

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) Waiver of First Requested
 Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : July 11, 2023 (BOT) Date: July 20, 2023

SUBJECT: PC 23-16: Text Amendment to Chapter 155 – Garage width for attached garages on single-family homes

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition.

The petitioner, the Village of Lombard, is requesting text amendments to Section 155.222 of the Village Code to amend the maximum garage width provisions for attached garages.

The Plan Commission recommended approval of this petition by a vote of 7-0. Please place this petition on the July 20, 2023, Board of Trustees agenda with a waiver of first reading requested by staff.

Fiscal Impact/Funding Source:

Review (as necessary):


Finance Director _____ Date _____
Village Manager _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the agenda distribution.



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development 

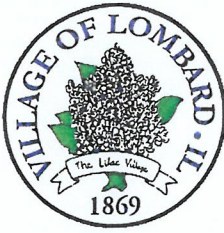
MEETING DATE: July 20, 2023

SUBJECT: **PC 23-16: Text Amendment to Chapter 155 – Garage width for attached garages on single-family homes**

Please find the following items for Village Board consideration as part of the July 20, 2023, Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 23-16; and
3. An Ordinance granting approval of a text amendment to Title 15, Chapter 155 of the Lombard Village Code

The Plan Commission recommended approval of this petition by a vote of 7-0. Please place this petition on the July 20, 2023, Board of Trustees agenda with a waiver of first reading requested by staff.



VILLAGE OF LOMBARD

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www.villageoflombard.org

July 20, 2023

Village President
Keith T. Giagnorio

Village Clerk
Liz Brezinski

Trustees

Brian LaVaque, Dist. 1
Anthony Puccio, Dist. 2
Bernie Dudek, Dist. 3
Andrew Honig, Dist. 4
Dan Militello, Dist. 5
Bob Bachner, Dist. 6

Village Manager
Scott R. Niehaus

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 23-16: Text Amendment to Chapter 155 – Garage width for attached garages on single-family homes

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition.

The petitioner, the Village of Lombard, is requesting text amendments to Section 155.222 of the Village Code to amend the maximum garage width provisions for attached garages.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on June 19, 2023. Sworn in to present the petition was Anna Papke, Senior Planner, and Bill Heniff, Director of Community Development.

Chairperson Giuliano read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, she proceeded with the petition.

Ms. Papke presented the petition and staff report. The IDRC report for PC 23-16 was entered into the public record in its entirety. Ms. Papke said staff is proposing text amendments to Village Code as it relates to the allowable width of front-facing garages on single-family residences. The Village Code currently contains provisions that regulate the design of attached garages on single-family dwellings. These provisions were originally enacted in 2008 at the direction of the Village Board and were intended to reduce the size and visual impact of attached garages.

In recent years, staff has received feedback from builders and homeowners indicating that there is a strong market demand for three-car attached garages, which the 2008 regulations effectively prohibited on a standard 60-foot-wide lot. Responding to these concerns, in 2021 the Village amended the attached garage regulations to allow for three-car side-loaded garages projecting in front of the house.

The regulations still limit the width of front-facing garage doors relative to the width of the house. Staff continues to receive feedback that demand for three-car garages is strong, and 60-foot-wide lots may not accommodate side-loaded garages. A local builder has provided examples of the types of houses his clients would like to build but are prohibited by current garage door width restrictions. Staff observes that these prospective houses are similar to houses built throughout the Village prior to adoption of the 2008 regulations.

In recognition of the changing market conditions and trends in single-family home construction, staff is advancing a text amendment to repeal restrictions on garage-door width. Staff recommended approval of the proposed text amendments.

Chairperson Giuliano asked if there were any questions or comments on the petition and staff report.

Commissioner Spreenberg asked if the proposed text amendment would permit someone to construct a forty-foot-wide garage on the front of a single-family house. Ms. Papke said there are other regulations related to the size of a driveway that property owners will need to meet. Such regulations include a maximum driveway width of 20' wide at the property line, and a maximum of 40% of the front yard that can be devoted to driveway and parking surfaces. There are no changes proposed to these regulations, which will indirectly impact the size of garages on lots within the Village.

