

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Huliseberg, Village Manager *DAH*

DATE: August 12, 2008 (BOT) Date: August 21, 2008

TITLE: PC 08-18: 255 E. Wilson Avenue

SUBMITTED BY: *WV* Department of Community Development

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests approval of the following actions for the subject property located within the O-Office District and R2 - Single Family Residence District:

- 1. A map amendment to rezone the portion of the Village of Lombard Municipal Complex properties currently zoned R2 Single Family Residence District to the O-Office District.
- 2. A conditional use to establish the subject property as a planned development.
- 3. A variation from Section 155.505(A)(3)(e) of the Zoning Ordinance to allow off-street parking to be located in the required thirty (30) foot front yard. (Stewart Avenue and Wilson Avenue)

(DISTRICT #6)

The Plan Commission recommended approval of this petition with conditions.

Staff is requesting a waiver of first reading.

Please place this item on the August 21, 2008 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X \_\_\_\_\_  
 Finance Director X \_\_\_\_\_  
 Village Manager X *David A. Huliseberg*

Date \_\_\_\_\_  
 Date *8/13/08*  
 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.





**MEMORANDUM**

**TO:** David A. Hulseberg, Village Manager  
**FROM:** William Heniff, AICP *WH*  
Acting Director of Community Development  
**DATE:** August 21, 2008

**SUBJECT:** PC 08-18; 255 E. Wilson Avenue

Attached please find the following items for Village Board consideration as part of the August 21, 2008 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 08-18;
3. An Ordinance granting approval of a map amendment rezoning the three properties on the southwest portion of the subject property to the O – Office District.
4. An Ordinance granting approval of a conditional use for a planned development and granting a variation from the Lombard Zoning Ordinance. This action would allow for parking spaces to be located within the required thirty foot (30') front yard and along Stewart Avenue, as well as the future rights for parking within the front yard of Wilson Avenue, if needed or desired.
5. Plans associated with the petition.

The Plan Commission recommended approval of the zoning actions associated with the petition.

Staff is requesting a waiver of first reading.



VILLAGE OF LOMBARD  
255 E. Wilson Ave.  
Lombard, Illinois 60148-3931  
(630) 620-5700 Fax (630) 620-8222  
www.villageoflombard.org



August 21, 2008

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

**Subject: PC 08-18; 255 E. Wilson Avenue**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner is requesting a conditional use to establish the property as a planned development, a variation to allow off-street parking to be located in a required yard and a map amendment to rezone a portion of the subject property located in the O – Office District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on July 21, 2008. Chairperson Ryan asked if there was anyone to cross-examine the witnesses. Hearing none, he requested that the petitioner begin their presentation.

Dave Heslinga of V3 Companies, 7325 James Ave., Woodridge indicated he would give a brief overview of the proposed parking lot expansion and improvements proposed for the Village Hall complex. He stated that some of the improvements will include: pavement rehab, new curb and gutter, a new sidewalk from Wilson into the Village complex, lighting and landscaping. Mr. Heslinga stated that his purpose tonight is to present the proposed parking lot expansion plan which will occur in the northeast corner of the site. Referring to an aerial of the site, Mr. Heslinga explained that the Village's main parking lot is shown within the white dashed lines. This lot currently has 103 parking stalls but the expansion plan would increase the number of stalls to 193 for an additional 90 spaces.

Mr. Heslinga then showed a layout plan of the subject parking lot. He stated that the lot will be changed from the existing fan shape to a rectangular shaped lot by squaring off the perimeter of the parking area. This will result in the lot being 10 feet from the property line along Wilson and Stewart Avenues. Village Code requires a 30 foot setback, hence the request for relief. Mr. Heslinga stated that landscaping will be installed to screen views of the parking lot on

*"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*  
*"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Village Manager  
David A. Hulseberg

Trustees  
Greg Alan Gron, Dist. 1  
Richard J. Tross, Dist. 2  
John "Jack" T. O'Brien, Dist. 3  
Dana L. Moreau, Dist. 4  
Laura A. Fitzpatrick, Dist. 5  
Rick Soderstrom, Dist. 6

Village President  
William J. Mueller  
Village Clerk  
Brigitte O'Brien

the north and east sides within the 10 foot setback area. The landscaping will consist of a mix of trees and shrubs. There will be six (6) trees along the Stewart Ave. side and five (5) along the Wilson Ave. side. Also, a mix of heavy blooming deciduous and evergreen shrubs will be incorporated to cover the perimeter of the north and east sides of the lot. He then showed renderings of future views from Stewart and Wilson Avenues looking toward the parking lot. Mr. Heslinga mentioned that in addition to the landscaping, there will be lighting improvements. He explained that the new light poles will be 25 feet in height and consist of decorative sodium lights. Mr. Heslinga stated that shielding will be installed so the light will not spill over into the perimeter of the parking lot. He added that there will be a total of four (4) poles on the west and east side and one (1) on the north and south side. He then showed the conceptual view of the parking lot.

Mr. Heslinga stated that the island landscaping on the southern perimeter of the parking lot will have a bio swale, which cleans run off water coming off the parking lot and will provide water quality improvement. He added that the lot will meet the water detention requirements. He then explained that storm sewers will be installed and that there will be sufficient capacity in the pond to provide for run off.

Chairperson Ryan then opened the meeting for public comment.

Ateeq Syed, 1011 S. Stewart Ave., asked why the Village needs to increase the parking capacity and if this will result in creating more traffic in the area.

