



Legislation Details (With Text)

File #: ORD17-1348 **Version:** 1 **Name:**
Type: Ordinance **Status:** Passed
File created: 1/18/2017 **In control:** Village Board
On agenda: 2/1/2017 **Final action:** 2/1/2017
Title: An Ordinance Approving a Zoning Code Text Amendment concerning Garage Conversions in Hampton Park
Sponsors: Joshua Potter
Indexes:
Code sections:
Attachments: 1. ORD17-1348 PZC report

Date	Ver.	Action By	Action	Result
2/1/2017	1	Village Board	Approved	Pass
1/24/2017	1	Planning and Zoning Commission	Recommend for Approval With Conditions	Pass

An Ordinance Amending Chapter 159 (Zoning Ordinance) of the Village of Romeoville Code of Ordinances

Accessory Structures

WHEREAS, the Village of Romeoville has heretofore adopted Chapter 159 (Zoning Ordinance) of the Romeoville Code of Ordinances pursuant to the Illinois Compiled Statutes to establish and set forth regulations pertaining to the use and development of land, buildings and structures in the Village; and,

WHEREAS, it is necessary and desirable to periodically amend the Zoning Ordinance in response to changes in technology, development practices, and community standards and to improve administration and enforcement procedure; and,

WHEREAS, after due notice, the Planning and Zoning Commission held a Public Hearing on January 24, 2017 to consider a certain amendment to the Zoning Ordinance and has transmitted its report and findings, attached as Exhibit A, on this matter to the Village Board of Trustees recommending that the proposed amendment be approved; and,

WHEREAS, the President and Board of Trustees have accepted the Planning and Zoning Commission's Report and concur with the Planning and Zoning Commission's recommendation

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ROMEOVILLE, WILL COUNTY, ILLINOIS, AS FOLLOWS:

Section 1: That the above recitals and referenced reports are hereby made a part of this Ordinance.

Section 2: That Section 159.020(9) of the Romeoville Zoning Ordinance (Chapter 159 of the Romeoville Code of Ordinances) be and hereby is amended as follows:

Underline identifies text being added.

Strikethrough identifies text being removed.

(c) Partial Attached Garage Conversions: For any lot within the Hampton Park Subdivision, a partial conversion of an existing attached garage into area is allowed, and therefore does not need to meet the minimum size requirements contained in this Section. In addition, the and driveway may remain. A partial garage requirements: living parking stall overhead garage door conversion must meet the following

(i) The remaining garage space must be at least 50% the size of the converted garage space. For example, if a 24' long garage is partially converted, the remaining garage must be at least 12' long.

(d) A maximum of two (2) garages will be allowed per individual lot provided the following requirements are met:

(i) If two (2) garages exist, one (1) garage must be attached to the principal structure and the other garage must be a detached garage. Two detached garages on the property are not allowed.

(ii) The detached garage must have a driveway consisting of a hard, all-weather, surface serving the garage.

(iii) The detached garage and driveway must meet all of the requirements contained in Section 159.020 of the Zoning Code.

(e) Only one garage is allowed per individual lot. In the instance an attached garage is in the process of conversion and a separate detached garage is construction the following conditions must be meet: under

(i) A permit to close and or convert the existing attached garage must be issued in conjunction with any detached garage permit.

(ii) A Certificate of Occupancy for the detached garage will not be issued until the existing garage is considered closed.

(iii) A closed garage is hereby defined as: to permanently block vehicular access against entry or passage.

(iv) An existing garage in the process of conversion may still be used to store vehicles until an approved final inspection of the new detached garage is issued. However, construction of the must be started within one week of an approved final detached garage or a Certificate of detached garage. conversion inspection of the new Occupancy will not be issued for the

(v) A carport attached to an existing garage will be considered an extension of the existing garage provided that it meets all the criteria set forth in section 159.21 (F) (9) of the village of Code of Ordinances. Romeoville's

Section 5: That this Ordinance shall become effective upon its passage, approval and publication as provided by law.

Section 6: That the various provisions of this Ordinance are to be considered severable and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the

remaining provisions of this Ordinance