

May 24, 2005

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

Subject: PC 05-10; 401-421 Crescent Boulevard (Lombard Crescent Shopping Center)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on May 16, 2005. Dolores Jorgensen, owner of Lombard Crescent Shopping Plaza, spoke on behalf of the petition. She stated that they were requesting a conditional use for a planned development with a use exception to allow a photography studio. She then introduced Lisa Kruss, owner of pet photos. Mrs. Kruss stated that her business is a photography studio with a specialty in family Pet Photos. Mrs. Jorgensen noted that there is a pet groomer located in the tenant space next to Pet Photos, and that the two businesses would compliment each other very well. She also stated that they were unaware of the zoning restrictions pertaining to photography studios, and did not intentionally disobey the ordinance.

Michelle Kulikowski, Associate Planner, presented the staff report. She stated that the Lombard Crescent Shopping Center is located southeast of the intersection of St. Charles Road and Crescent Boulevard. She noted that the shopping plaza is 12,000 square foot shopping with eight tenant spaces.

Ms. Kulikowski gave some background regarding the petition. She noted that Pet Photos submitted an application for certificate of occupancy in December, 2004 for a photography studio to operate on the subject property. She stated that upon review of application, the Community Development Department notified the business owner as well as the property owner that the subject property is zoned B2 General Neighborhood Shopping District and photography studios are not listed as either a permitted or conditional use. Staff noted two options with the property owner to address the photography studio. The first option would be to create an amendment to the Zoning Ordinance to allow photography studios in the B2 General Neighborhood Shopping District. Ms. Kulikowski mentioned that staff was hesitant to have the petitioner pursue this option as such an amendment would have much greater applicability throughout the Village than what is really attempting to be addressed within the shopping plaza on the subject property. She noted that staff suggested that the petitioner consider applying for a conditional use for a planned development with a use exception for the photography studios.

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With regard to the petition, Ms. Kulikowski stated that the subject property meets the minimum width and area requirement for a planned development, having 350 feet of street frontage and is approximately 30,500 square feet in area. She also noted that the photography establishment can be supported by staff because it will occupy approximately 1,000 square feet of the 12,000 square foot shopping plaza (8.3%) and no external modifications will be needed that would negatively affect the subject property or the properties abutting the subject property.

Ms. Kulikowski noted that the Comprehensive Plan recommends low to medium density residential for the area around the intersection of Crescent and St. Charles Boulevard. She stated that staff feels that the planned development can be considered compatible with the Comprehensive Plan because it is an established commercial area and is zoned for commercial activity. She noted that the conditional use for the planned development is not an expansion of the commercial function, but instead is intended to provide for a mix of uses and activities consistent with local commercial activities.

Chairperson Ryan then opened the meeting for discussion among the Plan Commissioners. Commissioner Olbrysh stated that the proposed use would be a fine addition to the shopping center.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition does comply with the standards required by the Lombard Zoning Ordinances and will enhance the development; and, therefore, I move that the Plan Commission adopt the findings included within the Inter-Departmental Group Report as the findings of the Lombard Plan Commission, and recommend to the Corporate Authorities **approval** of PC 05-10, subject to the following conditions:

1. Pet Photos shall obtain a certificate of occupancy within 30 days of approval of the Ordinance.
2. That the use exception be limited to the tenant space addressed as 421 E. Crescent Boulevard and comprising the west 20 feet of the existing shopping center building.

Respectfully,

VILLAGE OF LOMBARD

Donald F. Ryan
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission