


VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda


Resolution or Ordinance (Blue) \_\_\_\_\_  
Recommendations of Boards, Commissions & Committees (Green)   X    
Other Business (Pink) \_\_\_\_\_  
*Waiver of First Requested*

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Hulseberg, Village Manager 

DATE: May 25, 2010 (BOT) Date: June 3, 2010

TITLE: PC 10-05: Comprehensive Plan Amendment

SUBMITTED BY: Department of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

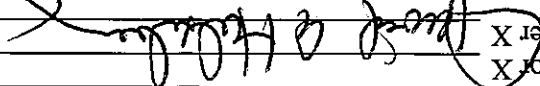
Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. The petitioner, the Village of Lombard, requests the approval of amendments to the Village Comprehensive Plan pertaining to open space.

The Plan Commission recommended approval of this petition.

Please place this item on the June 3, 2010 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X \_\_\_\_\_  
Finance Director X \_\_\_\_\_  
Village Manager X 

Date \_\_\_\_\_  
Date \_\_\_\_\_  
Date \_\_\_\_\_

5/26/10

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.





**MEMORANDUM**

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

**FROM:** William Heniff, AICP *WH*

Director of Community Development

**DATE:** June 2, 2010

**SUBJECT:** PC 10-05: Comprehensive Plan Amendment

Attached please find the following items for Village Board consideration as part of the June 2, 2010 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 10-05; and
3. An Ordinance granting approval of amendments to the Comprehensive Plan.

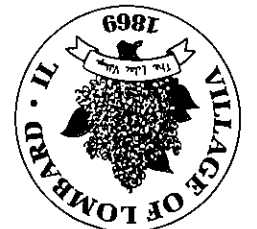
The Plan Commission recommended approval of the actions associated with the petition.

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 Open Space Plan updates the Comprehensive Plan to incorporate all of the related accomplishments and changes within the Village over the past 12 years.

An initial Plan Commission workshop session was held on March 15, 2010 to obtain initial direction regarding the Open Space Plan. Following this, members of the Environmental Concerns Committee and the general public were invited to attend an open house the evening of April 8, 2010. The draft plan was also sent to each former member of the Ad Hoc Trails Committee for comment. Finally, the Open Space Plan was discussed by the Plan Commission at a May 17, 2010 public hearing.



**VILLAGE OF LOMBARD**  
 255 E. Wilson Ave.  
 Lombard, Illinois 60148-3926  
 (630) 620-5700 Fax (630) 620-8222  
 www.villageoflombard.org



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

*"Our shared vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Village President  
 William J. Mueller

Village Clerk  
 Brigitte O'Brien

Trustees  
 Greg Alan Gron, Dist. 1  
 Richard J. Tross, Dist. 2  
 Zachary C. Wilson, Dist. 3  
 Dana L. Moreau, Dist. 4  
 Laura A. Fitzpatrick, Dist. 5  
 William "Bill" Ware, Dist. 6

Village Manager  
 David A. Hulseberg

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.

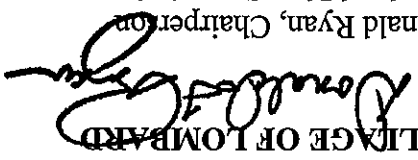
Staff is recommending approval of this petition.

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

**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 Tor 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 22<sup>nd</sup> 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

Glen Eilyn	No	No	Front 10' of property in C3 & C4 Districts				
Lombard	50%-67%	15%-40%	None in B5 or B5A; 10% in all others				10%
Oak Brook	No	No	No				No
Oakbrook Terrace	60%	30%	No				No
Villa Park	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 Eilyn, 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**

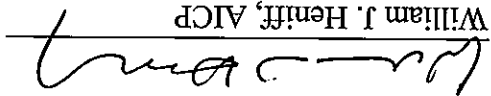
The attached Open Space Plan contains the text as proposed and rough drafts of the maps that will be included within the final document. The final maps will contain the same information but the Village's website for public viewing and downloading.

**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



SECTION 2: This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

SECTION 1: That Ordinance 4403, otherwise known as the Comprehensive Plan of the Village of Lombard, Illinois, be and is hereby amended so as to adopt the Open Space Plan as a supplement to and a part of the Village of Lombard Comprehensive Plan.

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS as follows:

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein.

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the Comprehensive Plan amendment described herein; and,

WHEREAS, a public hearing thereon has been conducted by the Village of Lombard Plan Commission on May 17, 2010, pursuant to appropriate and legal notice; and,

WHEREAS, the Village is requesting an amendment for the purpose of adopting the Open Space Plan as a supplement to the Village of Lombard Comprehensive Plan.

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted Ordinance 4403, the Lombard Comprehensive Plan; and,

(PC 10-05; Open Space Plan)

**AN ORDINANCE AMENDING ORDINANCE NUMBER 4403,  
ADOPTED JANUARY 22, 1998, AMENDING THE COMPREHENSIVE PLAN  
FOR THE VILLAGE OF LOMBARD, ILLINOIS**

ORDINANCE NO. \_\_\_\_\_

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

William J. Mueller, Village President

ATTEST:

\_\_\_\_\_  
Brigitte O' Brien, Village Clerk

Published by me this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Brigitte O' Brien, Village Clerk

# Open Space Plan - Comprehensive Plan Update

Village of Lombard  
Department of Community Development

June 2010



## Table of Contents

Introduction .....	1
Goals .....	1
Stakeholders and roles .....	1
Existing policies .....	2
Existing recreational facilities .....	5
Multi-use trails .....	7
Development regulations .....	9
Tools and Implementation .....	11
Resources .....	12

This page intentionally left blank.



## **Introduction**

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 and roles**

Open space stakeholders fall into six general categories, each of which has a different role: the Village, Park Districts, DuPage County, DuPage County Forest Preserve District, schools, and homeowners associations.

### ***Village of Lombard***

The Village owns 95 acres of property, much of which is occupied by municipal facilities. The Village also owns a number of detention ponds.

The pond at the Village hall offers stormwater detention, and it is also stocked for fishing.



### ***Park Districts***

There are four Park Districts that own property within the Village: Butterfield, Glen Ellyn, Lombard, and York Center. Together, they manage 154 acres of land within the Village limits.

### ***DuPage County***

DuPage County has a dual role as both a property owner and a regulatory agency. The county owns and manages the Illinois Prairie Path and Great Western Trail, and they also have regulatory role regarding stormwater.

