

January 5, 2006

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

Subject: PC 05-39: 19W555 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 annex the property and 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 November 21, 2005. As the petitioner was not present at the November 21 meeting, the Plan Commission continued the petition to the December 19, 2005 meeting.

At the December 19 meeting, William Heniff, Senior Planner, presented the petition and the staff report. He noted that the petitioner submitted a letter to the file that authorized Village staff to present the petition on their behalf.

Mr. Heniff stated that the subject property is improved with a sit-down restaurant and banquet facility. Upon a request by the Village, the petitioner is seeking annexation. The companion rezoning to the B3 District is requested so that the underlying zoning reflects the commercial nature of the Roosevelt Road corridor. No improvements to the property are proposed as part of the annexation/rezoning petition.

Mr. Heniff noted that restaurants and banquet hall facilities are listed as permitted uses within the B3 District. The subject property meets all of the setback requirements. Recognizing that the use was deficient in parking for large-scale banquet activities, DuPage County granted parking island landscape relief in the 1990s to provide for additional parking. The lack of parking lot landscaping and the deficiency in parking spaces on-site would be classified as legal non-conforming. However, staff notes that as the use is a mix of two restaurant activities (i.e., 50% of their use is restaurant and 50% is banquet hall), the actual code requirement may overstate the actual parking demand for the site.

January 5, 2006

PC 05-39

Page 2

The Long-Range Plan Map of the Comprehensive Plan recommends that the property be used for community commercial uses, consistent with the proposed rezoning to the B3 Community Commercial District. The B3 zoning designation would ensure that any change in use would be compatible with surrounding uses and consistent with the Comprehensive Plan. The restaurant/banquet hall land use is consistent with other retail and restaurant uses along Roosevelt Road. An existing cross-access easement between the subject property and the Walgreen's property to the west provides for efficient traffic flow between properties. Staff finds that the existing restaurant use does not create negative impacts on surrounding land uses.

Chairperson Ryan then opened the meeting for public comment. There were no comments in favor or in opposition to the proposal. Chairperson Ryan opened the public hearing for discussion and questions by the Plan Commission.

Commissioner Olbrysh confirmed that this petition is just for a map amendment to rezone the property into a commercial district upon annexation, so he has no problem with the request.

Commissioner Olbrysh made a motion for approval of the petition, which was seconded by Commissioner Sweetser. The Plan Commission, by a roll call vote of 5-0, recommended to the Corporate Authorities **approval** of the petition associated with PC 05-39.

Respectfully,

VILLAGE OF LOMBARD

Donald F. Ryan
Lombard Plan Commission

att-

c. Petitioner
Lombard Plan Commission