

August 20, 2009

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

**Subject: PC 09-23; Text Amendments to the Lombard Zoning Ordinance
(218 E. St. Charles)**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, Next Stop Thrift Shop, requests a text amendment to Section 155.414(B) of the Lombard Zoning Ordinance allowing “Secondhand stores and rummage shops” to be listed as a permitted use within the B2 – General Neighborhood Shopping District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on July 20, 2009.

Kathryn Nelson 21W131 Everest Road, Lombard, presented the petition. She introduced her daughter, Marcy and then stated that they want to open a resale store. She stated that it would be a small store and it will also be their first business.

Michael Toth, Planner I, presented the staff report. The petitioner, Next Stop Thrift Shop, intends to utilize the vacant freestanding building located on the subject property for the sale of secondhand goods in the B2 – General Neighborhood Shopping District. There are currently no uses (permitted or conditional) that would allow such an activity in the B2 District; as such, the petitioner is requesting text amendments to the Zoning Ordinance to allow ‘Secondhand stores and rummage shops’ as a permitted use in the B2 District.

Mr. Toth stated that the proposed use is prohibited in the B2 – General Neighborhood Shopping District; however, if someone wanted to establish a secondhand store or rummage shop, this could be done in the B3, B4, B5 &

B5A Districts as a permitted use. From a land use perspective, it is staff's opinion that the proposed use is suitable for the B2 – General Neighborhood Shopping District. The Zoning Ordinance describes the B2 – General Neighborhood Shopping District as an area intended to provide convenience shopping to adjacent residential areas, but allows for a wider range of uses than permitted in the B1 District. As such, the proposed use is consistent with the intent of the B2 – General Neighborhood Shopping District.

Mr. Toth stated that in 2002, the Village took action on a portion of the Comprehensive Plan that deals with long-term commercial plans, which recommends that the Central Business District encompass a much larger area. To accommodate such recommendation, the Village expanded upon the downtown by rezoning a number of properties adjacent to the downtown. As a result, the B5A – Downtown Perimeter District was created.

Mr. Toth then mentioned the fact that the subject property is located in close proximity to the downtown. As such, if the subject property were to be reclassified to the B5A – Downtown Perimeter District per the recommendation of the Comprehensive Plan, secondhand stores and rummage shops would become a permitted use.

Mr. Toth stated that the Comprehensive Plan recommends Neighborhood Commercial for all properties located in the B2 - General Neighborhood Shopping District. As the proposed business provides convenience goods to the daily needs of nearby residents, staff believes that the proposed amendment is consistent with the Comprehensive Plan.

Mr. Toth then added that it would be required that the donated goods used for secondhand stores in the B2 District be dropped off within the confines of the building. Any outdoor collection centers in the B2 District are prohibited.

Staff finds that the standards set forth in the Zoning Ordinance have been met. Furthermore, staff is recommending approval of PC 09-23.

Kathryn Nelson questioned the staff report. She questioned the drop off of items being required within the confines in the building. She asked what would happen if someone left something at night. She then asked if they could have a receptacle. Mr. Toth responded by stating that in 2007, the Village did a text amendment that created 'collection centers' as a separate use. He noted that these receptacles are only allowed in certain districts, which he named, and must be attended. He then stated that if you wanted drop off you will have to establish drop off times during business hours. Mr. Toth stated that there could be an impact on adjacent properties, which could be a nuisance, if people dropped off items in an area that was unattended. Mr. Toth used an item such as a refrigerator as an example. Ms. Nelson stated that she won't have those types of appliances because they don't have enough room. She also stated that she will put that in writing that there will be no outside drop-offs.

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Chairperson Ryan opened the meeting for discussion and questions by the Plan Commission. The Commissioners had no comments.

After due consideration of the petition and the testimony presented, the Plan Commission found that the text amendment complies with the Zoning Ordinance and therefore, the Plan Commission, by a roll call vote of 4 to 0, recommended to the Corporate Authorities, **approval** of PC 09-23.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan
Chairperson
Lombard Plan Commission

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c. Petitioner
Lombard Plan Commission

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