

October 17, 2016

Title

PC 16-23

Petitioner

Village of Lombard

Property Location

Village Wide

Approval Sought

Text amendment to Section 155.602 Table 6.3 “Schedule of Off-Street Parking Requirements” of the Lombard Zoning Ordinance (and any other relevant sections for clarity) to amend the parking requirements for Attached Single-Family Dwelling to two (2) spaces per dwelling unit and strike the provision on the number of bedrooms or dens.

Submittals

1. Petition for a public hearing; and
2. Response to Standards for a Text Amendment.

Prepared By

Jennifer Ganser
Assistant Director

DESCRIPTION

The petitioner, the Village of Lombard, is requesting a text amendment to Section 155.602 Table 6.3 “Schedule of Off-Street Parking Requirements” of the Lombard Zoning Ordinance (and any other relevant sections for clarity) to amend the parking requirements for Attached Single-Family Dwelling to two (2) spaces per dwelling unit and strike the provision on the number of bedrooms or dens.

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 issues or concerns 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 text amendments to the Zoning Ordinance.

EXISTING & PROPOSED REGULATIONS

Currently, Table 6.3 requires a three bedroom (or more) townhouse to have a minimum of three parking spaces. However, a single family detached home, regardless of the number of bedrooms, is required to have two spaces per dwelling unit. Staff would like to correct the inconsistency and require all detached and attached single-family dwellings to have a minimum of two parking spaces.

Staff notes that in the 1990 Zoning Ordinance the parking requirements table calls for two spaces per unit for attached and detached single-family dwellings. Between 1990 and 1999 the table was changed, though staff has been unable to determine whether the change was the result of a Scriver's error or an amendment itself.

Staff finds the standards for text amendments have been affirmed.

1. The degree to which the proposed amendment has general applicability within the Village at large and not intended to benefit specific property;
This text amendment would apply to the entire Village. It would not benefit a specific property.
2. The consistency of the proposed amendment with the objectives of this ordinance and the intent of the applicable zoning district regulations;
This amendment would be consistent with parking regulations for detached single-family dwellings and would not negatively impact any zoning districts.
3. The degree to which the proposed amendment would create nonconformity;
Staff is unaware of any existing legal conforming uses that would be made nonconforming by the proposed text amendment.
4. The degree to which the proposed amendment would make this ordinance more permissive;
This amendment would not make the ordinance more permissive, it would allow for parking regulations to be consistent for detached and attached single-family homes.
5. The consistency of the proposed amendment with the Comprehensive Plan;
The amendment would not alter 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.
This is consistent with the 1990 Zoning Ordinance and with parking regulations for detached single-family dwellings.

Below is the current text and proposed amendments.

CURRENT Table 6.3
Schedule of Parking Requirements

USE	PARKING REQUIREMENTS
<i>RESIDENTIAL</i>	
Single-Family Detached Dwellings	Two Spaces per dwelling unit
Attached Single-Family Dwellings:	
Two or less bedrooms or dens	Two spaces per dwelling unit
Three or more bedrooms or dens	One space per bedroom or den (minimum three spaces per unit)

PROPOSED Table 6.3
Schedule of Parking Requirements

USE	PARKING REQUIREMENTS
<i>RESIDENTIAL</i>	
Single-Family Detached Dwellings	Two Spaces per dwelling unit
Attached Single-Family Dwellings	Two Spaces per dwelling unit
Two or less bedrooms or dens	Two spaces per dwelling unit
Three or more bedrooms or dens	One space per bedroom or den (minimum three spaces per unit)

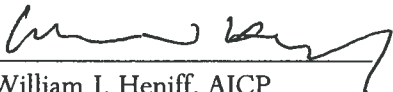
FINDINGS & RECOMMENDATIONS

Staff finds the proposed amendments to be consistent with the objectives of the Zoning Ordinance. The proposed amendments are also consistent with the intent of the Comprehensive Plan in general.

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 16-23.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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