

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Helen Plum Public Library – 401-425 S. Main Street

December 21, 2020

Title

PC 20-29

Petitioner

Helen Plum Public Library
110 W. Maple Street
Lombard, IL 60148

Property Owners

401 S Main: Zeidler Properties LLC
425 S Main: 425 Main LLC
Center parcel: RBW Enterprises, Inc.

Property Location

401-425 S. Main Street

Zoning

B3 – Community Shopping District

Existing Land Use

Former grocery store and office building

Comprehensive Plan

Community Commercial, Low Density Residential

Approval Sought

Rezone property from B3 to B5A; establish a new planned development with associated conditional uses and zoning relief; grant site plan approval to the Plan Commission; repeal previously granted zoning relief.

Prepared By

Anna Papke, AICP
Senior Planner



LOCATION MAP

PROJECT DESCRIPTION

The Helen Plum Public Library is under contract to purchase the property at 401-425 S. Main Street (southeast corner of Main Street and Hickory Street). The Library intends to develop the subject property with a new library building and associated drive-through service window and parking lot. The Library is seeking zoning entitlements for the proposed development.

EXISTING CONDITIONS

The property is developed with a vacant commercial building (former Mr. Z's grocery store) and an office building, with associated surface parking. The subject property comprises three separate parcels that will be consolidated into one lot of record prior to redevelopment.

APPROVAL(S) REQUIRED

The petitioner requests that the Village take the following actions on the subject property, located within the B3 Community Shopping District:

1. Approve a map amendment rezoning the subject property from the B3 Community Shopping District to the B5A Downtown Perimeter District;

PROJECT STATS

Lot & Bulk

Site Area:	98,884 sq. ft.
Building Size	
gross area:	55,000 sq. ft.
net area:	51,560 sq. ft.
Parking Spaces:	105 spaces
Open Space:	24.5%

Submittals

1. Petition for public hearing, submitted by petitioner, dated 11/18/2020;
2. Project background and narrative, dated 11/16/2020;
3. Responses to standards, prepared by petitioner;
4. Lombard Library parking memorandum, prepared by Gewalt Hamilton Associates, Inc., dated 11/16/2020;
5. Neighboring library parking estimates, prepared by Engberg Anderson Architects, dated 11/10/2020;
6. Land use opinion application, prepared by Engberg Anderson Architects, dated 8/21/2020;
7. Natural resource review results, provided by the State of IL DNR, dated 7/9/2020; and
8. Helen Plum Library Plan Review Submission Exhibits A and B, including plat of survey, architectural site plans and elevations, preliminary engineering and landscape plans prepared by Engberg Anderson Architects, ECT, Inc., and Prairie Land Survey Company, dated 11/16/2020.

2. Pursuant to Section 155.419(C) of Village Code, establish a new planned development for the property with the following zoning relief:
 - a. Pursuant to Section 155.419(C) as amended per PC 20-28, grant a conditional use for a cultural facility/institution (library);
 - b. Pursuant to Section 155.419(C), grant a conditional use for a drive-through establishment/service;
 - c. Pursuant to Section 155.419(C), grant a conditional use for an outside service area;
 - d. Pursuant to Section 155.419(G)(2), grant a conditional use for a building that is 43 feet in height;
 - e. Pursuant to Section 153.508, grant a deviation to allow for 112 square feet of wall signage where 50 square feet of wall signage is permitted;
 - f. Pursuant to Section 153.508, grant a deviation to allow a freestanding sign with 33 square feet in surface area, where a sign of 20 square feet in surface area is permitted;
 - g. Pursuant to Sections 155.419(K) and 155.707(B)(3)(a), grant a variation to allow for a fence in the transitional landscape yard that is eight feet in height and less than eight feet from the lot line, where a fence that is six feet in height and not less than eight feet from the lot line is required;
3. Grant Site Plan Approval Authority to the Lombard Plan Commission, as set forth within Sections 155.504 and 155.511 of Village Code, and not being considered concurrent with the approval of the planned development; and
4. Repeal all zoning relief previously granted to the subject property.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the petition. Additional comments may be forthcoming during permit review.

Fire Department:

Fire has no comments regarding the petition. Additional comments may be forthcoming during permit review.

Public Works:

Public Works has the following comments regarding the petition. Additional comments may be forthcoming during permit review.

