

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

TO: Lombard Plan Commission HEARING DATE: May 16, 2005
FROM: Department of Community PREPARED BY: Michelle Kulikowski
Development Associate Planner

TITLE

PC 05-10; 401-421 Crescent Boulevard: The petitioner requests approval of a conditional use for a Planned Development for the Subject Property, with a use exception to allow photography studio as a permitted use.

GENERAL INFORMATION

Petitioner/ Property Owner: Lombard Crescent, LLC
P.O. Box 217
Lombard, 60148

PROPERTY INFORMATION

Existing Land Use: Neighborhood shopping center
Size of Property: 30,573 square feet
Comprehensive Plan: Low to Medium Density Residential
Existing Zoning: B2 Neighborhood Shopping District
Surrounding Zoning and Land Use:
North: B2 Neighborhood Commercial District and R4 Limited General Residential District; developed as an office building and an apartment building
South: R2 Single Family Residential District; Union Pacific Railroad
East: R4 Limited General Residential District; vacant lot
West: R4 Limited General Residential District, vacant lot

ANALYSIS

SUBMITTALS

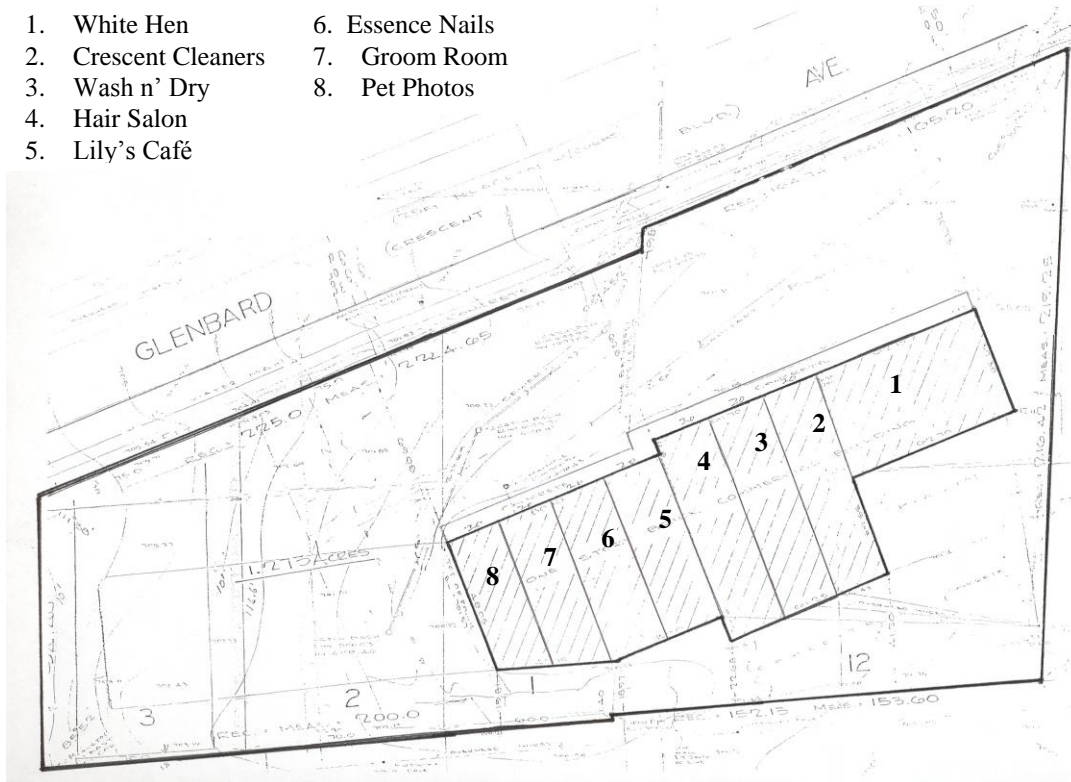
This report is based on the following documentation, which was filed with the Department of Community Development:

1. Petition for Public Hearing, received April 6, 2005, with response to standards.
2. Plat of Survey, prepared by Glen D. Krisch Land Surveyer, Inc., dated August 20, 1982.

