

July 21, 2005

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

Subject: PC 05-19: 19W549 Roosevelt Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner is requesting that the Village take the following actions on the subject 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.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on June 20, 2005. Char Miller, Director of Chicagoland Academy introduced herself as the representative for the property owner and stated that she was available for questions.

Chairperson Ryan then opened the meeting for public comment. There were no comments in favor or in opposition to the proposal. Chairperson Ryan then requested the staff report.

Michelle Kulikowski, Associate Planner, presented the staff report. She stated that the subject property is located approximately 130 feet east of Highland Avenue on the south side of Roosevelt Road. She noted that a private full-time school for pre-school through eighth grade currently exists on the property. She stated that upon a request by the Village, the petitioner is seeking annexation into the Village. Ms. Kulikowski noted that the companion rezoning to the B3 District is requested so that the underlying zoning reflects the commercial nature of the Roosevelt Road corridor. She stated that the school will be recognized as a legal non-conforming use.

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Ms. Kulikowski stated that 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. She noted that the Village boundary also extends 170' west of the subject property and 508' east of the subject property. She mentioned that a companion annexation agreement has been created and will be considered by the Board of Trustees as part of this request.

Ms. Kulikowski stated that 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. She noted that the existing building abuts the eastern property line, and staff would recognize this setback as legal non-conforming.

Ms. Kulikowski stated that 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. She noted that private full-time schools are not listed as either a permitted or conditional use within the B3 District, but 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. She stated that the B3 zoning designation would ensure that any change in use would be compatible with surrounding uses and consistent with the Comprehensive Plan.

Ms. Kulikowski stated that the private school will have little impact on the surrounding properties as bus services are not provided for any of the students. She mentioned that traffic to the property will primarily consist of teachers, staff and the students' parents. She pointed out that 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. She also noted that 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. She stated that staff finds that the private school will not be exposed to or create any negative impacts in relation to the surrounding land uses.

Chairperson Ryan opened the public hearing for discussion and questions by the Plan Commission.

Commissioner Olbrysh made a motion for approval of the petition, which was seconded by Commissioner Flint.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition complies with the standards required by the Lombard Zoning Ordinance.

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Therefore, the Plan Commission, by a roll call vote of 4-0, recommended to the Corporate Authorities **approval** of the petition associated with PC 05-19.

Respectfully,

VILLAGE OF LOMBARD

Donald F. Ryan

Lombard Plan Commission

att-

c. Petitioner

Lombard Plan Commission

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