

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

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

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : February 11, 2020 **(BOT) Date:** February 20, 2020

SUBJECT: PC 20-02; Text Amendment to the Zoning Ordinance, Storage Centers

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner is requesting a zoning text amendment to Section 155.417 (G)(2)(b), the B4A Roosevelt Road Corridor District, of the Lombard Village Code to allow for "Storage centers, provided that the use fronts along an arterial roadway" to be listed as a conditional use.

The Plan Commission recommended approval of this petition by a vote of 4-0. Please place this petition on the February 20, 2020 Board of Trustees agenda for separate action.

Fiscal Impact/Funding Source:

Review (as necessary):

Finance Director _____ Date _____

Village Manager _____ Date _____

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: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development *WH*

MEETING DATE: February 20, 2020

SUBJECT: **PC 20-02; Text Amendment to the Zoning Ordinance, Storage Centers**

Please find the following items for Village Board consideration as part of the February 20, 2020 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 20-02; and
3. An Ordinance granting approval of a zoning text amendment to Section 155.417 (G)(2)(b), the B4A Roosevelt Road Corridor District, of the Lombard Village Code to allow for "Storage centers, provided that the use fronts along an arterial roadway" to be listed as a conditional use.

The Plan Commission recommended approval of this petition by a vote of 4-0. Please place this petition on the February 20, 2020 Board of Trustees agenda for separate action.



VILLAGE OF LOMBARD

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February 20, 2020

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees
Dan Whittington, Dist. 1
Anthony Puccio, Dist. 2
Reid Foltyniewicz, Dist. 3
Andrew Honig, Dist. 4
Daniel Militello, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
Scott R. Niehaus

"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."

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 20-02, Text Amendment, Storage Centers as a Conditional Use in the B4A Zoning District

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner is requesting a zoning text amendment to Section 155.417 (G)(2)(b), the B4A Roosevelt Road Corridor District, of the Lombard Village Code to allow for "Storage centers, provided that the use fronts along an arterial roadway" to be listed as a conditional use.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on February 3, 2020. Sworn in to present the petition were petitioner Kate Jahnke Dale and Jennifer Ganser, Assistant Director.

Ms. Dale said she is the attorney for the petitioner. She said they submitted a response to standards for the text amendment. She said storage centers are a low intensity use and would be limited as a conditional use. She said storage centers would be complementary to the other uses in the zoning district. The use has evolved over time and users want a center near their home and work.

Vice Chairperson Flint asked for public comment.

Ms. Stephanie Ostrowski said she is a 50-year resident and lives on Ahrens. She said Lombard has 7 storage centers and 293 in a 15 miles radius. She said we don't need another. She said her neighborhood backs up to the area. She is concerned about water and mosquitoes. Ms. Valerie Ewoldt said she lives on Morris and that this is an important decision. She said the petitioner glossed over items.

Ms. Dale said drainage will be addressed in PC 20-03.

Vice Chairperson Flint asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. The petitioner requests that storage centers be allowed as a conditional use in the B4A zoning district. This request will be followed by a companion case for a storage center at 850 E. Roosevelt Road (PC 20-03). Storage Centers are currently allowed as a conditional use in the B4 District and a permitted use in the Industrial District. Storage Centers were added to the Zoning Ordinance in PC 00-49 as a new land use category to distinguish from mini-warehouses. Staff noted there are usually ancillary retail sales of boxes and packing materials and therefore found the use compatible with the B4 District thru a conditional use permit process. Staff notes that storage centers are generally quiet uses that generate less traffic than the retail and restaurant uses along Roosevelt Road. Staff believes a storage center business is compatible with the existing permitted and conditional uses in the Roosevelt Road Corridor. The Comprehensive Plan classifies the Roosevelt Road corridor as Community Commercial.

Vice Chairperson Flint opened the meeting for comments among the Commissioners.

On a motion by Commissioner Mrofcza, and a second by Commissioner Burke, the Plan Commission voted 4-0 to recommend that the Village Board approve the petition associated with PC 20-02.

Respectfully,

VILLAGE OF LOMBARD

Steve Flint, Vice Chairperson
Lombard Plan Commission

ORDINANCE _____

AN ORDINANCE APPROVING A TEXT AMENDMENT
TO THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155
OF THE LOMBARD ZONING CODE

PC 20-02: Text Amendments to the Zoning Ordinance: Storage Centers

WHEREAS, the Village of Lombard maintains a Zoning Ordinance which is found in Title 15, Chapter 155 of the Lombard Code; and,

WHEREAS, the Board of Trustees deem it reasonable to periodically review said Zoning Ordinance and make necessary changes; and,

WHEREAS, a public hearing to consider text amendments to the Zoning Ordinance has been conducted by the Village of Lombard Plan Commission on February 3, 2020, pursuant to appropriate and legal notice; and,

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

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;

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

SECTION 1: That Title 15, Chapter 155, Section 155.417(G)(2)(b) of the Lombard Zoning Ordinance shall be amended to read in part as follows:

(xvi) Storage Centers, provided that the use fronts along an arterial roadway

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

Passed on first reading this ____ day of _____, 2020.

First reading waived by action of the Board of Trustees this ____ day of _____, 2020.

Passed on second reading this ____ day of _____, 2020.

Ordinance No. _____

Re: PC 20-02

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Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2020.

Keith T. Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this _____ day of _____, 2020.

Sharon Kuderna, Village Clerk