William Heniff, Senior Planner, answered that the whole purpose of this petition is to provide for parking. He explained that we currently have sufficient capacity for Village and employee parking, but should there be a community event, we find vehicles have to park on the side streets. The intent is to make sure that we have sufficient parking during special events. Mr. Heniff used the Community Blood Drive as an example of a special event. He added that we don't anticipate any additional traffic to Village of Lombard campus.

Chairperson Ryan then requested the staff report.

Michael Toth, Planner I, presented the staff report. He stated that the Village of Lombard is proposing improvements to Village facilities on the northeast section of the municipal complex property. The improvements will include the expansion of the main parking lot, resurfacing existing parking facilities throughout the entire project area, installing a sidewalk from Wilson to Village Hall and the installation of garbage enclosures and a storage shed.

A variation is needed to expand the main parking lot as off-street parking is not a permitted encroachment in requisite front or corner side yard in the O – Office District. The petitioner also plans to establish the subject property as a planned development, which is listed as a conditional use in the O – Office District; therefore a public hearing is necessary.

The subject property consists of four (4) separate parcels of land. The largest parcel is zoned O – Office District, which is consistent with the existing land use (public/semi-public use). The remaining three (3) parcels of land are zoned R2 – Single Family Residence, which does not allow the existing land use as either a permitted or conditional use. Under this petition, the subject property would be rezoned to reflect one uniform zoning district. The entire subject property would be rezoned to the O - Office District, which allows municipal buildings as a permitted use. Under the new zoning designation, the entire subject property would reflect goals of the Zoning Ordinance.

Relief from the aforementioned section of the Zoning Ordinance would allow a reduction in the front yard setback requirement to allow the existing off-street parking area to expand towards the north and east property lines. The front setback would be reduced from the required thirty (30) feet to a distance of ten (10) feet to allow the off-street parking as Code states that off-street parking in the O – Office District cannot be located in a required front or corner side yard.

With the exception of the variation to allow the off-street parking within the required front yard setback, all other modifications being proposed to the subject parking lots are be done per Code.

With the parking requirements set forth in the Zoning Ordinance applied to the subject property, there currently is an insufficient amount of parking. Currently, there is a twenty-two (22) total parking space deficiency.

The main parking lot currently provides 103 parking spaces. With the addition of the proposed ninety (90) parking spaces in the main parking lot, the total amount of provided parking would reach 193 total spaces. The proposed project would increase the total amount of parking to 280 parking spaces. As there are 204 spaces required by the Zoning Ordinance, there would be seventy-six (76) additional parking spaces provided. The additional parking spaces would help prevent spillover parking onto the adjacent rights of way during Village special events.

To reduce the amount of glare onto neighboring residential properties, the parking spaces located along the eastern portion of the main parking lot will be reserved for Village of Lombard vehicles only. Parking the Village vehicles along the eastern portion of the main parking will prevent other vehicles who might park there at later times during the evening.

As the main parking lot would be expanding towards the property boundaries, which borders residential property, landscaping will be used to provide proper screening for those neighboring residential properties. As supplemental screening for those neighboring residential properties, additional parkway trees will be installed along the east side of Stewart Avenue between Wilson Avenue and Highridge Road.

To reduce glare onto neighboring properties and improve the overall aesthetics of the subject property, main street-type lighting will be used throughout the parking facilities. A decorative mast and arm-style will replace the old 'office building-style' lighting currently being used. The new lighting fixtures will provide down-lighting to reduce glare onto the surrounding areas, but

will still provide a safe environment within the parking lots. As municipal buildings are considered public/semi-public uses, the dominant use of the property is consistent with the recommendations of the Comprehensive Plan.

The use of the subject property as a municipal office and operations complex has been well established. The use is considered supportive to the adjacent land uses as it provides essential civic services to the community. As part of the proposed project, all necessary steps have been taken to reduce the visual impact on adjacent land uses.

Concluding, Mr. Toth stated that staff recommended approval of the petition, subject to conditions noted in the staff report.

Chairperson Ryan then opened the meeting for comment among the Commissioners.

Commissioner Flint referred to the landscaping along Stewart and Wilson Avenues. He asked if there will be any berming of the ground or if it will remain flat with the landscaping. He indicated that in some drawings it appeared as there might be some berming of the ground.

Mr. Heslinga stated that there will be very modest berming which will be primarily level with the sidewalk and curb in the parking lot.

Commissioner Flint asked if there will be evergreens. Mr. Heslinga responded that they plan to use evergreens as well as lilacs and viburnams.

After due consideration of the petition and the testimony presented, the Plan Commission found by a 4-0 vote that the proposal complies with the standards required by the Lombard Zoning Ordinance; and, therefore, moved that the Plan Commission adopt the findings included within the Inter-department Group Report as the findings of the Lombard Plan Commission, and recommended to the Corporate Authorities **approval** of the PC 08-18, subject to the following conditions:

1. The subject property shall be developed in substantial compliance with the parking lot plans prepared by V3 Companies, dated May 16, 2008 and submitted as part of this petition.

2. The subject property shall be developed in substantial compliance with landscape plans prepared by Hitchcock Design Group, dated July 15, 2008 and submitted as part of this petition.

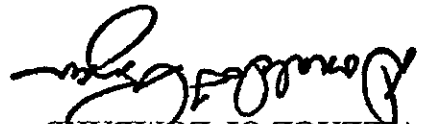
3. The petitioner shall apply for and receive a building permit for all improvements to be constructed on the subject property. Said permit(s) shall satisfactorily address all building, fire and stormwater comments set forth within the IDRC Report.