### ***DuPage County Forest Preserve District***

The Forest Preserve District is another large property owner, with over 88 acres of open space within the Village limits. The Forest Preserve also owns a significant amount of property within unincorporated Lombard.

### ***Private Property Owners***

Homeowners associations and other private property owners are charged with the ownership and maintenance of approximately 250 detention ponds throughout the Village.

### ***Schools***

Lombard's 16 schools, both public and private, are open space stewards. While the provision of open space is not necessarily their mission, they nevertheless are motivated to maintain a significant amount of open space in order to provide outdoor recreational areas for their students. These recreation areas range from open fields to football fields and tennis courts.



Cross country runners at Glenbard East make use of the school's expansive grounds.

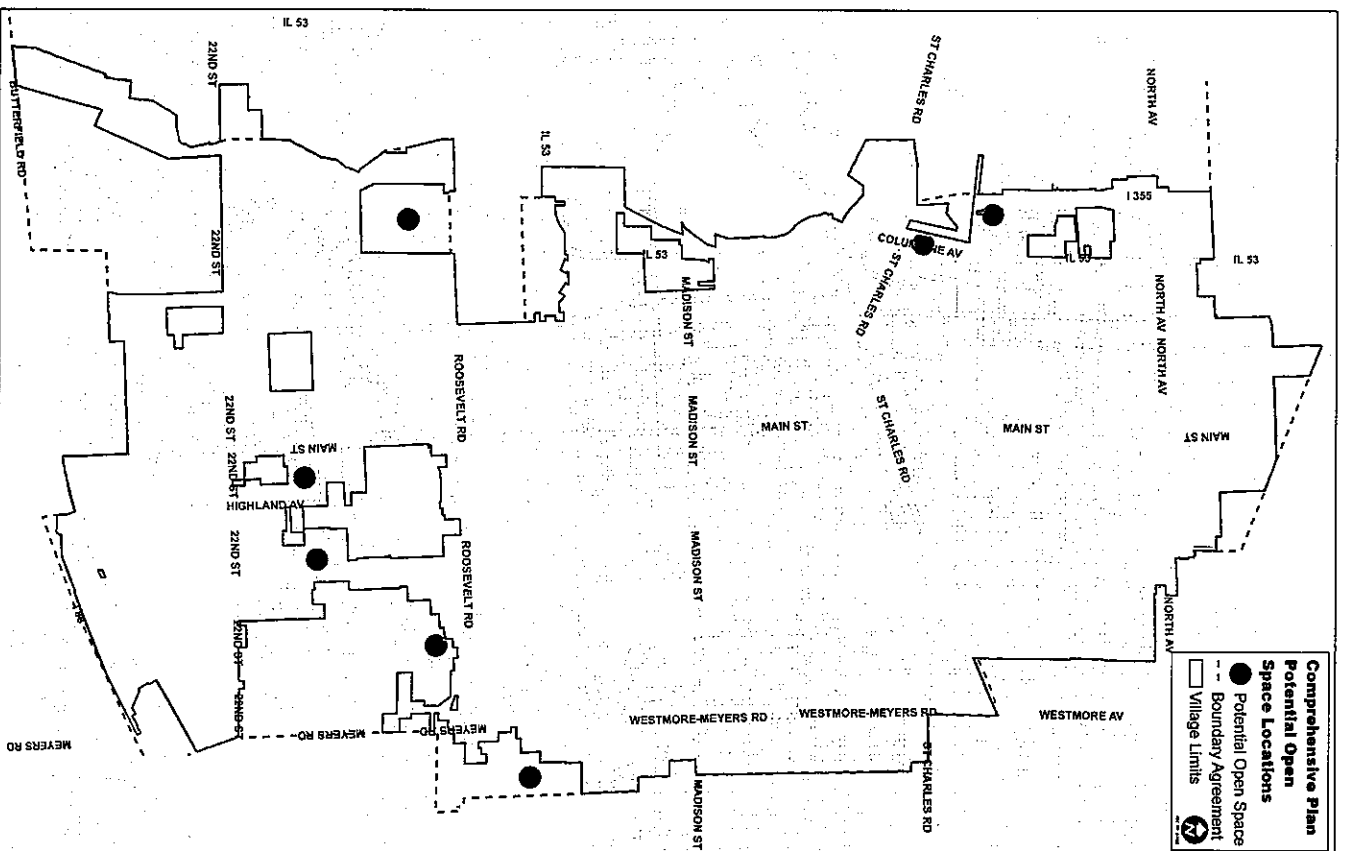
## Existing policies

### Comprehensive Plan

The Village's Comprehensive Plan, adopted in 1998, has a few sections that pertain to open space and related issues. It notes that Lombard provides nearly 11 acres of parkland per 1,000 residents, which exceeds the National Park and recreation Association's standards of 10 acres per 1,000 residents. However, the plan also noted that some areas of the community are underserved and notes a number of new potential neighborhood parks locations. These parks, which are envisioned to be owned by the Park District, are recommended to be at least one-half acre.

Since the approval of the Comprehensive Plan, there have been a number of open space-related accomplishments and changes within the Village. Among these are:

- Recreational Facilities
  - Acquisition and construction of the Spray Park at 201 W. St. Charles Road;
  - Construction of the Crescent Tot Lot;
  - Installation of lighting and amenities along the Illinois Prairie Path;
  - Construction of Paradise Bay Water Park;
  - Funding secured and Phase 1 engineering completed for the proposed Great Western Trail bridge over Grace Street, the Union Pacific Railroad tracks, and St. Charles Road;
- Development Regulations
  - Acquisition of properties for flood control;
  - Inventory and inspection of private detention ponds;
- Village Policy Decisions
  - Implementation of the rain barrel reimbursement program;
  - Relocation of the Lombard Park District maintenance garage from downtown Lombard to Sunset Knoll;
  - Annexation of Western Acres golf course; and
  - Adoption of the Lilac Bikeway.



