

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

TEXT AMENDMENTS TO THE ZONING ORDINANCE – CULTURAL FACILITIES AND INSTITUTIONS

October 17, 2022

Title

PC 22-25

Petitioner

Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148

Property Location

Village-wide

Approval Sought

The petitioner is requesting text amendments to Chapter 155 of Village Code as it pertains to cultural facilities and institutions in the Business Districts

Prepared By

Anna Papke, AICP
Senior Planner

DESCRIPTION

The Village of Lombard is proposing text amendments to the Zoning Ordinance as it relates to cultural facilities and institutions. Per Section 155.802 of Village Code, cultural facilities and institutions include libraries, museums, and other similar public or quasi-public uses.

Cultural facilities and institutions are currently conditional uses in the Business Districts. The proposed text amendment would make them permitted uses in the Business Districts. This change was inadvertently left out of the comprehensive amendments to permitted and conditional uses in Chapter 155 considered by the Plan Commission on September 26, 2022 (PC 22-23). This petition will correct the earlier omission.

APPROVAL(S) REQUIRED

The petitioner, the Village of Lombard, is requesting text amendments to Chapter 155 of the Village Code (the Zoning Ordinance), and any other relevant sections for clarity and consistency, as it pertains to cultural facilities and institutions in the following Districts: B1 Limited Neighborhood Shopping District; B2 General Neighborhood Shopping District; B3 Community Shopping District; B4 Corridor Commercial District; Roosevelt Road Corridor B4A District; B5 Central Business District; and B5A Downtown Perimeter District.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the proposed text amendments to the Village Code.

Fire Department:

The Fire Department has no comments regarding the proposed text amendments to the Village Code.

Private Engineering Services:

Private Engineering Services has no comments regarding the proposed text amendments to the Village Code.

Public Works:

The Department of Public Works has no comments regarding the proposed amendments to the Village Code.

Planning Services Division:

Cultural facilities and institutions are currently conditional uses in all the Business Districts. During the comprehensive review of permitted and conditional uses in Chapter 155, staff identified this use as one that should be reclassified to a permitted use in the Business Districts. Staff notes that cultural facilities such as museums and libraries are commonly located in business districts. Aspects of their operations are similar to retail uses, restaurant uses, banquet halls, offices, and other land uses that are open to the general public, all of which are permitted uses in the B District.

Additionally, parking requirements for cultural facilities and institutions are consistent with parking requirements for other permitted uses in the Business Districts. Cultural facilities and institutions presently require 3 ½ parking spaces per 1,000 square feet. An upcoming text amendment to the parking requirements proposes amending the requirement for cultural facilities/institutions as well as retail uses and offices to 3 spaces per 1,000 square feet.

EXISTING & PROPOSED REGULATIONS

The proposed text amendments are as follows. Additions are denoted by **bold and underline**. Deletions are denoted by a ~~strike through~~.

§ 155.413 - B1 Limited Neighborhood Shopping District requirements.

(B) Permitted uses.

(23) Cultural facilities/institutions.

(C) Conditional uses.

~~(1) Cultural facilities/institutions.~~

§ 155.417 Roosevelt Road Corridor B4A District requirements.

(G) Use regulations.

(1) Permitted uses.

(b) Service uses.

(iii) Cultural facilities/institutions

§ 155.419 - B5A Downtown Perimeter District requirements.

(C) Conditional Uses

~~(23) Cultural facilities/institutions~~

STANDARDS FOR TEXT AMENDMENTS

For any change to the Village Code, 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 proposed text amendments are applicable to all properties in the Village.

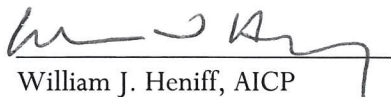
2. *The consistency of the proposed amendment with the objectives of this ordinance and the intent of the applicable zoning district regulations;*
The proposed text amendments are consistent with the objectives of the Village Code.
3. *The degree to which the proposed amendment would create nonconformity;*
Staff does not believe any nonconformity would be created as a result of the proposed amendments.
4. *The degree to which the proposed amendment would make this ordinance more permissive;*
The proposed amendments will make reclassify cultural facilities/institutions as permitted rather than conditional uses.
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 Village Code to address changing circumstances or to provide clarity. The proposed amendments are consistent with established Village policy in this regard.

FINDINGS & 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 Village Code. 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 22-25.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

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