

Westmore-Meyers Plan

*An Element of the Village of Lombard
Comprehensive Plan*



2014
DRAFT

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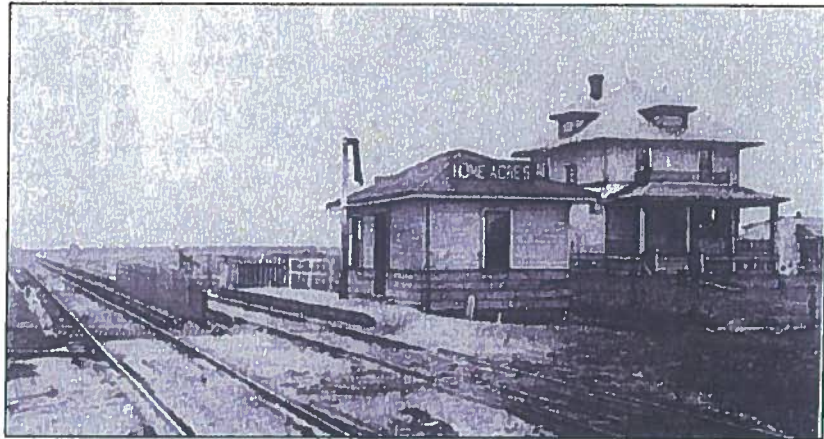
History of the Westmore Area

In 1908, a Chicago Firm, E.A. Cummings and Company, came to the village, subdivided a tract of farmland east of Lombard, and named the subdivision Home Acres. Home-seeker excursions were run from Chicago with the subdividers paying the railroad fare.

Home Acres was a neighborly place. Before they had sidewalks, everybody pitched in to help newcomers carry in their coal and haul materials with which to build a house over the cinder paths or dirt roads. In 1913 residents organized the social and civic Home Acres Club. Together the members put gravel on the roads and dug ditches to drain them.

When it came to a vote to rename the subdivision, the choice was between Jamesville and Westmore. Westmore won. Subsequently, the Westmore Improvement Club grew out of the Home Acres Club. They fought for, and got, a school for their children who had to walk a mile or more to Ardmore School. As they added more families, they petitioned to organize a town and obtain a charter. They soon found that such a small town could not possibly accomplish all the things necessary for its residents, so they considered annexation either to Lombard or Villa Park. An argument in favor of Villa Park was that the land naturally sloped eastward, and they *did* need sewers. It was put

to a vote. Lombard won and Westmore became part of Lombard in 1926. Lombard's board of trustees worked in friendly cooperation with the Westmore Improvement Club to bring Westmore sewer, water and other improvements in record time.

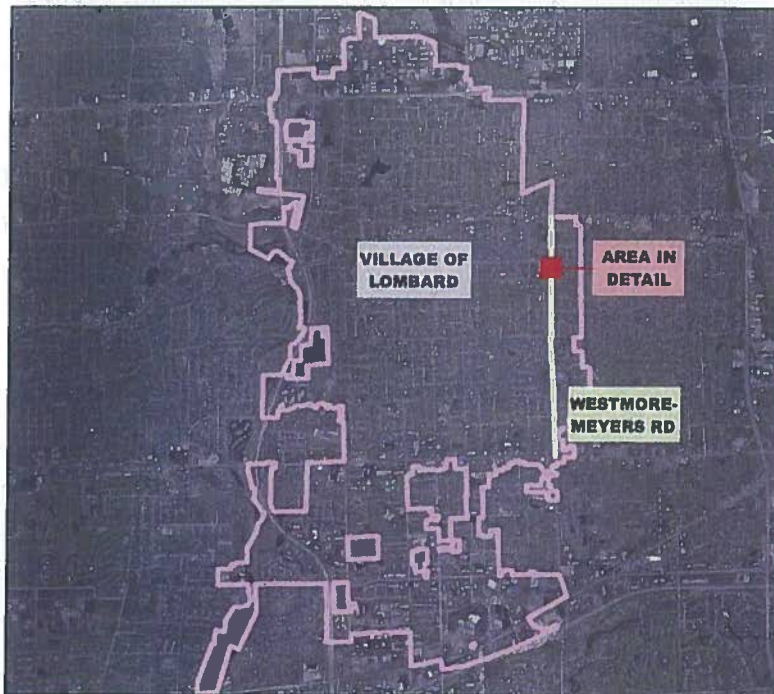


Footsteps on the Tall Prairie Grass: A History of Lombard, Illinois. Lillian Budd. Published by the Lombard Historical Society © 1977.

