

SUBMITTALS

This report is based on the following documents, which were filed with the Department of Community Development on May 27, 1999:

1. Petition for Public Hearing.
2. Response to Applicable Standards.
3. Plat of Survey, prepared by Glen Krisch Land Surveyor, Inc., dated December 23, 1993.
4. Site Plan, prepared by Bendetto and Associates, dated May 12, 1999, last revised May 26, 1999.
5. Landscape Plan, prepared by Bendetto and Associates, dated May 19, 1999, revised May 26, 1999.
6. Preliminary Engineering plan, prepared by Landmark Engineering Group, dated May 17, 1999.
7. Building elevations, prepared by Bendetto and Associates, dated March 3, 1999, last revised May 26, 1999.
8. Memorandum from Kenig, Lindgren, O'Hara, Aboona, Inc., addressed to Jonathon Steele, Public Storage, Inc., dated June 4, 1999 regarding parking.

DESCRIPTION

Public Storage is proposing to construct an indoor, self-storage facility on a vacant lot in the Yorkbrook Industrial Park. The location of the proposed project is the northeast corner of Finley Road and Eisenhower Lane. The building will be two stories with a basement/cellar. The 654 storage rooms will be available on all three levels and an office will be located on the first floor. The facility will be open 24 hours, but the office will have limited hours.

The proposed use is a permitted use in the I Limited Industrial District. However, in order to develop the property as proposed, Public Storage is requesting some variations to the Lombard Zoning Ordinance. The variations Public Storage originally requested are as follows:

- to increase the maximum floor area ratio to 1.28 where 1.0 is allowed;
- to allow parking in the required front and corner side yard; and
- to reduce the amount of required parking spaces to twenty-five (25) where forty-three (43) is required.

Staff published and sent out public notices for these variations. Since that time, however, staff has determined only two variations are actually necessary. The variation to increase the floor area ratio is no longer needed.

PLANNING

As stated above, Public Storage is now requesting two variations. A description of each variation request is below.

To allow parking in the required front and corner side yard

The Lombard Zoning Ordinance allows parking in any required yard, except that in the R4, R5, O, and I Districts parking is not allowed in the required front or corner side yard. Because this property is zoned I Limited Industrial District, parking in the required front or corner side yard is not allowed. Public Storage is proposing two parking areas, one on the south end of the building and the other on the east side of the building. The proposed parking area on the south end of the property is located in the required front yard. Additionally, there are two parking spaces in the southwest corner of the property. These two parking spaces slightly encroach into the required corner side yard.

The purpose of this standard is to help ensure that industrial sites are attractive from the street. Generally, industrial developments have little landscaping and lack much green space. Instead of providing parking in the required front yard, this standards encourages more green space and landscaping be provided in the front of the building.

Staff has no problem with this variation and believes it is appropriate. Because of the topography of the site, it would be difficult to provide additional parking in any other location. The property severely slopes away from Eisenhower Lane, towards the cemetery. The low area of the property is more appropriate for detention. The detention area also provides a better buffer for the cemetery and the surrounding townhomes to the north from the storage facility than a parking lot. There would be little impact on the neighborhood as almost all properties in the Yorkbrook Industrial Park have parking in the required front yard. Most importantly, staff believes that Public Storage has attempted to meet the intent of this standard by proposing a significant amount of landscaping between the parking lot and the streets.

To reduce the amount of required parking spaces to twenty-five (25) where forty-three (43) is required.

The Lombard Zoning Ordinance requires one space per thousand square feet of gross floor area for the first twenty-thousand (20,000) square feet plus one (1) space per two-thousand (2000) square feet of gross floor area for the second twenty thousand (20,000) to forty thousand (40,000) square feet of gross floor area plus one (1) space per four thousand (4000) square feet of gross floor area for building area above forty thousand (40,000) square feet of gross floor area. The proposed building size is 92,232 square feet. Therefore, forty-three (43) parking spaces are required. Public Storage is proposing to reduce the number of parking spaces to twenty-five (25) spaces.

Staff also has no problem with this variation and believes it is appropriate. The requirements for parking for a warehouse use is meant for warehouse/distribution facilities, such as those facilities in the industrial park which is north on North Avenue in Lombard. It is not meant for self-storage warehouse facilities. Unfortunately, the Lombard Zoning Ordinance does not differentiate between these uses. Staff is considering a Zoning Ordinance text amendment for the Plan Commission to review in the future to provide a separate parking standard for self-storage warehouse facilities. Staff believes the two types of warehouses are different, in terms of parking. For example, warehouse/distribution facilities have a large number of employees who park all day. Therefore, many spaces are needed. Observing other self-storage facilities in the area, few people are actually on-site at any given time. Most users will load and unload their items, and then leave quickly. The parking turn-over for a self-storage facility is much greater than that of a warehouse/distribution facility and not as much parking is necessary.

Staff believes the parking Public Storage is providing is adequate. Public Storage is proposing twenty-five (25) parking spaces and temporary parking for loading and unloading in the stripped area. Another five (5) cars or trucks would park in this stripped area on a temporary basis. Therefore, Public Storage could accommodate thirty (30) vehicles on-site at one time.

Staff has researched parking requirements for self-storage in other communities, locally and across the nation. Many other communities in DuPage County also do not differentiate between warehouse/distribution and self-storage warehouses for parking purposes, and they face the same difficulty. However, staff found one standard which seemed appropriate. The City of Flagstaff, Arizona, and the City of Long Beach, California, both require three (3) parking spaces plus one (1) space per 100 units. If Lombard were to incorporate this standard into our Zoning Ordinance, Public Storage would be required to provide only ten (10) spaces. Therefore, staff believes the proposed number of parking spaces is more than adequate.

Additionally, Public Storage has provided staff with information regarding their parking needs. Public Storage hired the transportation and parking consulting firm of Kenig, Lindgren, O'Hara, Aboona, Inc. to analyze the parking needs for this particular development. In a memo dated June 4, 1999, the consultant demonstrated that only twelve spaces are absolutely necessary for this development. Public Storage is proposing to provide twice that many spaces. Again, staff is confident enough parking is being provided.

ENGINEERING

Private Engineering Services

The Private Engineering Services Division of the Community Development Department has no concerns regarding the petitioner's request.

Public Works Engineering

The Engineering Division of Public Works has no concerns regarding the petitioner's request. However, Public Works does have some concerns regarding utilities which will be resolved during the building permit process.

FIRE AND BUILDING

The Fire Department has no objections to the variations. However, the Fire Department has comments in regards to the location of the sprinkler room, the manner in which the domestic water service and sprinkler service are brought into the building, and the size of the water mains that feeds a fire hydrant on the east side of the building. These issues will be conveyed to the petitioner during the building permit review process.

FINDINGS AND RECOMMENDATIONS

Public Storage has made great attempts to develop an attractive site and construct an attractive building, unlike many other self-storage facilities. Self-storage facilities are a permitted use in the I Limited Industrial District and this facility will be very different than any other in the Lombard vicinity because it will be indoor and temperature-controlled. Staff believes the variations are warranted and will not change the character of the neighborhood.

The Department of Community Development has determined that the information presented has affirmed the Standards for Variation. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Zoning Board of Appeals make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the requested variations do comply with the Standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Zoning Board of Appeals recommend to the Corporate Authorities **approval** of ZBA 99-13.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH:NMH:jd

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c: Petitioner, Public Storage
Bendetto and Associates, project architect