

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

TO: Lombard Plan Commission

HEARING DATE: June 20, 2005

FROM: Department of  
Community Development

PREPARED BY: Michelle Kulikowski  
Associate Planner

**TITLE**

**PC 05-19; 19W549 Roosevelt Road:** The petitioner requests that the Village take the following actions on the property:

1. Approve an Annexation Agreement
2. Annex the property into the Village of Lombard
3. Approve a map amendment to rezone the property from the R1 Single-Family Residence District to the B3 Community Shopping District.

**GENERAL INFORMATION**

Petitioner/Property Owner: Chicagoland Academy  
19W549 Roosevelt Rd.  
Lombard, IL 60148

**PROPERTY INFORMATION**

PIN Number: 06-20-106-075

Existing Land Use: Private full-time School (Grades K-8)

Size of Property: Approximately .85 Acres

Comprehensive Plan: Community Commercial

Existing Zoning: B2 Business District, Unincorporated DuPage County

Surrounding Zoning and Land Use:

North: Property zoned B4 Corridor Commercial District developed as commercial retail uses (furniture store, clothing store and an accessory store)

South:	Property zoned B2 (Unincorporated DuPage County) and developed as a self-storage facility
East:	Property zoned B2 (Unincorporated DuPage County) and developed as commercial retail uses (hotel)
West:	Property zoned B2 (Unincorporated DuPage County) and developed as commercial uses (sit-down restaurant/banquet hall)

## ANALYSIS

### SUBMITTALS

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

1. Petition for Public Hearing dated August 31, 2004
2. Plat of survey prepared by Glen D. Krisch, Lombard, Illinois dated May 3, 2002

### DESCRIPTION

The subject property is located approximately 130 feet east of Highland Avenue on the south side of Roosevelt Road. A private full-time school for grades kindergarten through eighth currently exists on the property. Upon a request by the Village, the petitioner is seeking annexation in to the Village. The companion rezoning to the B3 District is requested so that the underling zoning reflects the commercial nature of the Roosevelt Road corridor. In conjunction with the rezoning of the property to B3 Community Shopping District, the school will be recognized as a legal non-conforming use.

### INTER-DEPARTMENTAL REVIEW COMMENTS

#### ENGINEERING

##### **Public Works Engineering**

The Public Works Engineering Division concurs with comments made by Private Engineering Services and has no other comments at this time.

##### **Private Engineering Services**

The Private Engineering Services Division has the following comment regarding this petition:

Any future connection to Village of Lombard 's water system shall require that the water main be extended to pass directly in front of this property, along the south side of Roosevelt Road. A water service line shall not be allowed to connect to the Village's existing water main on the north side of Roosevelt Road.

**BUILDING AND FIRE**

The Fire Department/Bureau of Inspection Services has no comments at this time.

**PLANNING**

Annexation

The subject property is contiguous to the Village of Lombard from the north and is within an area that will ultimately be annexed into Lombard per Lombard’s boundary agreements . The Village boundary also extends 170’ west of the subject property and 508’ east of the subject property. A companion annexation agreement has been created and will be considered by the Board of Trustees as part of this request.

**Compatibility with the Zoning Ordinance**

The subject property meets all of the bulk requirements for the B3 Community Shopping District with the exception of the side yard setback relative to the eastern property line. The existing building abuts the eastern property line. Staff would recognize this setback as legal non-conforming.

*Table 1: Bulk Requirements for B3 Community Shopping District*

	<b>Code Requirements</b>	<b>Existing Conditions</b>
Minimum lot area	20,000 s.f.	37,000 s.f
Minimum lot width	100’	106.79’
Front yard setback	30’	40’
Interior side yard setback	10’	60’ (west), 0’ (east)
Rear yard setback	30’	170’
Height	Less of 30’/2 stories	1 story
Open space	10%	25%
Existing Parking spaces	1 space per employee plus 8 spaces for visitors	37

The response to standards for map amendments is attached as Appendix A.