- The utility plan will require revisions. Preliminary comments have been sent to the petitioner, and detailed review comments and plan revisions will be addressed during permit review.
- The petitioner will need to secure permission from the neighboring property owner for installation of the fence in the transitional landscape yard to the east of the site (see discussion of transitional landscape fence under Planning Services Division, Part 5).

Private Engineering Services (PES):

PES has the following comments regarding the petition. Additional comments may be forthcoming during permit review.

- The petitioner will need to submit an erosion and sediment control plan during permit review.
- The petitioner is proposing to use an existing building foundation for a retaining wall. Staff recommends a new retaining wall unless a structural engineer signs off on the wall as proposed.
- Additional comments on storm sewer will be forthcoming during permit review.
- No detention will be required for this project. Post-construction best management practice (BMP) improvements installed for this project may require a recorded maintenance agreement.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	B5A, R2	Bank, single-family residence
South	R2	Single-family residence
East	R4PD	Townhome development
West	B3	Retail establishments, multi-family building, vacant commercial property

The subject property is located on the southeast corner of the intersection of Main Street and Hickory Street, on the perimeter of the Downtown Perimeter District. Neighboring development consists of medium-intensity commercial and residential uses. The proposed library facility is compatible with these surrounding land uses.

2. Comprehensive Plan Compatibility

The Comprehensive Plan recommends community commercial uses on the majority of the subject property at 401 S. Main Street. The Comp Plan recommends low-density residential development on the property at 425 S. Main Street, though the site is already developed with an office building.

The Village Code categorizes public libraries as cultural facilities/institutions. Cultural facilities/institutions are conditional uses in all residential zoning districts and many commercial zoning districts. The proposed library facility would be consistent with the Comprehensive Plan’s land use recommendations for the subject property.

3. *Zoning Ordinance Compatibility*

The proposed zoning of the subject property is B5A, Downtown Perimeter District. With the exception of the deviations and variations discussed below, the proposed development is consistent with the Lombard Zoning Ordinance. Staff notes the following with respect to this petition's consistency with the Zoning Ordinance:

- The proposed use, a public library, will become a conditional use in the B5A District should the requested text amendment associated with PC 20-28 be approved.
- The proposed development includes a drive-thru service window and an outdoor service area, which are conditional uses in the B5A District.
- The proposed library building will be 43 feet in height. Buildings between 30 and 45 feet in height are conditional uses in the B5A District.
- The proposed development will maintain 24.5% of the site area as open space. Current conditions on the site include 6.8% open space. There is no minimum requirement for open space in the B5A District.
- The site will provide 105 parking spaces serving a building with a net area (not including mechanical and storage space) of 51,560 square feet, or two spaces per 1,000 square feet of building area. The petitioner has requested that the Village amend the parking requirement for libraries from three spaces per 1,000 square feet to two spaces per 1,000 square feet building area. This requested amendment is discussed in the staff report for PC 20-28. Should the text amendment be approved, the proposed development will be compliant with the amended parking requirement. A more detailed discussion of the parking demand for library facilities is located in the staff report for PC 20-28.
- The petitioner has submitted a preliminary parking lot photometric plan. A final photometric plan will be reviewed during the building permit phase.
- The petitioner has submitted a landscape plan. The landscape plan is compliant with Village Code, with the exception of the requested variation for the fencing in the transitional landscape yard discussed below.
- The subject property currently consists of three separate parcels of property. The petitioner will be required to consolidate the subject property into one lot of record via an administrative platting process.

4. *Request for Map Amendment*

The petitioner is requesting a map amendment to rezone the subject property from B3 Community Shopping District to B5A Downtown Perimeter District. The B3 zoning designation promotes typical shopping center development and is consistent with the property's previous use as a small office building and grocery store with large parking lot in front of the building. In contrast, the proposed library development will incorporate design elements more typical of traditional downtown development by locating the building toward the front of the property and creating a pedestrian-oriented aesthetic throughout the site. The B5A zoning designation will better reflect the physical characteristics of the proposed development.

Further, the Village Code states the intent of the B5A District as follows:

The B5A Downtown Perimeter District is intended to be a transition between the downtown and other commercial areas that accommodates all retail, service, and specialty shops and necessary civic services characteristic of the traditional central area in a pedestrian environment while also recognizing compatible automotive land uses.