Chairperson Giuliano asked if there were any questions or comments on the petition and staff report. Hearing none, she opened the meeting for comments among the Commissioners.

On a motion by Commissioner Walker, and a second by Commissioner Invergo, the Plan Commission voted 7-0 to recommend that the Village Board approve the petition associated with PC 23-16.

Respectfully,

VILLAGE OF LOMBARD

Leigh Giuliano, Chairperson
Lombard Plan Commission

June 19, 2023

Title

PC 23-16

Petitioner

Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148

Property Location

Village-wide

Approval Sought

The Village of Lombard is proposing text amendments to Section 155.222 of the Village Code to amend the maximum garage width provisions for attached garages.

Prepared By

Anna Papke, AICP
Senior Planner

DESCRIPTION

The Village of Lombard is proposing text amendments to Village Code as it relates to the allowable width of front-facing garages on single-family residences. The proposed text amendments are being advanced in response to feedback staff has received from residents and local homebuilders.

APPROVAL(S) REQUIRED

The petitioner, the Village of Lombard, is requesting text amendments to Section 155.222 of the Village Code to amend the maximum garage width provisions for attached garages.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the proposed text amendments to the Village Code.

Fire Department:

The Fire Department has no comments regarding the proposed text amendments to the Village Code.

Private Engineering Services:

Private Engineering Services has no comments regarding the proposed text amendments to the Village Code.

Public Works:

The Department of Public Works has no comments regarding the proposed amendments to the Village Code.

Planning Services Division:

The Village Code currently contains provisions that regulate the design of attached garages on single-family dwellings. These provisions were enacted in 2008 at the direction of the Village Board. The provisions were intended to reduce the visual impact of attached garages.

In recent years, staff has received feedback from builders and homeowners indicating that there is a strong desire and market demand for three-car attached garages, which in practicality may not be possible on lots of less than 75 feet in width. In response to these concerns, in 2021 the Village amended Section 155.222 to permit three-car side-loaded garages projecting in front of the house. (Previously, the regulations permitted no more than 500 square feet of garage space, the equivalent of a large two-car garage, to extend beyond the remainder of the front façade of the residence.)

Section 155.222 still limits the width of front-facing garage doors relative to the width of the front façade of the residence. This regulation effectively prohibits construction of a front-facing three-car attached garage on the standard 60-foot-wide residential lot in Lombard. However, staff continues to receive feedback from builders that the market demand for three-car garages is strong, and 60-foot wide lots may not lend themselves to side-loaded garages. The attached building elevations, provided by a local builder, provide examples of the type of houses that are in high demand but are prohibited by current garage door width restrictions. Staff notes that many homes built in subdivisions that were platted between the late 1990s and the enactment of the 2008 garage door regulations include front-facing three-car garages similar in scale to those in the attached elevations. Examples include the Yorkshire Woods subdivision at 17th Street and Norbury Avenue and the Providence Glen subdivision at Le Moyne Avenue and Charlotte Street.

In recognition of the changing market conditions and trends in single-family home construction, staff is advancing a text amendment to repeal restrictions on garage door widths. Staff notes that the proposed amendment would only relate to the garage width standards in Section 155.222 of the Zoning Ordinance. We are not proposing to amend any of the standards for driveways. Driveways would still need to meet the following:

- 150.301: Residential driveways shall not exceed 20 feet in width measured at the property line.
- 155.212: Driveways, parking areas and patios shall not, in the aggregate, occupy more than 40 percent of any required front or corner side yard for single-family residential development.

EXISTING & PROPOSED REGULATIONS

The proposed text amendments are as follows. Additions are denoted by **bold and underline**. Deletions are denoted by a ~~strikethrough~~.