**Park Districts**

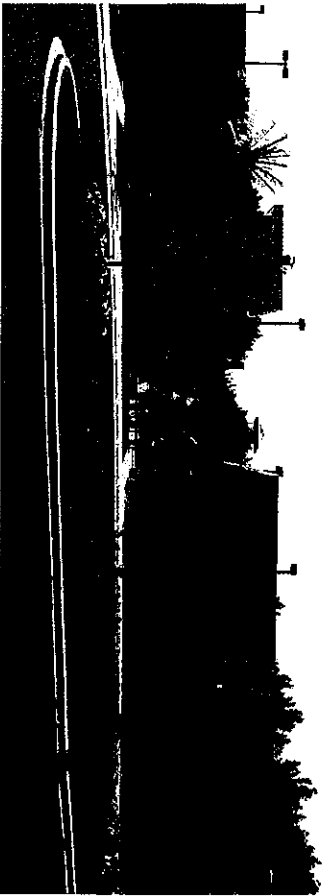
The properties within Lombard's ultimate boundaries fall within six different park districts, four of which offer parks and facilities to Lombard residents: Lombard, Glen Ellyn, Butterfield, and York Center.

Addison Park District has two unincorporated Forest Preserve properties bordering the Canadian National Railroad, and Oak Brook Park District has a vacant parcel and parking lot off Technology Drive. Due to their limited coverage, they and their facilities will not be covered in this report.

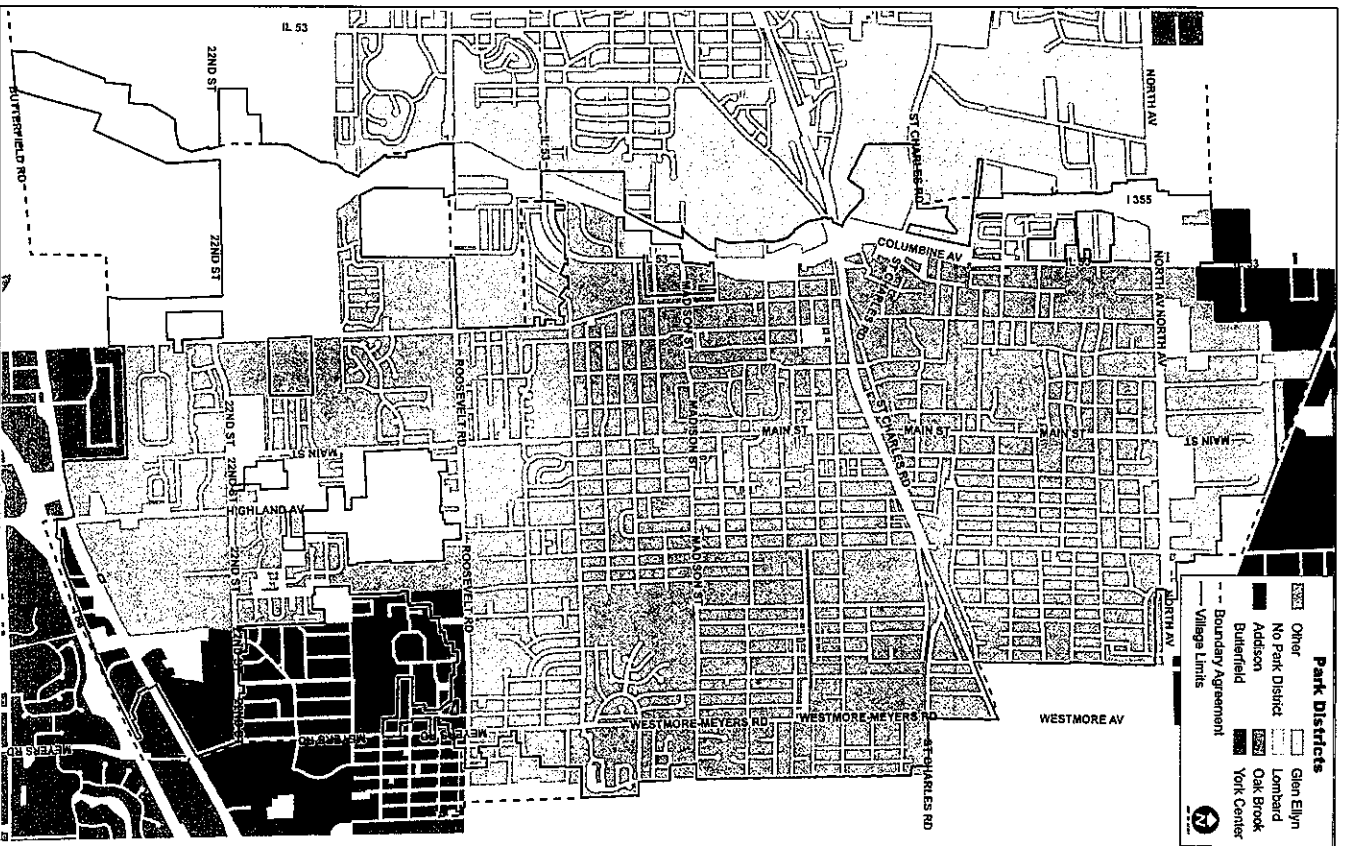
**Lombard**

The Lombard Park District adopted a 2004-2009 Comprehensive Plan that will be updated for 2010-2015. The 2004-2009 plan included completed projects such as the Water Spray Park, Crescent Avenue playground, and Paradise Bay Water Park. In addition to a strong focus on the Park District's operational issues, the plan stated an intention to "work with the Village to provide playgrounds and open space opportunities in areas of the community that are not currently served or restricted by traffic/train or natural obstacles."

The new plan, to be developed in 2010, will include planned projects such as a skate park at Madison Meadow, piers and a playground at Four Seasons Park, a gazebo and observation deck at Broadview Slough, and a variety of improvements to Sunset Knoll.



Lombard Park District's Paradise Bay Water Park was named the number one facility in the state for 2009 at the Illinois State Convention for Parks and Recreation.



## Glen Ellyn

Approximately 134 Lombard homes are within the Glen Ellyn Park District's jurisdiction, encompassing the area north of the Great Western trail and west of Columbine Avenue plus the west half of the Flowerfield subdivision. However, Glen Ellyn has neither any parks nor recreational facilities in the Village nor any plans to construct such amenities. Glen Ellyn does require a cash or land donation (equivalent to 5.5 acres of land per 1,000 residents, or roughly \$3,500 per home<sup>1</sup>) for all new construction. However, as a non-home rule community, the Village does not assess a park district impact fee for new development activity.

## York Center

York Center Park District covers the southeast corner of the Village, south of Roosevelt and east of Fairfield. Much of this area is unincorporated, but more than half of the land is within the Village's ultimate boundaries. Their newest park is Knolls Community Park at 1416 S. Meyers Road (formerly the Waste Management property).

