



## **ANALYSIS**

### **SUBMITTALS**

This report is based on the following documentation, which was filed with the Department of Community Development filed on October 21, 1998:

1. Petition for Public Hearing.
2. Response to the Standards.
3. Plat of Survey prepared by L.S.C.I. Land Surveyors, dated September 24, and site plan, hand drawn by the petitioner.
4. Correspondence from Chicago Title Insurance Company to the petitioner, dated August 31, 1998, stating no cross access agreement exists between the church property and the adjoining property to the north.

### **DESCRIPTION**

The Plan Commission has previously reviewed petitions for this property. In 1985, the Lombard Bible Church petitioned the Plan Commission for Conditional Use approval to allow a religious institution in the R2 Single Family Residence District. The church was proposing to expand their facilities with a building addition on the property they already owned. This property was zoned R2 Single-Family Residence District.

During the Conditional use process, the Lombard Bible Church consolidated their lot on Park Avenue with another lot, fronting on Main Street, into one lot. The lot on Main Street had an existing parking lot on it and was zoned B5 Central Business District. In consolidating these two lots, the zoning of the property did not change. Some of the property was zoned R2 and the other zoned B5.

The Plan Commission approved the Conditional Use with the condition the property be developed in conformance with the approval site plan (See Figure 1).

Now, the Lombard Bible Church is proposing to build a garage in the East parking lot, to house a small bus. In order to do so, the church must amend its Conditional Use approval. Normally, this would be a rather simple request. However, the property is still zoned both R2 Single Family District and B5 Central Business District, and the proposed garage location is in the B5 District. Currently, religious institutions are not allowed in the B5 District. Therefore, to accommodate the Lombard Bible Church, staff is recommending a text amendment to allow religious institutions in the B5 District (see PC 98-43).

The proposed 22' x 24' garage will be located in the Northwest corner of the East parking lot. In constructing the garage at the proposed location, the church will be removing a landscape island and block an access drive to the adjoining property.

## **ENGINEERING**

### Private Engineering Services

The Private Engineering Services division has no comments regarding this petition.

### Public Works

The Public Works Department has no concerns regarding this item and suggests instead of the Lombard Bible Church providing detention for any additional stormwater runoff caused by the detached garage, the Lombard Bible Church pay into a regional detention area.

## **FIRE AND BUILDING**

The Building Inspectional Services Division and the Fire Department have no comments regarding this petition.

## **PLANNING**

### Compatibility with the Comprehensive Plan

The Comprehensive Plan Long Range Land Use Plan map recommends Public and Institutional uses for this property.

An objective of the Comprehensive Plan is to encourage coordinated and shared vehicle access wherever possible. There is an existing access drive connecting the Lombard Bible Church's East parking lot and the parking lot to the north. There is no cross access easement or agreement between the church and the adjoining property owner, as demonstrated by the letter Chicago Title Insurance Company wrote to the petitioner, dated August 31, 1998. To the best of our knowledge, this access drive has been in existence since 1978, when staff believes the East parking lot was either constructed or reconstructed.

Staff believes this access point should remain open to facilitate better traffic movement through the properties. In the downtown area, driveways serving two or more uses and shared parking should be encouraged. Because the lots are smaller in this area, if each lot had its own access point, there would be curb cuts every fifty feet, causing unnecessary turn movements and congestion. With shared access drives and parking areas, vehicles can maneuver through the parking areas where there is less traffic, and not on the street.

Additionally, the business to the north has relied on this shared access for at least twenty (20) years. They have no access of their own, as they rely on cross access from the church property and another shared access point with the property to the North. Blocking the access drive from

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the church parking lot would set a precedent to allow the other property owner to the North to block the other shared entrance. The loss of access to the rear of the property would encourage parking in the front yard, if this property were to be redeveloped, as called for in the Comprehensive Plan. The Comprehensive Plan suggests the two converted single family homes on Main Street, just north of the Lombard Bible Church's Main Street parking lot, be redeveloped to a mixed commercial and residential use.

#### Compliance with the Zoning Ordinance

As proposed, the garage does not fully meet the requirements of the Zoning Ordinance. It conflicts with the required twenty-four foot (24') drive aisle, blocks an access drive to the adjoining property, and removes required landscaping. Initially, the staff believed the garage could be moved to a location which would meet the requirements of the Zoning Ordinance, not block the drive aisle, and yet have minimal impact on the surrounding property. Upon further review, staff found the best location for the garage is the proposed location, but moved slightly closer to the side property line.

Staff examined moving the garage to different 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 the garage would conflict with the existing storm sewer or parking spaces would be eliminated. The church is already deficient in the required amount of parking spaces, further eliminating parking spaces would require a variation from the Zoning Ordinance.

The best option the staff examined is to move garage North, closer to the side property line. The garage, as proposed, is five feet (5') from that property line. The garage could be moved closer to the side lot line, since in the B5 District, there is only a front yard setback requirement and no side or rear yard setback requirements. This will accommodate the required twenty-four foot (24') parking lot drive aisle. If this option were pursued, staff would suggest the Plan Commission require additional landscaping along the east facade of the building to replace the landscape island and soften the view of the garage from the street. However, if additional landscaping was provided in this area, another parking space would be lost. Additionally, the drive aisle would still be blocked.

#### Compatibility with Surrounding Land Uses

The church facility is compatible with the surrounding land uses, but staff believes a garage visible from the street is not compatible. A garage with additional landscaping would be more satisfactory to staff. In this case, however, there is no room for landscaping without granting a variation for parking.

In its responses to the Standards for a Conditional Use, the Lombard Bible Church stated another neighboring business and other churches in the area have detached garages on their property, and therefore a garage on their property is consistent with existing developments. While Brust Funeral Home, the First Church of Lombard, and the Episcopal Church do have detached garages

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on their property, these garages are located behind the principle structure and are not visible from the street.

## **FINDINGS AND RECOMMENDATIONS**

Staff believes that the proposed use is not appropriate at the subject location and is not compatible with surrounding uses.

Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **denial** of this petition:

Based on the submitted petition and the testimony presented, the proposal does not comply with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission recommend to the Corporate Authorities denial of the Planned Development Amendment associated with PC 98-40.

Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Director of Community Development

DAH:NMH:jd  
att  
c. Petitioner

If the Plan Commission feels the need to approve this petition, staff suggests the following motion:

Based on the submitted petition and the testimony presented, the proposal does comply with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission recommend to the Corporate Authorities approval of the Planned Development Amendment associated with PC 98-40 with the following conditions:

1. The garage be moved so it is three feet (3') from the side property line, to accommodate the 24' wide drive aisle.
2. The dumpster in the South parking lot be removed.
3. The dumpster in the east parking lot be enclosed with a board on board fence eight feet (8') in height.
4. Garage be built of noncombustible constructions, due to its location in a fire district.
5. The petitioner pay into a regional detention pond, if the Private Engineering Services required detention.