~~§ 155.222 – Attached garage requirements.~~

~~The following regulations shall apply to all detached single-family dwellings:~~

~~(A) Front entry garages allowed provided:~~

~~(1) No garage door or doors in combination shall exceed the greater of 16 feet or 42 percent of the street-facing façade.~~

~~(2) The total length of the street-facing façade, including the garage portion must be architecturally integrated through the use of dormers, windows, continuing rooflines, eaves and/or accent materials.~~

~~(B) Side/rear entry garages. When the garage doors do not directly face a right-of-way, the following standards shall be met:~~

~~(1) The total length of the street-facing façade, including the garage portion must be architecturally integrated through the use of dormers, windows, continuing rooflines, eaves and/or accent materials.~~

~~(C) Corner lots:~~

~~(1) If the garage doors are located on the street-facing façade that faces the front property line (as defined in § 155.802 as lot line, front), front entry garage requirements shall be met.~~

~~(2) If the garage doors are located on the street-facing façade that faces the corner side lot line, side/rear entry garage requirements shall be met.~~

STANDARDS FOR TEXT AMENDMENTS

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

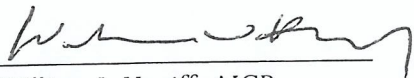
1. *The degree to which the proposed amendment has general applicability within the Village at large and not intended to benefit specific property;*
The proposed text amendments are applicable to all properties in the Village.
2. *The consistency of the proposed amendment with the objectives of this ordinance and the intent of the applicable zoning district regulations;*
The proposed text amendments are consistent with the objectives of the Village Code.
3. *The degree to which the proposed amendment would create nonconformity;*
No nonconformities would be created as a result of the proposed amendments. The amendments would eliminate nonconformities created when the garage regulations were enacted in 2008.
4. *The degree to which the proposed amendment would make this ordinance more permissive;*
The proposed amendment would make the regulations for garage widths more permissive.
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 Village Code to address changing circumstances or to provide clarity. The proposed amendments are consistent with established Village policy in this regard.

FINDINGS & 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 Village Code. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending approval of this petition:

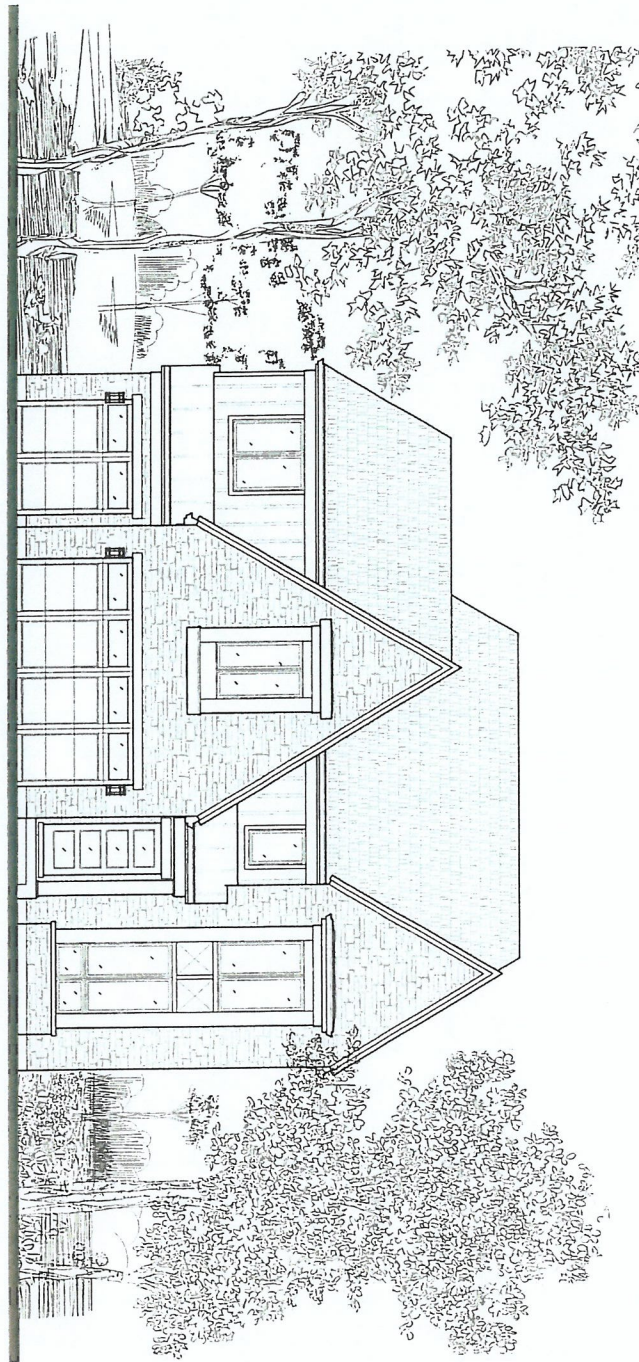
Based on the submitted petition and the testimony presented, the requested text amendments **comply** with the standards required by the Village of Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 23-16.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

