

January 22, 2018

**Title**

PC 18-05

**Petitioner**

Village of Lombard

**Property Location**

Village-wide

**Approval Sought**

The petitioner, the Village of Lombard, is requesting text amendments to Section 155.602 of the Lombard Zoning Ordinance (and any other relevant sections for clarity) to amend the stacking requirements for drive-in and drive-through facilities.

**Prepared By**

Anna Papke, AICP  
Senior Planner

**DESCRIPTION**

The petitioner, the Village of Lombard, is requesting text amendments to Section 155.602 of the Lombard Zoning Ordinance (and any other relevant sections for clarity) to amend the stacking requirements for drive-in and drive-through facilities.

The Zoning Ordinance currently contains stacking requirements for car washes and drive-through restaurants, but is silent on stacking requirements for other drive-through uses such as dry cleaners and pharmacies. Staff proposes to add stacking requirements for other drive-through uses in order to provide clarity for future development.

**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 comments 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 amendments to the Zoning Ordinance.

**Planning Services Division:**

Staff researched stacking requirements for various drive-through uses in other municipalities in the Chicago metro area. The table below summarizes the range of stacking requirements that other municipalities have in place for drive-through facilities associated with banks, dry cleaners and pharmacies. Also included is an “other/unspecified” category as many municipalities have a generic drive-through requirement rather than a use-specific requirement. A detailed table showing the standards for each municipality surveyed is included as an appendix to this report.

**RANGE OF STACKING REQUIREMENTS FOR COMPARISON MUNICIPALITIES**

Bank	Dry Cleaner	Pharmacy	Other or Unspecified Drive-through Use
2 to 8 stacking spaces per lane	3 stacking spaces per lane	3 stacking spaces per lane	2 to 6 stacking spaces per lane

Planning staff proposes to set standards for drive-through facilities in Lombard that are in the middle of these ranges. The following text amendments are proposed.

**EXISTING & PROPOSED REGULATIONS**

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

**§ 155.602 - Off-street parking.**

(C) *Specific requirements.* All off-street parking spaces hereinafter required by this ordinance, except those required for one and two family dwellings, shall be designed in accordance with one of the formulae set forth in Figure 6-1 and Table 6.2, which is attached hereto and made a part hereof. Off-street parking spaces shall be provided in accordance with the specific uses listed in Table 6.3. **Stacking spaces shall be provided in accordance with the specific uses listed in Table 6.4.** Parking spaces for accessory activities not specifically enumerated within a parking class shall be assumed to be included in the principal (permitted or conditional) use requirement. If a use is not specifically listed on Table 6.3, the Director of Community Development shall determine like uses listed in the table for the purposes of determining parking space requirements.



Table 6.3

## SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

USE	PARKING REQUIREMENTS
Fast Food w/o drive-through	12 spaces per 1,000 square feet gross floor area
Fast Food w/drive-through	12 spaces per 1,000 square feet gross floor area, plus eight stacking spaces for the first window and two stacking spaces for each additional window. <u>stacking spaces as required in Table 6.4.</u>
Car Wash, Automatic	One parking space per employee, plus one parking space per manager/property owner. <del>Five stacking spaces per bay, with a minimum of eight stacking spaces on site. (The space within the washing bay shall be counted as a stacking space).</del> <u>, plus stacking spaces as required in Table 6.4.</u>
Car Wash, Self-Service/ <u>Full-Service</u>	One parking space per employee plus one parking space per manager/property owner. <del>Three stacking spaces per bay, with a minimum of eight stacking spaces on site. (The space within the washing bay shall be counted as a stacking space).</del> <u>, plus stacking spaces as required in Table 6.4.</u>
Car Wash, Full-Service	One parking space per employee, plus one parking space per manager/property owner. Three stacking spaces per bay, with a minimum of eight stacking spaces on site. (The space within the washing bay shall be counted as a stacking space).

Table 6.4

## SCHEDULE OF STACKING REQUIREMENTS FOR DRIVE-THROUGH USES

USE	STACKING REQUIREMENTS <sup>A</sup>
<u>Car Wash, Automatic</u>	<u>Five stacking spaces per bay, with a minimum of eight stacking spaces on site.</u>
<u>Car Wash, Self-Service/Full-Service</u>	<u>Three stacking spaces per bay, with a minimum of eight stacking spaces on site.</u>
<u>Dry Cleaner</u>	<u>Three stacking spaces per service window.</u>
<u>Fast Food w/drive-through</u>	<u>Eight stacking spaces.</u>
<u>Financial Institution</u>	<u>Three stacking spaces for first service window, two stacking spaces for each additional window.</u>
<u>Pharmacy</u>	<u>Three stacking spaces per service window.</u>
<u>Other</u>	<u>As determined and required by the Director of Community Development based upon an individualized study of the facility by a professional traffic and parking consultant.</u>

A. The space at the service window shall be counted as a stacking space.

The following amendments to Section 155.603 address numbering issues that are the result of adding Table 6.4, Schedule of Stacking Requirements for Drive-through Uses.

