

**VILLAGE OF LOMBARD**  
**INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission

HEARING DATE: April 17, 2006

FROM: Department of  
Community Development

PREPARED BY: Jennifer Backensto, AICP  
Planner II

**TITLE**

**PC 06-14; 200, 222 & 230 E. Roosevelt Road; 273, 277 & 281 E. Ann Street; & 16 N. Hammerschmidt Avenue (National University of Health Sciences):** The petitioner requests amendments to the conditions of approval associated with Ordinance 4132, which granted a Planned Development for the National University of Health Sciences campus. The petitioner also requests approval of a Plat of Subdivision.

**GENERAL INFORMATION**

Petitioner/Property Owner: National University of Health Sciences  
200 E. Roosevelt Road  
Lombard, IL 60148

**PROPERTY INFORMATION**

Existing Land Use: University campus including dormitories

Size of Property: 29 acres

Comprehensive Plan: Recommends Institutional land uses

Existing Zoning: O Office District, National College of Chiropractic Planned Development

Surrounding Zoning and Land Use:

North: R2 Single Family Residence District, developed as single-family homes

South: B3 Community Shopping District & B4 Corridor Commercial District, developed as various commercial uses

East: CR Conservation Recreation District, developed as Southland Park

West: B3 Community Shopping District, developed as Lombard Pines shopping center

## ANALYSIS

### SUBMITTALS

This report is based on the following documents filed with the Department of Community Development:

1. Plat of Vacation (Hammerschmidt), prepared by Glen D. Krisch Land Surveyor, Inc. and dated April 4, 2006.
2. Plat of Vacation (Ann & Hammerschmidt), prepared by Glen D. Krisch Land Surveyor, Inc. and dated March 24, 2006.
3. National University of Health Sciences Consolidation Plat, prepared by Glen D. Krisch Land Surveyor, Inc. and dated February 24, 2006.

### DESCRIPTION

When the National University of Health Sciences received planned development approval in 1996 (as the National College of Chiropractic Planned Development), one of the conditions of approval stated that the university would install a pedway along or near Ann Street. This pedway would link Stewart Avenue to the vacated Hammerschmidt right-of-way within the university.

In lieu of this pedway, the Village believes there would be a greater public benefit for a sidewalk to be installed along the western side of the Stewart Avenue right of way. However, because the pedway was a condition of approval, this change required a planned development amendment.

### INTER-DEPARTMENTAL REVIEW COMMENTS

#### **Fire and Building**

Fire and Building have no comments on this petition.

#### **Public Works Engineering**

Public Works Engineering has no comments on this petition.

#### **Public Works Utilities**

Public Works Utilities notes that a portion of Ann Street will remain as public right of way to allow for the future installation of a lift station.

#### **Private Engineering**

The Private Engineering Services Division notes that the sidewalk should be extended to the far side of Ann Street.

## **Planning**

### **Compatibility with the Comprehensive Plan**

The Comprehensive Plan calls for this area to be developed with Institutional land uses. This property is substantially in compliance with the recommendations of the Comprehensive Plan.

### **Compatibility with the Surrounding Land Uses**

The subject property is surrounded by commercial, residential, and recreational land uses. Given that this petition will not expand the university in any way, the new condition should not create any additional impact on the surrounding properties.

### **Compatibility with the Zoning Ordinance**

This petition requests a change to the National College of Chiropractic Planned Development conditions of approval regarding compensation for vacated public right of way. Although the university plans to make improvements to the campus, all of the proposed work is within the scope of the original planned development and does not require further Plan Commission review.

### ***Background***

In 1996 the Village approved the National College of Chiropractic Planned Development (Ord. 4132, attached as Exhibit A). Included in this approval were conditions regarding plats of vacation for Hammerschmidt Avenue, Morris Street, Edward Street, and Ann Street. Once the National College of Chiropractic owns all of the property abutting both sides of the subject right of way and upon the College's request, the Village of Lombard will vacate Edward, Ann, and those portions of Hammerschmidt located south of Ann and the northern half of the right of way between Central and Edward (shown in red on the map).

Morris and the remainder of Hammerschmidt were vacated in 1996 (shown in blue), subject to a utility, drainage, and pedway easement being granted over Hammerschmidt. This easement was granted in 1996 as part of the National College of Chiropractic Consolidation Plat. In lieu of monetary compensation for this vacation, the Village required that the College install a pedway along or near Ann Street (linking Hammerschmidt and Stewart) within one year of the Village's approval of the Ann Street vacation. This pedway was never installed because Ann Street has not yet been vacated.

### ***Proposed Changes***

Now that the university owns the property abutting both sides of the right of way, they are requesting that Hammerschmidt as well as the western half of Ann Street be vacated (shown in green on the map). Per the original conditions of approval the Ann Street vacation would trigger the installation of a pedway along or near Ann Street.

However, the Village would prefer a sidewalk along Stewart Avenue instead of a pedway on the university campus. This sidewalk would be installed from Central Avenue to the south side of the

Ann Street right of way. The university has indicated that it would be willing to install the sidewalk as payment for the vacated right of way.

Staff recommends that this petition be approved to provide for the university's installation of the proposed sidewalk along Stewart Avenue in lieu of a pedway on private property.

*Orientation Map*

Properties currently owned by the university are shown in yellow. The area shown on the 1996 Master Plan is denoted with a heavy black outline. The portion of Hammerschmidt immediately south of Central will be vacated once the existing single-family homes have been demolished.



## **FINDINGS AND RECOMMENDATIONS**

Staff has reviewed the response to standards included as part of the petition and concurs that the petition meets the standards set forth in the Zoning Ordinance. Staff believes that the proposed condition is appropriate for the subject location and is compatible with surrounding uses.

Based on the above findings, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the requested relief **complies** with the standards required by the 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 I recommend to the Corporate Authorities **approval** of PC 06-14.

Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Director of Community Development

DAH:JB:

**EXHIBIT A**

**Ordinance 4132**