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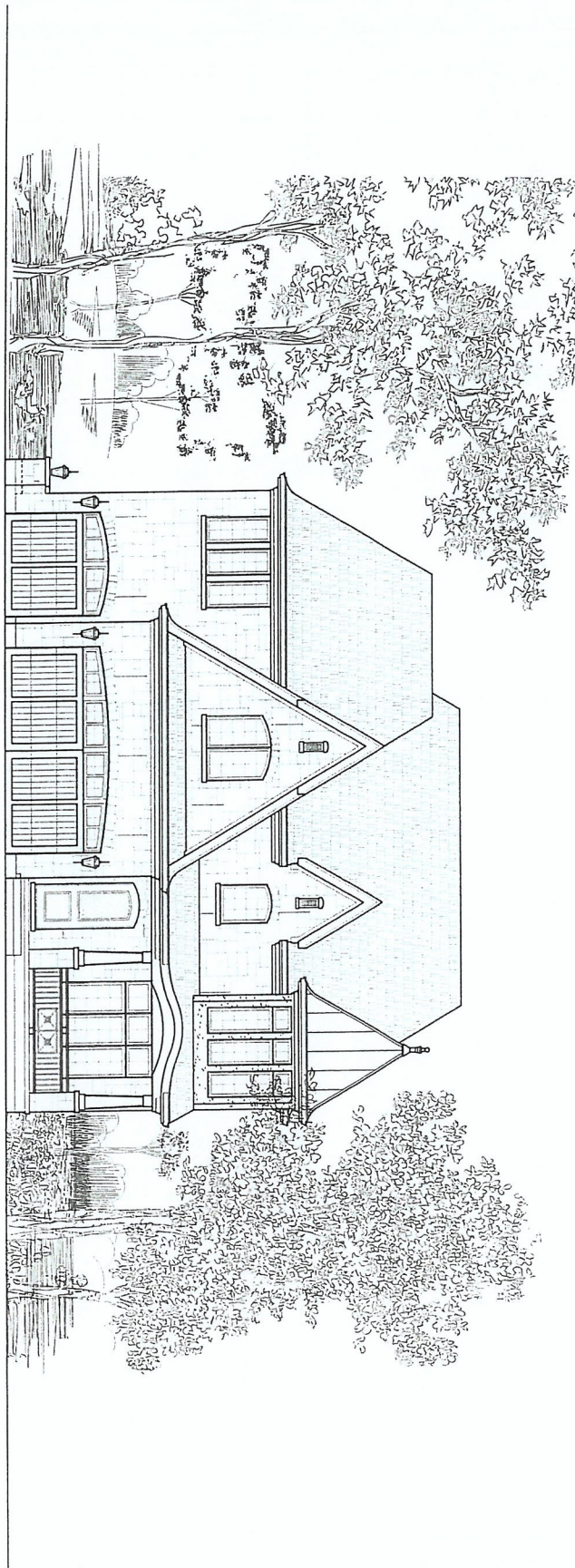


