

December 19, 2016

Title

PC 16-28

Petitioner

Village of Lombard

Property Location

Village-wide

Approval Sought

The petitioner, the Village of Lombard, is requesting a text amendment to Section 155.602(B)(2) and Section 155.602 Table 6.1 of the Lombard Zoning Ordinance (and any other relevant sections for clarity) to amend the accessible parking requirements.

Prepared By

Jennifer Ganser, AICP
Assistant Director

DESCRIPTION

The petitioner, the Village of Lombard, is requesting a text amendment to Section 155.602(B)(2) and Section 155.602 Table 6.1 of the Lombard Zoning Ordinance (and any other relevant sections for clarity) to amend the accessible parking requirements.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments.

Fire Department:

The Fire Department has no issues or concerns.

Private Engineering Services:

Private Engineering Services has no comment.

Public Works:

The Department of Public Works has no comments.

Planning Services Division:

Currently, the Zoning Ordinance displays a chart of the number of accessible spaces required. After discovering an error in the chart staff realized the need for a text amendment and that other sections can be struck. The proposed amendments will fix an error and refer back to Illinois Accessibility Code if in the event the State makes future changes. Staff uses the Illinois Accessibility Code currently to determine the number of accessible parking stalls required.

EXISTING & PROPOSED REGULATIONS

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

(B) Accessible parking requirements. Accessible (handicapped) parking spaces shall be provided in compliance with the Illinois Accessibility Code (410 ILCS 25/1). ~~The standards described below reflect the Illinois Accessibility Code. For all requirements regarding accessible (handicapped) parking spaces, the above referenced code supersedes and adds to the standards established by this Chapter.~~

~~(1) Size: Each accessible parking stall shall consist of an eight-foot wide parking space and an adjacent eight-foot wide access aisle. The standard length of accessible parking stalls shall be the same as all other parking stalls.~~

~~(2) Number: All parking lots required by this Chapter shall provide the following number of accessible parking stalls:~~

Table 6.1

~~Number of Parking Spaces — Required Number of Accessible Spaces~~

1 to 20	1
21 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2%
Over 1000	20 + 1 per 100 over 1000

~~(3) Access: The required access aisle must have a smooth transition with adjacent walk surfaces, either by joining at a common level or by use of a curb ramp.~~

~~(4) Identification: Each accessible parking space shall be equipped with a sign which complies with Section 11-301 of the Illinois Rules of the Road. Signs shall be vertically mounted on a post or a wall at front center of the parking space, no more than five feet horizontally from the front of the parking space, and set four feet from finished grade of the parking space to the bottom of the sign.~~

STANDARDS FOR TEXT AMENDMENTS

For any change to the Sign Ordinance, the standards for text amendments must be affirmed. The standards and staff comments 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 amendment would apply to the entire Village.

2. *The consistency of the proposed amendment with the objectives of this ordinance and the intent of the applicable zoning district regulations;*

The amendments will ensure our ordinance stays consistent the Illinois Accessibility Code.

3. *The degree to which the proposed amendment would create nonconformity;*

The proposed amendments will not create any nonconformity. They will ensure our ordinance stays consistent the Illinois Accessibility Code.

4. *The degree to which the proposed amendment would make this ordinance more permissive;*

The proposed amendments would not make the ordinance more permissive. They will ensure our ordinance stays consistent the Illinois Accessibility Code.

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.*

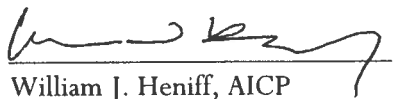
The Village has a history of amending its Zoning Ordinance to address evolving circumstances presented by petition or by recognizing a desire to amend the code to address desired code regulations. The proposed amendments are consistent with established Village policy in this regard.

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 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 16-28.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development