Re: PC 08-18  
August 21, 2008  
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Respectfully,

VILLAGE OF LOMBARD



Donald F. Ryan

Lombard Plan Commission

c. Petitioner

Lombard Plan Commission

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

**TO:** Lombard Plan Commission

**FROM:** Department of Community Development  
PREPARED BY: Michael S. Toth  
Planner I

**TITLE**

**PC 08-18; 255 E. Wilson Avenue:** The Village of Lombard requests that the approval of the following actions for the subject property located within the O-Office District and R2 – Single Family Residence District:

1. A map amendment to rezone the portion of the Village of Lombard Municipal Complex properties currently zoned R2 Single Family Residence District to the O – Office District.
2. A conditional use to establish the subject property as a planned development.
3. A variation from Section 155.602(A)(3)(e) of the Zoning Ordinance to allow off-street parking to be located in the required thirty (30) foot front yard.

**GENERAL INFORMATION**

Petitioner / Owner:

Village of Lombard  
255 E. Wilson Ave  
Lombard, IL 60148

**PROPERTY INFORMATION**

Existing Zoning:

O Office District/R2 – Single Family Residence

Existing Land Use:

Village Hall Complex

Size of Property:

Approximately 15.17 Acres

Comprehensive Plan:

Recommends Public/Semi-Public

Surrounding Zoning and Land Use:

North:	R2 Single-Family Residence District; developed as Single Family Residences
South:	R2 Single-Family Residence District; developed as Single Family Residences
East:	R2 Single-Family Residence District; developed as Single Family Residences
West:	R2 Single-Family Residence District; developed as Single Family Residences

**ANALYSIS**

**SUBMITTALS**

This report is based on the following documents which were filed on June 26, 2008 with the Department of Community Development:

1. Petition for Public Hearing

2. Standards to Variations, Planned Developments, Conditional Uses and Map Amendments prepared by staff.

3. Parking Lot Layout Plan, prepared by V3 Companies, dated May 16, 2008.

4. Photometric Plan, prepared by V3 Companies, dated July 7, 2008.

5. Lighting Diagram, prepared by V3 Companies, dated March 11, 2008.

6. Landscape Plan, prepared by Hitchcock Design Group, dated July 15, 2008.

**DESCRIPTION**

The Village of Lombard is proposing improvements to Village facilities on the northeast section of the municipal complex property. The improvements will include the expansion of the main parking lot, resurfacing existing parking facilities throughout the entire project area, installing a sidewalk from Wilson to Village Hall and the installation of garbage enclosures and a storage shed.

A variation is needed to expand the main parking lot as off-street parking is not a permitted encroachment in requisite front or corner side yard in the O – Office District. The petitioner also plans to establish the subject property as a planned development, which is listed as a conditional

use in the R2 – Single Family Residence District; therefore a public hearing is necessary.

#### **INTER-DEPARTMENTAL REVIEW COMMENTS**

#### **PUBLIC WORKS**

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

#### **PRIVATE ENGINEERING**

The Private Engineering Services Division of Community Development has the following comments on the above petition:

- 1) All improvements to be to Village specifications and details.
- 2) Stormwater detention shall be provided for all new impervious areas (there is available detention in the Southgate Pond system)
- 3) Further comments will be provided upon the submittal of final site plans

#### **FIRE AND BUILDING**

The Fire Department/Bureau of Inspectional Services has no comments at this time.

#### **PLANNING**

#### **Compliance with the Zoning Ordinance**

#### ***Map Amendment Request***

The subject property consists of four (4) separate parcels of land. The largest parcel is zoned O – Office District, which is consistent with the existing land use (public/semi-public use). The remaining three (3) parcels of land are zoned R2 – Single Family Residence, which does not allow the existing land use as either a permitted or conditional use. Under this petition, the subject property would be rezoned to reflect one uniform zoning district. The entire subject property would be rezoned to the O - Office District, which allows municipal buildings as a permitted use. Under the new zoning designation, the entire subject property would reflect goals of the Zoning Ordinance.

#### ***Parking Area Variation Request***

Relief from the aforementioned section of the Zoning Ordinance would allow a reduction in the front yard setback requirement to allow the existing off-street parking area to expand towards the north and east property lines. The front setback would be reduced from the required thirty (30) feet

to a distance of ten (10) feet to allow the off-street parking as Code states that off-street parking in the O – Office District cannot be located in a required front or corner side yard.

Within the proposed project area, the current parking configuration provides 182 total parking spaces. As proposed, the expansion of the current parking facilities would increase the total number to 280 spaces, which is an increase of 98 total parking spaces. The intent of the main parking lot expansion is to maximize parking area and improve traffic flow. The Village hosts a number of community events and as participation in these events grow, so does the need for additional parking. As previously mentioned, expanding the parking lot would increase the number of total spaces, which will prevent spillover parking onto neighboring streets.

With the exception of the variation to allow the off-street parking within the required front yard setback, all other modifications being proposed to the subject parking lots are done per Code. As the intensity of uses within the R4, R5, O and I Districts typically tend to have a greater impact on neighboring properties, the Off-Street Parking and Loading Requirements portion of the Zoning Ordinance prohibits off-street parking in required front or corner side yards within those zoning districts. In order to increase the amount of parking lot surface area and eventually the total number of parking spaces, the proposed parking lot expansion would have to encroach into the required front and/or corner side yard.

If the main parking lot were to be expanded, but not within the requisite yards (with respect to the off-street parking yard requirements), a total of fifty-five (55) spaces would be lost. As those fifty-five (55) parking spaces would all be newly created parking spaces, they account for fifty-three percent (53%) of all newly-created parking spaces. There are thirty (30) spaces proposed along Stewart Avenue and twenty-two (22) proposed along Wilson Avenue that encroach into the required front and corner side yard. The twenty-two (22) spaces proposed along Wilson Avenue would be land-banked and reserved for future use (if needed). Seven (7) handicap accessible spaces are required by Code. These spaces will be relocated directly adjacent to the building entrances to reduce the distance between the parking space and entrance to allow safer accessibility.

With the parking requirements set forth in the Zoning Ordinance applied to the subject property, there currently is an insufficient amount of parking. Table 1.1 below illustrates the parking requirements for the two civic buildings within the proposed project area. As the table depicts, there is a twenty-two (22) total parking space deficiency.

The main parking lot currently provides 103 parking spaces. With the addition of the proposed ninety (90) parking spaces in the main parking lot, the total amount of provided parking would reach 193 total spaces. Fifty-five (55) of the newly created 193 spaces consist of those spaces along the perimeter, which can only be afforded with a variation. The proposed project would increase the total amount of parking to 280 parking spaces. As there are 204 spaces required by the Zoning Ordinance, there would be seventy-six (76) additional parking spaces provided. The

additional parking spaces would help prevent spillover parking onto the adjacent rights of way during Village special events.

**Table 1.1**

Facility	Actual Square Footage	Parking Requirement	Spaces Required by Code	Spaces Provided
Police Building	23,401	4/1000	93	55
Village Hall	27,828	4/1000	111	127
<b>Total:</b>			204	182

An analysis of the existing parking facilities was conducted on normal business days from June 24, 2008 through July 10, 2008 (see Appendix B). Parking counts were taken from each of the respective parking lots within the project area at three different time intervals during the day (8:50 a.m., 1:40 p.m. & 4:00 p.m.). The numbers were inconclusive in determining the busiest times of day as the averages between the different times of day varied by less than five (5). Table 1.2 illustrates that during the busiest days of the analysis none of the analyzed lots were at full capacity (100%). However, at no point during the analysis was a Village event being held, which could have significantly increased the total supply and demand of parking spaces.

**Table 1.2**

Parking Lot	Spaces Provided	Number of Used Spaces	Maximum Capacity Level
Police Lot	55	46	84%
Main Lot (fan-shaped)	103	83	81%
Side Lot (Village Hall)	24	12	50%

To reduce the amount of glare onto neighboring residential properties, the parking spaces located along the eastern portion of the main parking lot will be reserved for Village of Lombard vehicles only. The Village's hours of operation are 8 a.m. – 4:30 p.m. (7 p.m. on Mondays) - Monday through Friday. Parking the Village vehicles along the eastern portion of the main parking will prevent other vehicles who might park there at later times during the evening. There will also be other areas within the subject area where parking will be reserved solely for Village vehicles (see Appendix A). The Police Department currently parks their squad cars in the parking lot which runs parallel to Wilson Avenue on the west side of Holloman Drive. That area will still be reserved for the squad cars and the other Police Department lot directly south of that lot will be reserved for Police Department vehicles as well.

**Landscaping**

As the main parking lot would be expanding towards the property boundaries, which borders residential property, landscaping will be used to provide screening for those neighboring residential properties.

The landscape plan utilizes a shrub hedge, a mix of evergreen shrubs and dense deciduous flowering shrubs on the perimeter of the expanded parking lot. Landscaping to include requisite shade trees, shrubs, perennials, and flowers are to also be provided on each landscape island within the main parking lot. As supplemental screening for those neighboring residential properties, additional parkway trees will be installed along the east side of Stewart Avenue between Wilson Avenue and Highridge Road.

### ***Lighting***

The submitted photometric plan prepared by V3 Companies indicates that the parking lot does meet the minimum and average foot-candle requirements. There are locations along the eastern property line where the 3.0 foot-candle maximum is exceeded; however, those few spots are in close approximation to the light and are minimal (3.2 – 3.4 foot-candles) and could be modified by providing shielding if necessary. Striking a fair balance between the lighting effects on neighboring properties and a safe level of lighting for Village Hall patrons is important as there are a number of evening activities that may require parking in the periphery of the parking lot. Also, under the proposed lighting plan, more uniform lighting is being provided throughout the entire parking lot.

To reduce glare onto neighboring properties and improve the overall aesthetics of the subject property, main street-type lighting will be used throughout the parking facilities. A decorative mast and arm-style will replace the old 'office building-style' lighting currently being used. The new lighting fixtures will provide down-lighting to reduce glare onto the surrounding areas, but will still provide a safe environment within the parking lots.

### ***Planned Development***

By definition, Planned Developments should consist of the following: contiguous parcels, sufficient land size to create its own environment, control by a single landowner or by a group of landowners in common agreement as to control, to be developed as a single entity, the environment of which is compatible with adjacent parcels and intent of the zoning district. As the Village of Lombard municipal complex possesses all of the aforementioned qualities of a Planned Development, a conditional use to establish the subject property as a Planned Development is being requested.

Establishing the subject property as a planned development would allow a more unified and compatible design of buildings, structures and site improvements. More efficient use of the land resulting in a more efficient provision of utilities, streets, public grounds and buildings would be another advantage of establishing the subject property as a planned development.

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

The Comprehensive Plan recommends Public/Semi-Public use for the subject property. As municipal buildings are considered public/semi-public uses, the dominant use of the property is consistent with the recommendations of the Comprehensive Plan. The three (3) residential



properties on the southwest portion of the subject property are currently zoned R2 – Single Family Residence. The R2 zoning district does allow certain public/semi-public uses as conditional uses; however, municipal buildings are not listed as either a permitted or conditional uses within the zoning district. If the properties were to be rezoned to the O – Office District, they would then be more consistent with the recommendations of the Comprehensive Plan as the O – Office District allows municipal buildings as a permitted use.