#### Compatibility with the Comprehensive Plan

The Long-Range Plan Map of the Comprehensive Plan recommends that the property be used for community commercial uses, which is consistent with the proposed rezoning to the B3 Community Commercial District. Private full-time schools are not listed as either a permitted or conditional use within the B3 District. Staff would recognize the school as a legal non-conforming use, as it was legally established through DuPage County prior to the annexation of the property. The B3 zoning designation would ensure that any change in use would be compatible with surrounding uses and consistent with the Comprehensive Plan.

#### Compatibility with the Surrounding Land Uses

The private school will have little impact on the surrounding properties as bus services are not provided for any of the students. Traffic to the property will primarily consist of teachers, staff and the student's parents. The southern portion of the property where the playground area is located is adjacent to the rear parking lot for the property to the east and adjacent to a storage area for the self-storage facility to the south and east. The playground area is enclosed by a fence, and an additional fence also extends along the property lines, enclosing the southern 2/3 of the property. Staff finds that the private school will not be exposed to or create any negative impacts in relation to the surrounding land uses.

#### Compatibility with the Sign Ordinance

No signage package is being submitted with this petition - the existing signage will remain. Any future changes to the signage on the property will be subject to the rules and regulations in the Village Sign Ordinance. The companion annexation agreement will spell out the terms and conditions associated with the removal of the off-premise sign (i.e., billboard) on the property. All other signage, if not meeting the Village Code will be considered legal non-conforming signage.

### **FINDINGS AND RECOMMENDATIONS**

Staff believes that the map amendment for the subject property is appropriate at the subject location and is compatible with surrounding uses.

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

Based on the submitted petition and the testimony presented, the proposal does comply with the standards required by the Lombard 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 therefore, recommend to the Corporate Authorities **approval** of PC 05-19 subject to the following condition:

1. That the petitioner shall enter into an annexation agreement with the Village for the subject property.

Lombard Plan Commission  
Re: PC 05-19  
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Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Director of Community Development

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### **Appendix A: Standards for Map Amendments**

1. *Compatibility with existing uses of property within general area of the property in question.*  
The area surrounding the property is generally commercial retail uses. A self-storage facility exists on the property to the south and east of the subject property. Staff finds that the private full-time school will not be exposed to or create any negative impacts and therefore is compatible with the surrounding uses.
2. *Compatibility with the zoning classification of property within the general area of the property in question.*  
The property to the east of the subject property is also zoned B3 Community Shopping District. Properties located across the Roosevelt Road to the north of the subject property are zoned B4 Corridor Commercial District. This zoning districts permits all of the permitted uses listed in the B3 District.
3. *The suitability of the property in question to uses permitted under the existing zoning classification*  
The property is currently zoned B2 in DuPage County. The B2 district under DuPage county jurisdiction is very similar to the B3 District under Village of Lombard jurisdiction.
4. *Consistency with the trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification.*  
The petitioner does not have any plans for improvements for the property. The general area is well-established and developed. The subject property is developed consistent with the surrounding properties. The Village has granted approval of map amendment requests for established commercial properties along Roosevelt Road concurrent with a voluntary annexation petition.
5. *The compatibility of the surrounding property with the permitted uses listed in the proposed zoning classification*  
The surrounding properties are zoned B3 Community Shopping District and B4 Corridor Commercial District and have been developed with uses that are permitted in the B3 and B4 zoning district. .
6. *The objective of the current Comprehensive Plan for the Village of Lombard and the impact of the proposed amendment of the said objectives.*  
The Comprehensive Plan calls for Community Commercial for the Roosevelt Road corridor. This is consistent with the proposed B3 Community Commercial District zoning designation.
7. *The suitability of the property in question for permitted uses listed in the proposed zoning classification.*

With the exception of the side yard setback relative to the eastern property line, the property meets all bulk requirements for the B3 Community Shopping District. This setback will be recognized as legal non-conforming. The property currently has thirty-seven (37) parking spaces. If a retail use were to occupy the building, the property would only be required to have twenty-six (26) parking spaces.