

June 3, 2010

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

Subject: PC 10-05: Comprehensive Plan Amendment

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, the Village of Lombard, requests the approval of amendments to the Village Comprehensive Plan pertaining to open space.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on May 17, 2010.

Jennifer Henaghan, Senior Planner, presented the petition. She stated that although public comments had been obtained via an open house and review by the members of the former Ad Hoc Trails Committee, the Open Space Plan was substantially the same as when the Plan Commission initially discussed the document at its March 15, 2010 workshop session.

On March 15, 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. 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.

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.

The draft 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.

Staff is recommending approval of this petition.

Chairperson Ryan asked if anyone was present to speak in favor or against the petition. No one spoke in favor or against.

Chairperson Ryan then opened the meeting for comments among the Commissioners.

On a motion by Commissioner Sweetser and a second by Commissioner Burke, the Plan Commission voted 5 to 0 that the Village Board **approve** the Comprehensive Plan amendment.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission