

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES
FROM: William T. Lichter, Village Manager
DATE: October 29, 2003 (B of T) Date: November 6, 2003
TITLE: PC 03-33; Elmhurst Memorial Healthcare/Lombard Bible Church Planned Development
SUBMITTED BY: 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 the Village of Lombard take the following actions in order to accommodate an outpatient medical office facility:

- 1. For the Lombard Bible Church Property, approve a map amendment rezoning the subject property from the R2 Single Family Residence District to the B5 Central Business District.
2. For the Lombard Bible Church Property, grant a conditional use for an existing religious institution.
3. For the entire subject property, grant a conditional use for a planned development with the following deviations and use exception within the B5 Central Business District:
a. A deviation from Section 155.416 (G) of the Lombard Zoning Ordinance allowing for an increase in the maximum building height from forty-five (45) feet to fifty (50) feet to accommodate a pitched roof;
b. Pursuant to Section 155.504 (D) of the Lombard Zoning Ordinance, allowing for a deviation from Section 153.506 (C), Table 6.3 reducing the number of requisite parking spaces for an existing religious institution;
c. Pursuant to Section 155.504 (C) of the Lombard Zoning Ordinance, allowing for a deviation from Section 153.506 (B)(5)(d) of the Lombard Sign Ordinance to allow for more than one free-standing sign on any one parcel of property; and
d. Pursuant to Section 155.508 (B) of the Zoning Ordinance, allow a use exception to allow for the outdoor storage of an ancillary mobile technology medical vehicle.
4. Approval of a development agreement. (This item will be considered on second reading of the ordinances).

(DISTRICT #1)

The Plan Commission recommended approval of this petition with conditions.

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.