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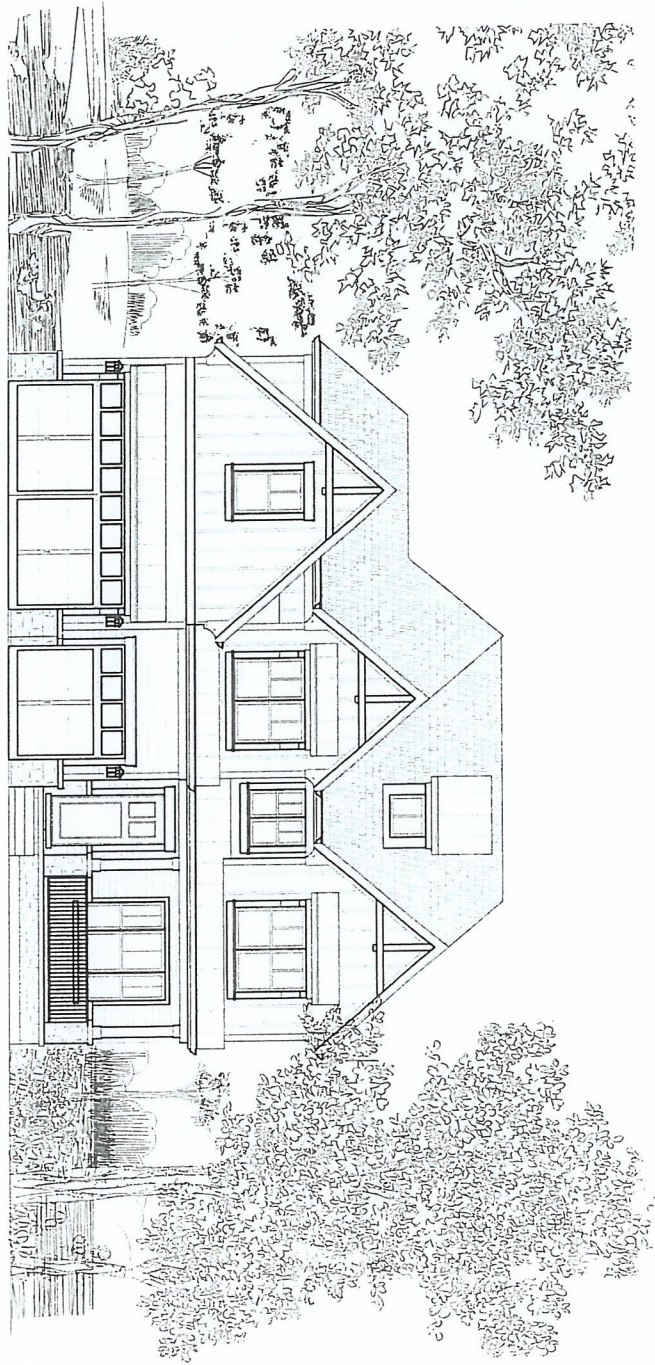
3 CAR GARAGE OPTIONS
 LOMBARD, IL. 60148

