



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

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

MEETING DATE: February 1, 2018

SUBJECT: **PC 18-05, Text Amendment to the Zoning Ordinance: Drive In / Drive Through Stacking Spaces**

Please find the following items for Village Board consideration as part of the February 1, 2018, Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 18-05; and
3. An Ordinance granting text amendments to Sections 155.602 and 155.603 of the Lombard Zoning Ordinance.

The Plan Commission recommended approval of this petition by a vote of 4-0. Please place this petition on the February 1, 2018, Board of Trustees agenda for a first reading.



VILLAGE OF LOMBARD

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February 1, 2018

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees
Dan Whittington, Dist. 1
Michael A. Fugiel, Dist. 2
Reid Foltyniewicz, Dist. 3
Bill T. Johnston, Dist. 4
Robyn Pike, Dist. 5
William "Bill" Ware, 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 18-05, Text Amendment to the Zoning Ordinance:
Drive In / Drive Through Stacking Spaces**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, the Village of Lombard, requests 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.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on January 22, 2018. Sworn in to present the petition was Anna Papke, Senior Planner.

Chairperson Ryan read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, he proceeded with the petition.

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

Ms. Papke presented the staff report, which was submitted to the public record in its entirety. The Village is requesting a text amendment to the zoning ordinance to amend stacking requirements for 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 f

for future development.

Staff reviewed stacking requirements for different types of drive-through facilities in other municipalities in the Chicago region. Staff looked at the range of stacking requirements used by other municipalities and recommends adopting standards for drive-through facilities in Lombard that are in the middle of these ranges.

Chairperson Ryan asked for public comment.

Al Schiewe, 25 E. Maple Street, Lombard, IL, asked if the stacking requirements refer to activity in the public right-of-way or on private property. Ms. Papke said the stacking requirements apply to vehicle stacking on private property at drive-through facilities.

Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

On a motion by Commissioner Burke, and a second by Commissioner Flint, the Plan Commission voted 4-0 to recommend that the Village Board approve the petition associated with PC 18-05.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

ORDINANCE _____

AN ORDINANCE APPROVING A TEXT AMENDMENT
TO THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155, SECTIONS 155.602 AND 155.603,
OF THE LOMBARD ZONING CODE

PC 18-05: Text Amendments to the Zoning Ordinance: Drive In / Drive Through Stacking Spaces

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 January 22, 2018, 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 155.602 of the Lombard Zoning Ordinance shall be amended to read in part as follows:

§ 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-in in <u>through</u>	12 spaces per 1,000 square feet gross floor area
Fast Food w/drive-in in <u>through</u>	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. 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). <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. 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). <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

<u>USE</u>	<u>STACKING REQUIREMENTS^A</u>
<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.

SECTION 2: That Title 15, Chapter 155, Section 155.603(B) of the Lombard Zoning Ordinance shall be amended to read in part as follows:

§ 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

Ordinance No. _____

Re: PC 18-05

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SECTION 3: 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 _____, 2018.

First reading waived by action of the Board of Trustees this ____ day of _____, 2018.

Passed on second reading this ____ day of _____, 2018.

Ayes: _____

Nays: _____

Absent: _____

Approved this ____ day of _____, 2018.

Keith T. Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this ____ day of _____, 2018.

Sharon Kuderna, Village Clerk