

- b. Parking shall be provided to the side or rear of the building and shall be a minimum of five feet (5') from the right-of-way.

3. Location

- a. All parking spaces required to serve buildings or uses erected or established after the effective date of this Ordinance shall be located on the same zoning lot as the building or use served, except as otherwise provided for in Sections 155.602 (A) (3) (b), (c), (d) and (f) (g), below. Existing buildings or uses altered such that additional parking is required shall provide such parking on the same zoning lot, except as otherwise provided for in Sections 155.602 (A) (3) (b), (c), (d) and (f) (g), below.
- b. Off-site parking spaces may be used to serve ~~buildings and/or non-residential~~ uses in the R6, O, B3, B4, ~~B5~~, B5A and I Districts. No off-site parking space shall be located further than 300 feet from the main entrance of the principal building to be served. Off-site parking shall be a conditional use in the above districts. Off-site parking facilities shall be subject to Section 155.602 (A) (4), below.
- c. Off-site parking spaces intended to serve non-residential uses in the B5 District shall be a permitted use, subject to Section 155.602 (A) (4) below.
- d. Owners of property, legally nonconforming as to parking and located in the CR, R1, R2, R3, R4, R5, B1 and B2 Districts ~~a district which does not allow off-site parking as a conditional use~~, shall be allowed to provide parking off-site to become otherwise conforming. In such circumstances, the provision of such off-site parking shall be considered a conditional use and subject to the provisions of Section 155.103 (F) of this Ordinance.
- e. Off-street parking spaces, open to the sky, may be located in any yard, except that in the R4, R5, O, and I Districts, off-street parking shall not be located in a required front or corner side yard. However, in the R1 and R2 Districts, not more than two (2) vehicles may be parked overnight in a required front or corner side yard, and not more than three (3) vehicles may be parked overnight in the required rear yard.
- f. All off-street parking spaces shall be located in a manner which allows for compliance with the provisions in Section 155.700 of this Ordinance.
- g. For all property owned by the Lombard Park District and located within the CR Conservation/Recreation District, required parking spaces may include those legal parking spaces within adjacent public rights-of-way that are located on the same side as, and abutting the subject property. The calculation of on-street parking

for compliance with the parking requirements of this section shall be subject to the review and approval of the Director of Community Development.

4. Control of Off-Site Parking facilities

In cases where parking facilities are permitted on land other than the zoning lot on which the building or use served is located, such facilities shall be in the same possession as the zoning lot occupied by the building or use to which the parking facilities are accessory. Such possession may be either by deed or long-term lease, the term of such lease to be determined by the Village Board. The deed or lease shall require such owner or his or her heirs and assigns to maintain the required number of parking facilities for the duration of the use served or of the deed or lease, whichever shall terminate sooner.

For owners and/or operators of uses located within the B5 District that intend to satisfy the parking requirements by utilizing parking spaces owned by the Village of Lombard, the owner and/or operator shall enter into a parking agreement with the Village Board. However, this provision shall not be interpreted to automatically grant parking rights to a particular use for spaces owned by the Village, but rather should be subject to the Village Board approval on a case-by-case basis.

RECOMMENDATION:

Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of the request as proposed:

Based on the submitted petition and the testimony presented, the proposed text amendments comply with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission find that the findings included as part of the Inter-department Review Report be the findings of the Plan Commission and therefore, I recommend to the Corporate Authorities **approval** of the text amendments described in PC 06-09.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH:WJH