

May 4, 2006

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

**Subject: PC 06-14; 200, 222 & 230 E. Roosevelt Road; 273, 277 & 281 E.  
Ann Street; & 16 N. Hammerschmidt Avenue (National University  
of Health Sciences**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. 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.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on April 17, 2006. Jennifer Backensto, Planner II, presented the petition on behalf of the university.

Ms. Backensto stated that 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.

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. Staff recommends that this petition be approved to provide for the university's

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installation of the proposed sidewalk along Stewart Avenue in lieu of a pedway on private property.

Chairperson Ryan then opened the meeting for public comment. Richard Wilkinson, 124 E. Central Avenue, asked if Hammerschmidt will be extended through to Central Avenue and stated that Central already has a great deal of traffic. Ms. Backensto stated that there were no improvements associated with this petition. William Heniff, Senior Planner, stated that any major change to the previous approvals would need to reappear before the Plan Commission.

There being no further questions, Chairperson Ryan then opened the meeting to the Plan Commissioners.

Commissioner Flint stated that he had no issues with the proposal and offered to make a motion.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposal does comply with the standards required by the Lombard Zoning Ordinance, and therefore, moved that the Plan Commission accept the findings of the Inter-department Review Report as the findings of the Plan Commission and recommended to the Corporate Authorities **approval** of PC 06-14, by a roll call vote of 4-0.

Respectfully,

**VILLAGE OF LOMBARD**

Donald Ryan, Chairperson  
Lombard Plan Commission

att-

c. Petitioner  
Lombard Plan Commission