The subject property is located on the south end of the Village's downtown area at a point of transition between the downtown to the north, more intense commercial development to the west, and a mixture of medium- and low-density residential uses to the east and south. The B5A zoning designation will promote development on the subject property that is compatible with this mixture of uses. Staff supports the requested zoning map amendment.

5. ***Request to Establish a New Planned Development with Associated Zoning Relief***

Village Code Section 155.502(F) requires that a planned development be established whenever a property is rezoned to the B5A District and the property meets the area and width requirements for planned developments. Planned developments are intended to provide flexibility in zoning regulations in order to accommodate development that is in the public interest but that would not otherwise be permitted by the underlying zoning regulations. To accommodate the proposed library facility, the petitioner requests approval of a new planned development with companion zoning relief, enumerated below.

Staff points out that the proposed development on the property will be largely compliant with development regulations in the B5A Zoning District. The library facility will replace an existing development that has a number of nonconforming site design characteristics, including:

- Building setbacks: The existing building at 401 S. Main Street (former Mr. Z's store) does not meet the setbacks required by for the B3 Zoning District (the current zoning designation of the subject property). The proposed building meets the transitional building setbacks required by the B5A District.
- Transitional landscape yard: Existing development on the subject property does not provide the transitional landscape yard that is required where adjacent to residential uses. The proposed development will provide the transitional landscape yard.
- Open space: Under current conditions, 6.8% of the subject property is open space, whereas the B3 Zoning District requires 10% open space. Though there is no minimum open space required in the B5A District, the proposed library development will provide 24.5% open space.

Overall, staff finds the proposed library facility will increase compatibility between the subject property and surrounding land uses while providing an essential community service.

A. *Conditional use for a cultural facility / institution (library)*

The petitioner has requested a text amendment to add "cultural facility/institution" to the list of conditional uses in the B5A District. This request is being considered as part of PC 20-28.

The proposed library facility will be located at a point along the Main Street corridor where development transitions from downtown/commercial uses to residential uses. The properties immediately abutting the subject property to the east and south are developed with townhomes and a single-family residence. The proposed site layout would position the library building on the northwest corner of the site, away from the abutting residential uses. The development will also provide the requisite 10-foot transitional landscape yards along these shared property lines, with fencing to screen the library from residential development. These site design characteristics will promote neighborhood compatibility.

The Village's traffic consultant, KLOA, reviewed the impact of the proposed library facility on the Main Street/Hickory Street intersection and the surrounding neighborhood. KLOA makes the following findings:

- The subject property currently provides two curb cuts on both Main Street and Hickory Street. The proposed development will eliminate one curb cut on each right-of-way. Each of the proposed curb cuts will be full-access driveways located well to the south (Main Street) and east (Hickory Street) of the intersection. These changes between the existing and proposed conditions will reduce the number of conflict points within the rights-of-way and will enhance pedestrian and vehicle flow.
- The proposed library facility is projected to generate less vehicular traffic during the morning peak hour than did the previously existing development on the subject property (Mr. Z's and the office building). The proposed library facility will generate the same volume of vehicular traffic as did the previous development. KLOA anticipates the Main Street/Hickory Street intersection will operate with the same efficiency as it did with the previous development.

During neighborhood meetings held in Fall 2020, concerns were raised that library patrons might park along Hickory Street, creating congestion for nearby residents. In response, staff notes that the proposed development will provide parking in compliance with the proposed amended parking requirement for libraries. Staff does not anticipate there will be a need for library patrons to park along Hickory Street. Further, parking on all Village rights-of-way is regulated by the Village. Currently, anyone may park on Hickory Street outside the hours of 2 a.m. – 5 a.m. Should the new library facility create a parking issue along Hickory Street, the Village would have the option of enacting additional parking restrictions along the street. Any such parking restrictions would need to be reviewed by the Transportation and Safety Committee and approved by the Village Board. The Village Board has previously enacted targeted parking restrictions on other public streets when conditions so warranted.

Staff concludes the proposed library facility will be compatible with surrounding development and will not generate adverse impacts to traffic flow in the surrounding neighborhood. Should the text amendment associated with PC 20-28 be approved, staff supports the conditional use for a library on the subject property.

B. Conditional use for a drive-through service window

The proposed library facility includes a drive-through service window intended to provide increased functionality for library patrons picking up and dropping off library materials. The drive-through lane is located on the east side of the building, where it will not be visible from the Main Street or Hickory Street rights-of-way. It is separated from the adjacent residential properties by the transitional landscape yard and a portion of the library parking lot.

The drive-through lane provides space for four vehicles to queue at the service windows, and will include space for vehicles to bypass one another and exit the drive-through lane. KLOA reviewed the drive-through lane and notes the following:

- Based on KLOA's observations of other libraries, the proposed design and capacity for four vehicles will be adequate to accommodate the anticipated demand.
- It is unlikely that more than four vehicles will need to access the service lane simultaneously. If this does occur, the additional vehicles will stack internally in the parking lot with no impact to Main Street or Hickory Street.
- The proposed width of the drive-through lane is 18 feet. KLOA notes that this is not enough width for a vehicle to bypass a vehicle stopped at a service window. KLOA

recommends that simulations be run for vehicles bypassing four standing vehicles, and the width of the lane widened accordingly. This comment has been shared with the petitioner's design team. The design team has stated that they will be able to accommodate additional width in the drive-through lane to address this concern.

Staff supports the requested conditional use for a drive-through service window with the condition that the petitioner make changes necessary to address the KLOA comments on the width of the service lane. These changes will be reviewed by KLOA and Village staff during permit review.

C. Conditional use for an outside service area

The proposed development includes an outside service area on the north side of the building. The petitioner states that this area will accommodate book clubs and spillover from events hosted inside the library building. The library building and a planter wall will delineate the space. Staff notes the service area is relatively small and not located adjacent to residential uses, and is therefore unlikely to cause impacts to adjacent properties. Staff supports this request.

D. Conditional use for a building that is 43 feet tall

The maximum permitted building height in the B5A District is 30 feet or two stories. Structures up to 45 or four stories may be allowed as conditional uses. The majority of the roofline of the proposed library building will be 35 feet in height, with a clerestory roof element toward the north end that is 43 feet in height. The petitioner states that the clerestory will allow for greater natural light levels within the building while providing architectural interest. As a reference point, the existing Mr. Z's building is 33 feet high at its tallest point.

Staff notes that the building will be well set back from development on adjacent properties. Due to the building's position on the northwest corner of the subject property, the additional height will not create any shadowing for the adjacent residences. Staff further notes that the building will incorporate a mix of materials, with a significant portion of the facades being windows. These materials in combination with the variation of the roofline will moderate the visual bulk of the building from the perspective of adjacent properties and the right-of-way. Staff supports this conditional use request.

E. A deviation to allow for 112 square feet of wall signage

Village Code permits a maximum of 50 square feet of wall signage on the subject property. The petitioner is proposing a total of 112 square feet of wall signage: a 100-square foot sign on the west elevation of the building and a 12-square foot sign on the east elevation. The petitioner states that the sign on the west elevation is intended to be visible to traffic at the intersection of Main Street and Hickory Street, as well as traffic passing by the site.

The size of the proposed wall signage is consistent with the scale of the proposed building. Staff notes that with over 300 feet of frontage along Main Street and Hickory Street, the subject property is larger than the typical property in the B5A District. Additional wall signage is reasonable given the specific characteristics of the site and the use. Staff supports the requested deviation.

F. A deviation to allow freestanding sign with 33 square feet in surface area

The petitioner proposes a 33-square foot freestanding monument sign. Village Code allows a freestanding sign with 20 square feet of sign surface area at this location. The proposed sign will include an automatic changeable copy (ACC) reader board and a static component identifying the Library. The ACC reader board is 15 square feet, which meets code provisions for ACC signage. As a point of reference, the existing freestanding sign on the Mr. Z's property is 84 square feet.

The petitioner states that the size and design of the site, combined with the relatively faster traffic flow along Main Street, have dictated the size of the sign. Staff finds that the proposed sign is in scale with the size of the building and other site design elements. Staff supports the requested deviation.