DESCRIPTION

The Lombard Crescent shopping center is located southeast of the intersection of St. Charles Road and Crescent Boulevard. The petitioner is requesting a conditional use for a planned development with a use exception to allow photography studios. The property is improved with a 12,000 square foot shopping center with eight tenant spaces.

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|----------------------|------------------|
| 1. White Hen | 6. Essence Nails |
| 2. Crescent Cleaners | 7. Groom Room |
| 3. Wash n' Dry | 8. Pet Photos |
| 4. Hair Salon | |
| 5. Lily's Café | |



INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

Private Engineering Services

Private Engineering Services has no comments regarding this project.

Public Works

The Department of Public Works has no comments regarding this application.

FIRE AND BUILDING

The Fire Department/Bureau of Inspectional Services has the following comments:

1. Fire Prevention inspections need to be conducted, along with any inspections by the building department, then obtain a certificate of occupancy with proper approvals of space usage.
2. The petitioner will need to obtain any building permits that would pertain to any alternation/construction within the rentable space.
3. Updating of fire alarm system may be required by the Fire Marshal's office. If space is already occupied, compliance to all codes and ordinances must be met.

PLANNING

Pet Photos submitted an application for certificate of occupancy in December, 2004 for a photography studio to operate on the subject property. Upon review of application, the Community Development Department notified the business owner as well as the property owner that the subject property is zoned B2 General Neighborhood Shopping District and photography studios are not listed as either a permitted or conditional use.

Staff noted two options with the property owner to address the photography studio. The first option would be to create an amendment to the Zoning Ordinance to allow photography studios in the B2 General Neighborhood Shopping District. Staff was hesitant to have the petitioner pursue this option as such an amendment would have much greater applicability throughout the Village than what is really attempting to be addressed within the shopping plaza on the subject property.

As an alternate, staff suggested that the petitioner consider applying for a conditional use for a planned development with a use exception for the photography studios. The petitioner is now bringing an application forward in this manner.

Conditional Use for a Planned Development

The subject property meets the minimum width and area requirement for a planned development. The property has 350' of street frontage and is approximately 30,500 square feet in area. Staff believes that by creating a planned development for the property, the proposed uses can be considered in the context for the standards for planned development.

Use Exceptions

Section 155.508 (B) provides for the establishment of uses within a planned development that are not permitted by the underlying Zoning Ordinance.

Staff notes that the photography establishment can be supported based upon the following considerations:

1. The petitioner notes that the photography studio will occupy approximately 1,000 square feet of the 12,000 square foot shopping plaza (8.3%).
2. No external modifications will be needed to the exterior of the building that would negatively affect the subject property or the properties abutting the subject property.
3. The business activity would be operated consistent with operations of other business in the building.

Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends low to medium density residential for the area around the intersection of Crescent and St. Charles Boulevard. Staff feels that the planned development can be considered compatible with the Comprehensive Plan. The subject property is a well established area and is zoned for commercial activity. The conditional use for the planned development is not an expansion of the commercial function, but instead is intended to provide for a mix of uses and activities consistent with local commercial activities. Staff finds that as a neighborhood commercial shopping center, the subject property serves an ancillary function to the low and medium density residential in the area.

Compatibility with Surrounding Land Uses

Other commercial uses within the shopping center include a convenience grocery store, dry cleaner, laundromat, hair salon, café, nail salon, and a pet groomer. On the north side of Crescent Boulevard across from the shopping plaza is a multiple-family apartment building and an office building. Another apartment building is located along St. Charles Road to the east of the shopping plaza. A tavern is located to the west of the shopping plaza. Staff feels that a photography studio is compatible with the surrounding land uses and will not impose any negative impacts.

FINDINGS AND RECOMMENDATIONS

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

Based on the submitted petition and the testimony presented, the petition does comply with the standards required by the Lombard Zoning Ordinance and meets the standards for conditional uses and for planned developments and that granting a planned development is within the best interest of the Village; 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 05-10, subject to the following conditions:

1. Pet Photos shall obtain a certificate of occupancy within 30 days.
2. That the use exception be limited to the tenant space addressed as 421 E. Crescent Boulevard and comprising the west 20 feet of the existing shopping center building.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH:MK:jd

att
c. Petitioner