## Butterfield

Butterfield Park District covers the southwest corner of the Village, south of 16th Street and west of Finley. As with York Center, much of the land (with the exception of the Foxworth subdivision) is currently unincorporated but within the Village's ultimate boundaries. Butterfield constructed a new recreational and aquatic facility in 2002 at 21W730 Butterfield Road.

## DuPage County

DuPage County adopted a Regional Bikeway Plan that was updated in 2008. This countywide plan calls for a 10-year implementation of 307 miles of new bikeways that would link communities, recreational facilities, and employment centers. Proposed improvements through Lombard include the East Branch DuPage River Greenway Trail as well as a Meyers Road connection for the I-88 Central DuPage Bikeway. The plan also includes the Great Western Trail bridge over the busy crossing at St. Charles Road and the Union Pacific Railroad. Engineering for the bridge is underway, with construction anticipated for 2013. The 2003 Proposed Improvement Plan for the Existing DuPage County Trail System includes the Great Western Trail Grace Street Bridge, which will be a new grade separation that will allow

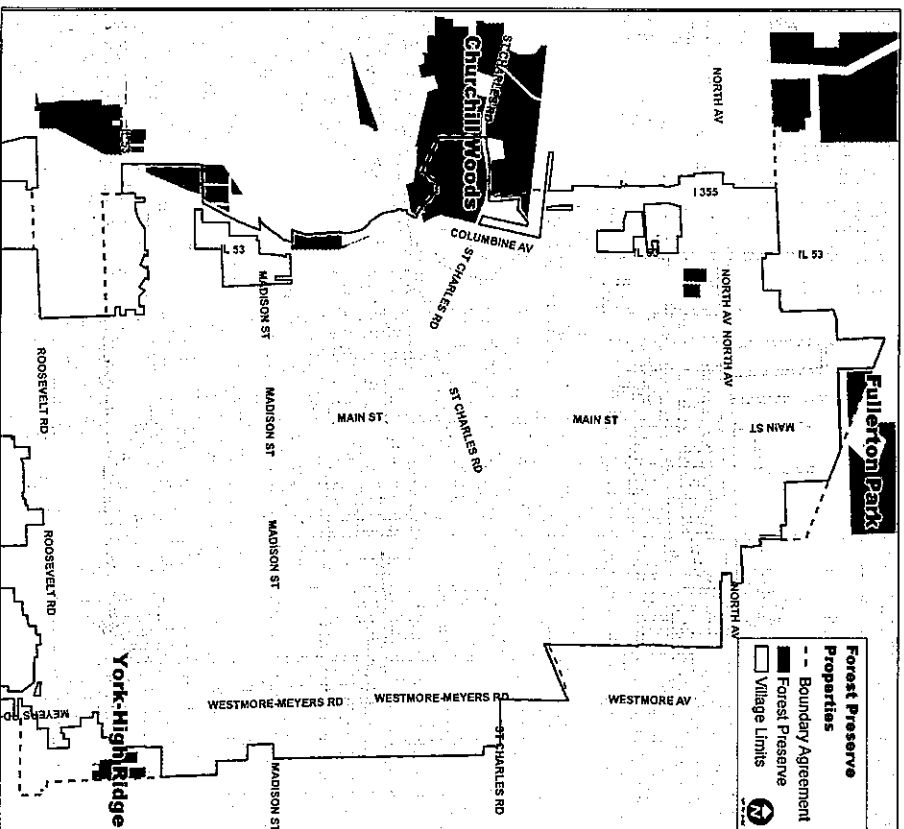
<sup>1</sup> Based upon Glen Ellyn Park District's fair market value of \$260,000 per acre of unimproved land and Lombard's 2005-2007 average household size of 2.45 persons.

the Great Western Trail to bridge Grace Street, the Union Pacific Railroad and St. Charles Road. The estimated cost of this project \$5.1 million.

In 2010, the County is working to remove the Churchill Woods Dam. This project is to improve dissolved oxygen levels, which was identified as a regulatory impairment for the DuPage River per the Total Maximum Daily Load program of the Clean Water Act. Subsequent to the dam removal there will be a resulting improvement in the river's habitat and spawning.

## DuPage County Forest Preserve District

The Forest Preserve District does not have any sort of short-term or long-term facilities or acquisition plans as projects are undertaken on a case-by-case and funds-available basis, but there is comprehensive online information about their existing properties in and around Lombard.



## Existing recreational facilities

### Public facilities

#### Forest Preserve

The Forest Preserve District has one property (Broadview Slough) within Village limits and two forest preserves in unincorporated Lombard: Fullerton Park and York/High Ridge. Broadview Slough and York/High Ridge are undeveloped natural areas that are open to the public but offer no public parking. Fullerton Park is a 185-acre preserve that has approximately 12 percent of its area within Lombard's ultimate jurisdiction. Purchased for storm water retention in 1974, the preserve includes a model helicopter field and picnic tables.

#### Lombard Park District

The Lombard Park District has 16 parks within Village limits, ranging in size from the quarter-acre Water Spray Park to Madison Meadow's 86-acres.

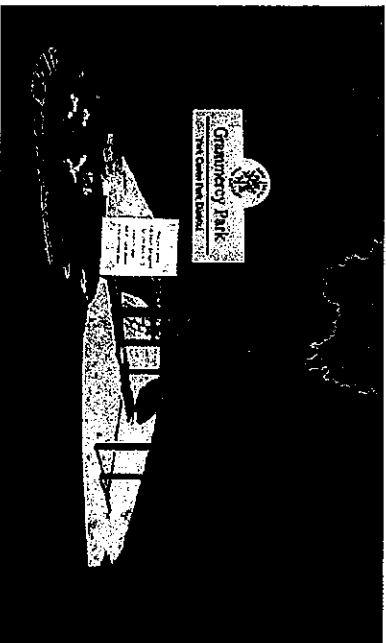
Recreational facilities include Sunset Knoll Recreation Center and Fitness Center, Paradise Bay Water Park, Western Acres Golf Course, Lagoon Center, Lombard Community Building, and the Log Cabin.



Lombard Park District's sprinkler park offers an oasis for kids in downtown Lombard.

#### York Center Park District

York Center has two parks within unincorporated Lombard, Grammercy Park and Knolls Park.



York Center Park District's 0.5-acre Grammercy Park provides a playground and picnic area.

#### Butterfield Park District

Butterfield has one park within the Village limits (Brentwood Park) and two within unincorporated Lombard (Kensington and Hoffman parks).

