

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

HEARING DATE: June 20, 2005

FROM: Department of
Community Development

PREPARED BY: Jennifer Backensto, AICP
Planner I

TITLE

PC 05-02; 19W175 Roosevelt Road: The petitioner is requesting that the Village take the following actions on the subject property:

1. Approve an Annexation Agreement;
2. Annex the property into the Village of Lombard; and
3. Approve a map amendment to rezone the property from the R1 Single-Family Residence District to the B3 Community Shopping District.

GENERAL INFORMATION

Petitioner/Agent for Owner: Philip R. Cohen
2525 N. Elston Avenue, Suite D-230
Chicago, IL 60647

Property Owner: 19W L.L.C.
30 N. LaSalle Street, Suite 3000
Chicago, IL 60602

PROPERTY INFORMATION

Existing Land Use: Retail (carpet and other flooring) store

Size of Property: 1.93 acres

Comprehensive Plan: Recommends Community Commercial

Existing Zoning: DuPage County B-1 Local Business District

Surrounding Zoning and Land Use:

North: B3 Community Shopping District – commercial retail uses

South: DuPage County R-3 Single-Family Residence District – single-family homes

East: B3 Community Shopping District – commercial retail uses

West: B3 PD Community Shopping District Planned Development – High Point Centre shopping center

ANALYSIS

SUBMITTALS

This report is based on the following documents filed with the Department of Community Development on May 31, 2005:

1. Petition for Public Hearing.
2. Proposed Grading & Drainage Plan, prepared by Civil Engineering Services, Inc. and dated May 16, 1985.

DESCRIPTION

The subject property is a commercial building, currently occupied by Carpetville, located on Roosevelt Road immediately east of High Point Centre. There is a designated wetland area on the southern portion of the property.

INTER-DEPARTMENTAL REVIEW COMMENTS

Fire and Building

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

Engineering – Public Works

The Public Works Engineering Division has no comments related to drainage, utilities or the public right-of-way.

Engineering – Private Engineering

The Private Engineering Services Division has no comments on this petition.

Utilities

The Utilities Division of the Department of Public Works has no comments.

Planning

Compatibility with the Comprehensive Plan

The Long-Range Plan Map of the Comprehensive Plan recommends that the property be used for Community Commercial uses. The existing uses comply with the recommendations of the Comprehensive Plan.

Compatibility with the Surrounding Land Uses

The property is located along the Roosevelt Road commercial corridor and is surrounded on three sides by other commercial properties. The existing uses are compatible with the surrounding land uses to the north, east, and west. The wetland area located on the southern portion of the property creates a buffer between the commercial uses on the property and the single-family residences to the south. Therefore, staff finds that the existing uses are compatible with adjacent land uses.

Compatibility with the Zoning Ordinance

Upon annexation to the Village, properties are automatically classified as R1 Single-Family Residential properties. The petitioner is requesting a map amendment to zone the properties into the B3 Community Shopping District.

Staff finds that this amendment can be supported as the abutting properties to the north, east and west of the project are zoned B3. The zoning designation would be compatible with the adjacent commercial properties and would be consistent with past zoning actions and the trend of development for properties abutting the subject property.

The subject property meets all bulk requirements for the B3 Community Shopping District with the exception of the western interior side yard (see Table 1). The site does not contain enough parking spaces to accommodate the 4 spaces per 1,000 square feet of gross floor area that is required for retail establishments. However, since there are no improvements associated with this petition, staff is comfortable leaving these deficiencies as legal nonconforming. They could then be addressed in the event the property redevelops or switches to a more parking-intensive use (such as a restaurant).

Table 1: Bulk Requirements for B3 Community Shopping District

	Code Requirements	Existing Conditions
Lot area	20,000 sq. ft.	84,285 sq. ft.
Lot width	100 feet	147 feet
Front yard setback	30 feet	40 feet
Interior side yard setback	10 feet	9 feet and 64.5 feet (approx.)
Rear yard setback	30 feet	330 feet
Height	30 feet or 2 stories	1 story
Open space	10%	70%
Parking spaces	35 (4 per 1,000 sq.ft.)	32 (approx.)

FINDINGS AND RECOMMENDATIONS

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 05-02.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH:JB:jd