DATE: 02/20/2013
DRAWN BY: JMB
CHECKED BY: JMB
PROJECT NO: 13000000
PROJECT NAME: 3 CAR GARAGE OPTIONS
SHEET NO: T1
TOTAL SHEETS: 1
DESIGNER: JMB ARCHITECTS, LLC
PROJECT LOCATION: LOMBARD, IL
PROJECT NO: 13000000
PROJECT NAME: 3 CAR GARAGE OPTIONS
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<p style="font-size: 2em; font-weight: bold;">T1</p> <p style="font-size: 0.8em;">SHEET</p>	<p>PROJECT NO. _____</p> <p>DATE: _____</p> <p>DESIGNED BY: JMB</p> <p>DRAWN BY: _____</p> <p>REVISIONS: _____</p> <p>PROJECT NO. _____</p> <p>SHEET NO. _____</p>	<p style="font-size: 1.2em; font-weight: bold;">3 CAR GARAGE OPTIONS</p> <p style="font-size: 1.2em; font-weight: bold;">LOMBARD, IL. 60148</p>	<p style="font-size: 0.8em;">John Michael Belcher A.L.A. N.C.A.R.B. 180 W. Park Suite #10 Elmhurst, Illinois 60126</p> <p style="font-size: 0.8em;">E-Mail: John@JMBArchitect.com Phone: 630.279.8228 Web: JMBArchitect.com</p>	<p>© 2013 Copyright JMB Architects, Ltd. All rights reserved.</p> <p>These drawings represent a preliminary design and are not to be used for construction without the written consent of JMB Architects, Ltd. JMB Architects, Ltd. may not be held responsible for any errors or omissions in these drawings and the user of these drawings shall be held responsible for any mistakes or errors in the drawings. These drawings were prepared for the use of the client and are not to be used for any other purpose without the written consent of JMB Architects, Ltd. The user of these drawings shall be held responsible for any mistakes or errors in the drawings and the user shall indemnify and hold JMB Architects, Ltd. harmless from and against all claims, damages, costs and expenses, including reasonable attorneys' fees, arising out of or in connection with the use of these drawings.</p>
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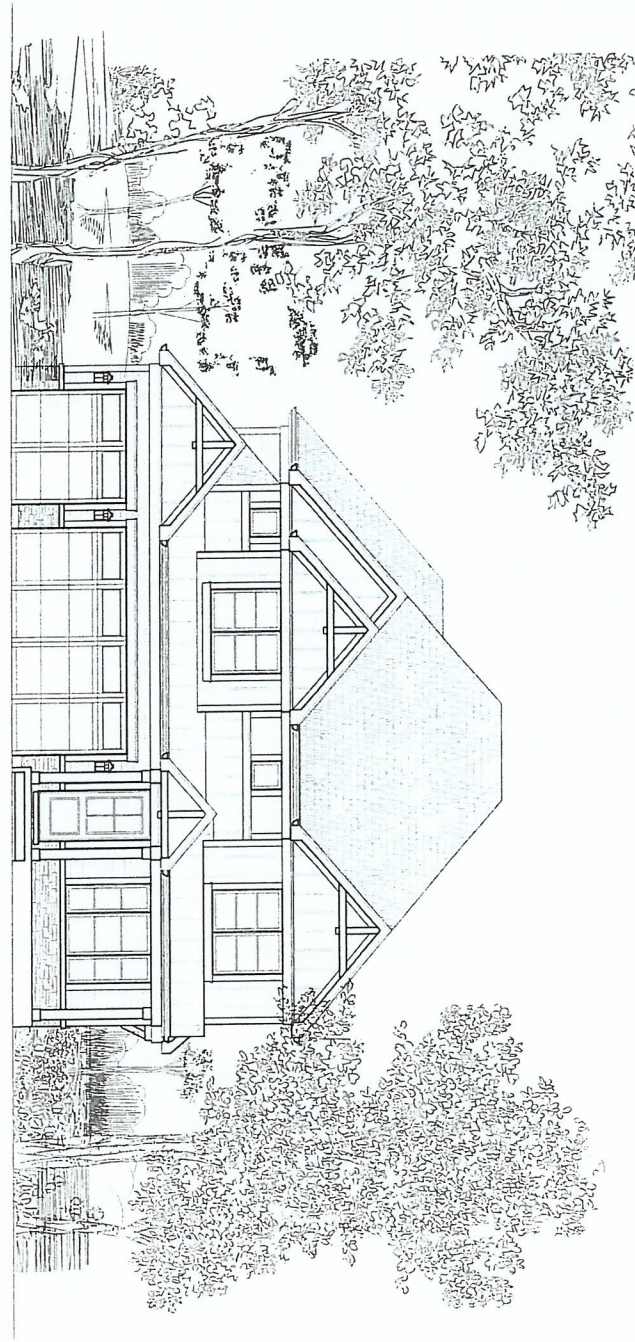
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3 CAR GARAGE OPTIONS
 LOMBARD, IL. 60148

