Village of Lisle

Comprehensive Land Use Plan 2004

Prepared by:

Village of Lisle

with Technical Assistance by:

Lake Bluff, Illinois
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<td>General Demographic Trends Chart</td>
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INTRODUCTION

The 2004 Comprehensive Plan sets forth goals and objectives which will guide future development and re-development in Lisle. Aware of the need to plan for future change in the community, the Village of Lisle, in 1969, adopted a Comprehensive Development Plan that laid the foundation for guiding the future development of the Village and its environs. This Plan analyzed and collected basic facts on land use, population, economic base, community facilities, local and regional traffic issues and the environment. The goals and objectives that were established have continued to be built upon, reinforced, and have become the basic premise for the development of the Village. In 1977, 1985, 1990, and 1995, due to continued expansion and a growing population, the Village in its on-going planning efforts updated the land use portion of the previous plans. These updates expanded and/or reaffirmed the findings of the previous plans. Today, Lisle continues its efforts to guide development with up-to-date plans that reflect the heritage and character of the “Arboretum Village”.

The text and map which follow take into account development trends, environmental features, land area constraints, population growth, residential and employment demands, transportation requirements, and county and regional influences. Lisle’s on-going planning process, location, and Village character continue to exert a positive influence on the development of the community.
PLANNING PROCESS

The Village of Lisle’s commitment to long range community planning through a high degree of public participation and involvement was stressed in the process for this plan update. Traditionally, the Village has reviewed its comprehensive planning documents on a periodic basis with updates occurring in the years 1977, 1985, 1990 and 1995. An update in 2004 was viewed as timely and appropriate to offer guidance on contemporary development issues that have evolved since the previous update as well as to reinforce appropriate past goals and objectives that have served as the foundation for Lisle’s planned growth over the years.

A variety and number of public workshop and public hearing sessions were conducted as integral components to the planning process. Initially, three (3) open public workshops were offered on various weekend dates to assist in informing the general public about the land use plan update activities and to solicit initial public input in regard to any specific future land use issues or concerns. While each workshop session had a sub-area of the community as the focal point of discussion, all public workshop sessions were structured to welcome public questions and comments regarding any areas within the Village.

Following the initial workshop sessions, draft documents were prepared through the coordinated efforts of Village staff and the planning consultant. Planning and Zoning Commission members then met in an open public workshop session of their own to review the status of the plan update documents in preparation for formal public hearings.

The Planning and Zoning Commission public hearing process encompassed a total of four (4) sessions - the first three (3) of which included extensive community input. The fourth session was principally dedicated to the formulation of specific recommendations by the Planning and Zoning Commission to be forwarded for consideration to the Village Board.

In concluding the process, the Village Board held public meetings to review and refine the recommendations of the Planning and Zoning Commission in accordance with applicable Village procedures and State statutes. For these meetings, the public was allowed to witness and address the Village Board members as they worked through the deliberation process.

Throughout the update process, the Village of Lisle provided public access to the plan documents and related information through various means including hard copy and electronic formats.
PURPOSE

The Village of Lisle uses a variety of policies, controls and plans to address both day-to-day and long-term land development and planning issues. The intent, when administering these various policies, is to promote congruity and balance among land uses. Comprehensive land use planning is an essential component of a community’s growth policies. Land use plans serve many functions including the following:

A. Provides a guide which residents and community officials may refer to in determining whether pending development proposals are consistent with local planning objectives and aspirations.

B. Informs residents, prospective residents and developers of the community’s growth philosophy and intended land use patterns.

C. Graphically and tangibly depicts a community’s growth objectives and policies.

D. A well-coordinated land use study measures future housing and employment needs and provides for an ample tax base and the necessary community services in order to maintain the operation of the Village.

E. Directs specific land use to properties that are or will be supported by appropriate and adequate infrastructure.

F. Establishes the basis for programming capital expenditures to provide required community facilities.
PLANNING CONSIDERATIONS

Several factors were considered in categorizing specific parcels of land. The factors as follows:

A. EXISTING LAND USE

The existing use of a parcel of property is a critical factor in making land use decisions. If a parcel of property contains an existing structure which appears to be in good condition and is generally compatible with surrounding land uses, then the recommendation usually reflects the existing land use of the property. A complete inventory of existing land uses was made as part of the 2004 Plan.

B. ADJACENT LAND USE

Surrounding and adjacent land uses were studied to insure compatibility between all properties, both incorporated and unincorporated, developed and undeveloped.

C. NATURAL RESOURCES

Natural features influencing a parcel of land were analyzed. Information on natural vegetation, wildlife, flood plain and wetland areas, soil conditions, topography and geological formations play an important role in determining land uses.

