

**VILLAGE OF LOMBARD
INTER-DEVELOPMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission

HEARING DATE: May 17, 2010

FROM: Department of Community
Development

PREPARED BY: Jennifer Henaghan, AICP
Senior Planner

TITLE

PC 10-05: Comprehensive Plan Amendment: The petitioner, the Village of Lombard, requests the approval of amendments to the Village Comprehensive Plan pertaining to open space.

GENERAL INFORMATION

Petitioner: Village of Lombard

DESCRIPTION

The Village Board's 2009 Strategic Plan included a strategic direction regarding open space preservation. Using this direction, staff prepared a draft Open Space Plan to examine and update various components of the Comprehensive Plan as they relate to open space. The current Comprehensive Plan, approved in 1998, has references to open space scattered throughout a number of sections pertaining to annexation, residential and commercial land uses, transportation, community facilities and services, parks and recreation, and the natural environment. In addition to providing an all-inclusive look at the Village's policies and resources related to open space, the draft Open Space Plan aims to update the Comprehensive Plan to incorporate all of the related accomplishments and changes within the Village over the past 12 years.

Note: Although the Comprehensive Plan has specific standards with regards to modifications to the Land Use Plan map, the Plan does not have any standards for amending other components.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING/UTILITIES

The Private Engineering Services Division and Public Works Utilities Division have no comments at this time.

BUILDING DIVISION

The Building Division has no comments.

FIRE DEPARTMENT

The Fire Department has no comments.

PLANNING

Background

The purpose of the Open Space Plan is to develop a detailed inventory of open space parcels in the Village of Lombard, identify issues impacting open space, and promote best practices in open space acquisition and stewardship. Open space is an important quality of life concern because it provides recreational opportunities, aids in stormwater management and water quality, and adds to the overall suburban character of the Village. The Plan identifies who is involved with open space, what open space currently exists, and which factors affect open space. The Plan also singles out key open space parcels and makes recommendations regarding the potential usage and/or development of those parcels.

Goals

The goal of the Open Space Plan is to ensure that open space is preserved within the Village. Parts of this goal include incorporating open space objectives as part of the development process, as well as considering specific properties for open space acquisition and preservation.

Stakeholders

The Open Space Plan identifies six stakeholders, each of which has a different role:

1. The Village of Lombard
2. The Lombard Park Districts
3. DuPage County
4. DuPage County Forest Preserve District
5. Local school districts
6. Homeowners associations

Existing Policies

In addition to providing an all-inclusive look at the Village's policies and resources related to open space, the Open Space Plan updates the Comprehensive Plan to incorporate all of the related accomplishments and changes within the Village over the past 12 years. Among these are:

- Relocation of the Lombard Park District maintenance garage from downtown Lombard to Sunset Knoll;
- Acquisition and construction of the Spray Park at 201 W. St. Charles Road;
- Acquisition of properties for flood control;
- Construction of the Crescent Tot Lot;
- Inventory and inspection of private detention ponds;
- Adoption of the Lilac Bikeway;
- Implementation of the rain barrel reimbursement program;
- Annexation of Western Acres golf course;
- Installation of lighting along the Illinois Prairie Path; and
- Construction of Paradise Bay Water Park.

Existing Recreational Facilities

The Open Space Plan also identifies all existing public and private recreational facilities located throughout the Village.

Multi-use Trails

The Village of Lombard is fortunate to have access to two established regional recreational trails – the Illinois Prairie Path and the Great Western Trail. The Open Space Plan recognizes the role each of those trails systems has on the Village and it identifies future trails improvements including:

- **The DuPage Greenway**- This trail would be a major regional trail along the East Branch of the DuPage River, hugging Lombard’s western boundary.
- **The Lilac Bikeway**- The proposed Lilac Bike Way would traverse the central portion of Lombard - extending north from 22nd Street to Sunset Avenue and east to west from Vista Avenue to Finley Road.

Development Regulations

The Open Space Plan addresses several development regulations including:

1. Zoning and Open Space Requirements
2. Stormwater Detention
3. Floodplains, Wetlands and Natural Areas
4. Conservation Easements

Tools and Implementation

The final component of the Open Space Plan identifies the necessary tools to implement the plan. It also addresses key parcels for future action and recommendations for future improvements.

Plan Commission Workshop

At its March 15 Plan Commission workshop session, the Plan Commission requested an overview of how neighboring communities regulate open space. Staff surveyed seven nearby communities and found a wide variety of approaches, as detailed below. Lombard is the only community that requires a minimum amount of open space in every zoning district. Downers Grove, Elmhurst, Glen Ellyn, Oakbrook Terrace, and Wheaton require open space in certain districts (either residential or commercial). Neither Oak Brook nor Villa Park explicitly reference open space within their Zoning Ordinances.

Community	Required for Single-Family Residential	Required for Multiple-Family Residential	Required for Commercial	Required for Office	Required for Industrial
Downers Grove	No	No	None in CBD or transitional district; 10% in all others	20%	15%
Elmhurst	No	20% for developments >19	No	No	No

		units			
Glen Ellyn	No	No	Front 10' of property in C3 & C4 Districts	No	No
Lombard	50%-67%	15%-40%	None in B5 or B5A; 10% in all others	35%	10%
Oak Brook	No	No	No	No	No
Oakbrook Terrace	60%	30%	No	No	No
Villa Park	No	No	No	No	No
Wheaton	500 sq. ft. per single-family home within a district that allows multifamily dwellings	275 sq. ft. per unit			

Of the five communities that require some sort of open space, two define open space quite differently from Lombard in a way that encourages outdoor living space without requiring “green” space. Elmhurst includes recreational areas and improvements in its open space calculation, including useable roofs, playgrounds, and walkways. Wheaton includes any open area at least seven feet in width, including balconies, porches, or roof decks that can be used for work, play, or outdoor living areas. However, both communities specifically exclude driveways and parking areas from open space calculations.

In addition to any open space requirements, six communities (Downers Grove, Elmhurst, Glen Ellyn, Oak Brook, Oakbrook Terrace, and Wheaton) also require a land dedication to the Park District as part of their development approval processes. These requirements are generally intended to serve the immediate and future needs of the residents of the proposed development. However, as these communities are largely built-out and many developments may be physically too small to allow for a land dedication, in many cases the Park Districts will accept a cash contribution in lieu of the land donation.

April 8, 2010 Open House

Although attendance at the Open Space Plan Open House was light, all of the residents and community leaders in attendance expressed positive opinions about the Village’s Open Space Plan and planning efforts and agreed that open space is a vital component of the Village. Questions were raised regarding detention basins and bike path improvements. (Specific facility-related comments will be forwarded to the Park District.) Multiple attendees were excited about the proposed Lilac Bikeway. In particular, the National University of Health Sciences felt that it would be a popular amenity for its students due to its proximity to campus and the connections with the Illinois Prairie Path and Great Western Trail.

Open Space Plan Document

The attached Open Space Plan contains the text as proposed and rough drafts of the maps that will be included within the final document. The final maps will contain the same information but will have improved readability. The final document will be available at the Village Hall and on the Village’s website for public viewing and downloading.

FINDINGS AND RECOMMENDATIONS

Based on the above findings, 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, I move that the Plan Commission accept the recommendations included within the Open Space Plan and accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission and recommends to the Corporate Authorities that the report be adopted as a supplement to the existing Village Comprehensive Plan.

Inter-Departmental Review Group Report approved by:

William J. Heniff, AICP
Director of Community Development

c: Petitioner