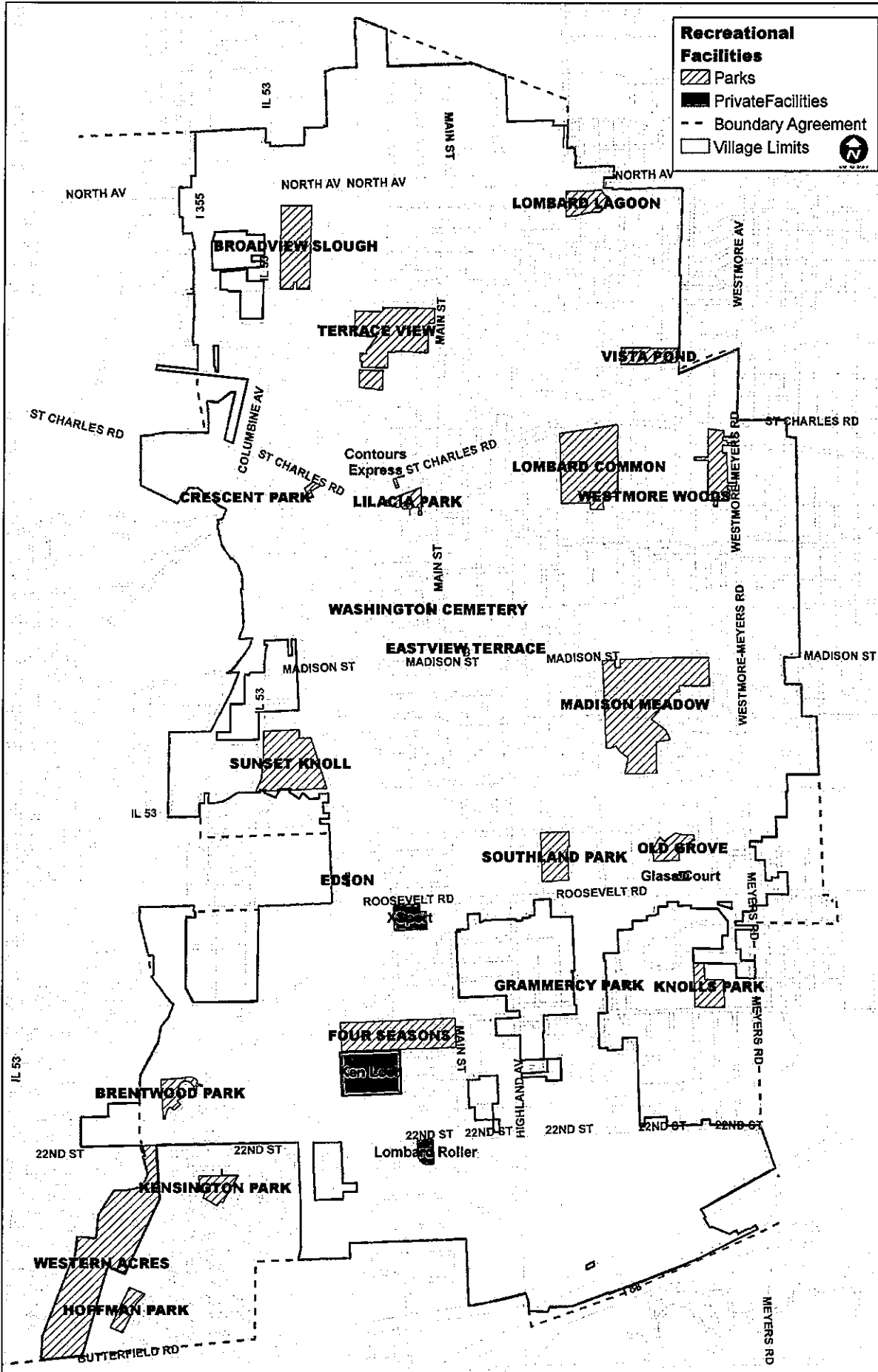
### Private facilities

#### Indoor

Lombard has three private indoor fitness centers: Glass Court Swim and Fitness Club, XSport, and Contours Express. Lombard Roller Rink offers another indoor recreational option. Additional fitness class activities are offered through several private businesses.

#### Outdoor

Ken-Loch Golf Links is a short nine-hole golf course that is open to the public. Built in 1963, the facility offers a putting green and chipping area. The green fee of under \$20 includes unlimited replays.



## **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. There are also a number of regional trails currently being planned and implemented throughout the region, a few of which would traverse through Lombard. In order to take advantage of these regional trail systems, the 1998 Comprehensive Plan recommends that the Village develop a local trail system that links the two regional trails. Also, the local trail system should establish links between key activity centers, including: community facilities, high density residential concentrations and commercial and employment centers. From this recommendation, the Lilac Bike Way was created.

## **Existing Trails**

### **Illinois Prairie Path**

The Illinois Prairie Path spans approximately 61 miles in Cook, DuPage and Kane Counties in northeastern Illinois. A former right-of-way for the old Chicago Aurora & Elgin electric railroad, it was the first U.S. rail-to-trail conversion in the nation in the 1960's. Today, the Illinois Prairie Path is a multi-use nature trail, enjoyed by the public for non-motorized recreational use.

### **Great Western Trail**

The Great Western Trail consists of three non-contiguous sections of an abandoned Chicago Great Western Railway corridor in Kane County, DuPage County and a section in Iowa that have been converted into biking and hiking trails. The Eastern Segment of the Great Western Trail, located in DuPage County, covers 12 miles of the former Great Western right-of-way from the Illinois Prairie Path's Elgin Branch in West Chicago east to the main stem of the Prairie Path in Villa Park.

### **Local Trails**

In addition to the bike paths found in one of the many parks located throughout the Village, there are three existing local bikeways on the south end of town, extending along 22<sup>nd</sup> Street, on Finley between 22<sup>nd</sup> and Roosevelt, and along Elizabeth connecting 22<sup>nd</sup> Street with Four Seasons Park. Other local bikeways are planned to connect the Illinois Prairie Path and Great Western Trail with local parks and other amenities.

