

January 22, 2018

Title

PC 18-01

Petitioner

Village of Lombard

Property Location

Village-wide

Approval Sought

The petitioner, the Village of Lombard, is requesting text amendments to Section 155.602 Table 6.3 of the Lombard Zoning Ordinance (and any other relevant sections for clarity) to amend the parking requirement for hotels, motels and similar uses.

Prepared By

Anna Papke, AICP
Senior Planner

DESCRIPTION

The petitioner, the Village of Lombard, is requesting text amendments to Section 155.602 Table 6.3 of the Lombard Zoning Ordinance (and any other relevant sections for clarity) to amend the parking for hotels, motels and similar uses.

Currently, the Zoning Ordinance requires one parking space per guest room plus one space per employee on peak shift. The Village proposes to amend the code to require one parking space per guest room. The intent is to have a parking requirement for hotels and motels that is based upon the size and function of the space within the building, as opposed to setting parking requirements based on staffing levels that may be subject to change and are not easily verifiable by the Village.

Note that the proposed text amendment concerns the parking standard for hotel/motel only. It does not concern the parking standard for hotel/convention hall (such as the Westin), which is listed separately in Table 6.3 of Section 155.602.

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.

Planning Services Division:

Staff has reviewed several conceptual plans for hotels in the last six months, and has undertaken a review of the Village’s parking requirements for hotels as part of this process. Staff research indicates the following:

1. Lombard Hotel Occupancy Data

The DuPage Convention and Visitors Bureau collects occupancy data on hotels operating in the region. The latest data, from October 2017, indicates hotels in Lombard have an average occupancy rate of 72.2%. This date confirms information Village staff has received anecdotally from Lombard hotel operators.

2. Existing Lombard Hotel Parking Lot Usage

There are currently ten hotels in the Village of Lombard. Planning staff visited the parking lots of these hotels and conducted a parking count on Tuesday, January 9, 2018, between 8:30 a.m. and 9:30 a.m. Data from the DuPage Convention and Visitors Bureau indicates that hotels in DuPage County mostly target business travelers, with weekdays seeing higher occupancy rates than weekends. As the below table indicates, hotels in the Village appear to have more than enough parking, with no more than 33% of the spaces in use at the time of the count.

Hotel	Rooms	Parking Spaces	Spaces Occupied	% Spaces Occupied
Comfort Suites	66	68	14	21%
Extended Stay America Lombard Oak Brook	136	156	51	33%
Extended Stay America Yorktown Center	98	98	37	28%
Embassy Suites	262	265	63	23%
Fairfield Inn	111	120	21	18%
Hyatt Place Lombard	151	156	20	13%
Sonesta ES Suites	144	163	17	10%
Sure Stay Plus	128	132	30	23%
TownePlace Suites	125	128	35	27%

3. Embassy Suites

The Embassy Suites on Butterfield Road has 262 guestrooms. It was originally built in 1988 with 289 parking spaces, but subsequent alterations to the site reduced the parking space count to 268. In 2015, the hotel operator petitioned the Village for approval of the existing conditions on the site, including the reduction in parking spaces. The Village Board approved this request.

4. Neighboring Community Standards

Staff surveyed parking requirements for hotels in other municipalities along the I-88 corridor (Downers Grove, Lisle, Naperville, Oak Brook, Oakbrook Terrace and Warrenville). The majority of these communities require one parking space per room plus parking spaces for areas devoted to retail, service and meeting space. Only one of these communities has a standard that considers the number of employees. The proposed change will make Lombard's hotel/motel parking standard similar to that used by the majority of nearby communities.

Further, a survey of parking standards from communities across the country conducted by the American Planning Association indicates a one space per guestroom parking ratio is consistent with regulations in other similar municipalities.

EXISTING & PROPOSED REGULATIONS

Staff proposes the following text amendments. Additions are denoted by **bold and underline**. Deletions are denoted by a ~~strikethrough~~.

Section 155.602 Table 6.3

SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

Hotel/Motel: One space per guest room ~~plus one space per employee on peak shift.~~

STANDARDS FOR TEXT AMENDMENTS

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

- 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 in the Village.
- 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.
- The degree to which the proposed amendment would create nonconformity;*
Staff does not believe any nonconformity would be created.
- The degree to which the proposed amendment would make this ordinance more permissive;*
The proposed amendment will reduce parking requirements for hotels and motels, but will not otherwise impact standards for those types of developments.
- 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.

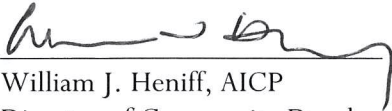
Furthermore, the Village Board previously approved a parking ratio of one space per guest room at the Embassy Suites on Butterfield Road (PC 15-12). The proposed text amendment is consistent with that previous approval.

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 18-01.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

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