

MEMORANDUM

TO: Trustee Rick Soderstrom, Chairperson
Economic and Community Development Committee

FROM: David A. Hulseberg, AICP, Director of Community Development

DATE: May 2, 2006

SUBJECT: PC 06-09: Text Amendments to the Zoning Ordinance – Downtown Parking Regulations

Village staff has been working with the Plan Commission and the Lombard Town Centre organization to address off-site parking provisions within the B5 Central Business District. The proposed amendments are intended to provide additional flexibility to the parking regulations within the downtown area and address discrepancies within the existing code. Before these amendments are considered by the Village Board, staff would also like to make a presentation regarding these amendments to the Economic and Community Development Committee (ECDC) at the May 2, 2006 meeting.

The proposed amendments are intended to address the following issues:

Change in land use categories

The Village has been aggressively attempting to attract new restaurants to the downtown area, as demonstrated by the Restaurant Forgivable Loan Program. Restaurant uses, which frequently have differing peak parking periods as the commuter parking lots, are often considered essential land uses within economically viable downtown areas. However, should an existing downtown space be converted from a retail use (requiring 2 spaces per 1,000 square feet of gross floor area in the B5 District) to a sit-down restaurant (requiring 8 spaces per 1,000 square feet of gross floor area), the operator would be required to provide additional on-site parking before a Zoning Certificate is issued by the Village. Moreover, the start-up costs for such a facility would be raised significantly if such parking were required to be provided on the respective property.

Physical Limitations on Properties to Meet Code

Many properties in the downtown area were platted as part of the original Town of Lombard in the 1870s. Through various assessment division over time, current lots of record and assessment lots seldom are the same. The downtown area has also developed on uniquely sized and shaped parcels that are atypical of those found elsewhere in the Village. In many cases, the downtown lots often mirror the building footprint of the associated structure. In many cases, there is little or no room for parking spaces to be placed on these properties. Recognizing this issue, the

Village has constructed communal parking spaces such as the North Park Parking Lot. However as the code is written, it discourages joint parking arrangements by mandating on-site parking arrangements.

Conditional Use Process for Off-site Parking

Many businesses in the downtown are only able to provide parking for customers and employees through a mix of on-street parking, commuter parking lots or parking on adjacent properties. However, this is essentially varying types of off-site parking, which would require a conditional use approval based on the current code. Existing uses are considered legal non-conforming as it pertains to the parking requirements, but new uses which have greater parking requirements would require either a variation from the parking requirements or a conditional use approval for off-site parking before any such use could open.

Staff is proposing amendments to recognize the unique nature of the downtown area and provide for more flexible parking arrangements. The amendments codify the manner in which parking has historically been utilized in the downtown area and to provide for a process in which future uses can legally address parking requirements. Moreover, the amendments are intended to provide for a better utilization of existing parking spaces, rather than requiring additional spaces that may discourage desirable businesses from locating in the downtown.

Attached for your reference is a copy of the addendum staff report for PC 06-09. At the April 17, 2006 Plan Commission meeting, the Plan Commission voted 4-0 to recommend approval of the text amendments.

ACTION REQUESTED:

This item is scheduled to be placed on the May 18, 2006 Village Board agenda. Staff will seek a recommendation from the ECDC to concur with the recommendation of the Plan Commission to approve the proposed text amendments associated with PC 06-09.