

April 28, 1999

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

Subject: PC 99-15: Text Amendments to the Lombard Zoning Ordinance

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. This petition 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.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on April 19, 1999.

David Sundland, Senior Planner, presented the petition and staff report. He stated that this was a staff initiated petition and apologized for presenting it with a heavy agenda but felt they could eliminate the need to have 5 schools coming in with a petition for conditional use approval if this was covered tonight.

Mr. Sundland stated that the purpose for these amendments is that the Village wants the CR District to function for the schools. He indicated that all public and two private schools in Lombard are located in the CR District. He stated that if the stringent standards were applied today, none of the schools would be conforming to code. Therefore, rather than have all schools nonconforming, it was thought to change the code.

The first change staff is proposing is to change public schools from conditional uses to permitted uses. The reason for this is because public schools as an entity

Re: PC 99-15

April 28, 1999

Page 2

would have public meetings and responsibility to the public for notification regarding new schools and additions to existing schools. To require an additional set of public hearings through the Village's process would be redundant. He stated that there would also be a burden on the schools to conform to the Village's requirements.

The second change is to allow multiple principal structures on one lot of record as a permitted use instead of a conditional use in the CR District. The standard is to ensure that good design is used in those instances in which multiple principal structures are provided for a single development. When one more building on a lot requires design issues, they require public input as well as most uses in the CR District which have more than one principal structure. It is their responsibility to inform the public of what is happening. Mr. Sundland stated that also included in this group would be libraries, museums and other cultural uses. Also, since the section is to be changed, staff recommended cleaning up the language and substituting "lot-of-record" for "zoning lot."

Mr. Sundland then stated that the next change had to do with the bulk requirements for schools and cultural facilities. He indicated that the CR standards are written with parks and open space uses in mind. For schools, they should be relaxed a bit so they are similar to other districts.

Next, Mr. Sundland, stated that staff believes that the open space requirements should be changed to reflect where a school is located. If a school is located in a residential district 50% open space would be acceptable and if the school or cultural institution is adjacent to a park, it should have a lower open space requirement of 35%.

Mr. Sundland stated that setbacks were also reviewed. Staff believes that if a school is located on a street which has a high level of traffic, it should be required to have a larger setback requirement for the safety of children. If a school is located on a local street or a side yard, a 30' street setback would be sufficient. Staff also took into consideration that should a school be next to the park, the setback could be minimal.

Lastly, Mr. Sundland stated that included with the Commissioner's packets was a table which shows setbacks and open space are currently being provided in District 44.

There was no one present to speak in favor of or in opposition to the proposal.

Re: PC 99-15
April 28, 1999
Page 3

Chairperson pro tem Broderick opened the public hearing for discussion and questions by the Plan Commission.

Commissioner Sweetser stated she had a comment and a question. Her comment was that having a 4' setback assumes that parks will always be parks. She asked if that was a reasonable assumption. Mr. Sundland stated that it was specified that there will parks in the CR District. Ms. Petsche stated that it is very difficult for a park district to sell its property.

Commissioner Sweetser then asked how an educational institution is defined. Mr. Sundland looked for a specific definition, couldn't find one, and stated that he felt that it specifies elementary, middle and high schools and leave a broad interpretation of what a school would be.

Commissioner Sweetser asked if preschools would included in that classification. Mr. Sundland indicated that preschools would be in a separate classification. Commissioner Sweetser then confirmed that they wouldn't be classified as an education institution in this mode.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed text amendments comply with the standards required by the Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 5 to 0, recommended approval of PC 99-15.

Respectfully,

VILLAGE OF LOMBARD

Daniel Broderick
Chairperson pro tem
Lombard Plan Commission

DB:jd

att-

c Petitioner
 Lombard Plan Commission

\\vhmain2\villege\cdevapps\worduser\pccases\99\99-15\refletter.doc