DATE: 02/11/11
DESIGNER: JMB
CLIENT: MR. & MRS. [REDACTED]
PROJECT NO.: [REDACTED]
SHEET NAME: [REDACTED]
PROJECT NO.: [REDACTED]
DATE: [REDACTED]
PROJECT NO.: [REDACTED]
SHEET NAME: [REDACTED]
DATE: [REDACTED]
DESIGNER: [REDACTED]
CLIENT: [REDACTED]
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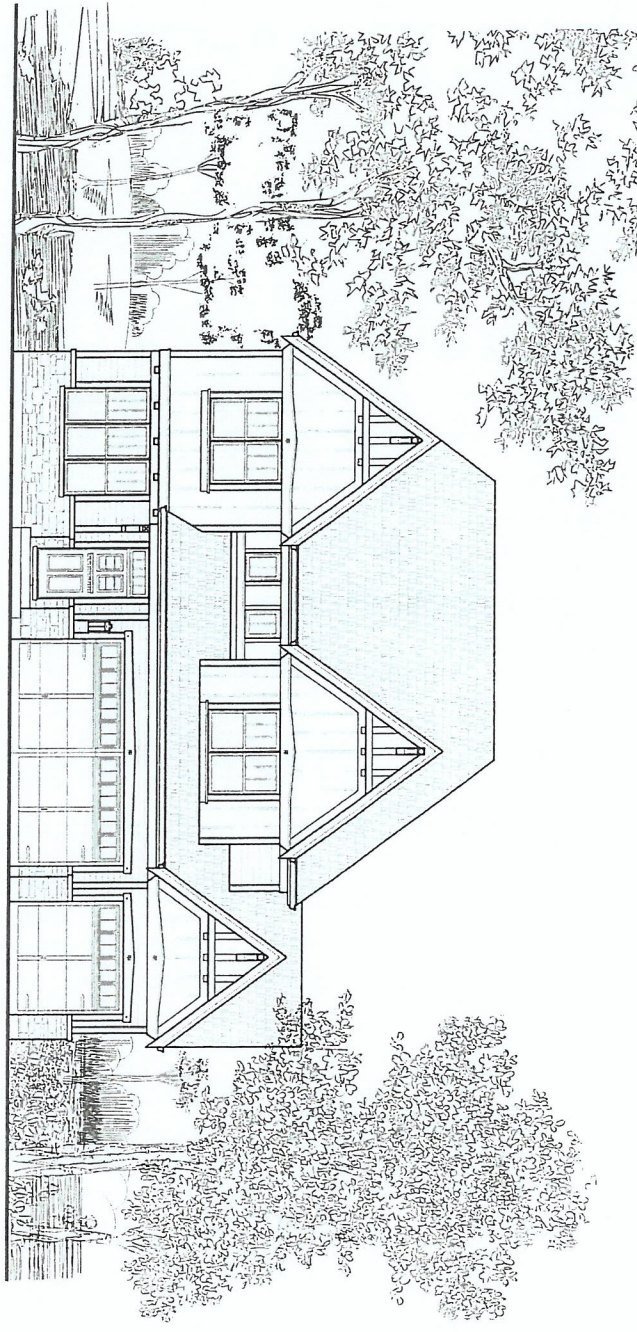
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<p style="font-size: 2em; font-weight: bold;">T1</p> <p style="font-size: 0.8em;">SHEET</p>	<p style="font-size: 0.8em;">DATE: 01-11-11 DRAWN BY: JMB CHECKED BY: JM DESIGN: JMB REVISION: 01-11-11 PROJECT NO: 11-001 SCALE: 1/8" = 1'-0"</p>	<p style="font-weight: bold; font-size: 1.2em;">3 CAR GARAGE OPTIONS</p> <p style="font-weight: bold; font-size: 1.2em;">LOMBARD, IL. 60148</p>	<p style="font-size: 1.2em; font-weight: bold;">JMB</p> <p style="font-size: 0.8em;">John Michael Delcher A.L.A. N.C.R.B. 180 W. Park Suite #10 Elmhurst, Illinois 60126</p> <p style="font-size: 0.8em;">E-Mail: John.B@JMBArchitect.com Phone: 630.279.9225 Web: JMBArchitect.com</p>	<p>© 2011 Copyright JMB Architect Ltd. All rights reserved.</p> <p>These drawings, specifications, schedules and conditions constitute the Architect's contract with the Client and are the property of the Architect. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Architect. The Client agrees to indemnify and hold the Architect harmless from and against all claims, damages, costs and expenses, including reasonable attorneys' fees, arising out of or from the use of these drawings, specifications, schedules and conditions, whether or not such claims, damages, costs and expenses are caused in whole or in part by the negligence of the Architect. The Client's use of these drawings, specifications, schedules and conditions is subject to the Architect's standard terms and conditions of service, which are available on the Architect's website.</p>
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EXHIBIT A
 EXHIBIT B
 EXHIBIT C
 EXHIBIT D
 EXHIBIT E
 EXHIBIT F
 EXHIBIT G
 EXHIBIT H
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 EXHIBIT J
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 EXHIBIT U
 EXHIBIT V
 EXHIBIT W
 EXHIBIT X
 EXHIBIT Y
 EXHIBIT Z

