

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Map Amendment – 20 N. Main Street

October 21, 2019

Title

PC 19-23

Property Owner

SBC
909 Chestnut Unit 36M1
St. Louis, MO 63101

Petitioner

Village of Lombard
255 E Wilson Avenue
Lombard, IL 60148

Property Location

20 N. Main Street
Trustee District 1
PIN 06-07-206-031

Zoning

O – Office District (existing)

Existing Land Use

AT&T facility

Comprehensive Plan

Community Commercial

Approval Sought

Map Amendment to B5 and a conditional use for public utilities and governmental services

Prepared By

Jennifer Ganser, AICP
Assistant Director



LOCATION MAP

DESCRIPTION

Currently, the property is an office/utility service owned and operated by AT&T. It is zoned Office. During Board discussions of cannabis dispensaries (PC 19-19), it was noted that this property, though in the downtown, was zoned office. Therefore, after Board approvals of PC 19-19, a cannabis dispensary could locate on the property by right, if AT&T were to demolish the existing facility. Rezoning the property to B5 could allow a cannabis dispensary to locate through a conditional use process.

In addition, the B5 zoning district gives the property owner greater flexibility with setbacks and does not hinder their ability to do business. A companion conditional use is being requested for public utilities and governmental services.

The Village is the petitioner, as noted above. Staff is not aware of any redevelopment options at the site. Approvals of PC 19-23 would allow AT&T to exist and operate as they do so today.

PROJECT STATS

Lot & Bulk

Parcel size: 1.78 acres

Submittals

1. Petition for a public hearing and
2. Response to Standards for a map amendment and conditional use.

APPROVAL(S) REQUIRED

The Village requests a map amendment (rezoning) from the O Office District to the B5 Central Business District and a companion conditional use pursuant to Section 155.418(C)(21) of the Lombard Village Code as public utilities and governmental services for the subject property.

EXISTING CONDITIONS

The subject property is developed with an office building and parking lot.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the petition.

Fire Department:

The Fire Department has no comments regarding this petition.

Private Engineering Services (PES):

PES has no comments on this petition.

Public Works:

The Department of Public Works has no comments on this petition.

Planning Services Division:

The Planning Services Division notes the following:

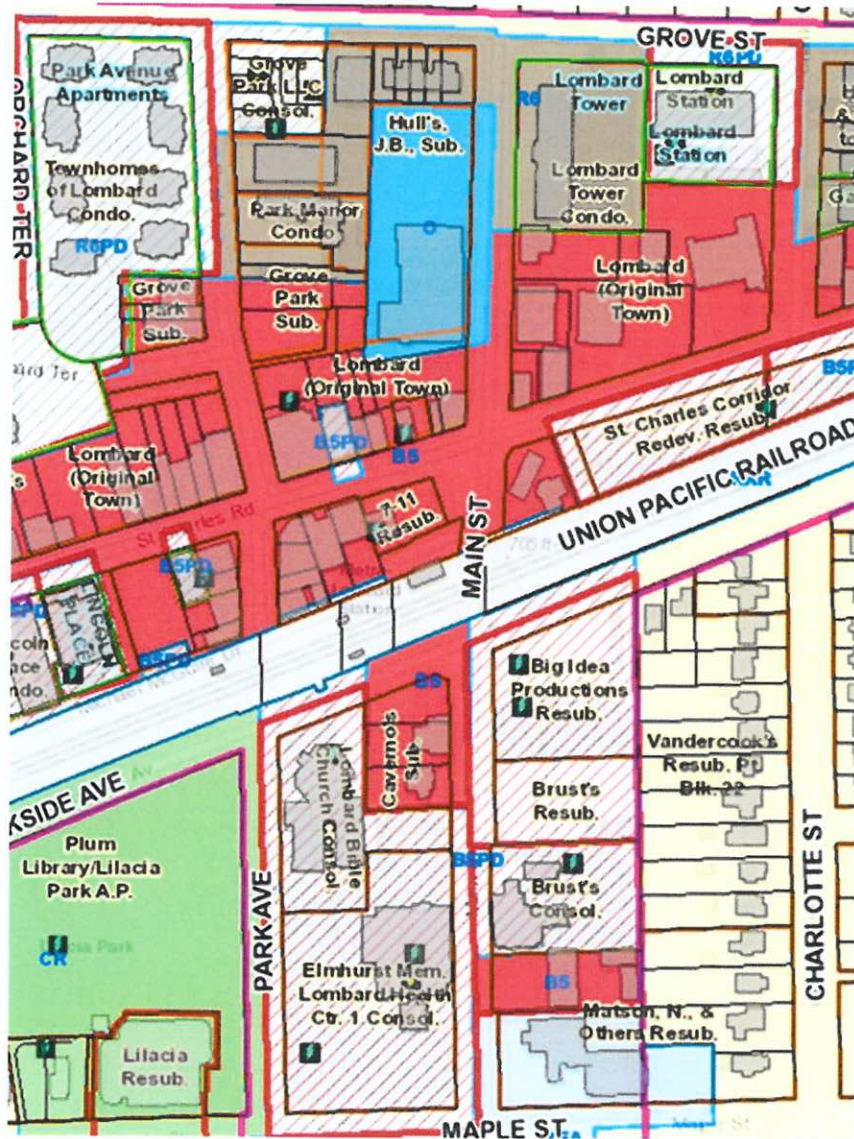
1. Surrounding Zoning & Land Use Compatibility

