



## MEMORANDUM

**TO:** David A. Hulseberg, Village Manager

**FROM:** William Heniff, AICP  
Director of Community Development

**DATE:** August 20, 2009

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

As you are aware, the above mentioned item has been pulled from tonight's consent agenda due to some concerns about permitting "secondhand stores and rummage shops" as permitted uses in the downtown area. Specifically, Trustee Gron expressed a concern about outside storage and drop off activities. Although the 2007 text amendments for attendant collection centers would have precluded this function, staff offers the following amended language for clarity:

### **SECTION 155.414 B2 GENERAL NEIGHBORHOOD SHOPPING DISTRICT REQUIREMENTS**

#### B. Permitted Uses

##### 7. Secondhand stores and rummage shops (*without outside storage or drop off activities*)

Staff has discussed this change with Village Counsel, and he has stated that the amended language can be approved by the Board of Trustees without having to be remanded back to the Plan Commission.

In the event that the Board of Trustees decides to establish this use as a conditional use in the B-2 District, Village Counsel recommends that the item be remanded back to the Plan Commission. This will allow staff the opportunity to republish the text amendment and also allow the petitioner the opportunity to address the changes and submit a companion request for a conditional use.