

# Village of Lombard

*Village Hall  
255 East Wilson Ave.  
Lombard, IL 60148  
villageoflombard.org*



## Meeting Agenda

**Monday, April 21, 2014**

**7:30 PM**

**Village Hall - Board Room**

### **Plan Commission**

*Donald F. Ryan, Chairperson  
Commissioners: Ronald Olbrysh, Martin Burke,  
Ruth Sweetser, Andrea Cooper, Stephen Flint and  
John Mrofcza  
Staff Liaison: William Heniff*

## Call to Order

## Pledge of Allegiance

## Roll Call of Members

## Public Hearings

### [140141](#)

PC 14-05: 1060 E. Roosevelt Road - Discount Tire Expansion  
Requests that the Village take the following actions regarding the expansion of an existing conditional use and various other site improvements for the subject property located in the B4A Roosevelt Road Corridor District:

1. An amendment to Ordinance No. 5728 which granted a conditional use approval, pursuant to Section 155.415 (C) of the Zoning Ordinance, for an automobile repair establishment; and
2. An amendment to Ordinance No. 6396 which granted a conditional use approval, pursuant to Section 155.417 (G)(2)(a)(4) of the Zoning Ordinance, for outdoor display and sales of products. (DISTRICT # 6)

**Attachments:** [PC 14-05 Continuance Memo.pdf](#)  
[PC 14-05 IDRC Report.pdf](#)

### [140142](#)

PC 14-06: 2400 & 2600 S. Finley Road - Beacon Hill  
Requests that the Village take the following actions regarding the expansion of their facility and various site improvements for the subject property located in the R5PD:  
Pursuant to Section 155.504 of the Zoning Ordinance, the petitioner requests approval of a major amendment to Ordinances 1536 and 2183, which granted planned development approval and a conditional use approval for a convalescent and nursing home, located in the R5PD General Residence District, Planned Development. Said amendment would provide for an additional dining/gathering center and a modified access/circulation plan. (DISTRICT #3)

**Attachments:** [PC 14-06 IDRC Report.PDF](#)  
[140142 BOT 05 01 14.pdf](#)  
[Ordinance 6940 PC 14-06 Beacon Hill.pdf](#)

### [140105](#)

PC 13-09: 951 N. Main Street  
Requests that the Village grant approval of a conditional use, pursuant to Section 155.420 (C) of the Village of Lombard Zoning Ordinance, to allow for Motor Vehicle Service within the I Limited Industrial Zoning District. (DISTRICT #1)

**Attachments:** [PC 13-09 Continue Memo.PDF](#)  
[PC 13-09 IDRC Report.PDF](#)  
[140105\\_BOT\\_05\\_01\\_14.pdf](#)  
[Ordinance 6946 PC 13-09.951 N. Main Street.pdf](#)

**140107**

PC 14-04: Comprehensive Plan

The Village of Lombard requests the approval of an overall update to the Comprehensive Plan. (DISTRICTS - ALL)

**Attachments:** [PC 14-04 IDRC Report Update to the Comprehensive Plan.pdf](#)  
[PC 14-04 Update to the Comprehensive Plan April 2014\\_LR.pdf](#)  
[140107 BOT 05 01 14 Cover&memo.pdf](#)  
[Comprehensive Plan 2014 draft April 2014\\_042114\\_LR.pdf](#)  
[Westmore-Meyers Plan 2014 draft.pdf](#)  
[Ordinance 6947 PC 14-04-Comprehensive Plan.pdf](#)

*Chairperson Ryan noted that the petition would be presented by the Village Staff.*

*Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment.*

*Sworn in to present the petition was William Heniff, AICP, Director of Community Development. The update to the Comprehensive Plan was submitted to the public record in its entirety.*

*Mr. Heniff made a power point presentation to summarize some of the key elements associated with the Comprehensive Plan.*

*Mr. Heniff explained the planning process for the Comprehensive Plan update. The Comprehensive Plan is a guiding document for providing a way to plan for future private development. The Plan also sets forth a long range vision for the community, and includes extra-territorial jurisdiction. The Plan also addresses the unincorporated areas in close proximity to the Village that at some point in the future the Village may want to annex. The Plan serves as the legal basis for zoning regulation. He noted a zoning ordinance not backed by a Comprehensive Plan document could be successfully challenged in court. In addition, the Plan provides guidance for capital improvement planning efforts. Mr. Heniff explained this is a valuable document to determine where future needs and infrastructure should be placed. The Plan is used by the development community and is a long range vision document; not a regulatory one.*

*The current Comprehensive Plan was adopted in 1998. Incremental updates were completed over the past 16 years. The updates may be related to specific properties or a particular issue. A comprehensive update was initiated in August, 2011. Specific elements of the Plan were discussed by the Plan Commission in monthly workshop sessions beginning in October, 2011 and concluding in 2014.*

*Mr. Heniff noted some of the major developments since the last Comprehensive Plan update in 1998. He stated since the last Plan update the Great Indoors property was envisioned, constructed, closed, and re-occupied by The Dump furniture store. Since the Plan was last adopted, the Village has experienced changes in physical infrastructure, demands and services, people and technology, demographics, and communication. In 1998, the Village didn't have a website, no mobile technology, email or color printers. When we think of smart communities, we have to think about how rapidly things can change. We need to create a document with a long range vision that recognizes some of those concerns and what that may look like physically for generations to come.*

