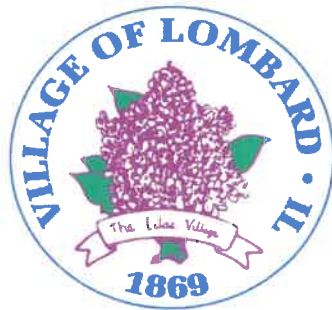


**ORDINANCE 8123
PAMPHLET**

**PC 22-27 TEXT AMENDMENTS TO CHAPTER 155 OF VILLAGE CODE ZONING
ORDINANCE - PARKING**



**PUBLISHED IN PAMPHLET FORM THIS 20TH DAY OF JANUARY, 2023, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**



**Elizabeth Brezinski
Village Clerk**

ORDINANCE NO. 8123

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

PC 22-27: Text Amendments to the Zoning Ordinance: Parking

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 December 19, 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 155.602 of the Lombard Zoning Ordinance shall be amended as follows;

§ 155.602 Off-street parking.

(A) *General requirements.*

(8) *Computation.*

- (a) The calculation of off-street parking based on floor area shall be interpreted to include the following:
- (i) All floor area as defined by § 155.802 of this Chapter;
 - ~~(ii) Accessory storage areas located within selling or working space such as counters, racks, closets;~~
 - (iii) Any floor area devoted to retailing activities;
 - ~~(iv)~~ **(iii)** Any floor area devoted to the production, **warehousing as the primary use of the space,** or processing of goods;

- (iv) Any floor area devoted to the business or professional offices;
- (b) For purposes of measurement of off-street parking spaces, the following spaces shall not be included:
 - (i) Floor area devoted primarily to storage purposes (unless specifically listed in subsection a above);
 - (ii) Floor area devoted to elevators, toilet rooms, stairways, other shaft enclosures, exit facilities, entrance vestibules, and closets;**
 - (iii) Floor area devoted to off-street parking or loading facilities, including aisles, ramps, and maneuvering space, or;
 - (iiiv) Mechanical or storage floor area (unless specifically listed in subsection a above).

When determination of the number of off-street parking spaces required by this ordinance requires a computation of square footage of gross floor area, any portion of the gross floor area between the 1,000 square foot intervals shall also be included in the computation.

~~*Example: Freestanding Retail Store: 11,600 square feet of gross floor area.*~~

~~*Required Parking: Four spaces per 1,000 square feet of gross floor area.*~~

~~*In this example, the parking requirement shall be computed by dividing the four spaces per 1,000 square feet of gross floor area, which equals 250 square feet per parking space. Divide the square footage of gross floor area of the use (11,600) by the 250 square feet per parking space to derive the requisite parking of 46.4 spaces (11,600/250 = 46.4 spaces).*~~

When determination of the number of off-street parking spaces required by this Chapter results in a requirement of a fractional space, any fraction of less than one-half may be disregarded, while a fraction of one-half or more shall be counted as one parking space. Parking spaces required on an employee basis shall be based on the maximum number of employees on duty or residing on the premises at any one time.

~~*To continue the previous example, the calculated parking requirement of 46.4 spaces would be rounded down to 46 spaces.*~~

SECTION 2: That Title 15, Chapter 155, Section 155.602, Table 6.3 of the Lombard Zoning Ordinance shall be amended as follows;

Table 6.3

SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

USE	PARKING REQUIREMENTS
<i>RESIDENTIAL</i>	
Single-Family Detached Dwellings	Two Spaces per dwelling unit
Attached Single-Family Dwellings	Two Spaces per dwelling unit
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.
Fraternities and Dormitories	Plus one space per manager, employee
Group Care Facility	One space per resident and staff, licensed to drive
Rooming House	Two spaces plus one space for each room for rent
Hotel/Motel	One space per guest room
Hotel/Convention Hall	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.
Convalescent Home/Nursing Home:	One space per guest room, plus one space per employee on peak shift
<i>COMMERCIAL, RETAIL, SERVICES</i>	
Freestanding Stores, and Neighborhood and Community Centers, and Regional Shopping Centers (up to 200,000 square feet)	Four Four Three spaces per 1,000 square feet gross floor area.
Regional Shopping Center (more than 200,000 square feet)	Five spaces per 1,000 square feet gross floor area.

Grocery (Food Store)	Three and one-half spaces per 1,000 square feet gross floor area.
<i>COMMERCIAL, RETAIL, SERVICES (Continued)</i>	
Furniture, Appliances	Two spaces per 1,000 square feet gross floor area
Auto Sales	One space per 300 500 square feet of indoor display area plus those spaces required for outside display
Sit Down Restaurant (less than 7,000 gross square feet)	12 16 spaces per 1,000 square feet of gross floor area of the defined seating area
Sit Down Restaurant (7,000 gross square feet or over)	Based upon the lesser of the two formulas: a) 18.5 spaces per one thousand (1000) square feet of gross floor area, or b) gross floor area minus seven thousand (7,000) multiplied by 0.0025 plus 16 = number of spaces per 1,000 square feet of gross floor area (spaces /1000=(GFA-7,000)*0.0025+16))
Fast Food w/o drive-through	12 spaces per 1,000 square feet gross floor area
Banquet Halls (stand-alone)	One space per three seats, plus one space per employee
Fast Food w/drive-through	9 12 spaces per 1,000 square feet gross floor area of the defined seating area , plus stacking spaces as required in Table 6.4 if applicable with a drive-through.
<u>Carry-out only restaurant or Catering establishments</u>	<u>Three spaces per 1,000 square feet of gross floor area</u>
Auto Service	One space per employee plus two spaces per service bay
Car Wash, Automatic or Car Wash, Self-Service/Full-Service	One parking space per employee, plus one parking space per manager/property owner, plus stacking spaces as required in Table 6.4.
Car Wash, Self-Service/Full-Service	One parking space per employee plus one parking space per manager/property owner, plus stacking spaces as required in Table 6.4.
Funeral Home	Six per 1,000 square feet of gross floor area (but in no event less than 30 spaces)
Medical/Dental Clinics	Four Three spaces per 1,000 square feet gross floor area
Outside Sales and Service	Parking shall be provided as required for the related principal use and all outside sales and service areas shall be included in