**§ 155.603 - Off-street loading.**

(B) *Number and type of loading berths required.* The number and type of loading berths required shall conform to the requirements set forth in Table ~~6-4~~ 6-5, which follows.

Table ~~6-4~~ 6-5

SCHEDULE OF OFF-STREET LOADING REQUIREMENTS

**STANDARDS FOR TEXT AMENDMENTS**

For any change to the Sign Ordinance, 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 text amendment is generally 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 amendment is consistent with the objectives of the Zoning Ordinance.
3. *The degree to which the proposed amendment would create nonconformity;*  
Staff does not believe any nonconformity would be created.
4. *The degree to which the proposed amendment would make this ordinance more permissive;*  
The proposed amendment will add stacking requirements for drive-through facilities in the Village, but will not otherwise impact standards for those types of developments.
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 Zoning Ordinance to address edits for clarity. The proposed amendments are consistent with established Village policy in this regard.

**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 18-05.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

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APPENDIX

STACKING REQUIREMENTS FOR COMPARISON MUNICIPALITIES

Municipality	Bank	Dry Cleaner	Pharmacy	Other or Unspecified Drive-through Use
Barrington	8 stacking spaces for first drive-thru lane, 3 stacking spaces for each additional lane	N/A	3 stacking spaces per drive-through lane	N/A
Bensenville	5 stacking spaces per drive-in window	N/A	N/A	N/A
Berwyn	N/A	N/A	N/A	Non-restaurant drive-through facilities: 2 stacking spaces per bay
Bloomington	6 stacking spaces per teller, plus 1 for each two employees	N/A	N/A	N/A
Carol Stream	4 stacking spaces per teller or customer window	N/A	N/A	N/A
Darien	20 reservoir/stacking spaces or 4 reservoir spaces per drive-in teller window, whichever is greater	N/A	N/A	N/A
Des Plaines	N/A	N/A	N/A	Every drive-through facility: 6 stacking spaces per facility, plus one stacking space per waiting area provided.
Downers Grove	4 stacking spaces per drive-through lane	N/A	N/A	Other: 3 stacking spaces per lane, ordering station, or machine
Glen Ellyn	N/A	N/A	N/A	Drive-through establishments: 5 stacking spaces per drive-through lane
Hinsdale	N/A	N/A	N/A	Drive-in facilities: 6 stacking spaces leading to each drive-in window
Inverness	6 stacking spaces per teller or customer service window	N/A	N/A	N/A
Lisle	6 stacking spaces per teller or customer service window	N/A	N/A	N/A
Mount Prospect	4 stacking spaces for each window	N/A	N/A	N/A
Naperville	3 stacking spaces per teller window	3 stacking spaces per window	3 stacking spaces per window	Coffee/photo drop off/specialty: 4 stacking spaces per window
Oakbrook Terrace	4 stacking spaces per teller or customer window	N/A	N/A	N/A
Orland Park	3 stacking spaces per drive-through lane	N/A	N/A	Commercial retail: 4 stacking spaces per drive-through lane
Park Ridge	2 stacking spaces per lane	N/A	N/A	Other drive-in facilities: 3 stacking spaces per facility

Municipality	Bank	Dry Cleaner	Pharmacy	Other or Unspecified Drive-through Use
St. Charles	5 stacking spaces per drive-in lane and ATM lane where there are 3 or less such lanes, or 4 stacking spaces per drive-in lane & ATM lane when there are 4 or more such lanes	N/A	N/A	Drive-through facility: 5 spaces per service lane
Streamwood	N/A	N/A	N/A	Commercial Use: 6 stacking spaces per lane dedicated to customer service; if order and pick up windows are within the same lane, 1 additional space must be provided between said windows.  Office uses: 6 stacking spaces per teller dedicated to customer service.
Wood Dale	5 stacking spaces per drive-up window	N/A	N/A	Other: 4 stacking spaces per drive-up window
Woodridge	N/A	N/A	N/A	Drive-in facilities: 10 reservoir/stacking parking spaces or 5 reservoir/stacking parking spaces per drive-in window, whichever formula results in the greater number of required spaces.