

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

TO: Lombard Plan Commission

HEARING DATE: September 17, 2007

FROM: Department of Community  
Development

PREPARED BY: William Heniff, AICP  
Senior Planner

**TITLE**

**PC 07-32; Map Amendments to the Lombard Zoning Ordinance:** The Village of Lombard requests approval of the following actions:

1. A map amendment to rezone Roosevelt Road Corridor properties currently zoned B3 Community Shopping District, B3PD Community Shopping District Planned Development, B4 Corridor Commercial District or B4PD Corridor Commercial District Planned Development to the B4A Roosevelt Road Commercial District or B4APD Roosevelt Road Commercial District Planned Development.
2. Approve amendments to the Village Comprehensive Plan.
3. If deemed necessary, grant an amendment to Ordinance 5974, adopted January 4, 2007, which established a development moratorium along the Roosevelt Road Corridor. The amendment would extend the time period of the previously approved development moratorium to coincide with the final approval of the aforementioned map amendments by the Village Board.

**DESCRIPTION**

As a companion to PC 07-31, the Village is proposing a map amendment to rezone those designated commercial properties located within the Roosevelt Road Corridor (RRC) from the B3 or B4 District to the newly created B4A district. For properties that have an existing planned development designation established for their property, the planned development designation would carry over to the new district. The Comprehensive Plan map would also reflect the Roosevelt Road Corridor designation as well.

If needed, an amendment to Ordinance 5974 is also included as part of this petition. This action would extend the previously established moratorium in order to allow the Plan Commission and Village Board to consider and adopt the proposed amendments prior to the expiration of the Ordinance.

**INTER-DEPARTMENTAL REVIEW COMMENTS**

Comments from the Inter-departmental Review Committee (IDRC) are noted in PC 07-31.

## **PLANNING**

The proposed map amendments are an extension of the Roosevelt Road Corridor Ad-hoc Committee (RRCAC) Report and the proposed companion text amendments. The Report discussed at lengths the existing challenges for many of the Corridor properties and the map amendments are intended to be a tool to begin to address the observed deficiencies.

### Standards for Map Amendments

Where a map amendment is proposed, the Plan Commission shall make findings based upon the evidence presented to it in each specific case with respect to, but not limited to, the following matters:

- 1). *Compatibility with existing uses of property within the general area of the property in question;*

Staff notes that the RRC properties largely abut or are adjacent to residential areas. As such, special consideration needs to be made to ensure that business uses do not negatively affect those properties. The proposed map amendment is intended to provide a number of tools to help address those potential impacts, beyond the traditional transitional landscape yard requirements.

- 2). *Compatibility with the zoning classification of property within the general area of the property in question;*

The new B4A District would be uniformly applied to all commercial properties in the Corridor. This will help address existing discrepancies within the Corridor between the B3 and B4 Districts.

- 3). *The suitability of the property in question to the uses permitted under the existing zoning classification;*

The existing uses are legally established, either as a permitted use, a conditional use or a legal nonconforming use. While these uses are generally compatible with the existing zoning district designation, the intent of the map amendment is to establish a new district specifically designed to address the needs and concerns of the Corridor.

For those nonconforming properties, under Chapter 155, Section 3 of the Zoning Ordinance, if a property is made nonconforming through rezoning, nonconforming buildings and uses can continue to operate and the property may be sold without any impact on the property's legal nonconforming status. However, nonconforming buildings and uses may not be reinstated or reconstructed if they

are damaged or destroyed to the extent of more than 50% of their fair market value. In this scenario, a property owner may have a nonconforming use reinstated by petitioning the Plan Commission for a text amendment to add the nonconforming use to the underlying zoning district, or the Plan Commission may grant a conditional use to allow a nonconforming use to continue on the property.

- 4). *Consistency with the trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification;*

The trend of development within the corridor is for commercial uses. However, with a number of properties in transition, a full review of all development regulations was undertaken. The proposed text and map amendments are intended to further guide the trend of development within the Corridor.

- 5). *The compatibility of the surrounding property with the permitted uses listed in the proposed zoning classification;*

Most abutting properties in the Corridor are residential in nature. The proposed amendments are intended to address the impacts of commercial development in a manner that provides for better compatibility while ensuring that the commercial nature of the properties can be operated in a reasonable manner. The amendments also provide for additional aesthetic enhancements to the affected properties, which should improve neighborhood compatibility.

- 6). *The objectives of the current Comprehensive Plan for the Village of Lombard and the impact of the proposed amendment on the said objectives;*

The proposed amendment to the Comprehensive Plan, which is the adoption of the Roosevelt Road Corridor Ad-hoc Committee (RRCAC) report, is the impetus behind the map amendment. Should the report be adopted, the proposed map amendments would be regulatory tool to implement the Report's recommendations.

- 7). *The suitability of the property in question for permitted uses listed in the proposed zoning classification.*

The permitted and conditional use list is being amended to remove functionally obsolete uses within the Corridor. The properties within the Corridor would be compatible with the proposed use list.

### Development Moratorium

The existing development moratorium will expire on October 5, 2007. Staff added a time extension amendment to the petition to provide the Plan Commission and/or the Village Board with the ability to not rush the petition through the public hearing process. However, Counsel recommended that the time extension should only be granted for a short time period. Staff suggests a 60 day period should be recommended for approval, with the provision that it would automatically expire upon approval of PC 07-31 and PC 07-32.

## **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, the proposal does comply with the standards required by the Lombard Zoning Ordinance, and, therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission and therefore recommends to the Corporate Authorities **approval** of the map amendments associated with PC 07-32.

Furthermore, the Plan Commission also recommends approval of a time extension associated with the development moratorium approved as part of Ordinance 5974 for a period of no more than sixty days (i.e., December 4, 2007).

Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Assistant Village Manager/Director of Community Development

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