

July 21, 2005

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

**Subject: PC 05-02: 19W175 Roosevelt Road**

Dear President and Trustees:

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

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on June 20, 2005. Philip Cohen introduced himself as the representative for the property owner and stated that he was available for questions.

Chairperson Ryan then opened the meeting for public comment. There were no comments in favor or in opposition to the proposal. Chairperson Ryan then requested the staff report.

Jennifer Backensto, Planner I, reiterated the requested actions and summarized the project. She noted that the existing use complies with the recommendations of the Comprehensive Plan. 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.

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Ms. Backensto then discussed the proposed map amendment to 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.

Ms. Backensto concluded by stating that the subject property meets all bulk requirements for the B3 Community Shopping District with the exception of the western interior side yard. 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.

Chairperson Ryan opened the public hearing for discussion and questions by the Plan Commission.

Commissioner Flint made a motion for approval of the petition, which was seconded by Commissioner Burke.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition complies with the standards required by the Lombard Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 4-0, recommended to the Corporate Authorities **approval** of the petition associated with PC 05-02.

Respectfully,

**VILLAGE OF LOMBARD**

Donald F. Ryan  
Lombard Plan Commission

att-

c. Petitioner  
Lombard Plan Commission