



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

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

MEETING DATE: May 5, 2022

SUBJECT: **PC 22-08; Text Amendment to the Zoning Ordinance**

Please find the following items for Village Board consideration as part of the May 5, 2022 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 22-08; and
3. An Ordinance granting approval of a zoning 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.

The Plan Commission recommended approval of this petition by a vote of 7-0. Please place this petition on the May 5, 2022 Board of Trustees agenda with a waiver of first reading.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

May 5, 2022

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 22-08, Text Amendment

Dear President and Trustees:

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

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on April 18, 2022. Sworn in to present the petition were petitioner Maurice Smith and Jennifer Ganser, Assistant Director.

Acting Chairperson Sweetser read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine, and proceeded with the petition.

Mr. Smith stated that there is no designation for their business type. He said this is a small venue used for private gathering and trainings. It could help companies that downsized and don't have a lot of office space.

Acting Chairperson Sweetser asked for public comment.

Acting Chairperson Sweetser asked if any additional person would like to speak in favor or against this petition, or for public comment. Hearing none, she asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. 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 defined use: conference facility. Staff supports the petition.

Commissioner Giuliano asked if they would host events like showers and Mr. Smith said yes. Commissioner Giuliano asked if the food is pre-packaged and clarified they would not have alcohol. Mr. Smith said yes.

Acting Chairperson Sweetser opened the meeting for comments among the Commissioners.

On a motion by Commissioner Giuliano, and a second by Commissioner Invergo, the Plan Commission voted to recommend that the Village Board approve the petition associated with PC 22-08.

Respectfully,

VILLAGE OF LOMBARD

Ruth Sweetser, Acting Chairperson
Lombard Plan Commission

2022

Title

PC 22-08

Petitioner

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

Approval Sought

Text amendment

Prepared By

Jennifer Ganser, AICP
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

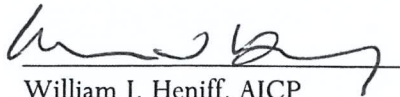
For any change to the Zoning Ordinance, the standards for text amendments must be affirmed. Staff concurs with the response to standards provided by the petitioner.

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.

Kohn, Jeannie

From: Ganser, Jennifer
Sent: Wednesday, April 20, 2022 9:18 AM
To: Kohn, Jeannie
Subject: FW: PC 22-08 and PC 22-09

For the May 5th BOT meeting

From: Maurice Smith <masconstructiondc@gmail.com>
Sent: Wednesday, April 20, 2022 9:15 AM
To: Ganser, Jennifer <GanserJ@villageoflombard.org>
Cc: Shaquala Reese, DC <askdrreese@gmail.com>
Subject: PC 22-08 and PC 22-09

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This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Jennifer

We would like to request a waiver of the first reading. As we will be applying for the necessary building and occupancy permits and completing any necessary construction work in the tenant space. We would like our only reading of the ordinances to be at the May 5th board meeting.

Kind Regards

Maurice

Maurice Smith

MAS Construction Design & Consulting
Project Manager
Cell 773-981-7110

ORDINANCE _____

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

PC 22-08, Text Amendments to the Zoning Ordinance

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 April 18, 2022, 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 155.412(C) of the Lombard Zoning Ordinance shall be amended to read as follows:

(21) Conference Facility

~~(2122)~~ Accessory uses and buildings, incidental to and on the same zoning lot as the principal use, which are constructed and operated in conformance with § 155.210 of this Chapter.

SECTION 2: That Title 15, Chapter 155, Section 155.415(C) of the Lombard Zoning Ordinance shall be amended to read as follows:

(32) Conference Facility

~~(3233)~~ Accessory uses and buildings, incidental to and on the same zoning lot as the conditional use, which are constructed and operated in conformance with § 155.210 of this Chapter.

~~(3334)~~ Dwelling Units, located above the first floor, where all the requirements of subsection 155.413(B)(17) of this Code are not met.

Ordinance No. _____

Re: PC 22-08

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SECTION 3: That Title 15, Chapter 155, Section 155.416(C) of the Lombard Zoning Ordinance shall be amended to read as follows:

(35) Conference Facility

~~(3536)~~Accessory uses and buildings, incidental to and on the same zoning lot as the conditional use, which are constructed and operated in conformance with § 155.210 of this Chapter.

SECTION 4: That Title 15, Chapter 155, Section 155.417(G)(2)(b) of the Lombard Zoning Ordinance shall be amended to include the addition as follows:

(xvi) Conference Facility

SECTION 5: That Title 15, Chapter 155, Section 155.802 of the Lombard Zoning Ordinance shall be amended to include the addition as follows:

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.

SECTION 6: 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 _____, 2022.

First reading waived by action of the Board of Trustees this ____ day of _____, 2022.

Passed on second reading this ____ day of _____, 2022.

Ayes: _____

Nays: _____

Absent: _____

Approved this ____ day of _____, 2022.

Keith T. Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

Ordinance No. _____

Re: PC 22-08

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Published in pamphlet from this _____ day of _____, 2022.

Elizabeth Brezinski, Village Clerk