D. MUNICIPAL ZONING

Lisle’s Zoning Ordinance and Zoning Map were analyzed and served as input to the planning process.

E. LISLE’S 1995 COMPREHENSIVE LAND USE PLAN

Land use recommendations in the Village’s 1995 Plan were reviewed. The 2004 Plan complies with the 1995 Plan whenever possible. In the event of altered conditions and/or objectives, the 2004 Plan reflects these changes.

F. COUNTY LAND USE PLAN

Whenever possible Lisle’s 2004 Plan is consistent with the county’s plans, in order to coordinate and promote common objectives.

G. DEVELOPMENT TRENDS

Land development trends were analyzed and discussed with real estate specialists, developers, and financial experts. This information provided valuable insight into the intensity and location of likely future development.
H. REGIONAL PLANS

Regional planning agencies such as the Northeastern Illinois Planning Commission and the Illinois Department of Transportation, as well as the Chicago Area Transportation Study (CATS) and the DuPage County Departments of Planning and Economic Development and of Engineering, Stormwater, and Environmental Concerns, provided information on transportation systems, waste water planning and population forecasting for the Lisle area.

I. UTILITIES AND URBAN SYSTEMS

Location, capacity, expansion potential and long-term plans for sanitary sewers, storm sewers, water distribution, telephone, gas and electricity service play a major role in planning the appropriate use for a given parcel of land. School, park, and transportation systems also are important planning elements.

J. TRANSPORTATION SYSTEMS

Development and transportation systems have a strong interactive relationship. The 1989 Comprehensive Transportation Study for the Village of Lisle prepared by Metro Transportation Group was reviewed. Land use categories were coordinated with the recommended transportation system development.

K. COMMERCIAL AND SCENIC CORRIDORS

The focus is on the roadway, railway, and bikeway corridors and the relationship between vehicle transportation routes and surrounding land use and development patterns. The major corridors of the Village are Ogden Avenue (IL Route 34), Maple Avenue, Main Street (IL Route 53), and the Burlington Northern Railroad Right-of-Way.
### Comprehensive Plan Land Use Distributions Table

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<tr>
<td>Public/Institutional &amp; Open Space</td>
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<td>100.0%</td>
<td>100.0%</td>
<td>100.0%</td>
<td>100.0%</td>
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</tbody>
</table>

2004
LAND USE CATEGORIES

These factors are the primary considerations in evaluating what land use category is best suited to a particular parcel of land. Each factor was viewed in relation to specific conditions pertaining to individual parcels. A particular factor may have been the most important in one instance and the least important in another instance.

A. SINGLE FAMILY RESIDENTIAL (SFR)

Residential areas characterized by detached single-family buildings on individual lots. Minimum lot sizes in SFR areas are 10,000 square feet where the underlying zoning is R-2 and 20,000 square feet where the zoning is R-1. Consideration should be given for maintaining the existing character of neighborhoods in the case of tear downs, infill homes, and home expansions.

B. RESIDENTIAL (SINGLE FAMILY/MULTIPLE FAMILY)

Residential areas characterized by single-family buildings, accessory units, attached single-family, duplexes, and townhomes. These areas hold great potential for meeting future Village housing demand with a mixture of housing types and development layouts. They are located primarily in established but potentially changing neighborhoods such as the area adjacent to the downtown. This ensures a balanced but appropriate housing alternative for both young and old, as the older age group continues to increase their percentage of the population. Each individual land parcel must be evaluated with respect to surrounding uses and compatibility. Most importantly, the character of each area is to be represented and maintained. In an area designated “residential” that is presently single-family, the primary use should remain single-family.

C. MULTI-FAMILY RESIDENTIAL (MFR)

Residential areas characterized by multiple family buildings and services. MFR areas are characterized by a single or complex of multi-family buildings with characteristics primarily multi-family in nature, such as common entrances to buildings, shared roofs and walls, and parking lots versus individual entrances to units and/or garages with individual driveways. The Village will encourage developers of MFR areas to include amenities such as common open space and private recreational facilities in their development proposals. MFR development will provide diversity in the housing stock and can lend stability and variety to Lisle.
D. COMMERCIAL

Shopping areas with a range of shops and shopping center sizes. These businesses provide the community with a variety of consumer goods and services at convenient locations. Existing commercial areas are located primarily in the Downtown Mixed Use Area and at major intersections. Additional strip development along major roadways is discouraged because of the traffic disruption and congestion caused by such development. Development of small, individual lots as commercial property is discouraged. Instead, parcels should be assembled to form sufficiently large enough area to support commercial activity at appropriate levels with respect to surrounding land uses and to provide landscaping to buffer any nearby residential uses. In particular, the areas shown designated as Commercial along IL Route 53 between Maple Avenue and South Road, Commercial Zoning will not normally be granted for any property that does not have a frontage to IL Route 53 of sufficient enough distance for safe and efficient entry drives or shared entry drives. This same minimum frontage requirement shall also be applied to the properties shown designated as Commercial and Downtown Mixed Use Area located along IL Route 53 between Burlington Avenue and Ogden Avenue. A 50 foot green space will be required on the north side of Wellington Avenue, east of Arlington Avenue, as a condition of any commercial zoning.

