

MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP, Assistant Village Manager/Director of Community Development

DATE: January 18, 2007

SUBJECT: **PC 06-27- Theater parking requirements**

The proposed plans associated with the DuPage Theater redevelopment (PC 06-27) provide 240 off-street parking spaces where 276 spaces are required by Code. The petitioner desires to provide the required balance of parking off-site via a lease arrangement with Elmhurst Memorial Healthcare and Lombard Bible Church. However, there are several options for addressing the parking deficiency.

1. The Village could grant a variation from Section 155.416 (M) and Section 155.602 to allow for a reduction of the required number of off-street parking spaces for a theater from thirty-seven (37) to zero (0). Staff has recommended against this variation to the Plan Commission.
2. The petitioner can enter into a parking agreement with others to lease parking spaces for the purpose of satisfying off-street parking requirements. The petitioner has obtained a lease from Elmhurst Memorial Healthcare and Lombard Bible Church to utilize forty (40) parking spaces (Exhibit A) on evenings and weekends.
3. The Village could license some or all of the 98 parking spaces in the Parkside East Commuter Lot, allowing the theater to meet parking requirements in accordance with Section 155.601(A)(4) of the Lombard Zoning Ordinance.

Staff suggests that any lease agreement for theater parking then limit the operation of the theater to when said parking may be utilized. If a parking lot license agreement is executed, the theater would be responsible for providing alternative parking accommodations for any events during weekdays. However, the likely attendees to weekday events are groups of children arriving by bus for a fieldtrip with school or a youth program. Accommodations could easily be made for buses to drop children off at the theater and park elsewhere offsite.

Attached is the petitioner's proposed parking lot license agreement with Elmhurst Memorial Healthcare and Lombard Bible Church. Staff seeks direction from the Village Board if the proposed lease is adequate.