

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

TO: Lombard Plan Commission

HEARING DATE: April 19, 1999

FROM: Department of  
Community Development

PREPARED BY: David Sundland, AICP  
Senior Planner

**TITLE**

**PC 99-15; Text Amendments to the Lombard Zoning Ordinance:** Requests amendments to the Lombard Zoning Ordinance, amending Section 155.404, Conservation/Recreation District Requirements, to change public schools from conditional uses to permitted uses, to allow multiple principal structures on one lot-of-record as a permitted use, and to change the open space, height, and setback requirements, and amending Section 155.208, Number of Buildings on a Zoning Lot, to change “zoning lots” to “lots-of-record” and to allow multiple principal structures on one lot-of-record in the CR Conservation/Recreation District as a permitted use.

**INTRODUCTION**

The CR Conservation / Recreation District is generally intended to provide for parks and open-space uses, and the bulk standards which are established for the district are geared toward that intended use. Ten (10) of Lombard’s twenty-five (25) CR Districts, however, contain schools (eight (8) of which are public). For those properties which contain schools, the bulk standards of the CR District are impractical and unrealistic. As an example, District 44 has recently submitted plans to the Village for improvements to six (6) schools (including one in unincorporated Lombard), and not one of those schools would meet the standards of the CR District – all would need variations. Since as a rule Lombard’s existing schools cannot meet all of the standards of the CR District, staff believes that it is appropriate to adjust the standards of the CR District to provide more reasonable standards for schools.

**ANALYSIS**

Staff recommends the following changes to the Zoning Ordinance in order to make the standards more reasonable for schools:

- *Change public schools from conditional uses to permitted uses.* The school districts as public entities have their own requirements and policies for providing adequate public notification regarding new schools and additions to existing schools. To require an

additional set of public hearings through the Village's zoning process would be redundant and unnecessary. Staff therefore recommends the following text amendments:

Add the following to 155.404.B, Permitted Uses:

5. Educational institutions as follows:
  - a. Private elementary schools
  - b. Private middle schools
  - c. Private high schools

Change item 2 in 155.404.C, Conditional Uses, from "Educational facilities" to the following:

2. Educational institutions as follows:
    - a. Private elementary schools
    - b. Private middle schools
    - c. Private high schools
    - d. Colleges and universities
- *Allow multiple principal structures on one lot-of-record as a permitted use in the CR District.* Section 155.208, Number of Buildings on a Zoning Lot (which is applicable to all zoning districts), states that any more than one principal structure on a zoning lot requires conditional use approval. This standard is in the Code to ensure that good design is used in those instances in which multiple principal structures are provided for a single development. Uses in the CR District, however, are rather unique, as in almost all instances CR uses are public uses (the only exceptions which presently exist are two private schools, which are conditional uses by virtue of their use), as properties in the CR District tend to be rather substantial in size, and as CR uses often lend themselves to multiple principal structures (e.g. the Lombard Common Community Building and the Moran Water Park) on a single lot. Allowing multiple principal structures on a single lot-of-record requires changing Section 155.208 accordingly. Since the section is to be changed, staff also recommends cleaning up the language and substituting "lot-of-record" for "zoning lot." Staff recommends that the language be changed as follows:

*Existing:*

#### **155.208 NUMBER OF BUILDINGS ON A ZONING LOT**

Not more than one principal building shall be located on any zoning lot in a Residence District, except in the case of planned developments and in the R-3, R-4, R-5 and R-6 Districts, where more than one principal building on a zoning lot shall constitute a conditional use and may be allowed pursuant to the provisions of Section 155.103 (F) of this ordinance. In all non-residence districts, the location of more than

one principal building on a zoning lot shall constitute a conditional use and may be allowed pursuant to the provisions of Section 155.103 (F) of this ordinance.

*Proposed:*

### **155.208 NUMBER OF BUILDINGS ON A LOT-OF-RECORD**

The provision of more than one (1) principal structure on one (1) lot-of-record shall be permitted only as follows:

- A. Conservation / Recreation District. More than one (1) principal structure on one (1) lot-of-record is permitted.
  - B. R1 and R2 Districts. More than one (1) principal structure on one (1) lot-of-record is not permitted, except as part of a planned development, pursuant to the provisions of Section 155.500 of this ordinance.
  - C. R3, R4, R5, R6, O, B1, B2, B3, B4, B5, and I Districts. More than one (1) principal structure on one (1) lot-of-record constitutes a conditional use and may be allowed pursuant to the provisions of Section 155.103 (F) of this ordinance.
- *Change the bulk requirements for schools and cultural facilities (libraries, museums, etc.):* As stated above, the CR standards are written with parks and open space uses in mind, but the CR District often contains uses which are not necessarily park-like in nature. Of particular concern are the standards for open space (75% required) and building setbacks (fifty feet (50') required on all sides). (It should be noted that staff advertised for a change to the height standards, but has decided to leave the standard as it presently exists – 2 ½ stories, or thirty feet (30'), whichever is less.) Staff proposes the following:

*Open Space:*

Staff believes that 50% open space, which is typical of the residential districts, is more reasonable than 75% for schools and cultural facilities. Staff also believes that a lower percentage (35%, as is found in the Office District) is acceptable if the school or cultural institution is adjacent to a park. Staff therefore recommends the following standard:

#### H. Minimum Required Open Space

Educational institutions and cultural facilities which are located adjacent to a park in the CR District shall preserve a minimum of 35% of the lot area in open space. Educational institutions and cultural facilities which are not located adjacent to a park in the CR District shall preserve a minimum of 50% of the lot area in open space. All other uses shall preserve a minimum of 75% of the lot area in open space.

*Setbacks:*

Staff believes that it is appropriate to set a school fifty foot (50') back from a collector or arterial street, but that smaller setbacks are acceptable in other instances. Staff believes that a thirty foot (30') front setback (the same as almost all other Lombard zoning districts) is appropriate for cultural institutions or schools on a local street, and that the same setback should be provided on corner side yards (to ensure that the building will be no closer to the street than surrounding buildings) and interior side yards (to provide adequate separation from adjacent uses. Staff also believes that the setback from a park can be substantially reduced, and that only four feet (4') is necessary to ensure the ability to maintain the building without crossing onto the park property. Staff therefore recommends the following standard:

F. Minimum Building Setbacks

All principal buildings and structures shall have minimum setbacks from property lines in conformance with the following:

1. Educational institutions:
  - a. Front, corner side, or rear yards, adjacent to a major arterial, minor arterial, or collector street (as classified in the Transportation Plan of the Comprehensive Plan): 50'
  - b. Front, corner side, or rear yards, adjacent to a local street: 30'
  - c. Interior side or rear yards, adjacent to a park in the CR District: 5'
  - d. Other interior side or rear yards: 30'
2. Cultural facilities:
  - a. Interior side or rear yards, adjacent to a park in the CR District: 5'
  - b. All other yards: 30'
3. All other uses:
  - a. All yards: 50'

**RECOMMENDATION**

Lombard Plan Commission

Re: PC 99-15

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

Based on the information and testimony presented, the proposed text amendments comply with the standards required by the Lombard Zoning Ordinance, and, therefore, I move that the Plan Commission recommend to the Corporate Authorities approval of the text amendments described in PC 99-15.

Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Director of Community Development

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