

MEMORANDUM

TO: LOMBARD PLAN COMMISSION
Donald F. Ryan, Chairperson

FROM: Nancy Hill, AICP
Planner II

DATE: January 18, 1999

SUBJECT: PC 98-40: 111 S. Park Avenue (Lombard Bible Church)

At approximately 3:00 pm today, our office received a revised site plan for the Lombard Bible Church garage. Staff has reviewed their proposed garage location and still has concerns.

As you know, the staff provided a recommendation for this request in the staff report and memo to the Plan Commission, dated January 11, 1999. In the staff report, the staff recommended denial because the proposed garage would block an access drive to the adjoining property, it would not fully meet the requirements of the Zoning Ordinance, and it would not be compatible with the surrounding land uses. Staff examined various locations within both the East parking lot and the South parking lot. In each instance, the garage could not be put in these various locations because it would conflict with the existing storm sewer or because parking spaces would be eliminated and variations would be necessary.

Since the public hearing was continued to another meeting, the staff re-advertised the petitioner's request, adding a statement requesting variations to the parking and parking lot landscaping standards. Given the new request, staff then re-examined alternative locations for the garage. Again, the staff could not find an appropriate location for the garage.

However, one alternative was to place the garage just to the East of the existing landscape island in the East parking lot, preferably set back three feet (3') from the side lot line (See Figure 2). With this alternative, the drive aisle would still be accessible, but it would be difficult for Southbound traffic to see around the garage. It would also be difficult for the bus driver to back out of the garage, especially if there was traffic maneuvering through the two properties or if the parking lot was occupied.

Upon receipt of the staff memo to the Plan Commission, the Lombard Bible Church attempted to address the above-mentioned concerns by proposing to relocate the garage closer to the utility easement, and to move the drive aisle to the East side of the garage. The new concerns are the impact upon the property owner to the North and one-way drive aisle.

The proposed location of the drive aisle does not appear to align with the existing parking pattern of the property to the north. The one-way traffic does not allow vehicles to maneuver through the parking areas in both directions, thereby placing vehicles back out onto the street.

Therefore, staff has proposed another alternative which staff finds acceptable (see Figure 3). If the Lombard Bible Church were to reduce the size of the garage, an access drive could still be provided. The site plan staff is proposing in Figure 3 would better align the drive aisle with the adjoining property's parking pattern, allowing the property owner to have parking on both sides of the aisle. Staff's plan would also eliminate the concern for the ability of Southbound traffic to see around the garage and the concern for ability of the bus driver to back out of the garage. Landscaping would be provided in the landscape island to soften the view of the garage from Main Street.

If the Plan Commission wishes to approve this request with the condition the garage is moved to the location shown in Figure 3, the following motion could be made:

Based on the submitted petition and the testimony present, the proposal does comply with the standards required by the Lombard Zoning Ordinance; and therefore, I move the Plan Commission recommend to the Corporate Authorities **approval** of the amendment to the Conditional Use approval and variations to the parking and parking lot landscaping standards associated with PC 98-40 with the following conditions:

1. The garage shall be built in substantial compliance with the site plan shown in Figure 3.
2. The dumpster in the South parking lot shall be removed.
3. The dumpster in the East parking lot shall be enclosed with a board on board fence eight feet (8') in height.
4. The garage shall be built of noncombustible construction, due to its location in a fire district.
5. The petitioner shall pay into a regional detention pond, if the Private Engineering Services Division requires detention.

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attachments: Figure 3

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