E. OFFICE

Office areas enhance the economic base of a community by increasing the diversity of land uses that will provide local employment opportunities. These areas can restore economic vitality to areas originally developed as residential, but due to the nature of local traffic patterns, nearby land uses and other factors, are experiencing pressure to change (e.g. home to office conversions). Office areas provide a transitional zone between the residential neighborhoods and the more intense use characteristic of commercial areas. These areas are primarily located in proximity to the central business district and along major thoroughfares. To minimize adverse impacts on nearby residential areas, office areas are intended for businesses which generate a minimal amount of traffic.

F. OFFICE RESEARCH

Provides land for attractively landscaped sites along major traffic corridors, permitting “show-place” buildings having large setbacks. The intention is to create a park-like atmosphere conducive to the quality development of international headquarters, large office buildings, research activities and some specialized non-objectionable industrial activities.

G. DOWNTOWN MIXED USE AREA

In accordance with the Downtown Revitalization Project, the Comprehensive Plan seeks to support the efforts to continue to bring vitality to the traditional village center of Lisle.
To this end, the Plan designates the area for mixed use developments anchored by primarily commercial uses. Other potential uses might include residential, office, and public uses. This area lends itself to these styles of development due to its traditional role and location at the intersection of major local and regional transportation routes. Individual site development suitability with respect to lot size, floodplain, and other conditions will need to be reviewed on a project by project basis. Ultimately, the variety of uses and increased activity will provide the Village with an economically stable and productive downtown area. The areas bounded by Main Street, Ogden Avenue, Center Street, and the Burlington Railroad tracks should be promoted for development focused on retail, restaurant, and entertainment type uses.

H. INDUSTRIAL

Manufacturing, warehousing, storage, and wholesaling areas that would be acceptable within the Village and will be adequately buffered so as not to affect adversely adjacent businesses or residential neighborhoods.

I. PUBLIC/INSTITUTIONAL

Public/Institutional property includes properties owned by the Village and public buildings such as schools, parks, public works and fire and police facilities. In addition, non profit or quasi-public uses such as churches, meeting halls, private schools, senior and assisted living facilities, and other land used for similar public purposes are included in the Public Institutional areas. The grounds of the Sacred Heart Monastery are being developed to provide senior restricted housing in the future, which corresponds to the intent of this land use designation. The 2004 Comprehensive Land Use Map identifies PI uses as follows: high school (H); junior high schools (JS); elementary schools (ES); private schools (PS); police station (PO); fire station (F); village hall (V); postal facility (PF); library (L); churches, temples, and other religious institutions (R); train station (T); village facility (VF); cemetery (C); golf course (GC); and, museum (M).

J. OPEN SPACE

Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space. The primary functions of property with the Open Space area designation are Village parks (P), public and private golf courses (GC), the Morton Arboretum, private common open space as is found in some of the Village’s newer residential subdivisions, and areas that are environmentally sensitive such as woodlands, wetlands, and floodplain areas. Open Space areas serve as places for passive and active recreation and, in general, the long term use of open space lands will not convert to more intense land use activities.
THE 2004 SYNOPSIS

Through comprehensive planning, Lisle seeks to guide and influence development in the Village to assure the continuance of the concept of the “Arboretum Village” into the future. The 2004 Comprehensive Plan is part of this continuing planning effort. The 2004 Plan, based on the 1969, 1977, 1985, 1990, and 1995 revised plans, strives for a balance of land use functions such as housing, commercial goods and services, employment areas, education sites, recreation and open space areas with appropriate levels of community services and facilities.

The dominant land use of the community remains and will continue to be single-family residential. This is the leading land use both within the Village limits and the Village planning jurisdiction. Lisle intends to protect this important housing resource which is one of the major influences and components of the Village’s character.

Also, it is the intent of the Village to diversify and improve the existing housing supply. In addition to single-family, other forms of residential development may be recommended where they will not conflict with adjacent land uses and where they can be properly serviced by the Village. This will be achieved through the effective implementation and administration of the Zoning Ordinance, Housing Code, Building Code, and other appropriate ordinances to assist in the balance, improvement, transition, and modernization of the existing housing supply. An example is the Central Business District where certain existing properties have the potential for development as alternative housing stock.

