

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

TEXT AMENDMENTS TO THE ZONING ORDINANCE – GARAGE HEIGHT

February 20, 2023

Title

PC 23-03

Petitioner

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

Property Location

Village-wide

Approval Sought

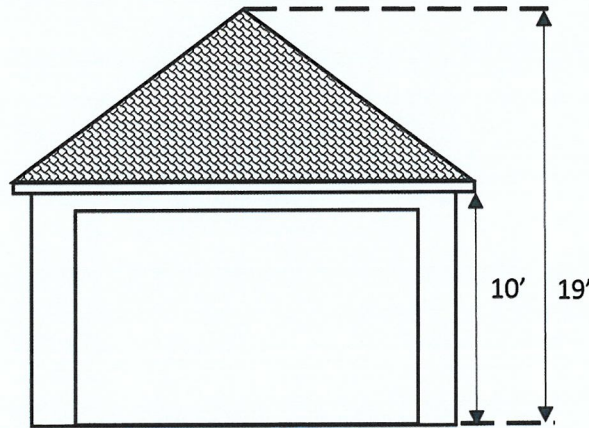
The petitioner is requesting text amendments to Chapter 155.210 (A)(3)(b) of Village Code as it pertains to the height of detached accessory buildings/structures/garages

Prepared By

Tami Urish
Planner I

DESCRIPTION

The Village of Lombard is proposing text amendments to the Zoning Ordinance as it relates to height of detached accessory buildings, structures and garages. Per Section 155.210(A)(3)(b) of Village Code, the maximum height of accessory structures is seventeen feet (17'). Increasing the maximum height of accessory structures to nineteen feet (19') for specific roof styles of gable or hip only and maximum wall height of ten feet (10') is proposed.



APPROVAL(S) REQUIRED

The petitioner, the Village of Lombard, is requesting text amendments to Section 155.210(A)(3)(b) of the Village Code, pertaining to the highest point on the roof or parapet for any detached accessory building or structure, or a detached garage.

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:

Concerns were raised in 2004 about the overall height of accessory structures, most notably garages, in single-family residence districts. Specific concerns related to the permitted height formula, which would allow for two-story garages. The concern raised by residents and the Village Board is that the code allows for the erection of garages that may be inconsistent with the intent of the Ordinance, which is to make detached garages clearly subordinate to the principal single-family residence. Height limitations were reviewed as a check against individuals who may use their garages for home occupation uses. Limiting the height on the second level was found to help ensure that a full business operation or a secondary dwelling unit would not occupy the garage. The result of the workshop and public hearings settled on a maximum height on seventeen feet (17').

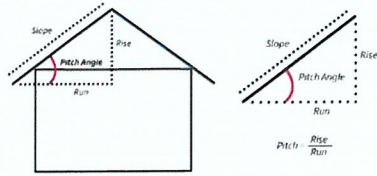
Staff is revisiting the maximum allowable height of garages after concerns were recently raised by residents about the challenge of storing a large vehicle and still have adequate storage space above. Also, a local contractor that builds garages exclusively noted that limiting the wall height to ten feet would accommodate a staircase per the building code as opposed to a trap door ladder for access above in the roof space in addition to a higher garage door. The standard height is nine-foot walls.



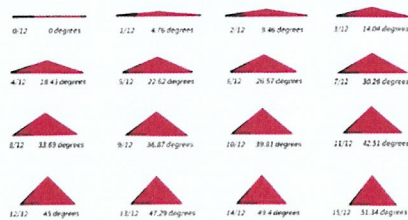
A garage wall that is ten feet in height allows for a garage door that is eight-foot in height rather than past typical seven-foot high doors. This allows trucks/SUV's to fit. A seven-foot tall door works with a nine-foot tall wall but an eight-foot tall door does not fit with a nine-foot tall wall. More than one foot is needed to fit tracks/mechanicals of the door which a ten-foot tall wall provides.

