

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

_____ Resolution or Ordinance (Blue) _____ *Waiver of First Requested*
_____ Recommendations of Boards, Commissions & Committees (Green)
 X Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: October 10, 2006 (B of T) Date: October 19, 2006

TITLE: Residential Development Standards Review

SUBMITTED BY: Department of Community Development *DA/LLH*

BACKGROUND/POLICY IMPLICATIONS:

As identified by the Village Board as part of the October, 2005 Strategic Planning Session, the Department of Community Development transmits for discussion a memorandum outlining the review process for residential development standards.

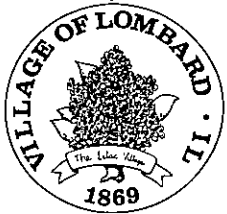
Please place this item on the October 19, 2006 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X *W. T. Lichter* _____ Date 10/10/06

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP ~~Officer~~
Assistant Village Manager/Director of Community Development

DATE: October 19, 2006

SUBJECT: Residential Development Standards Review

One of the issues the Village Board identified as part of the October, 2005 Strategic Planning Session was the need to examine residential development standards within the Village. This topic manifested itself in several aspects, including concerns over residential design, garage appearance, setbacks, "teardowns" or other residential redevelopment issues. Staff has reviewed many of these issues in the past, in the form of Plan Commission workshop sessions and/or internal discussions.

To explore this issue further and determine appropriate recommendations, staff is seeking direction from the Village Board on this issue. Rather than looking at each of these issues individually, staff suggests that these issues are reviewed comprehensively. Staff envisions this process would consist of the following elements:

A. Establish Focus Groups

The first step will be to identify and prioritize the issues that should be considered as part of this review. Staff recognizes three distinct groups (builders, brokers and residents) of stakeholders that will each have unique perspectives on any code changes contemplated through this process. Additionally, these stakeholder meetings will be coordinated by staff with input by elected officials.

B. Develop Sense of Issues/Concerns

Once these stakeholder groups are established, staff will work with the three groups to identify and review issues and/or concerns associated with the existing development standards.

C. Community Presentations

Once the concerns and issues have been identified, public input on these items will occur. This process will assist in creating draft polices or code amendments.

D. Staff Presentation

Staff will synthesize the collected comments and concerns for Village Board discussion. Staff will also recommend tools and processes to implement the suggestions by the focus groups and the public. Staff will also seek direction from the Village Board.

E. Plan Commission

As any modifications to the Zoning Ordinance must be heard by the Plan Commission through the public hearing process, the recommendations and code changes will be brought forward for their review. This process could also include workshop sessions to further refine the focus group recommendations.

F. Village Board

Once the Plan Commission has made a recommendation on any code changes, the Village Board will be asked to approve the amendments accordingly. The Plan Commission may also seek to offer their recommendations to the Village Board regarding non-code amendments.

ACTION REQUESTED

Please place this item on the October 19, 2006 Village Board meeting under Items for Discussion. At this point in time, staff is seeking direction from the Board members as to whether they can support the process outlined above.