#### Compatibility with Adjacent Land Uses

The use of the subject property as a municipal office and operations complex has been well established. The use is considered supportive to the adjacent land uses as it provides essential civic services to the community. As part of the proposed project, all necessary steps have been taken to reduce the visual impact on adjacent land uses. The use of additional landscape screening will act as a buffer between the proposed parking lot and residential properties. New “Main Street” style lighting is also to be installed. Not only will the new lighting fixtures be of a decorative nature, they will reduce glare onto neighboring properties.

#### **FINDINGS AND RECOMMENDATIONS**

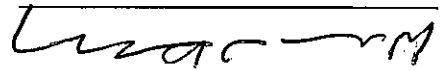
Staff finds that the proposed uses and requested relief is compatible with the surrounding area, the Comprehensive Plan and the Zoning Ordinance. Staff has also drafted the submitted standards and finds that the development does meet those provisions as well. Based on the above, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition, subject to the conditions as outlined:

Based on the submitted petition and the testimony presented, the proposed map amendment, conditional use and variation do comply with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission adopt the findings included within the Inter-department Group Report as the findings of the Lombard Plan Commission, and recommend to the Corporate Authorities **approval** of the PC 08-18, subject to the following conditions:

1. The subject property shall be developed in substantial compliance with the parking lot plans prepared by V3 Companies, dated May 16, 2008 and submitted as part of this petition.
2. The subject property shall be developed in substantial compliance with landscape plans prepared by Hitchcock Design Group, dated July 15, 2008 and submitted as part of this petition.

3. The petitioner shall apply for and receive a building permit for all improvements to be constructed on the subject property. Said permit(s) shall satisfactorily address all building, fire and stormwater comments set forth within the IDR/C Report.

Inter-Departmental Group Report Approved By:



William J. Heniff, AICP

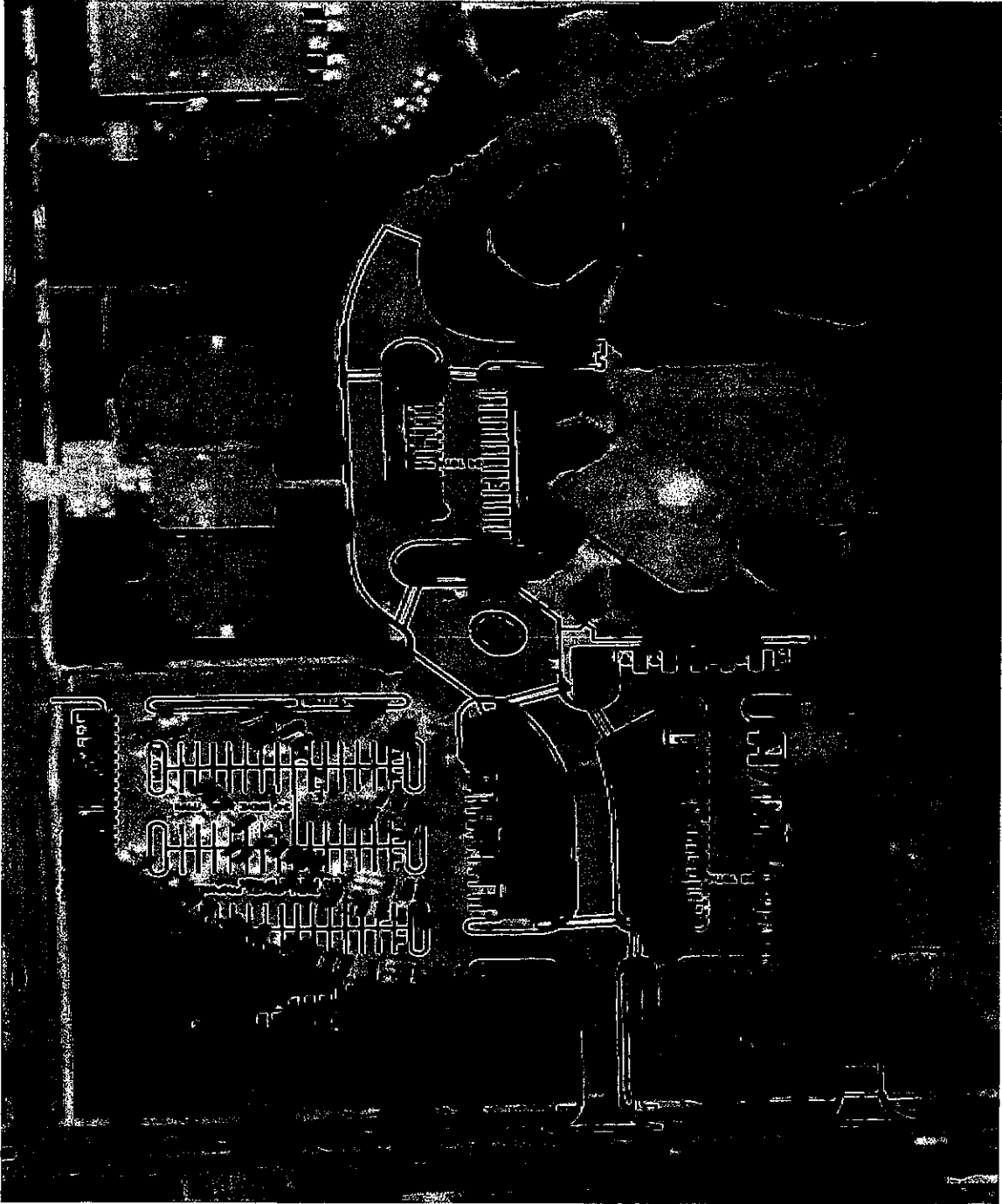
Acting Director of Community Development

WJH:jd

c: Petitioner

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Appendix A -  
Reserved Employee Parking Areas



**Appendix B -  
 Parking Analysis**

Daily Average	Date / Time	Police Lot Vehicles		Fan Lot Vehicles		Side Lot Vehicles		Circle Drive vehicles		Total
		Village	Private	Village	Private	Village	Private	Village	Private	
109	Jun-24 8:50am	15	20	6	63	4	1	0	0	109
108	Jun-24 1:40pm	14	15	3	68	7	0	0	1	108
123	Jun-24 4:00pm	22	20	7	61	9	3	1	0	123
113.3	Jun-25 8:30am	13	16	7	76	1	0	0	0	113
125	Jun-25 2:00pm	14	22	5	74	7	3	0	0	125
117	Jun-25 4:15pm	17	14	8	70	7	1	0	0	117
118.3	Jun-26 8:30am	16	17	7	74	4	1	0	0	119
109	Jun-26 12:50pm	17	20	2	67	3	0	0	0	109
126	Jun-26 4:15pm	18	16	10	73	6	3	0	0	126
118.0	Jun-27 8:20am	18	18	9	52	7	3	0	0	107
100	Jun-27 1:25pm	22	15	6	53	1	2	0	1	100
97	Jun-27 4:00pm	19	15	9	48	4	2	0	0	97
101.3	Jun-30 8:30am	18	19	3	61	7	1	0	0	109
127	Jun-30 2:00pm	18	19	6	75	6	3	0	0	127
130	Jun-30 4:00am	18	20	9	73	8	2	0	0	130
122.0	Jul-1 8:20am	16	19	8	62	8	2	0	0	115
114	Jul-1 2:00pm	18	17	5	68	5	1	0	0	114
115	Jul-1 4:15pm	17	21	8	61	7	1	0	0	115
114.6	Jul-2 8:15am	15	23	8	70	6	0	0	0	122
119	Jul-2 1:50pm	17	22	5	66	6	3	0	0	119
126	Jul-2 4:15pm	22	24	7	70	2	1	0	0	126
122.3	Jul-3 8:15am	17	13	7	70	9	0	0	0	116
103	Jul-3 2:00pm	19	10	9	62	2	1	0	0	103
112	Jul-3 4:00am	15	15	12	63	5	2	0	0	112
110.3	Jul-7 8:30am	13	18	8	61	9	2	0	0	111
107	Jul-7 2:00pm	12	16	6	66	5	2	0	0	107
109	Jul-7 4:20pm	15	19	11	56	5	3	0	0	109

Daily Average	Date / Time	Police Lot Vehicles		Fan Lot Vehicles		Side Lot Vehicles		Circle Drive vehicles		Total
		Village	Private	Village	Private	Village	Private	Village	Private	
111	Jul-7 8:30am	13	18	8	61	9	2	0	0	111
107	Jul-7 2:00pm	12	16	6	66	5	2	0	0	107
109.0	Jul-7 4:20pm	15	19	11	56	5	3	0	0	109

Jul-8 8:20am	14	9	8	70	5	0	0	0	106
Jul-8 1:45pm	13	19	5	72	6	2	0	118	
Jul-8 4:20pm	14	12	9	65	7	2	0	110	
Jul-9 8:15am	14	18	9	72	9	0	0	122	
Jul-9 1:45pm	14	12	7	61	2	3	0	99	
Jul-9 4:20pm	13	15	12	63	4	1	0	109	
Jul-10 8:20am	15	17	12	66	6	1	0	117	
Jul-10 1:00pm	15	17	6	57	4	1	0	100	
Jul-10 4:20pm	12	19	10	65	5	2	0	113	
110.0									

Morning Avg.	113.83
Early Afternoon Avg.	110.75
Late Afternoon Avg.	115.58

110.0
110.0
111.3



STANDARDS  
FOR MAP AMENDMENTS (REZONINGS)

1. *Compatibility with existing uses of property within the general area of the property in question;*  
 The subject parcels are currently improved with no plans for development at this point in time. In the event that the property was to be developed, the uses listed within the proposed zoning classification would allow the properties to be developed consistent with the recommendations of the Comprehensive Plan, which recommends Public/Semi-Public. The uses listed within the proposed zoning classification would also allow the subject parcels to be developed in a manner that reflects the characteristics of the entire block, which is currently developed with municipal buildings and facilities.
2. *Compatibility with the zoning classification of property within the general area of the property in question;*  
 The subject parcels that are to be rezoned from R2 – Single Family Residence to O – Office District are contiguous only to property already zoned O – Office District. The rezoning of the subject parcels would establish continuity for the block, which zoned O – Office District in its entirety.
3. *The suitability of the property in question to the uses permitted under the existing zoning classification;*  
 The existing zoning classification (R2 – Single Family Residence District) allows certain public uses only as conditional uses. Municipal Buildings are not listed as a permitted or conditional use within the R2 – Single Family Residence District. As the adjacent property is used specifically for Municipal Buildings and their corresponding ancillary uses, the existing zoning conditions could not support a use classification similar to that of the adjacent property. Allowing the subject properties to be utilized to their full public use capacity would keep the properties consistent with the recommendation of the Comprehensive Plan.
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 existing zoning classification would allow the subject to be developed in conjunction with the surrounding residential area; however, the subject properties could not be developed in unison with the directly adjacent property.
5. *The compatibility of the surrounding property with the permitted uses listed in the proposed zoning classification;*

The subject block currently consists entirely of permitted uses listed in the proposed zoning classification. If the subject properties were to be developed as any of the permitted uses within the existing zoning classification, the properties would be inconsistent with the entire block.