A typical roof pitch (8:12) is a medium-sloped roof pitch. Snow and water run-off are effective and can still be walked on generally. This is why it is the most common pitch for houses. Homeowners prefer to match the pitch of the garage to the house which a maximum height of nineteen feet (19') accommodates.

Roof Pitch Diagram Chart How to determine Roof Pitch

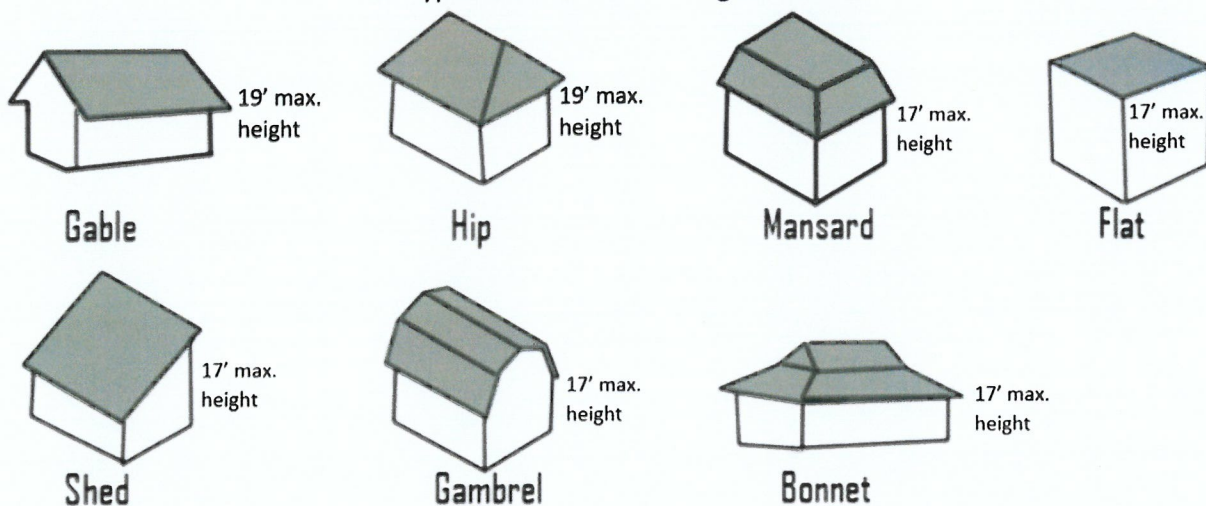


Roof Pitch Angles



By allowing a height increase for gable or hip roof styles only would ensure that detached garages are clearly accessory to the principal single-family residential use of properties. Rafter areas will still need collar ties and support structures, but staff finds that nineteen feet (19') is a good compromise to allow for storage but not to create full second story rooms.

Roof Types with Maximum Heights Allowed



A proposed amendment of increasing the maximum height of specific detached garages to nineteen feet (19') would be more permissive however it would provide additional flexibility in design and motor vehicle sizes. A list of regulations from other selected communities is provided below.

