
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 17-1348

An Ordinance Approving a Text Amendment concerning Garage Conversions in Hampton Park

**TO: Village President, Village Clerk & Board of Trustees
Village of Romeoville, Will County, Illinois**

A motion was made by Commissioner Holloway, seconded by Commissioner Repetowski, that this Public Hearing be Opened. The motion carried by unanimous vote.

Assistant Director Josh Potter read the Project Compliance Report.

Staff is proposing a text amendment to the Accessory Structures section of the Zoning Code. This text amendment would allow a partial conversion of an existing attached garage space into habitable area for homes in the Hampton Park Subdivision. The existing Zoning Code only allows a full conversion of a garage space into habitable area.

Converting existing garage space into habitable space has been a means to increase the limited areas of the older homes in the Hampton Park Subdivision for years. The first part of this amendment would allow for an option where 50% of the existing garage is converted to living space and the other 50% remains for storage. It is suggested that the partial conversion keep at least 50% of the former garage space to leave enough space for storage. This change will not preclude full conversions of existing attached garages, but is intended to allow additional flexibility.

The second part of this amendment allows for a second, detached, garage to exist on a property when a partial conversion occurs. The current Zoning Code only allows for one garage to exist on a property. With this amendment an attached and detached garage can exist on the property provided the detached garage has a driveway serving it and the detached garage satisfies all the other applicable building and zoning requirements (i.e. setbacks, lot coverage).

The Development Review Committee has reviewed the proposed text amendment and concurs with the request.

Commissioner Scieszka asked if most of the attached garages in Hampton Park are single car garages.

Assistant Director Potter stated that they are.

Commissioner Scieszka asked about the overhead garage door remaining. Assistant Director Potter stated that the door will remain and the remainder of the space will still function as and be considered a garage just not as deep.

Community Development Director Steve Rockwell stated that the un-converted garage space will be considered storage/shed area.

Commissioner Gougis asked how the 50 % conversion number was arrived at.

Assistant Director Potter stated that the building inspectors were consulted and they wanted to make sure

that enough space was left for storage.

Commissioner Gougis is concerned about the arbitrary number of 50 % and it might hinder residents design plan for the conversion.

Commissioner Scieszka asked if someone wanted to expand more than the 50% would they be required to come to the Village and ask for an exception.

Assistant Director Potter stated that the way the ordinance is written they would have to ask for a variance.

Community Development Director Steve Rockwell stated that this is the first time since he has been here, for 10 years that someone has asked for a partial conversion so the Village does not have any experience with this. The department is trying to come up with a reasonable solution and is asking for input.

Commissioner Scieszka asked what the financial implications are if a homeowner asks for a variance from the ordinance as proposed.

Community Development Director Steve Rockwell stated that it is typically \$750.00 but this is many times waived by the board if approved.

Commissioner Gougis asked if there is any way to state the ordinance so the residents can avoid going through the variance process.

Community Development Director Steve Rockwell stated that is possible but it would put the Village Manager, Community Development Director, and Fire Chief (Appeal Group) as the final review instead of going before the board which is preferred.

Commissioner Gougis would like to find a way to do away with or ease the fees if someone would like to go over the 50% stated in the proposed ordinance.

Commissioner Scieszka stated that if a large number of people started coming in and asking for a variance of the proposed ordinance it could always be revisited at a later date.

Village Board Liaison Dave Richards stated that as times change or requests change ordinances are revisited.

Commissioner Gougis and Pyle would be in favor of removing any percentage number in the ordinance.

Commissioner Scieszka is concerned that removing the percentage language would leave it to open ended and feels that some minimum amount of storage should be required.

Commissioner Pyle asked if most of the Hampton Park garages are 24 ft. long.

Community Development Director Steve Rockwell stated that most are 24 ft. and some go down to 20 ft. The current request is for a 12 x 12 ft. conversion area in a 24 ft. garage.

Commissioner Pyle asked what the size of a typical shed is in Hampton Park. Community Development Director Steve Rockwell stated that the largest is 12 x 12 and the average is 8 x 10.

Commissioner Pyle suggested changing the ordinance to 66% which would leave one third of the garage for storage which is about the size of the average shed.

Don Hornig, 834 Oakton, Romeoville, IL – sworn

Mr. Hornig stated that if the overhead garage door is to remain, the storage space will need to be large enough for the overhead door to open.

Community Development Director Rockwell stated that this should be looked at and that the proposed 66% it will be very close.

Commissioner Gougis asked if as written in the proposed ordinance that the overhead garage door must be functional.

Community Development Director Rockwell stated that it is not. It was felt that this was implied that the garage door would function. Director Rockwell stated that he thinks this should be added to the ordinance that the door function and the swing be evaluated.

Commissioner Gougis would like to do away with the percentage but make sure the garage door fully functions.

Motion to close: Pyle, second Repetowski

From the testimony and presentation made by the Petitioner / Applicant, Witnesses, General Public, and Staff recommendation on the request, the Commission hereby finds the following:

1. The application complies with the Text Amendment provisions of the Zoning Code. (Chapter 159).

THEREFORE, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 17-1348.

A motion was made by Commissioner Pyle, seconded by Commissioner Holloway, that this Ordinance be Recommended for Approval with Conditions to the Village Board on 2/1/2017. The conditions being to remove the percentage language and stipulate that the garage door must function without protruding into the new residential area. The motion carried by a unanimous vote.

Motion by: Commissioner Pyle
Seconded by: Commissioner Holloway

Roll call of the membership present the 24th day of January, 2017 with the following vote:

5 members voting AYE
0 members ABSTAINING

0 members voting NAY
2 members ABSENT and not voting.

Steve Pyle	AYE
Dan Repetowski	AYE
Paul Scieszka	AYE
Petra Burgess	ABSENT

David Venn	ABSENT
Rich Holloway	AYE
Jim McConachie	AYE

MOTION Carried.

Respectfully submitted on January 24, 2017.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission