

2022

Title

PC 22-08

Petitioner

Divine Suites
246 E. Janata Blvd, Suite 210
Lombard IL 60148

Approval Sought

Text amendment

Prepared By

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Assistant Director

DESCRIPTION

The petitioner is requesting a text amendment to Sections 155.412(C), 155.415(C), 155.416(C), 155.417(G)(2)(b) and 155.802 of the Lombard Village Code to allow for “conference facility” to be listed as a defined conditional use.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments.

Fire Department:

The Fire Department has no comments.

Public Works Department:

The Department of Public Works has no comments.

Private Engineering Services:

The Private Engineering Services Division has no comments.

Planning Services Division:

The petitioner requests that a new use be added to the Office District for a small conference facility. Staff proposes to add the use to the B3, B4, and B4A zoning districts. This request will be followed by a companion case for a conference facility at 246 E. Janata Blvd (PC 22-09).

Over the years, staff has received inquiries from businesses looking to open small spaces for events. Events have ranged from showers and parties, to more office or corporate type functions. Though the Zoning Code has categories for retail, banquet halls, restaurant, etc.; none of those uses fit with the proposed business idea. As such, staff and the petitioner are requesting a text amendment to allow for a new use: conference facility.

This use will not have a full kitchen, unlike a restaurant. Food may be brought in through catering, much like a traditional office setting bringing in a catered lunch for their employees. The use would be stand-alone, not to be confused with a conference center at a hotel (such as the Westin).

New definition proposed:

Conference Facility. A facility for conducting meetings, discussions, and seminars. It may include meeting rooms, auditoriums, cafeterias, dining rooms, and supporting services designed to accommodate planned meetings. It is a stand-alone use, not an accessory to a hotel or motel. This term does not include a convention center.

By making the use a conditional use, businesses would need to petition the Plan Commission and Village Board for approval and the locations could be addressed on a case by case basis.

STANDARDS FOR TEXT AMENDMENTS

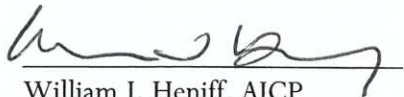
For any change to the Zoning Ordinance, the standards for text amendments must be affirmed. Staff concurs with the response to standards provided by the petitioner.

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 22-08.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

RESPONSE TO STANDARDS FOR TEXT AMENDMENTS

1. The degree to which the proposed amendment has general applicability within the Village at large and not intended to benefit specific property;

RE: The proposed amendment which is to allow the operation of an intimate training and event space within the business zoning district has general applicability within the Village at large and is not intended to benefit the specific property. This will allow owner the opportunity to lower vacancy rates and attract new tenants to existing spaces and buildings.

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

RE: The proposed amendment which is to allow the operation of an intimate training and event space within the business zoning district is consistent with the objectives of this ordinance and the intent of the business zoning district regulations. The proposed amendment would allow the operation of an intimate training and event space within the business zoning district with the purpose of holding private trainings and events during business and extended business hours following all other existing zoning district regulations.

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

RE: The proposed amendment would allow the operation of an intimate training and event space within the business zoning district with the purpose of holding private trainings and events during business and extended business hours following all other existing zoning district regulations. The nonconformity would be created by having private events which differ from trainings and meetings which our allowed uses within the business zoning district.

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

RE: The proposed amendment would allow the operation of an intimate training and event space business within the business zoning district with the purpose of holding private trainings and events during business and extended business hours following all other existing zoning district regulations. The proposed amendment would make this ordinance more permissive by allowing existing and new owners the ability to decrease vacancies; attract new business to the village and allow existing businesses the ability to generate additional revenue as well if desired.

5. The consistency of the proposed amendment with the Comprehensive Plan;

RE: To the best of our knowledge the proposed amendment is consistent with the Comprehensive Plan for the village and it does not diminish or alter any current village plan. It maintains the goal of expanding economic development strategies to attract, maintain or expand business opportunities. This amendment seeks to directly create an innovative solution to fill commercial vacancies which is an integral part of the goal of the Village Board.

6. The degree to which the proposed amendment is consistent with village policy as established in previous rulings on petitions involving similar circumstances.

RE: To the best of our knowledge we have not found nor have any reference for any previous ruling on petitions involving similar circumstances to the proposed amendment. Prior petitions that have been beneficial to business operations or expansions have been approved per our research.