

**STAFF DEVELOPMENT COMMITTEE REPORT**

To: Plan Commission  
 Prepared By: Latika Bhide, Development Planner  
 Meeting Date: July 23, 2014  
 Date Prepared: July 17, 2014  
 Project Title: Orchard Evangelical Free Church  
 Address: 1330 N. Douglas Ave.

**BACKGROUND INFORMATION**

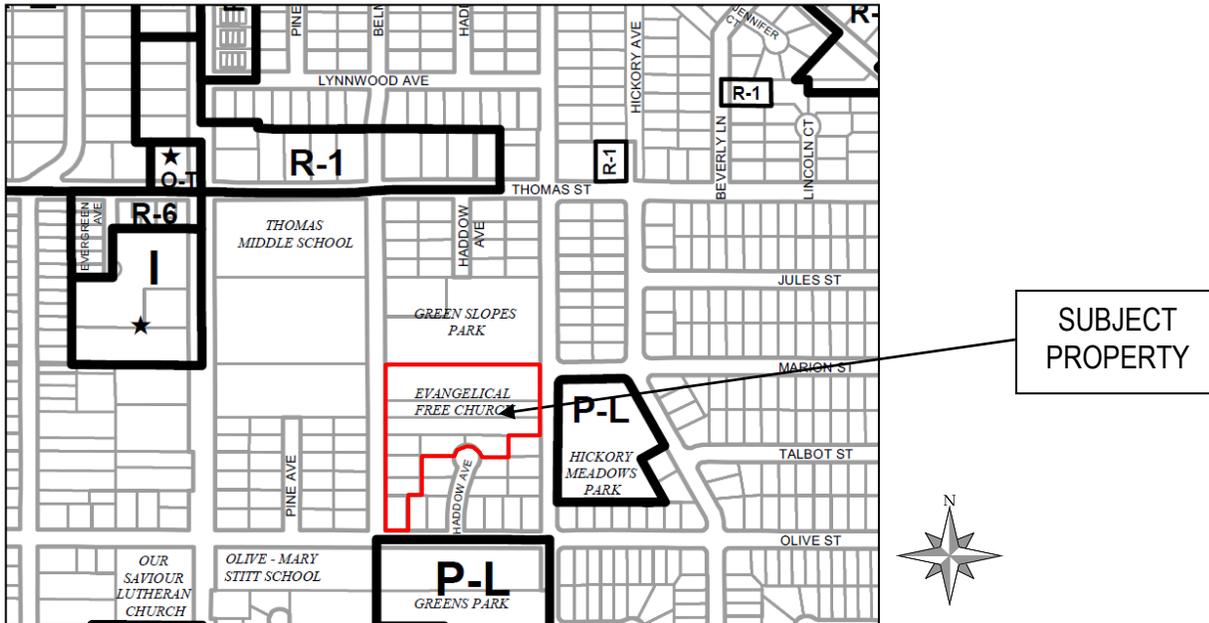
Petitioner: Russ McCune  
 Address: 1301 South Grove Avenue  
 Barrington, IL 60010

Existing Zoning: R-3, One Family Dwelling

Requested Action: Approval of Parking Lot improvements requiring variations.

**Variations Required:**

1. A variation from Chapter 28, Section 6.15-1.2 from the requirement to provide landscaped islands at the end of every twenty parking spaces or beneath every light pole and islands at the end of all rows of car stalls;
2. A variation from Chapter 28, Section 11.2-8 Horizontal Width of Drive Aisles, to allow a reduction to the required two way drive aisle from 24' to 22'.



**Surrounding Land Uses**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3 One Family District	Green Slopes Park	Single Family Detached
South	R-3 One Family District	Single Family Residence	Single Family Detached
East	R-3 One Family District	Single Family Residence	Single Family Detached
West	R-3 One Family District	Single Family Residence	Single Family Detached

**Summary:**

The Orchard Evangelical Free Church is located at 1330 N. Douglas Avenue. At this time, the Church is proposing a project that will relocate the detention from the rear of the residential property at 1318 N. Haddow to the lot at 1321 Haddow (Lot 7), modifications to the parking lot, as discussed below and the installation of a canopy at the west side Belmont entrance. Lot 7 is under Church ownership and currently used as a play area. The Church demonstrated that the lot was under their (Church) ownership starting August 2003. Because this predated November 1, 2003, when an amendment was made to the Subdivision Control Ordinance to require a Plat of Resubdivision to consolidate lots, a Plat of Consolidation is not required to consolidate Lot 7 with the Church parcels.

The Church is also proposing modifications to the parking lot, to allow for two way drive aisles for the parking area along Douglas Ave. The modifications will maintain the current parking at 299 on site, so no additional parking is proposed. The north driveway on Douglas Ave. will remain as one way exiting, however the south driveway on Douglas will change from one-way into the site to two-way, thus allowing exiting as well. The parking layout reconfiguration does not include the required landscaped islands at the end of each row of parking. The Church is also proposing to convert the one-way drive from the Douglas Ave. parking lot to the Belmont Ave. parking lot to a two-way drive, along with the addition of a sidewalk on the south side of the building. The plans also include widening the sidewalk at the Belmont entrance and realigning the drive.

**Plat and Subdivision Committee**

The Committee met on May 14, 2014 to discuss this project. The original request was for a Plat of Consolidation and a Plat of Vacation to vacate a portion of the Haddow Ave. right-of-way to accommodate the two-way drive aisle connecting the two parking lots. Staff had expressed concerns with a portion of the Haddow Ave. being vacated. The Committee was generally supportive of the request but felt that the landscaped islands must be installed and the concerns about the drive aisle mitigated. A copy of the minutes has been included in the Plan Commission packet.

**Zoning and Comprehensive Plan**

In response to staff's concerns, the petitioner has updated their plans to accommodate the two-way drive aisle on the Church property. To avoid encroachment into the Haddow right-of-way, the drive aisle is reduced to 22 feet at the pinch point thus requiring a variation from the drive aisle width. Landscape screening is proposed between the drive and the Haddow right-of-way. A six-foot-tall screen is required between the Church property and the property at 1318 Haddow Ave. (Lot 5). The petitioner has indicated that they will be relocating the existing fence south to provide a screen for Lot 5. Some landscaping along that area will also need to be removed to accommodate the wider drive. The landscaping is proposed to be relocated on to the residential property, which the Church currently owns. The Church has indicated that they intend to sell this property. Therefore, it is recommended that the petitioner should work with the future residential property owner to work out an allowance for the landscaping should the replanted landscaping fail to establish.

The other variation being sought is from the requirement to provide landscape islands at the end of every twenty parking spaces or beneath every light pole and islands at the end of all rows of car stalls. The petitioner is restriping the parking lot along Douglas Ave. to allow mostly perpendicular parking and two-way drive aisles in the parking area. The church has indicated that that the proposed changes they are seeking are minor modifications to the parking lot and entrance. The addition of islands would reduce the number of parking spaces available on-site. It Staff recommends installing the required islands either with this plan or within three years as has been done with other sites. It should be noted that several of the required islands are already striped and therefore converting them to landscape islands would not reduce the number of parking spaces. Approximately 10 parking spaces would be reduced if all the islands required by Code were installed. The Plan Commission has the following options with respect to the parking islands:

1. Defer the installation of the landscaping islands for 3 years;
2. Approve the variation request from the requirement to install landscaping islands; or
3. Consider the (deficiency of) landscaping islands as legal non-conforming at this point which will trigger the requirement to install the islands if the Church reconstructs the parking lot at a later date via building permits.

The Church is seeking the following two variations:

1. A variation from Chapter 28, Section 6.15-1.2 from the requirement to provide landscaped islands at the end of every

- twenty parking spaces or beneath every light pole and islands at the end of all rows of car stalls;
2. A variation from Chapter 28, Section 11.2-8 Horizontal Width of Drive Aisles, to allow a reduction to the required two way drive aisle from 24' to 22'.

The petitioner has provided written justification (see attached) for the variation from the requirement to install landscape islands. Staff does not support the variation from the requirement to install landscaping islands and recommends that they be phased in within three years following this approval. The reduction in the drive aisle width allows for the installation of landscaping between the drive and the Haddow Ave. right-of-way and eliminates the need for an easement. Therefore, Staff supports this variation request.

Listed below are the hardship criteria that are outlined in the Village's Zoning Ordinance:

- **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.**
- **The plight of the owner is due to unique circumstances.**
- **The variation, if granted, will not alter the essential character of the locality.**

The Comprehensive Plan delineated these properties for Single Family Detached and Institutional Uses. A majority of the property is delineated as Institutional and consistent with the goals and objectives of the Comprehensive Plan.

#### **Site Related Issues**

When on-site lighting is proposed, a site photometric lighting plan meeting Code requirements must be provided during building permit. There are several trees that will be removed to accommodate the two-way drive. The petitioner has indicated that the trees will be transplanted on Lot 5 (residential lot south of the drive). whether any trees 3-inches or greater in caliper are proposed to be removed and provide size and species to ensure compliance with the Code.

#### **RECOMMENDATION**

The Staff Development Committee has reviewed the Petitioner's request and recommends approval subject to the following:

1. Landscaping islands as required by Code will be phased in for the Douglas Ave. parking lot within three years following this approval.
2. The petitioner will be responsible for installing and maintaining the landscape screening installed between the two-way drive aisle and the Haddow Avenue right-of-way, including any landscaping within the right-of-way. The following species of shrubs are recommended: Winterberry, Serviceberry, Sumac, Miss Kim lilac, Barberry.
3. The petitioner shall provide a 6-foot tall screen for Lot 5 (of Gia's subdivision) as required by Code, either by relocating the existing fence south to the residential property or installing a new fence. It is recommended that the Church use their best efforts to relocate the trees that will be removed to the residential lot to the south.
4. The Petitioner shall comply with all Federal, State, and Village codes, regulations and policies.

July 17, 2014

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Bill Enright, AICP  
Deputy Director of Planning and Community Development

C: *Diana Mikula, Interim Village Manager*  
*All Department Heads*