

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

TEXT AMENDMENTS TO THE ZONING ORDINANCE – PARKING

March 20, 2017

Title

PC 17-12

Petitioner

Village of Lombard

Property Location

Village-wide

Approval Sought

The petitioner, the Village of Lombard, is requesting text amendments to Section 155.602 Table 6.3, Section 155.603 Table 6-4, and Section 155.802 of the Lombard Zoning Ordinance (and any other relevant sections for clarity) to amend the parking requirements and definitions for “convalescent, nursing or rest home” and similar uses.

Prepared By

Jennifer Ganser, AICP
Assistant Director

DESCRIPTION

The petitioner, the Village of Lombard, is requesting text amendments to Section 155.602 Table 6.3, Section 155.603 Table 6-4, and Section 155.802 of the Lombard Zoning Ordinance (and any other relevant sections for clarity) to amend the parking requirements and definitions for “convalescent, nursing or rest home” and similar uses.

The text amendments are for clarity and clean-up purposes.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the proposed text amendments to the Sign Ordinance.

Fire Department:

The Fire Department has no issues or concerns regarding the proposed text amendments to the Sign Ordinance.

Private Engineering Services:

Private Engineering Services has no comments regarding the proposed text amendments to the Sign Ordinance.

Public Works:

The Department of Public Works has no comments regarding the proposed amendments to the Sign Ordinance.

Planning Services Division:

Staff is proposing to update these sections of the zoning ordinance for clarity. Proposed changes are as follows:

1. Amend the definition of a convalescent, nursing or rest home to provide for clarity.
2. The parking requirements for a convalescent, nursing, or rest home would stay the same at one space per guest room, plus one space per employee on peak shift. Staff feels this provides for adequate parking and has been used with our existing senior living facilities, such as Lombard Place by Spectrum.
3. Delete the parking requirement for elderly housing. This term is not defined in the zoning ordinance nor is it listed as a permitted or conditional use anywhere in the zoning ordinance.

4. Delete the loading requirement for elderly housing. This term is not defined in the zoning ordinance nor is it listed as a permitted or conditional use anywhere in the zoning ordinance.
5. For purposes of discussion, staff views age-targeted independent living developments (such as 55+) as an apartment or townhome, etc. Staff notes that a building that targets those of a certain age may change over time and that independent living shall be parked as the zoning code requires for multi-family dwellings.

EXISTING & PROPOSED REGULATIONS

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

Section 155.602 Table 6.3

SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

~~Elderly Housing: One space per four units, plus one space per employee~~

Convalescent Home/Nursing Home: One space per guest room, plus one space per employee on peak shift

Multiple-Family Dwellings:

One and two bedrooms – One and one-half spaces per dwelling unit,

Three or more bedrooms – Two parking spaces per dwelling unit,

For multiple family dwellings that are utilizing assigned parking spaces for dwelling residents, unassigned parking spaces must be provided based upon the following formula: 0.2 spaces must be provided for each unit of the first 20 units plus 0.05 spaces for each unit above the first 20 units. These requisite spaces are not required to be in addition to the parking requirements noted above.

Section 155.603 Table 6-4

USE	GROSS FLOOR AREA	No. of Berths	Size*
Hotel, Motel, Dormitory, Fraternity, Convalescent or Nursing Home, and Elderly Housing	10,000— 100,000 each additional 100,000	One	Short

Section 155.802

Convalescent, nursing or rest home is an establishment for the care of the aged or infirm, or a place of rest for those suffering bodily disorders. ~~Such home does not contain equipment for surgical care or for the treatment of disease or injury.~~ **Convalescent, nursing or rest homes do not include hospitals, clinics or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured. Convalescent, nursing or rest homes typically provide ongoing, on site medical care to their residents.**

STANDARDS FOR TEXT AMENDMENTS

For any change to the Sign Ordinance, the standards for text amendments must be affirmed. The standards are noted below:

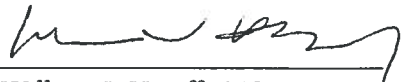
1. *The degree to which the proposed amendment has general applicability within the Village at large and not intended to benefit specific property;*
The text amendment is generally applicable to all properties in the Village.
2. *The consistency of the proposed amendment with the objectives of this ordinance and the intent of the applicable zoning district regulations;*
The proposed text amendment will eliminate an inconsistency in the parking chapter.
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 eliminate an inconsistency and are will not be more permissive.
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 17-12.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

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