G. Variation for fencing in the transitional landscape yard

Village Code requires a transitional landscape yard on the east side of the property where adjacent to residential development. Transitional landscape yards require a fence that is six feet tall to be placed a minimum of eight feet inside the property line. There is presently an eight-foot tall fence on the shared property line between the subject property and the townhome development immediately to the east. This fence is owned and maintained by the townhome association. Village records indicate the townhome developer was required to install this fence in 1986.

The petitioner proposes to replace the existing fence with an eight-foot tall solid wood fence at the shared property line. The petitioner notes that the fence will generally follow the property line, though the fence may at some points cross over to one side or the other. The intent is that this fence would serve the fencing requirements for both the library facility and the townhome association. The petitioner states that the Library will own and maintain the fence. The townhome association is agreeable to this proposal. Staff notes that it will be the responsibility of the petitioner to secure any required easements or access agreements from the townhome association.

Staff recognizes that one fence will provide the screening element required for both the Library and the townhome development. Staff is supportive of this variation request.

6. Request to Grant Site Plan Approval Authority to the Plan Commission

The petitioner requests the Village grant site plan approval authority for the proposed new planned development to the Plan Commission. Site Plan Approval authority will allow the Plan Commission to review certain zoning entitlement requests should they come forward in the future. It is standard for the Plan Commission to have site plan approval authority for planned developments. Staff supports this request.

7. Repeal All Zoning Relief Previously Granted to the Subject Property

Over the years, the subject property has previously received zoning relief through petitions to the Plan Commission and the Zoning Board of Appeals. These petitions are noted in the following section. It is customary in cases involving redevelopment for the Village to formally repeal any zoning relief that was granted for previous developments on the subject property. Doing so will eliminate the possibility of confusion regarding which zoning entitlements are in place going forward.

SITE HISTORY

401 S. Main

PC 60-02

Request to rezone property from R2 to B2, request approval of plat of subdivision.

ZBA 77-01

Request for a variance to allow a nonconforming freestanding sign to remain in place and to be refaced.

ZBA 99-04

Request for variance to reduce corner side yard from 30' to 0' and to permit a view obstruction in a clear line of sight area. Associated with an addition to the Mr. Z's building.

BOT 99-03

Stormwater variance associated with 1999 addition to Mr. Z's building.

ZBA 12-02

Request for variance to allow a nonconforming freestanding sign to remain in place and to be refaced. The sign was a previously-existing nonconforming sign that was damaged in a storm in 2010, with the panels removed as a result. The sign had not been in use for more than 90 days, and as such was considered an abandoned sign under Village Code. Reinstallation of sign panels required a variance.

425 S. Main

ZBA, 1963

Request for variance to eliminate side yard setback requirement relative to south property line.

FINDINGS & RECOMMENDATIONS

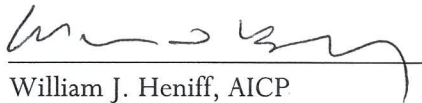
Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it complies with the standards established by the Lombard Village Code for the requested map amendment and the establishment of a new planned development with companion zoning relief, subject to the conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of PC 20-29:

Based on the submitted petition and the testimony presented, the proposed map amendment and planned development with companion zoning relief do comply with the standards required by the Village of Lombard Village Code; and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission and I recommend to the Corporate Authorities approval of PC 20-29, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;

3. The petitioner shall re-design the drive-through service lane to provide sufficient width for vehicles to bypass vehicles standing at the service windows, with the re-designed lane reviewed and approved by the Village's traffic consultant and engineering staff;
4. The petitioner shall record a plat of consolidation of the subject property prior to obtaining a building permit; and
5. Pursuant to the Village Code, construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall become null and void unless a time extension has been granted by the Village Board.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

Attachment: Site Plan Evaluation Proposed Helen Plum Public Library, prepared by KLOA, dated 12/7/2020.

c. Petitioner

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MEMORANDUM TO: William Heniff, AICP
Director of Community Development
Village of Lombard

FROM: Javier Millan
Principal

DATE: December 7, 2020

SUBJECT: Site Plan Evaluation
Proposed Helen Plum Public Library
Lombard, Illinois

As requested by the Village of Lombard, Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) has reviewed the proposed plans for the relocation of the Helen Plum Library to the southeast corner of Main Street with Hickory Street (former Mr. Z's grocery store, Art Life Gallery & Studio, and small office building) in Lombard, Illinois.

The key findings of this review are noted below.

