

Surrounding Zoning and Land Use:

North: Unincorporated DuPage County; Zoned R4 Single Family Residential; Butterfield School District

South: Unincorporated DuPage County; Property within Downers Grove; developed as Forest Preserve and a Commonwealth Edison Transmission Line

East: Unincorporated DuPage County; Zoned R4 Single Family Residential; developed as Single-Family Residences

West: Unincorporated DuPage County; Zoned R4 Single Family Residence; developed as Single Family Residences and Butterfield Park District Recreation Facility

ANALYSIS

SUBMITTALS

This report is based on the following documents:

1. Public Hearing Application, dated May 18, 2005
2. Plat of Annexation, Prepared by Gentile and Associates, Inc., dated October 25, 2004.
3. Western Acres Existing Conditions Survey, undated, Prepared by Wight & Company DG/SH, Ltd.

DESCRIPTION

The subject property is owned by the Lombard Park District and operated as Western Acres Golf Course. The property includes the golf course and clubhouse. The maintenance building located near Route 53 is not included in this request as it is outside of the Lombard Intergovernmental Boundary Agreement area. The Park District seeks annexation into the Village at this time. As all newly annexed properties are assigned R1 Single Family Residential zoning by default, the Park District also requests a map amendment from R1 to the CR Conservation Recreation Zoning District.

The Park District also requests approval of a planned development with a use exception for a personal wireless facility and a deviation for two existing freestanding signs. Presently the Lombard

Park District is afforded the opportunity, by right, to place a personal wireless facility on the subject property under DuPage County regulations. While there are no immediate plans to erect a monopole on the subject property, the Park District requests a use exception to allow for placement of such a structure in the future.

ENGINEERING

The Private Engineering Services Division offers the following comments:

The Park District shall obtain a special management area certification from DuPage County if the monopole is proposed to be located in the 100-yr floodplain, riparian area, wetland or wetland buffer. Such certification is required before a permit may be issued by the Village of Lombard.

PUBLIC WORKS

Public Works Engineering concurs with the Private Engineering Services Division's comments.

BUILDING AND FIRE

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

PLANNING

Compliance with the Comprehensive Plan

The Long-Range Plan Map of the Comprehensive Plan recommends that the property be used as open or recreational space. The golf course serves this purpose, therefore the use is consistent with the Comprehensive Plan.

Compliance with the Zoning Ordinance

Golf courses are recognized as permitted uses within the Conservation/Recreation District in the zoning ordinance. As such, the existing use is compatible with the ordinance.

Signage Deviation

Currently there are two existing freestanding signs on the subject property. The signs serve as entrance signs to the golf course facility. The signs are approximately six and a half feet (6.5') in height and approximately thirty (30) square feet in surface area. Freestanding signs are permitted within the Conservation/Recreation District provided that they are no greater than thirty (30) square feet in surface area and no taller than six (6) feet in height. One sign is permitted per entrance provided that the distance between the signs is 100 feet.

The signs were legally established under DuPage County jurisdiction. DuPage County granted zoning relief (Ordinance 4598-99) to allow a second freestanding sign not to exceed thirty (30) square feet and 6' 3.5" in height. The signs can remain as legal nonconforming structures. Granting relief at this time will ensure that the signs could be replaced in the event of future damage or removal. Staff can support the requested deviation, as the signs will not exceed the allowable square footage permitted in the underlying zoning district. The signage provides visibility to the golf course entrance for vehicular traffic traveling in both directions along 22nd Street. Furthermore, the Village did not express concerns during the original variation request.

Map Amendment

All newly annexed properties are assigned a default zoning classification of R1 Single Family Residential unless otherwise requested. The petitioner requests that the property be rezoned to the CR Conservation Recreation District. Staff supports the request for CR zoning as it is compatible with the long range planning goals identified by the Comprehensive Plan.

Conditional Use for a Personal Wireless Facility

Per the Lombard Zoning Ordinance, ground mounted personal wireless facility towers are only permitted in the I Limited Industrial District. New towers typically are not permitted unless the applicant can demonstrate that no existing towers can accommodate the proposed antenna. The Park District currently has rights to place a personal wireless facility on the subject property through DuPage County regulations which adopted the State Telecommunications Act provisions set forth in 55ILCS 515-12001. As there is a coverage hole in the area, justification could be made by a carrier that the need for a monopole exists. Therefore, staff can support the request to maintain the existing right to erect a monopole. Staff has discussed potential locations for such a facility if the need arises and recommends that placement is near the fifth hole on the course as that location would net the buffer separation requirements currently required through the state statutes.

Conditional Use – Planned Development

There are no minimum size or frontage requirements for planned developments within the CR Conservation Recreation District. Given the nature of the site and accompanying variations and exceptions requested, staff is supportive of the planned development request as it establishes a framework for review and consideration of any other subsequent activities or structures that could be developed in the future. The creation of the planned development will also allow for additional community input through the public hearing process for future improvements to the site.

Compatibility with Surrounding Zoning

The subject property is currently utilized as a golf course. The subject property abuts residential and other public uses. As the use of the site will remain the same, there is no change in the capability of the property with existing land uses.

FINDINGS AND RECOMMENDATIONS

The proposed conditional uses are compatible with the surrounding land uses and zoning. Based on the above, 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 conditional uses comply with the standards required by the Lombard Zoning Ordinance, the standards for planned development and that creating a planned development is in the public interest; and, therefore, I move that the Plan Commission accept the findings of the IDRC as the findings of the Plan Commission and therefore recommends to the Corporate Authorities **approval** of the conditional uses and variations associated with PC 05-01, subject to the following conditions:

1. That the petitioner shall enter into an annexation agreement with the Village setting forth the terms and conditions of the annexation of the subject property.
2. That the petitioner shall provide the Village with an exhibit depicting the proposed location of the monopole. Said monopole shall be located in close proximity to the existing fifth hole of the golf course.
3. That a building permit be obtained prior to placement of the personal wireless facility.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH:ADC
att-

c. Petitioner