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 recommends Public/Semi-Public use for the subject properties. The existing zoning classification limits the number of Public/Semi-Public uses for the subject property whereas the proposed zoning classification would allow the subject properties to be used to the fullest extent of the recommendations of the Comprehensive Plan. The Village of Lombard holds a number of events intended for public participation, including a community blood drive, which requires a greater number of parking spaces than normal business hours.

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

There are no significant permitted uses that are similar between the existing and the proposed zoning classifications; however there are a couple substantial permitted uses in the proposed O – Office District that are allowed as conditional uses in the existing R2 – Single Family Residence District. These include: Cultural facilities/institutions and Religious Institutions.



**STANDARDS  
FOR CONDITIONAL USES**

No conditional use shall be recommended by the Plan Commission unless it finds:

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;*

As the Village serves the citizens of Lombard, any improvements to the existing facilities would benefit the general welfare of the community. Those properties closest to the subject property would be at an advantage as they have more convenient access to government services.

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 conditional use being proposed under this petition is to establish a planned development for an existing municipal complex. Properties within the immediate vicinity have been cohabitating in unison with the complex for decades. Any new developments that would locate within the immediate vicinity of the municipal complex would be well aware of the complex's existence. The Village has had direct presence on the subject property for decades. As such, the requested relief is not anticipated to impact property values of the adjacent residences.

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;*

As the municipal complex is already bounded by adjacent rights of way, any future development on the subject property would be contained on-site. The types of uses occurring on-site will remain relative to the existing uses already being conducted.

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

Adequate public utilities, access roads, drainage and/or necessary facilities have already been provided on the subject property.

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;*

As previously mentioned, the Village of Lombard municipal complex has been located on the subject property for decades. The current means of ingress and

gress have been successful in terms of minimizing traffic congestion on the adjacent public streets. The alterations being proposed to the existing parking lot as part of this case will provide more off-street parking, which will result in less spillover parking onto the public streets.

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

The Comprehensive Plan recommends Public/Semi-Public use for the subject properties. The existing zoning classification limits the number of Public/Semi-Public uses for the subject property whereas the proposed zoning classification would allow the subject properties to be used to the fullest extent of the recommendations of the Comprehensive Plan.

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*

The use of the subject property is a permitted use in the underlying zoning district and adheres to the recommendations stated in the Comprehensive Plan. The intent of establishing the planned development, as proposed under this conditional use, would allow greater flexibility to for future development on the subject property.

## STANDARDS FOR VARIATIONS

The regulations of this ordinance shall not be varied unless findings based on the evidence presented are made in each specific case that affirms each of the following standards:

1. *Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.*

The intent of the proposed parking lot modifications is to provide an increased number of parking spaces for employees and visitors to the Village Hall campus, as well as Village vehicles. The parking lot would not be able to expand according to plan as off-street parking is not permitted in the required front yard. As such, a variation would allow the off-street parking lot to expand closer to the property lines and provide more parking surface area. It is noted that a portion of the parking lot is already legal non-conforming in regards to the off-street parking lot's encroachment into the front yard.

2. *The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification.*

Many new developments within the same zoning classification may have the opportunity to develop their parking facilities in a fashion that adheres to the requirements of the Zoning Ordinance because they have developed the site with an empty parcel. As the Village of Lombard municipal complex is an established development, the parking surface area needed for the optimal number of parking spaces is not available anywhere else on site.

3. *The purpose of the variation is not based primarily upon a desire to increase financial gain.*

Granting the variation will allow the Village of Lombard a greater number of parking spaces. As the Village is a non-profit entity, increasing the number of parking spaces would not result in an increase in revenue. The Village serves the citizens of Lombard, so the increased number of parking spaces would actually be beneficial to the community.

4. *The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.*

As Village Hall is a community asset, the increased number of parking space would be in the interest of the community. The front yard requirement imposed by the Zoning Ordinance would limit the number of parking spaces by reducing the amount of parking surface area.

The proposed development will not increase the amount of traffic on public streets, rather the upgraded parking facilities will be more apt to accommodate the amount of on-site traffic, which may result in less spillover onto public streets. As the proposed project is to be developed at-grade without the introduction of any bulk structures, the proposed variation will not impair an adequate supply of light and air to adjacent property or increase the danger of fire. Any drainage issues will be addressed prior to construction.

*The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.*

As a large portion of the parking lot already partially encroaches into the required front setback, the variation will not alter the essential character of the neighborhood. As part of this petition, the additional landscaping is being proposed with emphasis on screening those critical areas where the parking lot might be visible to the neighborhood.

*The granting of the variation will not alter the essential character of the neighborhood; and,*

The proposed parking lot project will be an expansion of an existing parking lot facility. As such, there will be no new actual parking lot facilities being introduced to the area, only an increase in area of what already exists on the site.

*The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.*

7.

6.

5.

**STANDARDS  
FOR PLANNED DEVELOPMENTS**

The following is an excerpt from the Lombard Zoning Ordinance. A detailed response to all of these standards should be provided for all requests for Planned Developments.

