

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

_____ Resolution or Ordinance (Blue) _____ *Waiver of First Requested*
 X Recommendations of Boards, Commissions & Committees (Green)
_____ Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES
FROM: William T. Lichter, Village Manager
DATE: May 11, 2005 (BOT) Date: May 19, 2005
TITLE: PC 05-06: 210, 214, 215, 224 and 228 S. Lincoln Street & 205 W. Maple Street
SUBMITTED BY: Department of Community Development

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation requesting that the Village take the following actions on the property within the R2 Single Family Residence District:

1. Amend the Comprehensive Plan to designate the lots at 210, 214, 224 and 228 S. Lincoln Street and 205 W. Maple Street as Public and Institutional Use.
2. Approve an amendment to Ordinance 1816 granting approval of a conditional use for a noncommercial recreational building/community center.
3. Approve an amendment to Ordinances 4363 and 4363A granting approval of a conditional use for a religious institution and for a private elementary school.
4. Approve a conditional use for a planned development for all of the subject properties with the following deviations and variations from the Zoning Ordinance, as follows:
 - a. A variation from Section 155.508 (C)(6)(a) and a deviation from Section 155.406 (F)(1) to allow for a front yard setback of eighteen feet (18') where thirty feet (30') is required;
 - b. A deviation from Section 155.406 (F)(2) to allow for a corner side yard setback of one foot (1') where twenty feet (20') is required;
 - c. A deviation from Section 155.406 (G) to allow for a building height of up to thirty-five feet (35') from grade where thirty feet (30') maximum height is allowed by right;
 - d. A variation from Section 155.406 (H) and Section 155.508 (C) (7) reducing the minimum required open space below the minimum 75 percent requirement;

e. A variation from Sections 155.708 and 155.709 reducing the requisite foundation and perimeter lot landscaping along the corner side yard; and

f. A variation from Section 155.602 (C), Table 6.3 reducing the number of requisite parking spaces. (DISTRICT #1)

The petitioner is requesting a waiver of the Village's portion of the public hearing fees. (DISTRICT #1)

The Plan Commission recommended denial of this petition.

Village Counsel recommends that the Village Board of Trustees remand the petition back to the Plan Commission for further consideration and review based on new information submitted to the file after the public hearing.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____	Date _____
Finance Director X _____	Date _____
Village Manager X _____	Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.