

June 30, 1999

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

**Subject: PC 99-21: 410, 416, 420, and 428 West Crescent Boulevard and
401, 405, 409, and 413 West St. Charles Road**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The Village of Lombard, as the petitioner, requests rezoning to the CR Conservation/Recreation District from the R4 Limited General Residence District; rezoning to the B2 General Neighborhood Shopping District from the R4 Limited General Residence District; requests variations to the Lombard Zoning Ordinance to reduce the minimum lot width, to reduce the minimum lot size, reduce building setbacks for principle structures, to reduce the minimum open space requirements, to reduce transitional building setbacks, to reduce transitional landscaping yards; to allow structures in the clear line of sight area, to reduce the required amount of parking spaces, to reduce the parking lot design standards, and to reduce the landscape requirements; and approval of a plat of resubdivision.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on June 21, 1999.

No one was present to speak in favor of or against the petition.

Nancy Hill, AICP, Planner II, presented the petition, on behalf of the Village, and the staff report. Ms. Hill stated the general location of the property and stated that the Village has been acquiring properties in this area, or has contracts for properties in this area, to construct a regional detention pond. Ms. Hill then stated that there is an error on page one of the staff report, as the Village now owns 420 West Crescent Boulevard.

Ms. Hill explained that the Village is proposing to resubdivide the properties and rezone the properties the Village owns or will own to the CR Conservation/Recreation District. A detention pond will be constructed on the Village property. The pond will serve the downtown area and will help foster continued growth in the area. Ms. Hill explained that the other property being rezoned is a parcel that is being transferred from the existing multi-family lot to the commercial lot. The owners of the commercial lot would like to be able to provide more on-site parking, and with the additional area, they will be able to do so.

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Ms. Hill also explained that there are two reasons for the variations. First, with the rezoning, many non-conformities are being created. Second, there are many existing non-conformities. The property owners wish to be able to reconstruct the buildings in case of a disaster.

Ms. Hill then stated she would try to answer any questions the Commission may have. Ms. Hill also stated that Janet Petsche, attorney, may be able to answer questions as well since she has been working with David Hulseberg, Community Development Director, to acquire the properties in question.

Commissioner Kramer asked if the detention pond was for the entire area. Ms. Petsche stated yes that the detention pond was to serve the downtown area.

After due consideration of the petition and testimony presented, the Plan Commission found that petition complies with the standards of the Zoning Ordinance, the Subdivision and Development Ordinance, and the recommendations of the Comprehensive Plan. Therefore, the Plan Commission, by a roll call vote of 4 to 0, recommends to the Corporate Authorities, approval of the petition associated with PC 99-21.

Respectfully,

VILLAGE OF LOMBARD

Donald F. Ryan
Chairperson
Lombard Plan Commission

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att-

c Petitioner
 Lombard Plan Commission

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