## **Proposed Trails**

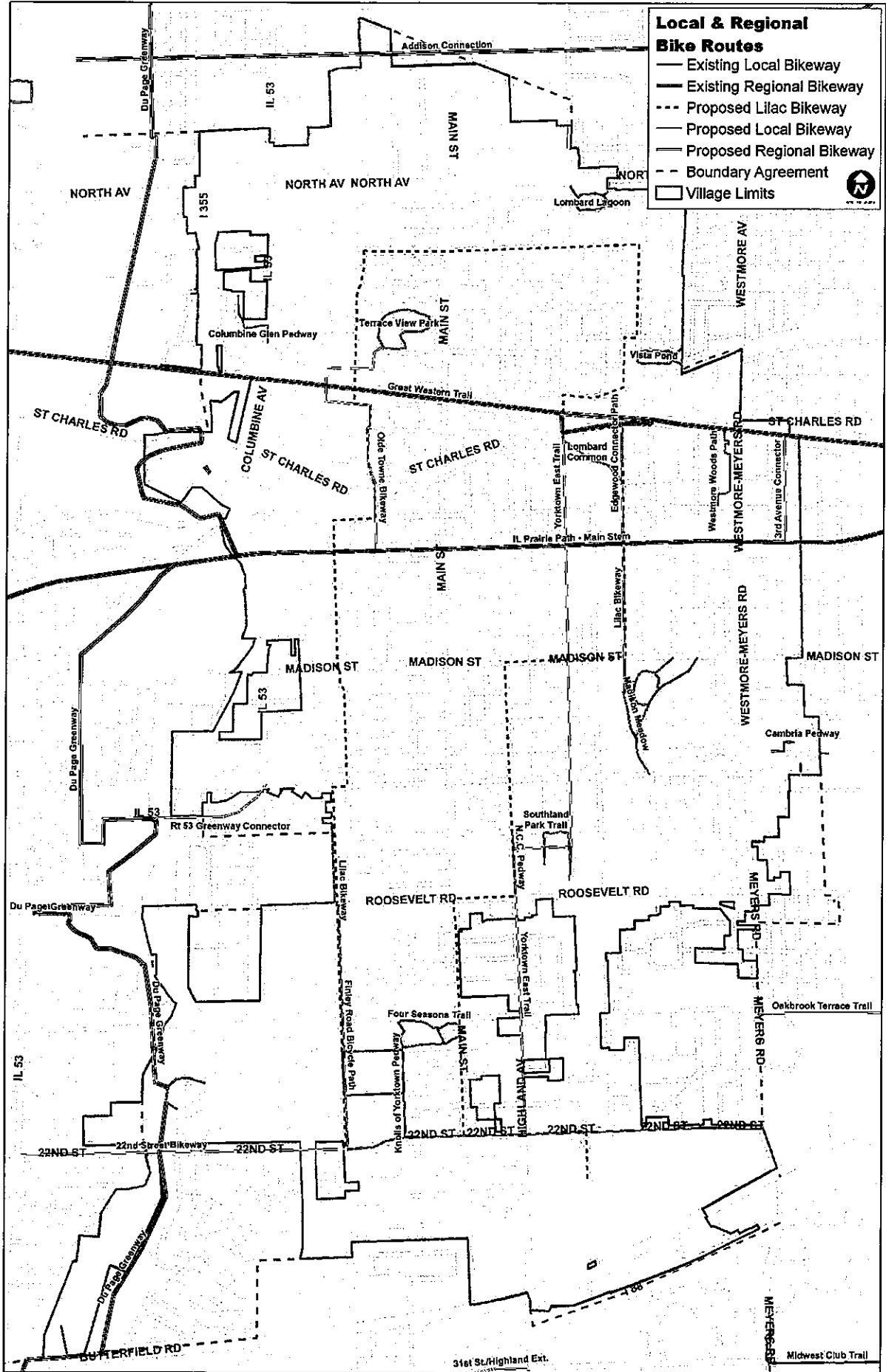
### **Proposed Regional Trails**

The DuPage Greenway would be a major regional trail along the East Branch of the DuPage River, hugging Lombard's western boundary. The East Branch DuPage River Greenway Trail is a multi-jurisdictional project being implemented by affected communities, park districts, the DuPage County Forest Preserve District, and the DuPage County Division of Transportation. The goal of the trail is to link the North Central DuPage Regional Trail on the north with the Illinois Prairie Path, Great Western Trail, and the future Southern DuPage County Regional Trail to the south.

This trail, using a combination of off-road and on-road bikeways, will tie together the 10 forest preserves, including Churchill Woods. Through the Churchill Woods segment, the Great Western Trail and Illinois Prairie Path would become linked at the western border of Lombard. The trail will provide easy access to over 420,000 residents in central DuPage County, 29 local parks, 18 schools including College of DuPage and Benedictine University, and other destinations such as the Morton Arboretum. The trail also provides non-motorized access to employment centers, downtown areas, train stations, and other commute destinations. Communities with easy access to this new trail will include Bloomingdale, Addison, Glendale Heights, Glen Ellyn, Lombard, Wheaton, Lisle, Woodridge, and Bolingbrook. Currently, the trail is different phases of planning and implementation with the corresponding municipalities.

### **Proposed Lilac Bikeway**

On March 6, 2008 the Village Board of Trustees voted to accept the Ad Hoc Trails and Transportation Safety Committee recommendations to make the necessary improvements in order to establish the Lilac Bike Way. The proposed Lilac Bike Way would traverse the central portion of Lombard - extending north from 22<sup>nd</sup> Street to Sunset Avenue and east to west from Vista Avenue to Finley Road. Per the recommendation of the Comprehensive Plan, the Lilac Bike Way would connect key activity centers by linking such areas as Yorktown, Lombard Commons, the Roosevelt Road Corridor and downtown Lombard. Also, a number of improvements were approved in order to bring the route into a safe usable condition includes: the installation of crosswalks, the widening of sidewalks, the installation sidewalk ramps, additional stop signs and other various right-of-way improvements.