Introduction

As part of the Fiscal Year 2007-08 strategic planning activities, the Lombard Village Board directed staff to begin a review of the Village's Comprehensive Plan, which was last updated in January 1998. This effort serves as a visioning document and guide to the public and staff as to what the Board identifies as key priorities within the Village. Furthermore, the Board identified the Westmore-Meyers Corridor as an area for further review, as part of the Fiscal Year 2009-10 strategic planning activities. The Board identified boundary establishment; inventory analysis; use analysis and recommendations; and design standards to be included in the study.

Defined as an minor arterial route by the Comprehensive Plan, Westmore-Meyers Road spans 2.4 miles along the east side of the corporate limits of the Village of Lombard in a north-south orientation. Westmore-Meyers Road consists primarily of abutting single-family residential with pockets of multi-family residential and commercial businesses.



The Comprehensive Plan does not recognize the area transcending Westmore-Meyers Road as one homogeneous corridor, but instead refers to two sub-areas along Westmore-Meyers Road - *Westmore-Meyers Road at the Illinois Prairie Path* and *Westmore-Meyers Road - Eastgate Shopping Center*.

The Westmore-Meyers Plan focuses on the commercial area of *Westmore-Meyers Road at the Illinois Prairie Path*, which is currently described in the Comprehensive Plan as follows:

Westmore-Meyers Road at the Illinois Prairie Path

This area is located where Westmore-Meyers Road intersects with the Illinois Prairie Path in the northeast portion of the Village. It is comprised of a number of retail and commercial service uses serving the eastern portion of Lombard. The far western portion of the area (just north of the Prairie Path and directly south of Ahrens Court) is occupied by a concrete cement batch plant which has formed an incompatible relationship with surrounding residential land-uses. Redevelopment of the site should integrate existing commercial developments in the area. Redevelopment should also include an appropriate transitional and screening area to adjoining residential land-uses.



Westmore-Meyers Study Area Overview

Westmore-Meyers at the Prairie Path – ‘Understanding the Niche’

There are a number of commercial properties located within the Westmore-Meyers Road Corridor. However, such commercial areas overlap other larger commercial corridors. These corridors include the Roosevelt Road Corridor, St. Charles Road Corridor and Butterfield Road Corridor. As previously stated, this study will focus primarily on the neighborhood commercial areas that comprise the old town area of Westmore located at Westmore-Meyers Road and the Illinois Prairie Path. Furthermore, it is vital to understand the niche of the study area as it relates to those larger commercial areas within the Village. As stated in the Comprehensive Plan, *[Westmore-Meyers Road at the Illinois Prairie Path] is comprised of a number of retail and commercial service uses serving the eastern portion of Lombard.* The focus of the Westmore-Meyers Plan (WMP) is to place emphasis on the study area as a *neighborhood* commercial destination. It is not



314 – 320 S. Westmore-Meyers

the intent of the WMP to create another commercial destination area that would compete with other commercial areas within the Village, such as the Downtown or the Roosevelt Road Corridor. Instead, the Village’s goal is to preserve and improve upon the existing aesthetic characteristics, encourage desirable and efficient uses and maintain an efficient local transportation system.

Supplementing the current Village of Lombard Comprehensive Plan and in anticipation of the update to the Plan, this report provides a strategic review of the land use issues, challenges and opportunities that impact the development trends and patterns within the study area. This report sets forth recommendations to the Lombard Village Board and addresses the long-term planning vision for the Westmore-Meyers Plan and acts as a guide document to maintain and/or enhance the Westmore-Meyers Road area prominence as a community asset.

Existing Conditions

This section of the WMP describes existing conditions within the area, including physical characteristics, zoning classifications, land uses and long-range planning directives. Maps, charts, and photographs provide visual documentation of the WMP in its existing layout.

Zoning Conditions

Zoning is the primary tool to implement long-range initiatives of the Village's Comprehensive Plan. Specific regulations of zoning districts enable the Village to monitor and maintain certain standards for the community. The zoning districts governing properties in the WMP do not entirely correspond to the land uses designated for the area within the Comprehensive Plan. Any discrepancies between land use designations and the Comprehensive Plan will later be described herein.

All properties located within the specific study area are zoned B2 - General Neighborhood Shopping District; however, the surrounding area consists of a number of different zoning classifications, primarily commercial and residential. The Illinois Prairie Path intersects the linear grouping of B2 properties located in the southwest portion of the study area. A gap exists between the grouping of B2 properties in the southwest portion of the study area and the northernmost property along the west side of Westmore-Meyers Road, which is also in the B2 District. This grouping of B2 properties is separated by six properties located in the R2 - Single-Family Residential District. Those six properties were historically used for residential purposes, but had a commercial zoning classification (B2) since the 1960s. In 2004, the Village approved a map amendment to rezone the properties from the B2 - General Neighborhood Shopping District designation to the R2 - Single-Family District. This action was taken to provide consistency between the land use, zoning and Comprehensive Plan designation -- the six properties were developed as residential, were recommended for residential in the Comprehensive Plan, but were zoned commercial.

The following maps provide detailed zoning information relative to the use of each property within the Westmore-Meyers Study Area:



	B2 - GENERAL NEIGHBORHOOD SHOPPING DISTRICT
	CR - CONSERVATION/ RECREATION DISTRICT
	R1 - SINGLE FAMILY RESIDENTIAL
	R2 - SINGLE FAMILY RESIDENTIAL
	R3 - ATTACHED SINGLE FAMILY RESIDENTIAL
	R4 - LIMITED GENERAL RESIDENTIAL
	R5 - GENERAL RESIDENTIAL

Land Uses

The Westmore-Meyers Study Area contains a wide variety of commercial land uses. Such uses include (but not limited to) a bakery, art gallery, offices, a contractor’s yard and a beauty shop.

The following map provides detailed information relative to the use of each property and/or tenant space within the Westmore-Meyers Study Area:



Comprehensive Plan Recommendations

The Comprehensive Plan is the Village's official policy guide for future growth and development. It provides community focus and direction regarding future physical and economic change in the community. It includes goals, objectives and long-range recommendations for land use, transportation, community facilities and annexation.

While the plan, by its very nature is long-range in orientation, it has been developed and organized in a manner to help guide day-to-day administration and decision making. For the plan to be meaningful, it must be useful to the community in managing and monitoring physical and economic change.

The following maps provide an illustrative comparison between the future land use designations provided in the 1998 Comprehensive Plan and the designations currently being proposed as part of the 2012 Comprehensive Plan Update:



Existing Physical Conditions

Vehicular & Pedestrian Access

As previously mentioned, the Illinois Prairie Path intersects this study area. Sidewalks also line both sides of Westmore-Meyers Road along the entire length of the study area. The combination of the Prairie Path and sidewalks provides excellent pedestrian access to and from each commercial use.



A view of Westmore-Meyers intersecting the Illinois Prairie Path.

Stormwater Detention

This area was recently improved to include a separated storm sewer along Westmore-Meyers Road; however, it is important to clearly note that the storm sewer currently recombines with the sanitary sewer at Maple Street and thus, any connection to this separated storm sewer requires a variance.

Redevelopment of this area will require full detention for the development. Variance requests from this requirement would not be favorably viewed as the sewer system, while separated in Westmore-Meyers Road and along the western run of South Broadway Street, these systems currently recombine with sanitary flow. As such, detaining the stormwater from entering the system will remain a requirement. With the limited size of these parcels, it may make sense for one or more local, off-site detention systems on some portion of the parcels that could then be utilized by the redeveloping parcels. Such a system could be underground, thus providing parking above. Further, some form of Best Management Practices (BMP's) will be required; working within the small footprints, permeable paving and/or mechanical units (underground) would likely be preferable systems.

Additionally, future County Ordinance will require a water quality control volume. This volume would be subtracted from the required detention volume.

Goals & Objectives of the Westmore-Meyers Plan

The recommendations of the Westmore-Meyers Plan are based on several principal goals for the planning area. These goals are as follows:

Goal 1

We will preserve and improve the aesthetic characteristics.

Objectives

1. Encourage integrated façade enhancements for all multi-tenant commercial buildings.
2. Implement regular and active property maintenance and code enforcement.
3. Design local transportation facilities to provide a high aesthetic value.

Goal 2

We will encourage the most desirable and efficient uses of land while enhancing the physical environment.

Objectives

1. Partner with local businesses to bring any non-conforming uses into compliance with current Village Code.
2. Reduce the impact of area commercial land uses on neighboring residential properties by providing adequate buffering.
3. Continue to place emphasis on quality site design, building orientation and site improvements.

Goal 3

We will maintain a local transportation system which provides for safe and efficient movement of vehicles, pedestrians and cyclists.

Objectives

1. Explore all cross access and unified off-street parking opportunities between commercial properties.
2. Integrate all modes of pedestrian transportation.
3. Design streetscaping to provide clearly defined points of vehicular ingress and egress.
4. Utilize unvacated portions of right-of-way to allow for greater off-street parking opportunities.

Policy Recommendations of the Westmore-Meyers Plan

The recommendations of the Westmore-Meyers Plan are based on several principal goals and objectives for the planning area. Those goals are as follows:

Goal 1

We will preserve and improve the aesthetic characteristics.

Goal 2

We will encourage the most desirable and efficient uses of land while enhancing the physical environment.

Goal 3

We will maintain a local transportation system which provides for safe and efficient movement of vehicles, pedestrians and cyclists.

Implementation Action Plans

The implementation plan is the core piece of the Westmore-Meyers Plan, as specific strategies are outlined to guide revitalization efforts within the study area. In addition to the goals and objectives discussed in the previous section, the implementation action plan outlines a complete inventory of the short term (1-3 years) and long term (4+ years) projects that the Village can implement with the cooperation of the respective property owners, as opportunities present themselves.

Short Term Objectives (1-3 years)

- Implement regular and active property maintenance and code enforcement.
- Design local transportation facilities to provide a high aesthetic value.
- Continue to place emphasis on quality site design, building orientation and site improvements.
- Explore all cross access and unified off-street parking opportunities between commercial properties.
- Utilize unvacated portions of right-of-way to allow for greater off-street parking opportunities.
- Design streetscaping to provide clearly defined points of vehicular ingress and egress.

Long Term Objectives (4+ years)

- Encourage integrated façade enhancements for all multi-tenant commercial buildings.
- Reduce the impact of area commercial land uses on neighboring residential properties by providing adequate buffering.
- Partner with local businesses to bring any non-conforming uses into compliance with current Village Code.
- Integrate all modes of pedestrian transportation.

First Impressions

As part of the Strategic Planning initiative from the late 1990's, the Village Board directed staff to develop a landscape improvement program called First Impressions. A report was subsequently produced by the Community Development Department in 2001 which specified certain improvements throughout the Village. The report included site recommendations listed for a number of specific properties. A majority of the program included the landscaping recommendations to the commercial establishments located within the Westmore-Meyers Study Area that were created as part of the First Impressions program.

The focus of First Impressions was to examine the current state of the commercial streetscape in the Westmore area in order to suggest potential landscaping improvements. Overall, the Westmore-Meyers Study Area is characterized by the diversity of uses found in close proximity to one another. In this area, such establishments as motor vehicle repair shops, insurance offices and a barber shop must coexist, even though their needs require divergent building types and access methods. It is unsurprising, then, that this corridor has had difficulty creating for itself a unified, attractive visual character. The following excerpt from the First Impressions report documentation describes the need and intent of the program:

The layouts of the buildings in this corridor conform to one of two general types, which together give the area an indistinct visual quality. First, there are those businesses which are located on large lots with buildings set back to allow for front parking lots. For the most part, these businesses have little or no landscaping along the street, which allows large, undifferentiated paved surfaces to dominate their appearance. Second, the Westmore-Meyers Study Area includes traditional storefronts set directly along the sidewalk. Although these buildings do not project an overabundance of paved surface as the automobile-oriented businesses do, their uniform color schemes add little visual appeal to the streetscape.

In order to reconcile the disparities in the streetscape of this area, then, it is important to highlight the portion of the landscape that both types of building layouts have in common: the parkway area directly abutting the street. Thus, by adding landscaping to these parkway areas, it is possible to achieve cohesion in the streetscape which can make the corridor more appealing to drivers on Westmore Avenue, as well as cyclists and pedestrians. In turn, landscaping improvements can help to make the paved parking lots and plain facades of the storefronts in the corridor less prominent aspects of the streetscape.

It is evident today that some of the recommendations made by the First Impressions program were implemented within the Westmore-Meyers Study Area; however, a majority of the plans were never fully executed. The First Impressions report originally offered preliminary cost estimates for the proposed landscaping improvements. However, due to fiscal issues, the recommendations will not be executed by the Village, but rather some of the recommendations from the First Impressions Program will be integrated into this report as specific site recommendations. Furthermore, caution has been taken to assure that any proposed landscaping does not infringe upon the visibility of the businesses and their signage. Although some of the landscaping improvements that were proposed for the Westmore-Meyers Study Area may take place on public sidewalks, in many occasions the Village will need to secure an easement agreement with business owners in order to install landscaping on their property.

Site Recommendations

240 S. Westmore-Meyers

Site Area: 32,289 sq. ft. (0.74 acres)

Zoning: B2 - General Neighborhood Shopping District

Land Use: Office

Current Occupant: Concklin Insurance Agency

Comprehensive Plan Recommendation: Neighborhood Commercial



Recommendations

The Concklin Insurance building is set back from the sidewalk, allowing for two lanes of parking in front of the building. Nearly all of these parking spaces are typically in use. The appearance of this site could be greatly improved by the addition of a grass landscape island ten (10) feet in depth against the sidewalk. However, before any considerations of landscaping can be made, parking issues must be addressed. The site currently does not meet the needs of their business and a substantial investment would need to be made in order to provide parking in the rear of the building.



246 S. Westmore-Meyers

Site Area: 20,440 sq. ft. (0.47 acres)

Zoning: B2 - General Neighborhood Shopping District

Land Uses: Convenience Store

Current Occupant: 7-11

Comprehensive Plan Recommendation: Neighborhood Commercial



Recommendations

As this site contains more unused paved area than any other in the Westmore corridor, a spacious landscape island ten (10) to fifteen (15) feet deep with grass, and eventually additional landscaping could be installed with little impact on parking or visibility. A twenty-six (26) foot easement located along the southern portion of the property provides access to the Westmore Supply Co., located behind the 7-Eleven. As a consequence, 7-Eleven customers are using the Westmore Supply Co. driveway to enter the subject property. A continuous landscape island should be installed along the southern and eastern property boundaries to not only increase aesthetics, but also clearly define the exclusive point of ingress/egress for 7-Eleven.



250 S. Westmore-Meyers

Site Area: 76,520 sq. ft. (1.76 acres)

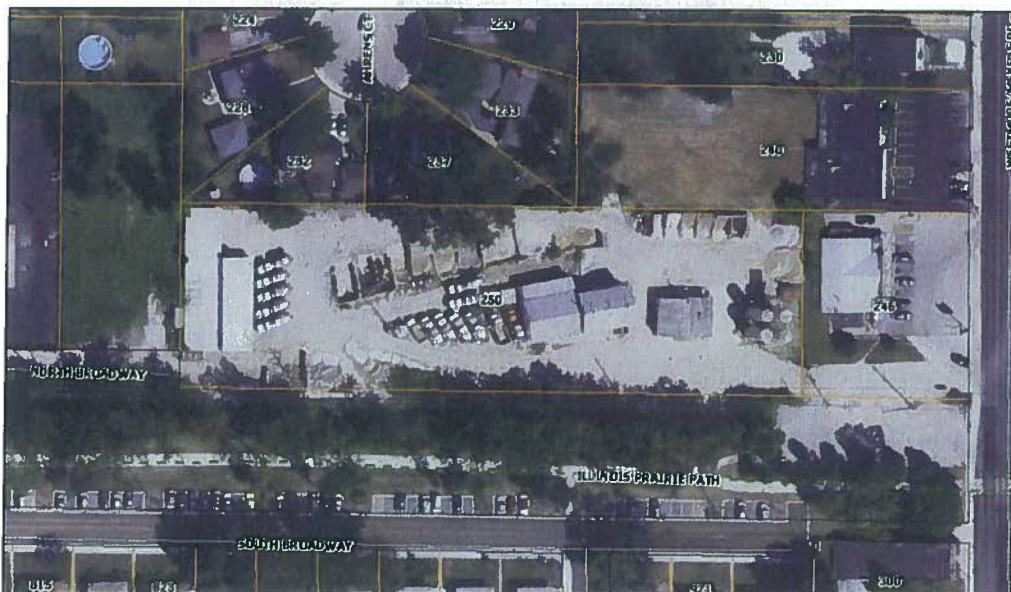
Zoning: B2 - General Neighborhood Shopping District

Land Uses: Contractor's Yard

Current Occupant: Westmore Supply Co.

1998 Comprehensive Plan Recommendation: Neighborhood Commercial

2012 Comprehensive Plan Update Recommendation: Low-Medium Density Residential



Recommendations

The Westmore Supply Co. utilizes the subject property to process concrete, which is classified by the Zoning Ordinance as a contractor's yard. When considering the neighborhood commercial and single-family residential characteristics of the surrounding area, it is apparent that the land use designation associated with this property is not consistent with the surrounding area. The subject property lies directly behind the 7-Eleven and uses a portion of the 7-Eleven property to take access to/from Westmore-Meyers Road, which is the only access point to the property. Not only does the subject property lack direct access to Westmore-Meyers Road, it subsequently has no direct frontage on Westmore-Meyers Road.

As part of the latest Comprehensive Plan update, the current zoning and future land use designation of this property will be amended to reflect the desired land use of medium to high density residential. With the continuation of North Broadway leading to the subject property from the west, staff recommends that the existing access drive adjacent to 7-Eleven be converted to greenspace and the subject property take advantage of the driveway to the west.



300 S. Westmore-Meyers

Site Area: 7,729 sq. ft. (0.18 acres)

Zoning: B2 - General Neighborhood Shopping District

Land Use: Hardware Store

Current Occupant: Mr. Bestwrench

Comprehensive Plan Recommendation: Neighborhood Commercial



Recommendation

The Mr. Bestwrench building stands alone directly against the sidewalk. This plain-looking building could become a positive element in the streetscape with the addition of one (1) to two (2) street trees placed in the sidewalk.

**310 S. Westmore-Meyers**

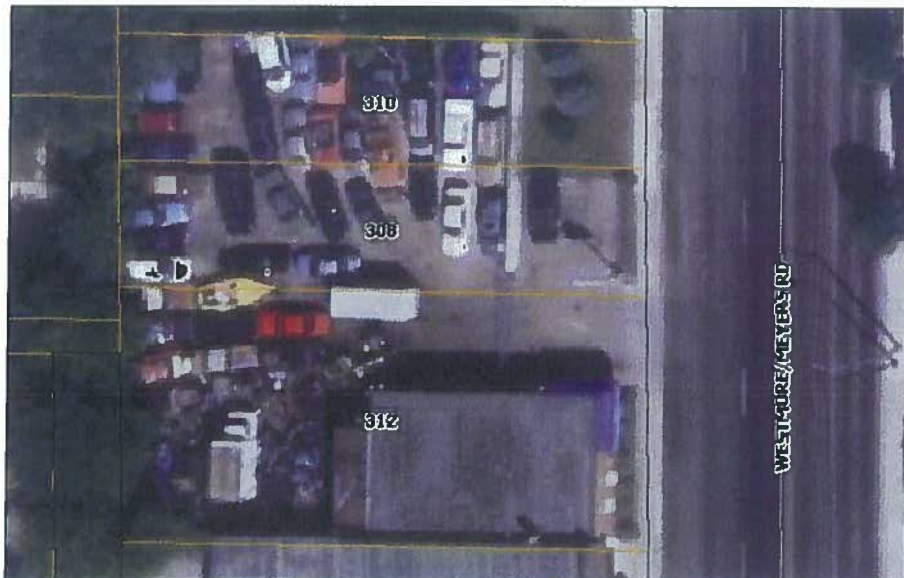
Site Area: 15,469 sq. ft. (0.36 acres) (3 parcels)

Zoning: B2 - General Neighborhood Shopping District

Land Use: Motor Vehicle Service, Repair & Storage

Current Occupant: Triple D Automotive

Comprehensive Plan Recommendation: Neighborhood Commercial



Formerly West and Sons, Triple D Automotive has been utilizing the subject property for the storage, repair and service of motor vehicles since 1987. The building is located on the south end of the property, which consists of three (3) separate parcels. Motor vehicle service and repair are both considered conditional uses in the B2 – General Neighborhood Shopping District; however, the outside storage of motor vehicles not associated with service or repair is a prohibited use in the B2 District. Certain legal non-conforming status was granted to West and Sons relative to the automobile service and repair, which carried over to Triple D Automotive.

Recommendations

With regard to the outside storage of motor vehicle use, the Village considers this to be a separate and distinct use separate from the automobile service and repair use; therefore, such use was not afforded any legal non-conforming status. In such event, any automobile not being serviced or repaired would be required to be removed from the site. Staff is currently working with the business owner to remove those stored automobiles. In order to ensure this property remains in compliance, the property should be continually monitored through regular and active property maintenance and code enforcement.

314 & 316-320 S. Westmore-Meyers

Site Area: 10,836 sq. ft. (0.25 acres) (2 parcels)

Zoning: B2 - General Neighborhood Shopping District

Land Use: Bakery (316) & Office (312, 314 & 320)

Current Occupants: Flint Architects (314), Poised for Success (314), Cakes by Carlos (316), Vacant (318), Philip J. Rotche & Associates (320),

Comprehensive Plan Recommendation: Neighborhood Commercial



Recommendations

The streetscape in front of this building could be enhanced by the use of street trees. These street trees are maintenance free for the property owner(s) and only enhances the property. Three (3) street trees to be evenly spaced across the building, would bring the needed landscaping to break up the plain facades and liven up the sidewalk in front of this building. Such improvements will only make the building become more attractive to potential buyers or leases.

The Village should also explore the opportunity to vacate the alley located behind the subject property and then work with the property owner to improve the parking area behind the building in order to maximize its potential.



243 & 247 S. Westmore-Meyers

Site Area: 17,829 sq. ft. (0.41 acres) (2 parcels)

Zoning: B2 - General Neighborhood Shopping District

Land Use: Packaged Liquor Store (243) & Single-Family Residential (247)

Current Occupants: Westmore Liquors (243)

Comprehensive Plan Recommendation: Neighborhood Commercial



Recommendations

Westmore Liquors is set back twelve (12) feet from the public sidewalk. A curb cut is located on the southern end of the building, from which motorists can access parking on the side and back of the building. Since Westmore Liquors is not set very far back from the sidewalk, a green space about five (5) feet deep in front of the building would be possible without detracting from the visibility of the building. This green space could eventually include perennial flowers and low shrubs, which would keep the window signs on the building within view.



301-309 S. Westmore-Meyers

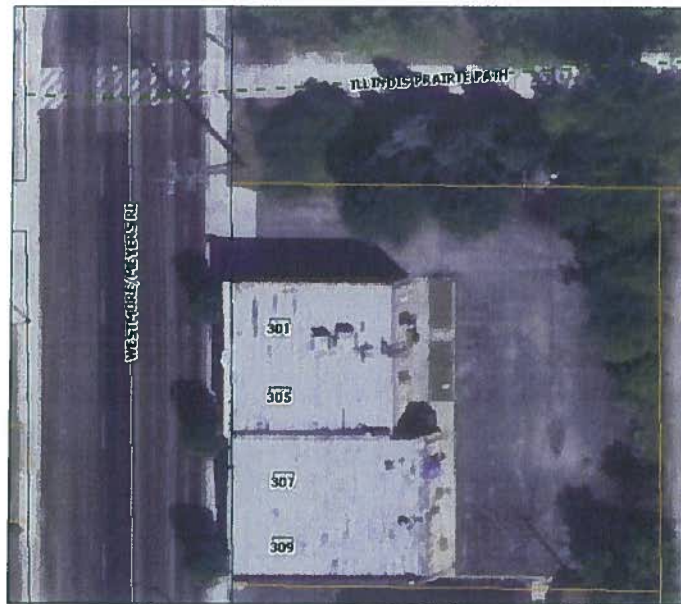
Site Area: 17,118 sq. ft. (0.39 acres)

Zoning: B2 - General Neighborhood Shopping District

Land Use: Art Gallery & Shop (301), Vacant (305), Barber Shop (307) & Retail Flower Shop (309)

Current Occupants: Scatter Brain (301), Vacant (305), Hair on Westmore by Kat (307), Blossoms of Lombard (309)

Comprehensive Plan Recommendation: Neighborhood Commercial



Recommendations

This single parcel contains two attached buildings that each house two tenant spaces. The buildings are located directly against the sidewalk with parking provided in the rear. Access to the parking lot comes from a single access drive to the north of the buildings. As the pictures below illustrate, these two attached buildings vary greatly in terms of the appearance of their façades. In order to provide a unified visual theme and enhance the dated building appearance, a common façade should be a considered improvement. Also, working in conjunction with the property owners to the south, a shared access drive would provide greater circulation opportunities with the two properties to the south.



313 S. Westmore-Meyers

Site Area: 8,583 sq. ft. (0.20 acres)

Zoning: B2 - General Neighborhood Shopping District

Land Use: Office

Current Occupants: 1st Liberty Financial

Comprehensive Plan Recommendation: Neighborhood Commercial



Recommendations

Once used as a single-family residence, the principal building on the subject property is now utilized as office space for a single tenant user. The front yard of the property is used for business parking. A detached garage resides in the rear of the subject property. If the existing structure were to be damaged or destroyed, the subject property should be developed in conjunction with the property to the north. The new building could be attached to the building to the north and set up to maximize the allowable number of commercial tenant spaces. As recommended for the properties to the north, the new commercial tenant building would be visually integrated with the updated façade of the buildings to the north. The detached garage could also be razed and access could be opened up to all vehicles to travel (and park) behind the property to the north and south.



323 S. Westmore-Meyers

Site Area: 20,482 sq. ft. (0.47 acres)

Zoning: B2 - General Neighborhood Shopping District

Land Use: Motor Vehicle Service & Repair

Current Occupant: Just Autocare Inc.

Comprehensive Plan Recommendation: Neighborhood Commercial



Recommendations

Originally developed with a gas station, the subject property has been used for motor vehicle service and repair since the early 1980's. More recently, Just Autocare Inc. established business on the subject property in 2002. The building contains three service bays, which have access in the front and rear of the building. The building is set back an adequate from the sidewalk to allow convenient automobile access in the front and rear of the property. As the property owner has already taken the initiative to provide landscaping, the focus of this property should be to work with the properties to the north to provide shared access behind the businesses.

