

May 5, 2005

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

Subject: PC 05-13; Text Amendments to the Lombard Zoning Ordinance

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. This petition was heard at the April 18, 2005 Plan Commission meeting.

The Village of Lombard requests approval of a text amendment to Section 155.416 and Section 155.417 of the Lombard Zoning Ordinance, allowing public recreational and social facilities to be listed as a conditional use within the B5 Central Business District and the B5A Downtown Perimeter District.

Since the Village in this case acted as petitioner, Jennifer Backensto, Planner I, presented the staff report. The Village is proposing text amendments that would allow public recreational and social facilities as a conditional use within the downtown area in the B5 and B5A Districts. (Such uses are already allowable as conditional uses within the R6 Central Residence District.) This petition is being brought forward to allow for new park facilities including the sprinkler park being proposed by the Lombard Park District in PC 05-14. This text amendment would be applicable to all properties within the B5 and B5A Districts.

The Lombard Park District is proposing to construct and operate a sprinkler park on the eastern portion of the Fifth Third Bank property at 211 W. St. Charles Road. A detailed discussion of their request is considered as part of PC 05-14. However, before the Village can consider the merits of their petition, the Zoning Ordinance must be amended to list public recreational and social facilities as a conditional use in the B5 Central Business District. Although the Park District's petition does not directly impact any properties within the B5A Downtown Perimeter District, staff believes that the rationale for permitting public recreational and social facilities is the same in both of these districts that encompass the overall Central Business District.

Currently, public recreational and social facilities are defined in the R1 District as golf courses, noncommercial recreational clubs, parks and playgrounds, noncommercial recreational buildings and community centers, noncommercial swimming pools, and noncommercial tennis clubs and courts. For the sake of consistency, public recreational and social facilities should be defined in the same way in all sections of the Zoning Ordinance.

Ms. Backensto stated that the Standards for Text Amendments have been affirmed. Should the amendment be approved, it would apply to all properties with B5 and B5A zoning. Any property for which a public recreational or social facility is proposed would have to meet the standards for conditional uses and would be subject to a future public hearing process.

There are currently a large number of residents within the B5 and B5A Districts, and this number can be expected to grow as redevelopment continues within the downtown. Although Lilacia Park is a substantial amenity for the area, there is an absence of play areas for children. The purpose of the ordinance is to provide opportunities for locating neighborhood public recreational and social facilities. Currently, various types of recreational and social facilities are allowed as conditional uses in all zoning classifications except the B1, B2, B5, and B5A districts. Staff believes that allowing review on a case-by-case basis whether a proposed recreational use is appropriate for a particular site is consistent with the ordinance and is preferable to rezoning small, individual sites to the CR Conservation Recreation District.

No nonconformities would be created by these amendments, and the proposed amendment would make the Zoning Ordinance more permissive only to the extent that it would allow public recreational and social facilities within the B5 and B5A Commercial Districts through the conditional use public hearing process. Without the text amendment, public recreational and social facilities could only be approved if the property was rezoned into a district that would permit public recreational and social facilities (such as the R6 District), which staff believes would not be practical or desirable in most cases. Therefore, establishing the review through the conditional use process is more desirable.

Staff believes that allowing the possibility for public recreational and social facilities, in those locations where the Plan Commission and Board of Trustees have deemed them appropriate, enforces the recommendations of the Comprehensive Plan. Furthermore, the Village has a history of amending its Zoning Ordinance to address newly evolving circumstances presented by petition or otherwise. The proposed amendments are consistent with established Village policy in this regard.

Chairperson Ryan then opened the meeting for public comment. There was no one present to speak for or against the petition.

Commissioner Olbrysh moved to approve the petition. The motion was seconded by Commissioner Sweetser.

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After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed request complies with the standards of the Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 5 to 0, recommended to the Corporate Authorities **approval** of PC 05-13.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan
Chairperson
Lombard Plan Commission

DR:JB

attachments

c. Petitioner
Lombard Plan Commission

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