	Zoning	Land Use
North	R6	Multi-family housing
South	B5	Parking and retail
East	B5 and R6	Retail and multi-family housing
West	B5 and R6	Retail and multi-family housing

The subject property is located within a commercial corridor in downtown Lombard. At the September 19th Board meeting, the Village Board discussed potential text amendments regarding cannabis dispensaries, which were approved on October 3rd. Cannabis dispensaries are a permitted use in the Office District and a conditional use in the B5 District. The Board noted they wanted cannabis dispensaries to be conditional uses in the downtown, but noted concern with 20 N. Main Street due to the Office zoning designation.

The Village is petitioning for a map amendment to rezone the property to B5 which is consistent with the downtown area. Per Village Code, Section 155.103(E)(3)(b) "Map amendments may be proposed by the owner of the property involved, or an authorized representative, the Village Board, the Plan Commission, Zoning Board of Appeals, or other village officials."

As seen in the map below, AT&T is zoned office (in blue) unlike the surrounding properties. Red represents B5 and brown represents R6 (residential, multi-family). The Village tries to avoid zoning properties in a way that they are not zoned similarly to the properties around it, or are an outlier. B5 zoning would be consistent with the downtown.



2. *Comprehensive Plan Compatibility*

The Comprehensive Plan designates the subject property as suitable for community commercial development. The rezoning would not change this.

3. Zoning Ordinance Compatibility

Below is a chart of some differences between the Office and B5 districts. From aerial photographs and a Plat of Survey from a 2004 permit, the building is legal non-conforming in regards to setbacks, open space, and floor area ratio (FAR). If the building was damaged or destroyed it would need to conform to current zoning, or require zoning relief. This action will bring the property into code compliance.

	Office District	B5 District	Existing Conditions
Use (public utility)	Conditional Use	Conditional Use	Conditional Use
Mim. lot area	15,000 square feet	None	77,866 square feet
Mim. lot width	100'	None	179.32'
Front setback	30'	None	Approx. 8'
Side setback	10'	None	Approx. 33' and 217'
Rear setback	25'	None	Approx. 20'
Max. height	4 stories or 45', whichever is less	4 stories or 45', whichever is less	3 stories
FAR	0.35	None	Non-conforming
Mim. open space	35% of lot	None	Non-conforming
Transitional building and yard setbacks	Yes	Yes	No
Parking	4 spaces/1,000 sf	2 spaces/1,000 sf	Approx. 94 spaces

SITE HISTORY

The building was constructed in approximately 1957.

1980 – AT&T withdrew their petition (PC 80-6) due to resident opposition for a conditional use for a public utility and public service use microwave relay tower installations.

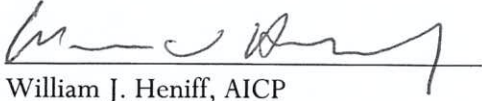
FINDINGS & RECOMMENDATIONS

Staff finds the proposed map amendment to be consistent with the objectives of the Zoning Ordinance and the intent of the Comprehensive Plan in general.

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards required by the Zoning Ordinance. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of this petition:

Based on the submitted petition and the testimony presented, the request for a map amendment **complies** with the standards required by the Village of Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 19-23 subject to no conditions.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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STANDARDS FOR MAP AMENDMENTS (REZONINGS)

1. Compatibility with existing uses of property within the general area of the property in question;

The building has existed for many years in Lombard. Rezoning the property to B5 would make it more compatible to the neighboring non-residential properties.

2. Compatibility with the zoning classification of property within the general area of the property in question;

The property is located in downtown Lombard, much of which is already rezoned B5.

3. The suitability of the property in question to the uses permitted under the existing zoning classification;

The use of office is permitted in both O and B5. The property use will not change as a result of the rezoning.

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 property use will not change as a result of the rezoning.

5. The compatibility of the surrounding property with the permitted uses listed in the proposed zoning classification;

Surrounding property will not change zoning designations. AT&T can continue to operate after the rezoning.

6. The objectives of the current Comprehensive Plan for the Village of Lombard and the impact of the proposed amendment of the said objectives;

The Comprehensive Plan designation of Community Commercial is not being changed.

7. The suitability of the property in question for permitted uses listed in the proposed zoning classification.

Many uses are similar. The use of the property will not change as a result of the rezoning.

STANDARDS FOR CONDITIONAL USES

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;

The conditional use will not impact the health or safety or nearby property. The use is not changing.

2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;

The use the property is not changing as a result of the conditional use or rezoning.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

Correct. The use will not change as a result of the conditional use.

4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;

They have been provided for.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

They have been provided for and are not changing due to the conditional use.

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,

It is not contrary to the Comprehensive Plan. The Comprehensive Plan designation of Community Commercial is not being changed.

7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

All other regulations will be followed.