

November 2, 2006

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

Subject: PC 06-30: Text Amendments to the Lombard Zoning Ordinance (Furniture Repair Establishments)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The Village of Lombard is proposing amendments to the following sections of the Lombard Zoning Ordinance:

1. Sections 155.413 and 155.414 to establish furniture upholstery, repair, and refinishing as a conditional use in the B2 General Neighborhood Shopping District and the B3 Community Shopping District.
2. Section 155.415 modifying the permitted land uses in the B4 Corridor Commercial District in order to clarify that furniture upholstery, repair, and refinishing is a permitted use.
3. Section 155.418 modifying the permitted land uses in the I Limited Industrial District in order to clarify that furniture manufacturing and furniture upholstery, repair and refinishing are permitted uses.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on October 16, 2006. William Heniff, Senior Planner, presented the petition, indicating that the intent of the text amendments were intended to allow furniture upholstery, repair, and reconditioning as conditional uses in the B2 General Neighborhood Shopping District and B3 Community Shopping District as well as clarify and distinguish the different land uses associated with furniture establishments.

Staff received a companion petition requesting a conditional use for furniture upholstery, repair and reconditioning located in the B2 District. The petitioner has since withdrawn their petition. However, staff supports of the proposed text amendments and therefore staff is proceeding with the petition for the proposed amendments. The text amendment, if approved, would be applicable to all properties in the B2, B3, B4, and I Districts.

November 2, 2006

Re: PC 06-30

Page 2

He described the existing provisions and denoted how the code would be amended. The current land use categories do not clearly distinguish the differing furniture activities. Staff finds that furniture reconditioning and furniture refinishing to be essentially the same land use activity except that currently furniture reconditioning is only permitted in the B4 District and furniture refinishing is only permitted in the I District. Staff proposes to combine furniture upholstery, repair and reconditioning into one use category and list it as a permitted use in the B4 and I Districts. This land use category will encompass activities that are more of a service function. Staff also proposes to add furniture upholstery, repair and reconditioning as a conditional use in the B2 and B3 Districts. This expands the districts which allow furniture upholstery, repair, and reconditioning, but by listing them as a conditional use in the B2 and B3 Districts, such uses will have to be reviewed on a case by case basis through the public hearing process.

The Zoning Ordinance addresses furniture sales as well as furniture upholstery, repair, and reconditioning, but does not address furniture manufacturing. Staff finds that this function should be classified separately as it refers to the initial assembly and manufacturing of furniture rather than a repair or alteration. Furthermore, furniture manufacturing generally requires more machinery and larger storage for materials and finished products. Staff is proposing a separate use category for furniture manufacturing and to list it as a permitted use in the I Limited Industrial District.

Acting Chairperson Sweetser then opened the meeting for public comment. There was no one in the audience to speak in favor of or against the petition. She then opened the meeting for comments among the Plan Commission members.

Commissioner Burke noted that upholstery and refinishing activities can have differing impacts. Mr. Heniff noted that staff recognizes that reconditioning can include varnishes and chemicals which may present ventilation issues. However, as such activities would be listed as conditional uses in the B2 and B3 Districts, we can look at this issue more closely on a case by case basis. However, from a land use standpoint, they do not significantly differ.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed text amendments do comply with the standards of the Lombard Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 4 to 0, recommended to the Corporate Authorities, approval of PC 06-30.

Respectfully,

VILLAGE OF LOMBARD

Ruth Sweetser, Acting Chairperson
Lombard Plan Commission

att-

H:\CD\WORDUSER\PCCASES\2006\PC 06-30\Referral Letter.doc