

SEPTEMBER 16, 2013

**Title**

PC 13-15

**Petitioner**

Village of Lombard

**Property Location**

All B2 General Neighborhood Shopping Zoning Districts

**Approval Sought**

The Village requests a text amendment to Section 155.414 (B) Permitted Uses of the Village of Lombard Zoning Ordinance.

**Prepared By**

Tami Urish, Planner I

**DESCRIPTION**

The B2 General Neighborhood Shopping District is intended to provide convenience shopping to adjacent residential areas, but allows for a wider range of uses than permitted in the B1 District. Properties in the B2 District shall be considered “areas of critical concern” because of the proximity of commercial uses to residential uses in adjacent districts, and the need to protect such residential uses from potential adverse impacts. However, a limited list of permitted uses can adversely impact the economic development of the district. Staff has received inquiries regarding businesses requesting establishment within the B2 District in which the business described is not permitted and therefore would require a public hearing for a text amendment as outlined by the zoning code.

There is no discernible difference when comparing the B2 and B3 Districts that would require the B2 District to be more restrictive than the other therefore creating an inequitable advantage of the property located within the B3 Districts. Both districts are located along major and minor arterial roadways and maintaining the same permitted uses are consistent with the objective of this ordinance. This pertains to the ability of potential businesses to establish themselves within the Village in B2 Districts as well as B3 Districts. The number of properties located within the B2 Districts is relatively small with five concentrated areas and are all north of Roosevelt Road (please see attached).

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division has no issues or concerns regarding the proposed text amendments to the Zoning Ordinance.

**Fire Department:**

The Fire Department has no issues or concerns regarding the proposed text amendments to the Zoning Ordinance.

**Private Engineering Services:**

Private Engineering Services has no issues or concerns regarding the proposed text amendments to the Zoning Ordinance.

**Public Works:**

The Department of Public Works has no issues or concerns regarding the proposed text amendments to the Zoning Ordinance.

**EXISTING REGULATIONS**

**Section 155.414 (B)– Permitted Uses within the B2 General Neighborhood Shopping District**

Bicycle sales	Unlisted
Business Machine sales	Unlisted
Camera and photographic supply stores	Unlisted
Carpet and rug stores, retail sales only	Unlisted
Closet and storage organizer stores	Unlisted
Compact disc, record and sheet music stores	Unlisted
Electrical and household appliance stores, including radio and TV sales	Unlisted
Furrier shops	Unlisted
Garden supply, tool and seed stores	Unlisted
Health services and weight reduction services	Unlisted
Home improvement stores and showrooms	Unlisted
Leather goods and luggage stores	Unlisted
Locksmith shops	Unlisted
Mail order, catalog store	Unlisted
Musical instrument sales	Unlisted
Office supply stores	Unlisted
Paint, glass, and wallpaper stores	Unlisted
Pet shops	Unlisted
Photography studios, including the developing of film and pictures when conducted as part of the retail business on the premises	Unlisted
Picture framing, when conducted for retail trade in the premises only	Unlisted
Printing and duplicating services	Unlisted
Sewing machine sales and service-household appliances only	Unlisted
Shoe stores	Unlisted
Sporting goods stores	Unlisted
Ticket agencies, amusement	Unlisted
Toy shop	Unlisted
Travel bureaus and transportation ticket offices	Unlisted

**PROPOSED TEXT AMENDMENTS**

Staff recommends the addition of the above listed uses to:

**Section 155.414 (B) – Permitted Uses within the B2 General Neighborhood Shopping District**

**STANDARDS FOR TEXT AMENDMENTS**

For any change to the Zoning Ordinance, the standards for text amendments must be affirmed. The standards and staff comments are noted below:

- The degree to which the proposed amendment has general applicability within the Village at large and not intended to benefit specific property;*

The proposed amendments will be applicable throughout the entire Village in areas zoned B2.

- The consistency of the proposed amendment with the objectives of this ordinance and the intent of the applicable zoning district regulations;*

The proposed amendments expand on the intent of the current regulations as it increases the diversity of

businesses permitted in the B2 Districts in order to be competitive with the B3 Districts' permitted uses.

3. *The degree to which the proposed amendment would create nonconformity;*

The proposed amendments would not create nonconformities as the proposed regulations are an addition to permitted uses and not an alteration or deletion of existing uses.

4. *The degree to which the proposed amendment would make this ordinance more permissive;*

The proposed amendments will make the ordinance more permissive by allowing additional permitted uses, where such provisions are not currently available.

5. *The consistency of the proposed amendment with the Comprehensive Plan;*

Staff believes that the proposed amendments would be consistent with the Comprehensive Plan.

6. *The degree to which the proposed amendment is consistent with village policy as established in previous rulings on petitions involving similar circumstances.*

The Village has a history of amending its Zoning Ordinance to address evolving circumstances presented by petition or by recognizing a desire to amend the code to address desired code regulations. The proposed amendments are consistent with established Village policy in this regard.

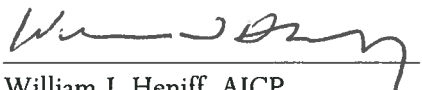
### **FINDINGS & RECOMMENDATIONS**

Staff has prepared the requisite responses to standards for text amendments. Staff finds that the proposed amendments are consistent with the objectives of the Zoning Ordinance. The amendments are also consistent with the intent of the Comprehensive Plan in general.

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards required by the Zoning Ordinance. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the requested text amendments **comply** with the standards required by the Village of Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 13-15.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

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# VILLAGE OF LOMBARD SHOPPING DISTRICT ZONED PROPERTIES

**Zoning**

- B2 - GENERAL NEIGHBORHOOD SHOPPING DISTRICT
- B2PD - GENERAL NEIGHBORHOOD SHOPPING DISTRICT PLANNED DEVELOPMENT

**INCORPORATION**

- INCORPORATED LOMBARD
- UNINCORPORATED