**A. General Standards**

1. *Except as modified by and approved in the final development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.*

Municipal buildings are listed as a permitted use in the O – Office District; therefore the use is consistent with the underlying zoning district. The existing site improvements located on the proposed planned development site either complies with all current regulations of the underlying zoning district were once legally established and are now considered legal non-conforming.

2. *Community sanitary sewage and potable water facilities connected to a central system are provided.*

Sanitary sewage and potable water is already provided on site.

3. *The dominant use in the proposed planned development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.*

The Comprehensive Plan recommends Public/Semi-Public use for the subject properties. As municipal buildings are considered public/semi-public uses, the dominant use of the property is consistent with the recommendations of the Comprehensive Plan.

4. *That the proposed planned development is in the public interest and is consistent with the purposes of this Zoning Ordinance.*

The subject property is improved with municipal buildings and their ancillary facilities. Municipal buildings are listed as a permitted use in the underlying zoning district and are therefore consistent with the purposes of the Zoning Ordinance.

5. *That the streets have been designed to avoid:*

a. *Inconvenient or unsafe access to the planned development;*

There are currently four (4) vehicular access points located on the subject property with no plans for any additional access points. The Police Department and Public Works Department both have their own vehicular

access points, which allow their vehicles to have exclusive access to the site.

b. *Traffic congestion in the streets which adjoin the planned development;*  
There are currently no outstanding traffic congestion issues on any adjoining streets. Parking lot improvements are being proposed to increase the number of parking spaces, which help prevent spillover parking onto adjoining streets during Village events.

c. *An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned development.*

The proposed planned development is considered a public facility and does not impose an excessive burden on any other adjacent public parks, recreation areas, schools, and public facilities.

ORDINANCE

AN ORDINANCE APPROVING A MAP AMENDMENT (REZONING)  
TO THE LOMBARD ZONING ORDINANCE  
TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS

(PC 08-18: 255 E. Wilson Ave. (Village of Lombard Municipal Campus))

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, an application has heretofore been filed by the Village requesting a map amendment for the purpose of rezoning the property described in Section 2 hereto from R2 - Single Family Residence District to the O - Office District; and,

WHEREAS, a public hearing thereon has been conducted by the Village of Lombard Plan Commission on July 21, 2008, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the rezoning described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS as follows:

SECTION 1: That Title 15, Chapter 155 of the Code of Lombard, Illinois, otherwise known as the Lombard Zoning Ordinance, be and is hereby amended so as to rezone the property described in Section 2 hereof to the O - Office District.

SECTION 2: This ordinance is limited and restricted to a portion of the Subject Property generally located at 255 E. Wilson Ave., and legally described as follows:

LOTS 11, 12, 13 AND 14 IN BLOCK 6 IN LOMBARD PARK TERRACE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 1925, AS DOCUMENT 195807 IN DUPAGE COUNTY, IL.

Parcel Numbers: 06-17-308-013, -005, -006

SECTION 3: That the official zoning map of the Village of Lombard be changed in conformance with the provisions of this Ordinance.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk



**AN ORDINANCE GRANTING APPROVAL  
OF A CONDITIONAL USE FOR A PLANNED DEVELOPMENT AND  
GRANTING A VARIATION FROM  
THE LOMBARD ZONING ORDINANCE**

ORDINANCE NO. \_\_\_\_\_

**(PC 08-18: 255 E. Wilson Avenue (Village of Lombard Municipal Campus))**

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the subject property is zoned O - Office District; and,

WHEREAS, an application has been requesting conditional use approval for a planned development, and granting a variation from Section 15.602(A)(3)(e) of the Lombard Zoning Ordinance to allow for off-street parking within the required thirty (30) foot front yard.

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on July 21, 2008 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the conditional use for a planned development and a variation described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That a conditional use for a planned development is hereby granted relative to the Subject Property, subject to the conditions set forth in Section 3 below.

SECTION 2: That a variation from Section 155.602(A)(3)(e) of the Zoning Ordinance to allow off-street parking to be located in the required thirty (30) foot front yard is hereby granted relative to the Subject Property, subject to the conditions set forth in Section 3 below.

SECTION 3: The planned development and variation set forth in Sections 1 and 2 above shall be granted subject to compliance with the following conditions:

1. The subject property shall be developed in substantial compliance with landscape plans prepared by Hitchcock Design Group, dated July 15, 2008 and submitted as part of this petition.
2. The subject property shall be developed in substantial compliance with the parking lot plans prepared by V3 Companies, dated May 16, 2008 and submitted as part of this petition.
3. The petitioner shall apply for and receive a building permit for all improvements to be constructed on the subject property. Said permit(s) shall satisfactorily address all building, fire and stormwater comments set forth within the IDR/C Report.

SECTION 4: That the ordinance is limited and restricted to the property generally located at 255 E. Wilson, Lombard, Illinois and legally described as follows:

LOTS 1 TO 26, BOTH INCLUSIVE, IN BLOCK 2, LOTS 1 TO 24, BOTH INCLUSIVE, IN BLOCK 3 AND LOTS 1 TO 6, BOTH INCLUSIVE, LOTS 8, 9 AND LOTS 15 TO 24, BOTH INCLUSIVE, IN BLOCK 6 TOGETHER WITH THAT PART OF VACATED HIGH RIDGE ROAD AND VACATED NORTON STREET, LYING EAST OF HAMMERSCHMIDT AVENUE AND LYING WEST OF STEWART AVENUE, ALL IN LOMBARD PARK TERRACE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 1925, AS DOCUMENT 195807 IN DUPAGE COUNTY, IL.

**SECTION 5:** This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

ATTEST:  
William J. Mueller, Village President

Brigitte O'Brien, Village Clerk