COMMUNITY	DETACHED GARAGE HEIGHT MAXIMUM	NOTED
LOMBARD	17'	grade to highest point on roof/parapet and not to exceed height of house
INNER RING COMMUNITIES		
Addison	17'	highest ridge; Accessory Building and Uses chapter
Downers Grove	23'	highest point on the building; Residential Accessory Buildings
DuPage County	lot < 40,000 SF: 15' lot > 40,000 SF: 24'	37-702.1 R-2; R-3; R-4 Permitted Uses
Glendale Heights	17' or 1 story	Bulk, Space and Yard Requirements
Glen Ellyn	lot width < 66': 17' lot width > 66': 22' eave parapet/low sloped roof: 12'	10-4-8. - R2 Residential District.
Oak Brook	In required rear yard: R1 district: 25' R2 (lots > 1 acre): 22.5' R2 (lots < 1 acre) and R3: 20' R4 district: 17.5'	13-3-6: ACCESSORY USES AND STRUCTURES: Detached garages, that are not constructed with a continuous flat roof, constructed in the "buildable" area of a lot will be permitted to be built to the same height as the principal structure.
Oakbrook Terrace	16'	above grade; 156.035 ACCESSORY BUILDINGS AND USES.
Villa Park	21'	garage floor to the top of the highest structural member; 6.10.4. - Residential Garages
OUTER RING COMMUNITIES		
Bloomington	15'	Detached garages shall be permitted only in the R-2 single- family residence district, and shall not be deemed accessory structures (?).
Carol Stream	15'	16-4-15 ACCESSORY BUILDINGS AND STRUCTURES, GENERAL.
Darien	hip or gable roofed garage (3/12 minimum roof pitch): 14' all other garages: 12'	5A-5-9-3: HEIGHT OF ACCESSORY STRUCTURES:
Elmhurst	21'	nor shall the storage space above the main story contain more than fifty (50) percent of the cubic volume of the first floor. Only hip or gable roofs shall be permitted on garage structures provided that for the purpose of architectural compatibility, gambrel roofs shall be permitted if the principal structure has a gambrel roof; 22.45 - Accessory buildings and structures.
Hinsdale	15'	Sec. 3-110: Bulk, Space, And Yard Requirements:
La Grange	19'	3-110 BULK, YARD, AND SPACE REQUIREMENTS
Lisle	15'	5-2-3: LOT AND BUILDING STANDARDS:
Wheaton	1.5 stories	24.3 Permitted Accessory Uses in Compliance with General Regulations.
Wood Dale	17' except flat roof: 13'	peak of a pitched roof; Sec. 17.305. Accessory Structures And Uses.
Woodridge	17'	9-12-1: PERMITTED ACCESSORY BUILDINGS, STRUCTURES AND USES:

EXISTING & PROPOSED REGULATIONS

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

§ 155.210 - Accessory uses, activities, buildings, and structures.

- (A) General requirements. The following restrictions on accessory buildings, structures and uses apply to all zoning districts.
- 3) Height of accessory buildings and structures. Unless otherwise provided for in this Chapter, the height of accessory buildings and structures shall meet the following requirements:
 - a) No detached accessory building or structure shall exceed the height of the principal structure or use, and

- b) The vertical distance measured from the average grade to the highest point on the roof or parapet for any detached accessory building or structure shall ~~not exceed 17 feet~~ **be as follows:**
- i. **For detached garages with hip and gable roofs: 19 feet, provided that the wall height does not exceed 10 feet in height, as measured from the grade to soffit.**
 - ii. **For detached garages with all other roof styles, such as mansard, gambrel, or flat roofs: 17 feet.**
 - iii. **For all other accessory buildings or structures: 17 feet.**
- c) The vertical distance of any above ground utility cabinet shall not exceed six feet in height above grade.

STANDARDS FOR TEXT AMENDMENTS

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

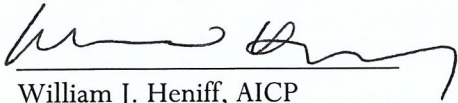
1. *The degree to which the proposed amendment has general applicability within the Village at large and not intended to benefit specific property;*
The proposed amendment would be applicable to all accessory structures with gable or hip roofs regardless of the district. However, the proposed amendment would most frequently be applied as it relates to detached garages 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 amendment is intended to increase the development regulations on accessory structures. Under the current code, the overall building height is seventeen feet. The proposed amendment will not allow any structure to extend beyond nineteen feet when the pitched roofs are added to the equation. Therefore, the proposed regulation will continue the result of smaller second story areas and would relegate many of these areas to being used for storage uses only.
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 as it would ensure that the accessory structures are located on properties in a manner that does not negatively impact abutting properties and would ensure that accessory structures are clearly subordinate to the principal residence.
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 23-03.

Inter-Departmental Review Committee Report approved by:

A handwritten signature in black ink, appearing to read 'William J. Heniff', is written over a horizontal line.

William J. Heniff, AICP
Director of Community Development

H:\CD\WORDUSER\PCCASES\2023\PC 23-03, Garage Height\PC 23-03_IDRC Report.docx