements.

Proposed Lot 2

On the proposed Lot 2 there is an existing multi-family structure. The following variations are being requested:

- To reduce the minimum lot size;

- To reduce the minimum open space;
- To reduce the transitional landscape yard;
- To reduce the parking lot design standards; and
- To reduce the landscape requirements.

Proposed Lot 3 – Village Property

The Village is requesting that its property be rezoned to the CR Conservation / Recreation District to allow for the construction of a regional detention pond and a park. In order to create the new lot in the CR District, the Village must request two variations. The variations for the Village property are as follows:

- To reduce the minimum lot width to 182.86' where 200' is required; and
- To reduce the minimum lot size to 1.28 acres where 2 acres is required.

Proposed Lot 4

On proposed Lot 4 is an existing multi-family building. A variation was granted for the property known as 428 W. Crescent in 1964 to reduce the front yard setback to 15' from 30' to allow for off-street parking in the front yard. The variations now being requested for this property are as follows:

- To reduce the minimum side yard setback;
- To reduce the transitional building setback;
- To reduce the transitional landscape yard;
- To reduce the minimum lot size
- To reduce the amount of required parking spaces; and
- To reduce the landscape requirements.

Compatibility with Surrounding Land Uses

As stated previously, the detention pond and park would provide more open space in the area. The commercial building already exists and the rezoning of that property would have no additional impact on the neighborhood. The variations, however, would still allow the existing buildings to exist as they are now. Variations run with the land, therefore, if the existing commercial building was to be totally destroyed, the variations would allow the building to be reconstructed. Therefore, the variations do have long-term impacts to the neighborhood.

FINDINGS AND RECOMMENDATIONS

The regional detention pond is necessary for the continuing redevelopment of the downtown area. Staff believes that the detention pond will also improve this neighborhood and provide more green space for the existing multi-family buildings.

Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based upon the submitted petition and the testimony presented, the proposal does comply with the standards required by the Lombard Zoning Ordinance and the Lombard Subdivision and Development Ordinance, and, therefore, I move that the Plan Commission recommend to the Corporate Authorities approval of PC 99-21, subject to the following conditions:

1. The proposed detention pond shall be landscaped in compliance with the Lombard Zoning Ordinance and the Lombard Subdivision and Development Ordinance.
2. The existing buildings on proposed Lots 1, 2, and 4 shall provide accessible parking spaces in compliance with the Lombard Zoning Ordinance and the Illinois Accessibility Code.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH:NMH:jd

c: Petitioner
Property owners