## Development regulations

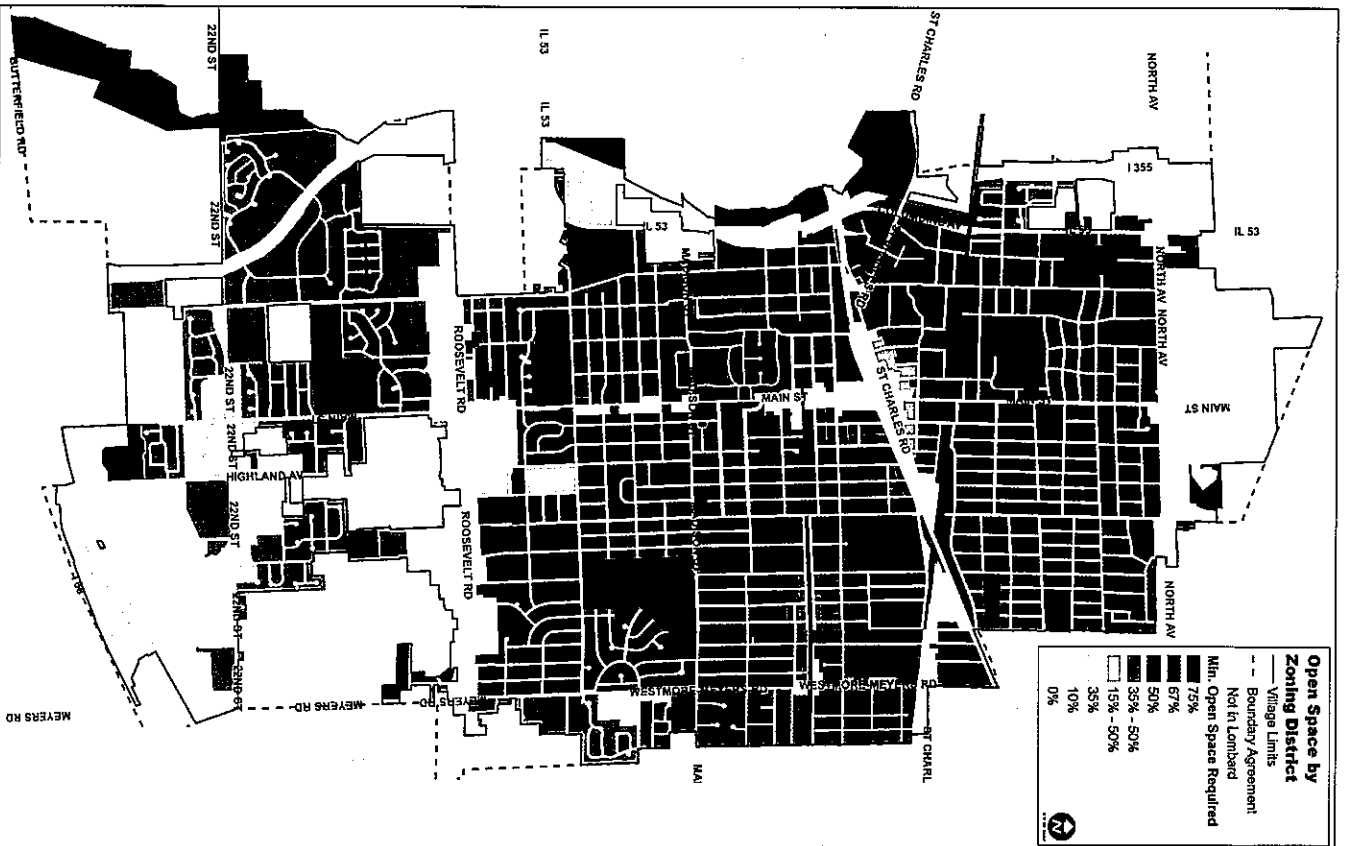
### Zoning

The provision of adequate open space is itself one of the purposes of the Lombard Zoning Ordinance, which also lists a number of open-space related goals, including: adequate drainage, curbing of erosion, reduction of flood damage, environmental enhancement, the provision of public parks, and preventing overcrowding.

The Zoning Ordinance creates and preserves open space through required yards and a minimum required amount of open space on each lot. In the Zoning Ordinance, open space is defined as "is that portion of a lot or property maintained as lawn, garden, field, woods, wetland, or other natural landscape area and is free of buildings, structures and impervious surfaces." This definition prevents structures such as decks, driveways, and patios from being counted as open space. The minimum required open space ranges depending on the intent and use of each zoning district, from zero percent in the Central Business District up to 75% in the Conservation Recreation District. Single-family homes and other R1 and R2-zoned properties, which account for half of Lombard's zoned land area, are required to provide no less than 50 percent open space.

The open space requirement is a somewhat unique method of regulating bulk on a property. With the exception of Oakbrook Terrace, none of Lombard's neighboring communities regulate the amount of total lot coverage (including all buildings, structures, and hard surfaces) throughout the village.

Many communities use alternative methods (such as floor area ratios, lot coverage, building setbacks, or maximum building footprints) to limit the size of buildings on a property. However, requiring a minimum amount of landscaped open space on each property provides direct environmental benefits that other methods cannot. Floor area ratios and similar bulk restrictions often exclude the visual impact of decks and patios. More significantly, they frequently allow property owners to pave an unlimited amount of the lot – up to 100%. This can (and does) lead to significant flooding issues. Lombard residents and property owners benefit from the open space requirement as it serves both to regulate bulk on a property and as a passive check on neighborhood flooding.



## Stormwater detention

### Pond utilization/ownership

Stormwater detention is a requirement of all new commercial and large residential developments. Generally, the detention occurs in earthen ponds that are the private property of the development. For new Village and Park District projects, detention is also required and again is generally in earthen ponds that detain water during storm events. These ponds can either be dry-bottom, which allows for other uses during dry periods such as athletic fields; or wet-bottom, which when combined with aerators or fountains, make for attractive centerpieces for walking trails, parks, etc. By way of example, Lombard Lagoons, Broadview Slough and Terrace View Pond are all Park District owned, wet-bottom detention facilities within open areas for the public to enjoy.

