

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

TEXT AMENDMENTS – GARAGE WIDTH FOR ATTACHED GARAGES ON SINGLE-FAMILY HOMES

June 19, 2023

Title

PC 23-16

Petitioner

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

Property Location

Village-wide

Approval Sought

The Village of Lombard is proposing text amendments to Section 155.222 of the Village Code to amend the maximum garage width provisions for attached garages.

Prepared By

Anna Papke, AICP
Senior Planner

DESCRIPTION

The Village of Lombard is proposing text amendments to Village Code as it relates to the allowable width of front-facing garages on single-family residences. The proposed text amendments are being advanced in response to feedback staff has received from residents and local homebuilders.

APPROVAL(S) REQUIRED

The petitioner, the Village of Lombard, is requesting text amendments to Section 155.222 of the Village Code to amend the maximum garage width provisions for attached garages.

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:

The Village Code currently contains provisions that regulate the design of attached garages on single-family dwellings. These provisions were enacted in 2008 at the direction of the Village Board. The provisions were intended to reduce the visual impact of attached garages.

In recent years, staff has received feedback from builders and homeowners indicating that there is a strong desire and market demand for three-car attached garages, which in practicality may not be possible on lots of less than 75 feet in width. In response to these concerns, in 2021 the Village amended Section 155.222 to permit three-car side-loaded garages projecting in front of the house. (Previously, the regulations permitted no more than 500 square feet of garage space, the equivalent of a large two-car garage, to extend beyond the remainder of the front façade of the residence.)

Section 155.222 still limits the width of front-facing garage doors relative to the width of the front façade of the residence. This regulation effectively prohibits construction of a front-facing three-car attached garage on the standard 60-foot-wide residential lot in Lombard. However, staff continues to receive feedback from builders that the market demand for three-car garages is strong, and 60-foot wide lots may not lend themselves to side-loaded garages. The attached building elevations, provided by a local builder, provide examples of the type of houses that are in high demand but are prohibited by current garage door width restrictions. Staff notes that many homes built in subdivisions that were platted between the late 1990s and the enactment of the 2008 garage door regulations include front-facing three-car garages similar in scale to those in the attached elevations. Examples include the Yorkshire Woods subdivision at 17th Street and Norbury Avenue and the Providence Glen subdivision at Le Moyne Avenue and Charlotte Street.

In recognition of the changing market conditions and trends in single-family home construction, staff is advancing a text amendment to repeal restrictions on garage door widths. Staff notes that the proposed amendment would only relate to the garage width standards in Section 155.222 of the Zoning Ordinance. We are not proposing to amend any of the standards for driveways. Driveways would still need to meet the following:

- 150.301: Residential driveways shall not exceed 20 feet in width measured at the property line.
- 155.212: Driveways, parking areas and patios shall not, in the aggregate, occupy more than 40 percent of any required front or corner side yard for single-family residential development.

EXISTING & PROPOSED REGULATIONS

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

§ 155.222 – Attached garage requirements:

The following regulations shall apply to all detached single-family dwellings:

~~(A) Front entry garages allowed provided:~~

~~(1) No garage door or doors in combination shall exceed the greater of 16 feet or 42 percent of the street-facing façade.~~

~~(2) The total length of the street-facing façade, including the garage portion must be architecturally integrated through the use of dormers, windows, continuing rooflines, eaves and/or accent materials.~~

~~(B) Side/rear entry garages. When the garage doors do not directly face a right-of-way, the following standards shall be met:~~

~~(1) The total length of the street-facing façade, including the garage portion must be architecturally integrated through the use of dormers, windows, continuing rooflines, eaves and/or accent materials.~~

~~(C) Corner lots:~~

~~(1) If the garage doors are located on the street-facing façade that faces the front property line (as defined in § 155.802 as lot line, front), front entry garage requirements shall be met.~~

~~(2) If the garage doors are located on the street-facing façade that faces the corner side lot line, side/rear entry garage requirements shall be met.~~

STANDARDS FOR TEXT AMENDMENTS

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

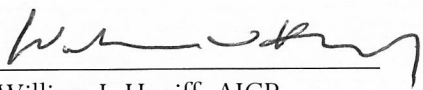
1. *The degree to which the proposed amendment has general applicability within the Village at large and not intended to benefit specific property;*
The proposed text amendments are applicable to all properties in the Village.
2. *The consistency of the proposed amendment with the objectives of this 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;*
No nonconformities would be created as a result of the proposed amendments. The amendments would eliminate nonconformities created when the garage regulations were enacted in 2008.
4. *The degree to which the proposed amendment would make this ordinance more permissive;*
The proposed amendment would make the regulations for garage widths 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 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 23-16.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development



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3 CAR GARAGE OPTIONS
LOMBARD, IL. 60148

DATE: 07/13/2023
ISSUANCE BY: JMB
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REVISIONS: 01-21
PROJECT NO.: 23-001
SHEET DATE:

EXAMINED DATE: 08/03/2023
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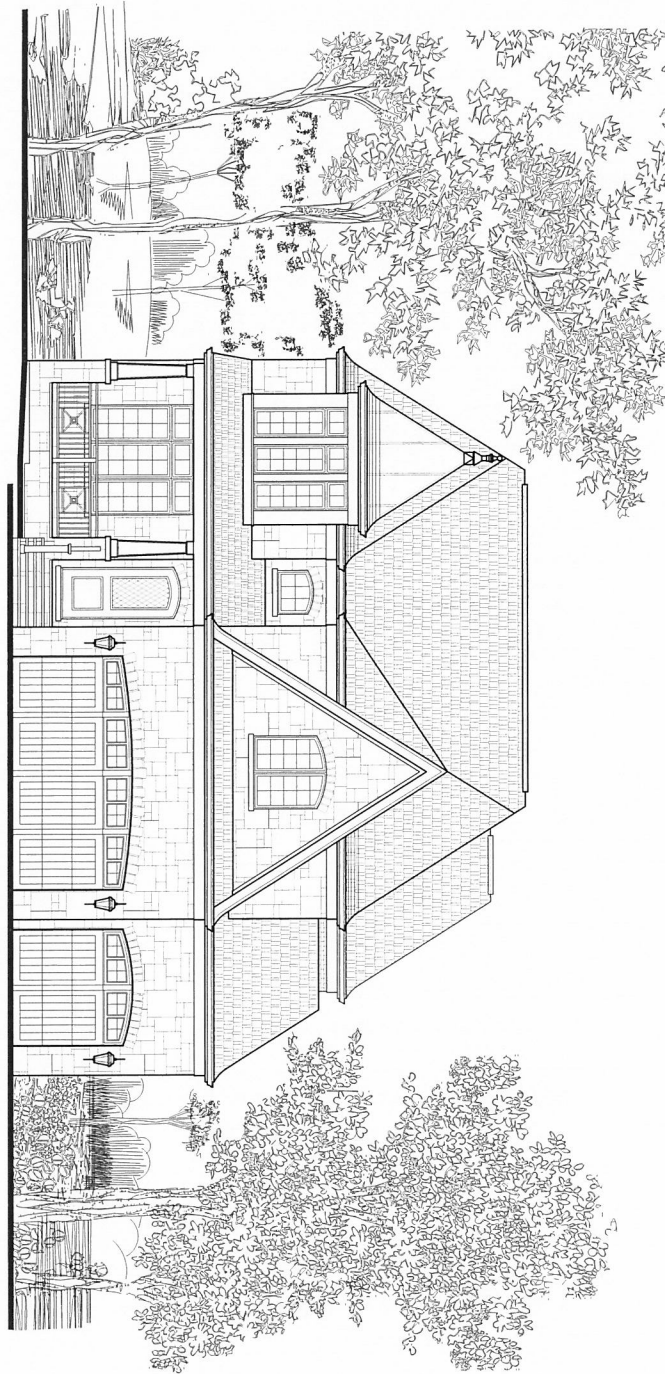
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3 CAR GARAGE OPTIONS
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3 CAR GARAGE OPTIONS
LOMBARD, IL. 60148

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EXPIRES DATE: INDICATED

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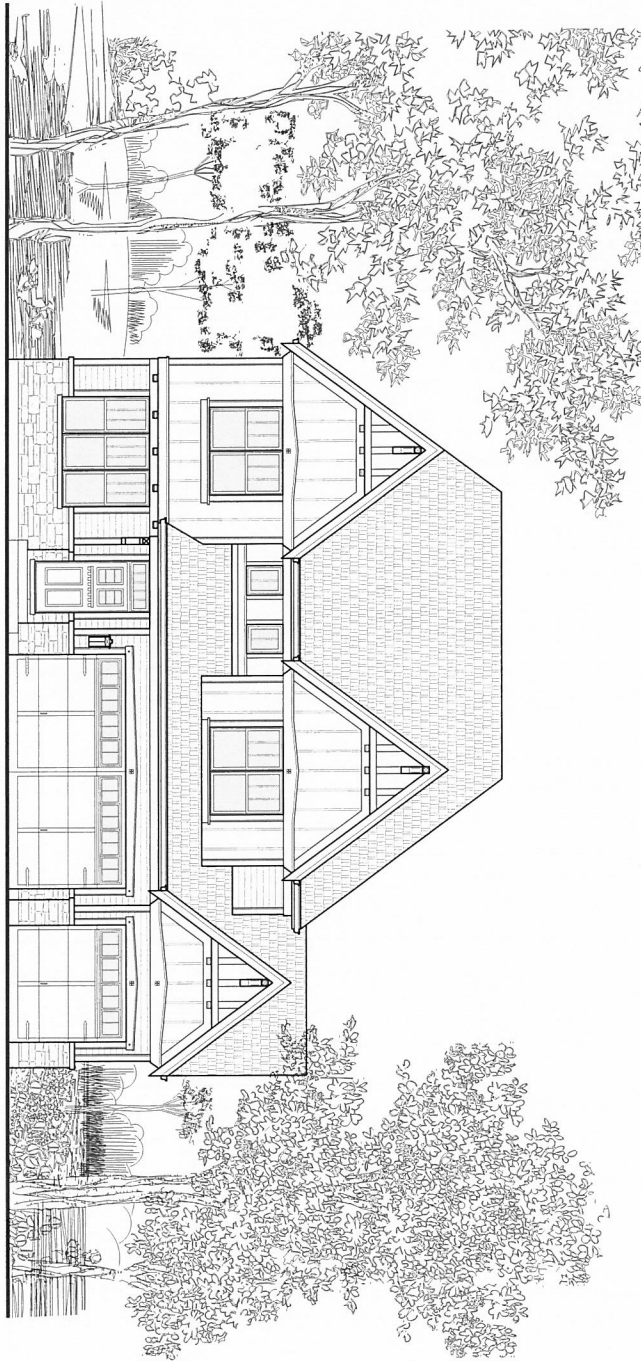
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**3 CAR GARAGE OPTIONS
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LOMBARD, IL. 60148

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 SERIAL DATE:

ISSUES DATE: 02-13-2023

CONTRACT NO.:
 DATE: 02-13-2023

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