	the total gross floor area or other measurement of required parking.
Personal Care Services	Four Three spaces per 1,000 square feet gross floor area
Sit-down Restaurant (less than 7,000 gross square feet)	16 spaces per 1,000 square feet of gross floor area
Sit-down Restaurant (7,000 gross square feet or over)	Based upon the lesser of the two formulas: a) 18.5 spaces per one thousand (1000) square feet of gross floor area, or b) gross floor area minus seven thousand (7,000) multiplied by 0.0025 plus 16 = number of spaces per 1,000 square feet of gross floor area (spaces/1000 = ((GFA-7,000)*0.0025 + 16))
<i>OFFICE AND INSTITUTIONAL</i>	
Offices: Financial, Civic, Business, and Professional	Four Three spaces per 1,000 square feet of gross floor area
Hospital/Sanitarium	Two spaces per 1,000 square feet of gross floor area or one-point-two (1.2) spaces per bed, whichever is greater
Religious Institutions	One space per three four seats <u>in the worship area. If seats are not used, parking is based upon the Fire Department occupancy of the worship area.</u>
<i>EDUCATIONAL</i>	
Day Care Center/Nursery	Two spaces per 1,000 square feet of gross floor area including a separated drop-off area
K-8th Grades	One space per employee plus eight spaces for visitors
Senior High School	One space per employee plus one space per eight students
College/University	One space per two employees plus one space per four students based on maximum capacity
<i>PUBLIC AND SEMI-PUBLIC USES</i>	
Library	Two spaces per 1,000 square feet gross floor area
Learning Centers/Trade Schools	Two spaces per three employees plus one space per maximum number of students as determined by the Director of Community Development.
<i>CULTURAL AND ENTERTAINMENT</i>	

Amusement Establishments	One space per three four persons capacity plus one space per employee
Arena/Stadium	One space per four seats plus one space per two employees
Bowling Alley	Five Four spaces per lane
Club/Lodge	Three Four spaces per 1,000 square feet of gross floor area
Cultural Institutions and Museums	Three and one-half spaces per 1,000 square feet of gross floor area
Athletic and play fields without grandstands	Five parking spaces per acre or one space per three and one-half participants, whichever is greater
Golf Course	60 spaces per nine holes plus one space per two employees
Recreation and Community Centers	Four parking spaces per 1,000 square feet of gross floor area
Swimming Pool or Natatorium	One space per six persons at capacity plus one space per employee
Tennis Club	Four spaces per court
Theater	One space per four seats
Gym/Health Club	Five Four spaces per 1,000 square feet of gross floor area
<i>INDUSTRIAL</i>	
Manufacturing, Research and Development, Utility	One space per one and one-half employees plus space per company vehicle
Mortuarial Service	One space per each employee. One space per three persons as per current Fire Code as adopted by the Village of Lombard Code, Title 15, Chapter 150 for any viewing areas.
<u>Self-Storage Centers and Mini-Warehouses</u>	<u>0.05 spaces per 1,000 square feet of gross floor area</u>
Warehouse	One space per thousand square feet of gross floor area for the first 20,000 square feet plus one space per 2,000 square feet of gross floor area for the second 20,000 to 40,000 square feet plus one space per 4,000 square feet gross floor area for building area above 40,000 square feet gross floor area
<i>TRANSPORTATION/COMMUNICATION</i>	
Airport/Bus/Rail	As determined by the Director of Community Development
Radio/TV/Studio	One space per employee

SECTION 3: That Title 15, Chapter 155, Section 155.802 of the Lombard Zoning Ordinance shall be amended as follows;

Floor area (for determining floor area ratio and size of establishment) is the sum of the gross horizontal area of the several floors of the building measured from the exterior face of the exterior walls or from the center line of walls separating two buildings. The "floor area" of a building shall include basement floor area (but not the cellar floor), ~~elevator shafts, and stairwells on each floor, floor space used for mechanical equipment (except equipment, open or enclosed located on the roof), penthouses,~~ attic space having head room of seven feet or more, ~~interior balconies and mezzanines, enclosed porches,~~ and floor area devoted to accessory uses. The floor area of fully enclosed accessory buildings, including parking structures, shall be included in the calculation of floor area ratio. However, any space devoted to open off-street parking or loading shall not be included in "floor area." The "floor area" of structures devoted to bulk storage of materials including, but not limited to, grain elevators and petroleum storage tanks, shall be determined on the basis of height in feet; i.e., ten feet in height shall equal one floor.

SECTION 4: 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 5th day of January, 2023.

First reading waived by action of the Board of Trustees this ____ day of _____, 2023.

Passed on second reading this 19th day of January, 2023.

Ayes: Trustee LaVaque, Puccio, Dudek, Honig, Militello and Bachner

Nays: None

Absent: None

Ordinance No. 8123

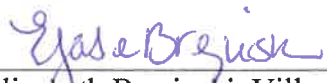
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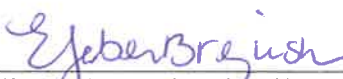
Approved by me this 19th day of January, 2023.


Keith T. Giagnorio, Village President

ATTEST:


Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 20th day of January, 2023.


Elizabeth Brezinski, Village Clerk