

MEMORANDUM

TO: LOMBARD PLAN COMMISSION
Donald F. Ryan, Chairperson

FROM: Nancy Hill, AICP
Planner II

DATE: February 8 1999

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

Since the January 18, 1999, Plan Commission meeting, staff met with the Lombard Bible Church to discuss their petition. At the January meeting, the Plan Commission continued the petition to allow the Commission members, as well as the staff, to review the Lombard Bible Church's most recent proposal.

As you know, the Lombard Bible Church's original proposal was not satisfactory to staff. Staff recommended denial because the proposed garage blocked 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. At the December 14, 1998, meeting, the Commission continued the hearing because the petitioner was not present. For the January meeting, staff republished the request to allow for variations. However, staff still could not find an appropriate location for the garage, if the garage were to be the same size proposed by the petitioner. Our concerns and recommendation for denial were presented in a staff memo dated January 11, 1999.

At the January meeting, Dennis McNicholas, representing the Lombard Bible Church, presented a second alternative. In response, staff prepared another memo, dated January 18, 1999. Staff found that the second alternative proposed by the Lombard Bible Church was not satisfactory because the proposal included narrowing the drive aisle to only allow for one-way traffic. Additionally, the proposed location of the drive aisle did not align with the existing parking pattern of the property to the north. Staff, however, did recommend if the size of the garage could be changed, another alternative could be met.

On February 3, 1999, staff met with Mr. McNicholas and other representatives of the church. At that meeting, we came up with a site plan that addressed all of staff's concerns. Attached you will find this site plan, hand stamped February 5, 1999.

The Lombard Bible Church is now proposing to reduce the width of the garage. The access aisle will still be provided and it will better align with the adjoining property's parking

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pattern, allowing that property owner to have parking on both sides of the aisle. The access aisle would be eighteen feet (18'). This size would allow for two-way traffic. The site plan would also eliminate the previous concern for the ability of southbound traffic to see around the garage and the previous concern for the 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.

Therefore, based on the above, the staff recommends that the Plan Commission make the following motion recommending **approval** of this petition.

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, dated February 5, 1999.
2. The landscape island shall be curbed, in conformance with standards set forth in the Zoning Ordinance.
3. The garage shall be built of noncombustible construction, due to its location in a fire district.
4. The dumpsters shall be moved to an appropriate location, as determined by the Director of Community Development, and be screened with a board on board fence six feet (6') in height.
5. The petitioner shall pay into a regional detention pond, if the Private Engineering Services Division requires detention.

NH

attachments: Memo from Dennis McNicholas
Site plan, handstamped 2/5/99