Open space plays an important role in land use planning. It is used to delineate, separate, and enhance adjoining uses. Special care has been taken to continually ensure an abundance of land for schools, parks, recreational areas, churches and neighborhood open space. The Comprehensive Land Use Map designates whether open space and public or quasi-public land serves a recreational or institutional function.

Office areas, generally located adjacent to, or part of the Downtown Mixed Use Area, are intended to restore economic value to several developed sections of the Village. Along major thoroughfares, the intent is to discourage uncoordinated, commercial strip development while maintaining a non-retail quality environment. These areas, if restricted to low traffic business, provide a buffer for residential areas from commercial areas.

A range of commercial centers that vary in size, goods and services meet the needs of a single neighborhood and the needs of the whole community. The primary concentration of commercial use is the Downtown Mixed Use Area. Several other commercial nodes that compliment the Downtown Mixed Use Area are dispersed throughout the Village. Future commercial development will continue to be encouraged at major intersections rather than in strips along major arterial urban corridor roadways.
Lisle, situated along Illinois Tollways I-88 and I-355 has an excellent location within the county and the region. The expanding “high tech” corridor along Illinois Tollway I-88 includes such firms as A.T.&T., Hyatt, Hilton, Radisson, Corporetum Office Campus, and Unisys Corporation. These developments along with other quality office/research projects set the pace and provide the first impression for visitors, prospective residents, and future employers. The office/research corridor is essential to the community’s tax base, and contributes to the employment opportunities within the Village. The “Arboretum Village” character is reinforced and enriched by the landscaped campus and park-like settings associated with Lisle’s office/research developments.

Among urban corridors, major arterials, such as Route 53, Maple, Ogden, and Yackley Avenues also serve as primary entrance routes to the Village of Lisle. These community entryways have a special place in the hierarchy of urban corridors due to their role in conveying community identity. While efforts to improve their visual appearance, safety and function of transportation facilities are important, failure to address land-use and development patterns adjacent to roadways could lead to visual blight and premature functional obsolescence of roadway facilities.
IMPLEMENTATION

The “2004 Comprehensive Land Use Plan” will be used as a guide to achieve the Village’s planning objectives. Through staff review, the Lisle Planning Commission’s guidance, and the Village Board’s direction, petitions which are in conflict with the 2004 Plan should be denied, unless the applicant can justify a modification based on changed conditions. Through the implementing, administrating, and amending of the Zoning Ordinance, Housing Code, Building Code, and other development-related ordinances, the balance, transition, and modernization of land uses will be achieved. This plan also provides direction concerning the land uses outside the Village limits but within its planning jurisdiction. Therefore, the Village has a guide for the land use of potential annexations as well as adjacent land uses in the County or neighboring municipalities.

As a result of changing economic and social trends, this plan should be reviewed and updated every five (5) years. Lisle’s community planning program continues and remains current through good planning administration by the Village staff, Planning Consultant, Planning Commission, and Village Board. Accordingly, Lisle will continue to achieve its community objectives.

LEASK LANE SUB-AREA PLAN POLICIES:

a. That lots be minimum of 15,000 square feet.
b. That all lots conform to the setbacks of the R-2 single family zoning district standards.
c. That the street accesses to Leask Lane be substantially limited to those shown on the exhibit presented at the public hearing.
d. That no building be built or lots be platted in the 100 year floodplain boundaries.
### Regional Comparative Demographic Data Tables

#### Population

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<td>9%</td>
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<td>7%</td>
<td>21,182</td>
<td>7%</td>
<td>26,097</td>
<td>6,585</td>
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<td>Downers Grove</td>
<td>20%</td>
<td>46,858</td>
<td>17%</td>
<td>48,724</td>
<td>17%</td>
<td>60,153</td>
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#### Households

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#### Employment

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<td>38,534</td>
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<td>40%</td>
<td>66,209</td>
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<td>4,408</td>
<td>6%</td>
<td>9,329</td>
<td>8%</td>
<td>23,501</td>
<td>19,093</td>
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Census 1990 & 2000
NIPC 2003

2004
## General Demographic Trends Table

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<th>CLUP Updates</th>
<th>Year</th>
<th>Population</th>
<th>Households</th>
<th>Population/ Household</th>
<th>Employment</th>
<th>Jobs/ Household</th>
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NIPC 2003

2004

## General Demographic Trends Chart

![General Demographic Trends Chart](image-url)