



MEMORANDUM

TO: David A. Hulseberg, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development

DATE: June 16, 2011

SUBJECT: DuPage County Public Hearing Z10-076

DuPage County has received a filing for a public hearing for a conditional use for a religious institutional use for an unincorporated properties located at 807 West Roosevelt Road, 1208 Lawler, 1210 Lawler, 1 S 055 Valley Road, Lots 3-5 Glenbard Acres (Pin Oak Community Center). As the subject properties are located within the ultimate municipal boundaries of the Village of Lombard, the Village has received notice of the public hearing from the County and has been asked to provide comments or concerns regarding this petition.

Staff did not present this case to the Plan Commission to solicit their input; however, staff did present testimony at the March 21, 2011 DuPage County Zoning Board of Appeals hearing. While staff does not have an issue with the proposed religious institutional use, the policy issue the Village will have to consider is the provision for public improvements. Lombard staff has previously represented that we would not support a connection to Glen Ellyn water and sewer facilities, which are located on the north side of Roosevelt Road and adjacent to their property. Staff did suggest that they could get Village water via a watermain extension from Lombard Toyota along Roosevelt Road and extending it down to their property and linking back to existing lines in the Pinebrook Subdivision. With respect to sanitary sewer, the options are that they extension a line from Lombard Toyota site parallel to the water line and link back to an existing line in Pinebrook (eliminating the need for a lift station). Staff suggested that the Village could work out a utilities agreement or even an annexation agreement to facilitate this approach. Staff's position is that if they provide the utilities, it could provide benefit their property, while providing economic development benefits by offering ready utilities to the area. While the center would be a tax exempt use and activity, this approach could still set in motion the possibility of advancing our economic development goals for the corridor and provide the possibility for additional water customers in the future.

Moreover, staff finds that the proposed project is within an existing commercial zoning and plan designations and that the use would be similar to any other commercial enterprise. Therefore, the plan should provide full public improvements, as part of the project approval that would commonly be required for other commercial ventures. Furthermore, staff is recommended that the Lombard Village Board adopt a Resolution of Objection for Z10-098, to be forwarded to the County Board before the subject case is presented before them.