### Special Management Areas

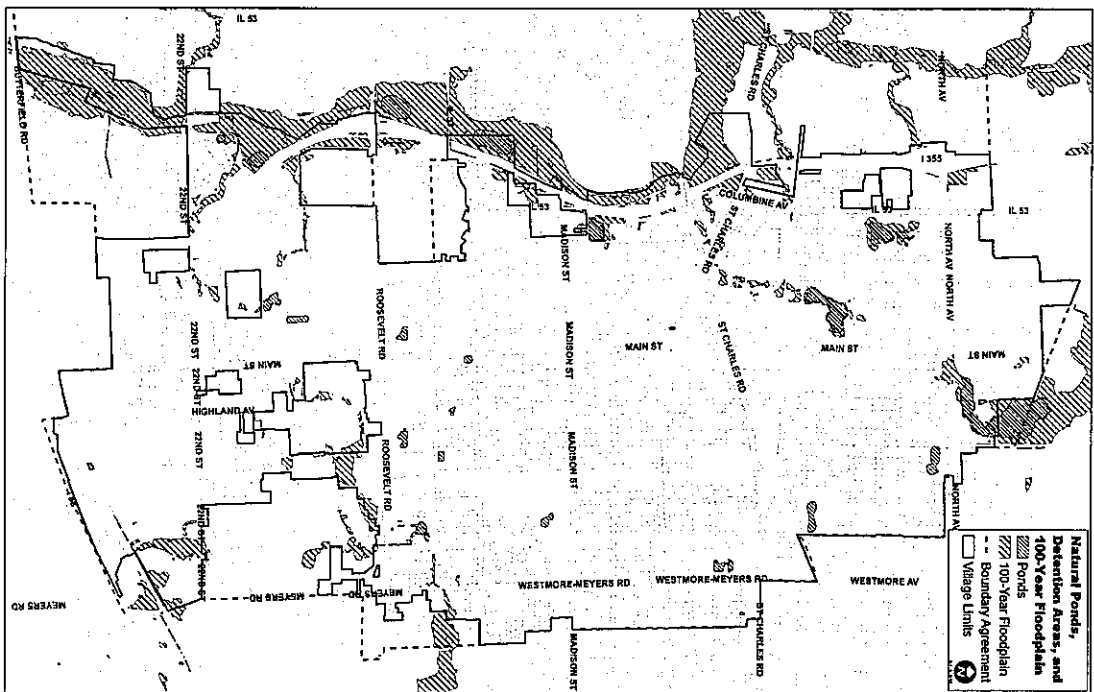
#### Floodplains, Wetlands and Natural Areas

The DuPage County Stormwater and Floodplain Ordinance controls development in Special Management Areas including wetlands and wetland buffers, riparian areas and regulatory floodplain. To minimize downstream flooding impacts, development is typically restricted in these areas. Additionally, wetlands are preserved during such projects and typically enhanced. These native areas are prime for viewing natural vegetation and some local wildlife. To ensure the ongoing functioning of these areas, conservation easements are typically required.

The ordinance also requires Best Management Practices (BMPs) for water quality. As of August 2008, all large scale developments within the County, including those in the Village, are required to both detain the stormwater run-off and treat the stormwater for pollutants. These treatment methods are generally referred to as BMPs, which use varying methods to control, capture, and treat stormwater pollutants. New developments will employ BMPs such as permeable pavers, green roofs, wetland-bottom ponds and other mechanical devices that remove the oils and greases and solids from the stormwater prior to it flowing off the site.

#### Conservation easements

A conservation easement is a legal document that is used to preserve open space and protect the environmental value of privately-owned land by restricting its use and development. Property owners are able to receive tax benefits in exchange for donating a conservation easement to a conservation organization or government entity (such as the Forest Preserve District) who accepts the responsibility to monitor the easement and enforce its terms. Several lots within the Village have conservation easements, including Christ the King Church, Our Lady of Lebanon Church, and a number of other residential and commercial properties.



## **Tools and Implementation**

### **Key parcels**

#### **Forest Preserve unincorporated properties**

The Forest Preserve owns properties in two key areas adjacent to the Village: on Grace Street north of North Avenue, and south of High Ridge Road near Willowbrook High School.

#### **Ken-Loch Golf Links**

Ken-Loch is a 29-acre private golf course that is wholly surrounded by the Village of Lombard, making it eligible for forcible annexation. The 1998 Comprehensive Plan designated this property for Estate Residential land uses. However, the 2009 Annexation Strategies Report stated that this property should only be annexed as part of a request and companion plan to enhance the open space/golf course amenity for the Village.

#### **School sites used for purposes unrelated to student attendance**

As noted in the 1998 Comprehensive Plan, there are currently four school sites in Lombard used for purposes unrelated to student attendance. These include Peter Hoy, Fairwood, Highland Hills, and Green Valley. The school districts, park districts, or other agencies may identify a use for any of these facilities that may or may not include open space.

### **Recommendations**

#### **Annexation policies**

Regarding Ken-Loch Golf Links, the Village should amend its previous annexation recommendations to ensure that the property remains in use as open space. The previously offered alternative of large-lot single family development would result in an irreplaceable loss of open space. Accordingly, the property should only be annexed as part of a request and companion plan to enhance the open space/golf course amenity for the Village.

The Village should also pursue the annexation of the Fullerton Park and York/High Ridge Forest Preserve properties within unincorporated Lombard (as shown on Page 4).

#### **Development regulations**

Maintaining the current open space requirements will continue to provide both aesthetic and stormwater benefits for Village properties. In order to ensure the maximum benefit from this regulation, the Village should continue to minimize any variations from the minimum requirements.

#### **Bike routes and amenities**

The Village should seek other amiable means of securing funds to establish the Lilac Bike Way to its full capacity. If the funding for the Lilac Bike Way is deemed too great for internal or external funding, it is recommended that the project be scaled back and emphasis be placed on providing a link between the Great Western Trail and Illinois Prairie Path through central Lombard, more specifically the downtown area.

To encourage cycling as both a recreational pursuit and a transportation option, the Village should identify locations where additional public bike racks and bike lockers should be located. Desirable sites could include linkages to public transportation, such as the Metra station and major bus stop locations.

## Resources

DuPage County (<http://www.co.dupage.il.us/>)

- Proposed Improvement Plan for the DuPage County Trail System  
<http://www.co.dupage.il.us/emphlibrary/trailplanfinal2003.pdf>
- Regulatory Flood Maps  
[http://www.dupageco.org/dec/generic.cfm?doc\\_id=837](http://www.dupageco.org/dec/generic.cfm?doc_id=837)
- Best Management Practices  
[http://www.co.dupage.il.us/stormwater/generic.cfm?doc\\_id=3547](http://www.co.dupage.il.us/stormwater/generic.cfm?doc_id=3547)

DuPage County Forest Preserve District (<http://www.dupageforest.com/>)

Butterfield Park District (<http://www.butterfieldpdp.com/>)

Glen Ellyn Park District (<http://www.gepark.org/>)

Lombard Park District (<http://www.lombardparks.com/>)

York Center Park District (<http://www.yorkcenterparks.org/>)

Village of Lombard (<http://www.villageoflombard.org/>)

- Flood Control Ordinance  
<http://www.villageoflombard.org/DocumentView.asp?DID=497>
- Zoning Ordinance  
<http://www.villageoflombard.org/DocumentView.asp?DID=501>
- Comprehensive Plan
- Public Works Department Environmental Information  
<http://www.villageoflombard.org/index.asp?nid=331>