

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

TEXT AMENDMENTS TO THE ZONING ORDINANCE – MASSAGE ESTABLISHMENTS

July 16, 2018

Title

PC 18-20

Petitioner

Village of Lombard

Property Location

Village-wide

Approval Sought

The petitioner, the Village of Lombard, is requesting text amendments to Sections 155.415 (C)(23), 155.416 (C)(23), 155.417 (G)(2)(b)(xi), and 155.418 (C)(18) of the Lombard Zoning Ordinance (and any other relevant sections for clarity) to amend the text for consistency regarding massage establishments and correct the reference sections regarding massage establishments.

Prepared By

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Assistant Director, and
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Community Development Intern

DESCRIPTION

The petitioner, the Village of Lombard, is requesting text amendments to Sections 155.415 (C)(23), 155.416 (C)(23), 155.417 (G)(2)(b)(xi), and 155.418 (C)(18) of the Lombard Zoning Ordinance (and any other relevant sections for clarity) to amend the text for consistency regarding massage establishments and correct the reference sections regarding massage establishments.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the proposed text amendments to the Zoning Ordinance.

Fire Department:

The Fire Department has no comments regarding the proposed text amendments to the Zoning Ordinance.

Private Engineering Services:

Private Engineering Services has no comments regarding the proposed text amendments to the Zoning Ordinance.

Public Works:

The Department of Public Works has no comments regarding the proposed amendments to the Zoning Ordinance.

EXISTING & PROPOSED REGULATIONS

Staff still supports massage establishments as a conditional use in the B3, B4, B4A, and B5 Districts with the below text amendments. The proposed text amendments will allow for modification to the wording of massage businesses regulated by the Village Zoning Code for further clarification. The amendments to Sections 155.415(C)(23), 155.416(C)(23), 155.417(G)(2)(b)(xi), and 155.418(C)(18) also include edits for consistency, with additions underlined and deletions in strike out below. Proposed changes are as follows:

Section 155.415(C)(23)

~~Physical culture and~~ Massage establishments (as defined and regulated by ~~Chapter 12 Title 11, section Chapter~~ Chapter 122 of the Code of Ordinances)

Section 155.416(C)(23)

~~Physical culture and~~ Massage establishments (as defined and regulated by ~~Chapter 12 Title 11, section Chapter~~ Chapter 122 of the Code of Ordinances)

Section 155.417(G)(2)(b)(xi)

~~Therapeutic~~ Massage establishments (as defined and regulated by ~~Chapter 12 Title 11, section Chapter~~ Chapter 122 of the Code of Ordinances).

Section 155.418(C)(18)

~~Physical culture and~~ Massage establishments (as defined and regulated by Title 11, Chapter 122, of the Code of Ordinances).

STANDARDS FOR TEXT AMENDMENTS

For any change to the Zoning Ordinance, the standards for text amendments must be affirmed. The standards are noted below:

- 1. The degree to which the proposed amendment has general applicability within the Village at large and not intended to benefit specific property;*
The text amendment is generally applicable to all properties within B3, B4, B4A, and B5 Zoning Districts.
- 2. The consistency of the proposed amendment with the objectives of this ordinance and the intent of the applicable zoning district regulations;*
The proposed text amendment is consistent with the objectives of the Zoning Ordinance. Massage establishment is a conditional use within B3, B4, B4A, and B5 Zoning Districts.
- 3. The degree to which the proposed amendment would create nonconformity;*
Staff does not believe any nonconformity would be created.
- 4. The degree to which the proposed amendment would make this ordinance more permissive;*
The proposed amendment will modify the wording for massage establishments, but will not otherwise impact standards for those types of developments.
- 5. The consistency of the proposed amendment with the Comprehensive Plan; and*
Staff finds that the proposed amendments would be consistent with the Comprehensive Plan.

6. *The degree to which the proposed amendment is consistent with village policy as established in previous rulings on petitions involving similar circumstances.*

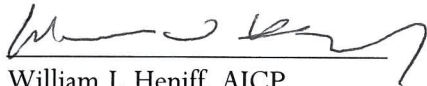
The Village has a history of amending the Zoning Ordinance to address edits for clarity. The proposed amendments are consistent with established Village policy in this regard.

FINDING & RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards required by the Zoning Ordinance. As such, 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 requested text amendments **comply** with the standards required by the Village of Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 18-20.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

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