*He explained some the major plan amendments started as strategic plans and many were brought before the Plan Commission for consideration and discussion, each one tackling a different issue in the community. The Comprehensive Plan was a combination of the 1998 Comprehensive Plan map that was already adopted; all of the corridor study plans considered by the Plan Commission or adopted, existing land uses, and the current zoning.*

*Mr. Heniff reviewed the plan elements of the Comprehensive Plan. The Plan is not a new plan, but a comprehensive approach to incorporating past actions with strategic plans into an updated document.*

*Rather than identifying goals and objectives, the Plan update focuses upon vision, principles and actions;*

*Focus upon statements with broad acceptance;*

*Provide flexibility to a changing environment and changing lifestyles;*

*Recognizing each vision can impact the quality of life of*

*residents and are interrelated.*

*Mr. Heniff explained the Plan has eight (8) key principles and actions.*

*He also explained some of the key elements in the Plan. The Plan, and its strategic plan components, is a very extensive document, well over 500 pages including all of the exhibits. He said the Plan provides vision for the future; as future development comes forward, the Village has documents in place that can provide guidance.*

*Mr. Heniff referenced the PowerPoint presentation explaining the elements of the Land Use Plan.*

*Encourage compatible, well designed development in the community, with an emphasis on quality site design and building orientation, and site improvements.*

*Ensure the maintenance of properties in accordance to all applicable codes and ordinance.*

*Encourage the use of environmentally friendly design materials and construction techniques.*

*Mr. Heniff explained some of the key elements for Residential Land Uses. He noted how people live today may change the most in the next few decades and the Village needs to be reflective of those conditions.*

*In addition, he reviewed some of the key goals of Commercial Land Use. There are many areas the Plan Commission places a lot of importance including the Roosevelt Corridor, St. Charles Rd Corridor, areas near Yorktown, and the Downtown.*

*Mr. Heniff explained some of the key elements of Downtown Lombard Land Use referring to the Revitalization Project Guidebook brought forth to the Plan Commission back in 2010 - 2011.*

*He also explained the key elements of Land Use for the Recreational and Institutional Areas.*

*Mr. Heniff described the Annexation/ Extra-Territorial Planning Strategies which included:*

*Extend Village boundaries in accordance with the Village's established boundary agreements.*

*Continue to seek cooperative working relationships with surrounding local governments and regional agencies to ensure continuity and consistency of overall community planning, development activities, facilities and services.*

*Establish meaningful lines of communication with those agencies and organizations that can assist the Village in meeting its overall planning objectives, and work to secure participation of these agencies and organizations in realizing mutual objectives.*

*Mr. Heniff reviewed the key elements in the Transportation Plan. He noted this includes elements under Lombard's control through the Capital Improvement Program and other jurisdictions and are all impacted by development activity. These elements include the existing street system, functional street classification, potential street improvements, public right-of-way improvements, access control, bicycle improvements, and public improvements.*

*He stated transportation is a key component to any municipality and described additional transportation policies in the Plan.*

*Mr. Heniff explained the key elements in the Economic Development Plan as set forth within the economic development strategies report.*

*Mr. Heniff defined the key elements in the Community Facilities Plan.*

*He also identified the areas of concern of several locations that warrant further review and discussion with regard to their future long-range land use. There are eleven (11) areas identified for changes from the 1998 Plan. Specifically the Butterfield Road corridor continues to be an area with a lot of interest regarding future development opportunity.*

*Mr. Heniff explained there have been recent actions and direction regarding the Comprehensive Plan. In January 2014, additional updates to the Plan were shared with the Plan Commission. Two open houses were hosted at Village Hall for public input on February 17 and 24, 2014. Comments were solicited from the public via workshops,*

*meetings, open houses, website, newspaper articles and social media notifications. This input, in addition to Plan Commissioner's comments, has been incorporated into the document.*

*Staff is seeking further input from the public and the Plan Commission. Staff's recommendation for a continuance is to provide a final opportunity for comments to be provided for Plan Commission consideration.*

*Staff will ultimately be seeking a recommendation of approval. Assuming an April recommendation, the Village Board would consider the Plan in May 2014.*

*Mr. Heniff thanked the Plan Commission for its time and hours of due diligence. The process has included at least seven workshop sessions and extraordinary amount of time reviewing these documents.*

*Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.*

*Commissioner Sweetser asked if there is a new zoning configuration category coming aboard that would allow mixed areas previously identified. Mr. Heniff replied these are some of the emerging trends. First, the Village has utilized Planned Developments. There are also form based codes which is the graphic depiction of what we would like the end result to look like. There are a number of communities that have gone to the form based codes. The Village has done a type of hybrid through the Planned Development process.*

*Commissioner Sweetser noted she read since 2006 no major shopping centers have been constructed in the United States and by 2020 half of the existing shopping centers will change. Mr. Heniff replied the changing nature of commercial centers is going to be a future topic for the Plan Commission. He noted when the Plan Commission looks at commercial lands uses we will start to see some change over time. There is over saturation of potential commercial retail space in municipal plans, regionally, but there is no longer the demand. This means it is going to be a very competitive market. Mr. Heniff stated the Village needs to be competitive if we are going to keep our businesses and attract new business as well. The Village also needs to*

*keep in mind our existing retail centers and keeping them update to date with changing environments. The Plan Commission can reference the Comprehensive Plan for these future discussions.*

## **Business Meeting**

### **Approval of Minutes**

### **Public Participation**

### **DuPage County Hearings**

### **Chairperson's Report**

### **Planner's Report**

### **Unfinished Business**

### **New Business**

### **Subdivision Reports**

### **Site Plan Approvals**

### **Workshops**

### **Adjournment**