Access

Under existing conditions, the site has two curb cuts on Main Street and two curb cuts on Hickory Street. Based on the proposed plans the redevelopment will reduce the number of curb cuts in half by providing one full access drive on Main Street and another full access drive on Hickory Street. This reduction in the number of curb cuts will reduce the number of conflict points, thus enhancing the vehicular and pedestrian flow in the area. The access drive on Main Street will be located approximately at the same location of the southernmost access drive. Given the existence of a two-way left-turn lane (TWLTL) along Main Street, there is no need to restrict turning movements at this location. The access drive on Hickory Street will be located approximately 175 feet east of Hickory Street's stop bar with Main Street. This will be an improvement over existing conditions given that currently the full access drive serving the Mr. Z's grocery store on Hickory Street is located approximately 60 feet east of Hickory Street's stop bar at Main Street.

Trip Generation Comparison

It should be noted that the site, as previously mentioned, is occupied by the former Mr. Z's grocery store and a small building housing Art Life Gallery & Studio and office space. Based on information provided to KLOA, Inc., Mr. Z's is approximately 28,522 square feet in size and the office building is approximately 3,062 square feet. The number of peak hour vehicle trips estimated to be generated by the previous land uses and the proposed land use was estimated based on vehicle trip generation rates contained in ITE *Trip Generation Manual* and are summarized in **Table 1**. It is important to note that given the type of use and its proposed location within the Village of Lombard's Central Business District (CBD) it is anticipated that many of the trips made to the library will be made by other means of transportation (i.e. walking or bicycling). As such and based on this, a 40 percent reduction was applied to the estimated number of trips.

Table 1
ESTIMATED SITE-GENERATED TRAFFIC VOLUMES

ITE Land Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
		In	Out	Total	In	Out	Total
850	Super Market (28,522 s.f.)	66	44	110	135	129	264
712	Small Office (3,062 s.f.)	5	1	6	3	5	8
	Total	71	45	116	138	134	272
590	Library (55,000 s.f.)	-- ¹	-- ¹	-- ¹	215	234	449
	40% Reduction ²	--	--	--	-86	-94	-180
	Total	--	--	--	129	140	269
	Difference	-71	-45	-116	-9	+6	-3

1 – The library will not open until 9:00 A.M. and, as such, will generate very minimal traffic during the morning peak hour
2 - To account for location within the Village of Lombard's CBD

As can be seen from Table 1, the proposed development is projected to generate less vehicular traffic during the morning peak hour and approximately the same number of vehicular trips during the evening peak hour. As such, the traffic impact of the library on the adjacent roads will be very similar to the impact that was experienced when Mr. Z's and the office building were fully operational. In fact, given that the trip generation will be similar to what it used to be, it is anticipated that the intersection of Hickory Street with Main Street as well as the intersection of Main Street with the access drive will operate as efficiently as they used to operate in the past.

Book Drop-off/Pick-up Lane Evaluation

A review of the site plan indicates that the library is proposing to provide a book drop-off/pick-up lane for four vehicles on the east side of the building. The book drop-off/pick-up lane will have a one-way clockwise flow with vehicles entering via the southern opening and exiting via the northern opening. Below are our comments on the proposed book drop-off/pick-up lane:

- Based on our observations of other libraries that provide book drop-off/pick-up lanes the proposed design of the lane along with the capability to accommodate four vehicles will be adequate in accommodating the anticipated projected demand.
- In the unlikely event that more than four vehicles are queued, the additional stacking will occur internally without affecting Main Street or Hickory Street.
- Based on a review of the Auto Turn runs presented in the submittal documents, it appears that a full size vehicle can maneuver in and out of the book drop-off/pick-up lane efficiently and without any encroachment.
- However, while the plans indicate that the book drop-off/pick-up lane will be approximately 18 feet wide with the intention of providing enough width to accommodate a by-pass lane in the event that a patron does not want to wait in line, based on a review of the auto turn runs it appears that there is not enough room for a vehicle to by-pass a stopped vehicle. We recommend that Auto Turn runs be prepared for a vehicle by-passing four standing vehicles in order to ensure that the maneuver can be performed. Perhaps the width of the book drop-off/pick-up lane should be increased along with the internal radii in order for vehicles to be able to by-pass stopped vehicles.