3 CAR GARAGE OPTIONS
 LOMBARD, IL. 60148

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ORDINANCE _____

AN ORDINANCE APPROVING A TEXT AMENDMENT
TO THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155
OF THE LOMBARD ZONING CODE

PC 23-16: Text Amendments to Chapter 155 of Village Code – Garage width for attached garages on single-family homes

WHEREAS, the Village of Lombard maintains a Zoning Ordinance which is found in Title 15, Chapter 155 of the Lombard Code; and,

WHEREAS, the Board of Trustees deem it reasonable to periodically review said Zoning Ordinance and make necessary changes; and,

WHEREAS, a public hearing to consider text amendments to the Zoning Ordinance has been conducted by the Village of Lombard Plan Commission on June 19, 2023, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the text amendments described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That Title 15, Chapter 155, Section 155.222 of the Lombard Zoning Ordinance shall be amended as follows:

§ 155.222 --Attached garage requirements. -- Reserved.

The following regulations shall apply to all detached single-family dwellings:

(A) ~~Front entry garages allowed provided.~~

(1) ~~No garage door or doors in combination shall exceed the greater of 16 feet or 42 percent of the street facing façade.~~

(2) ~~The total length of the street facing façade, including the garage-portion must be architecturally integrated through the use of dormers, windows, continuing rooflines, eaves and/or accent materials.~~

~~(B) Side/rear entry garages. When the garage doors do not directly face a right-of-way, the following standards shall be met.~~

~~(1) The total length of the street facing façade, including the garage portion must be architecturally integrated through the use of dormers, windows, continuing rooflines, eaves and/or accent materials.~~

~~(C) Corner lots.~~

~~(1) If the garage doors are located on the street facing façade that faces the front property line (as defined in § 155.802 as lot line, front), front entry garage requirements shall be met.~~

~~(2) If the garage doors are located on the street facing façade that faces the corner side lot line, side/rear entry garage requirements shall be met.~~

SECTION 2: That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this ____ day of _____, 2023.

First reading waived by action of the Board of Trustees this ____ day of _____, 2023.

Passed on second reading this ____ day of _____, 2023.

Ayes: _____

Nays: _____

Absent: _____

Approved this ____ day of _____, 2023.

Keith T. Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

Ordinance No. _____

Re: PC 23-16

Page 3

Published in pamphlet from this _____ day of _____, 2023.

Elizabeth Brezinski, Village Clerk