

Surrounding Zoning and Land Use:

North: R2 Single-Family Residence District; developed as Single-Family Residences

South: R2 Single-Family Residence District; developed as Single-Family Residences

East: R2 Single-Family Residence District; developed as Single-Family Residences

West: R2 Single-Family Residence District; developed as Single-Family Residences

ANALYSIS

SUBMITTALS

This report is based on the following documents:

1. Public Hearing Application, dated July 12, 2005.
2. Architectural Site Plan, dated July 15, 2005, prepared by Church Building Architects, Inc.
3. Existing Survey, dated July 15, 2005, prepared by Church Building Architects, Inc.
4. Floor Plans, dated July 15, 2005, prepared by Church Building Architects, Inc.
5. Exterior Elevations, dated July 15, 2005, prepared by Church Building Architects, Inc.
6. Conceptual Landscape Plan, dated July 15, 2005, prepared by Church Building Architects, Inc.
7. Response to Standards for Variations and Conditional Uses

DESCRIPTION

The Lombard Gospel Church is located at the southeast corner of Pleasant and Stewart Avenues. The church has occupied its current space since 1955. The church proposes to make two building additions to the existing structure. One addition would be placed on the north elevation and the other on the western elevation in a portion of the current parking lot area. Included in the building renovations is the addition of a spire that will exceed the maximum allowed building height. The church is nonconforming as the existing structure does not meet the front yard setbacks, nor does it meet the minimum required parking standards. The northern addition will encroach further into the required front yard area as well as increase the need for additional

parking. The petitioner is also requesting conditional use approval for a religious institution as one was not previously granted.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

The Private Engineering Services Division states that stormwater detention will be required for the area of the addition beyond the present footprint of the building. If desired, runoff may be detained from an equivalent area of existing pavement in lieu of detaining runoff from the addition.

PUBLIC WORKS

The Engineering Division of the Public Works Department has the following comments:

- 1) Provided that there are no water and sewer service upgrades associated with the proposed addition, we have no comments.
- 2) If upgrades are required, then appropriate engineering plans will be required.
- 3) Any pavement cut into Pleasant Lane shall incur a penalty per Ordinance, as Pleasant Lane was reconstructed in 2001.

The Utilities Division of the Dept of Public Works has reviewed the above mentioned subject and has no comments at this time.

BUILDING AND FIRE

The Fire Department/Bureau of Inspectional Services has the following comments:

- 1) Any proposed additions to the church exceeding 500 square feet will require the addition as well as the existing church to be fully sprinklered, including the church spire.
- 2) The construction type for the new addition will need to be minimum Type 1B construction and follow all the other building and accessibility codes as adopted by the Village.
- 3) Exiting from the lower level will have to be reviewed in order to verify the proper amount of exit capacity to accommodate the new occupancy load.

- 4) In addition to the above, the proper count of restrooms and fixtures will have to be examined to make sure they meet code.

PLANNING

The petitioner proposes to make two building additions. The proposed addition to the northern elevation is intended to serve as the new location for the pulpit. The church is currently nonconforming as it encroaches approximately nineteen (19) feet into the required front yard area. The sanctuary area will be reconfigured to accommodate the new pulpit area as well as ten (10) additional seats. The expansion of the sanctuary area will require additional parking spaces. As the church is currently under parked, based on the requirements set forth by the Zoning Ordinance, additional relief is needed to address the existing parking deficiencies and configuration.

A new narthex is also proposed for the western elevation in order provide a more handicap accessible site. While this area does not necessitate provisions for additional parking, several spaces will be lost to accommodate it. The addition of a new spire is included as part of the renovations. The spire will be approximately twenty-three (23) feet above the roof of the church, thereby surpassing the maximum the allowed height.

Compliance with the Zoning Ordinance

The table below outlines the existing conditions and proposed changes as it relates to Village Code requirements.

	Existing Conditions	Proposed	Village Code
Front Yard Setback	11 Feet	6 Feet	30 Feet
Building Height	21.5 Feet	23.75	30 Feet
Spire	Unknown	Approx. 25 Feet	
Parking Spaces	45	42	68
Parking Aisle Width	10.5 Feet	11 Feet	24 Feet
Parking Stall Dimensions	8'x16'	8'x16'	8'3x19'1"

Conditional Use Approval

Religious institutions are conditional uses within the R2 Single Family Zoning District. The Lombard Gospel Church has operated from the subject location since 1955. The church has not received conditional use approval, as it was not a requirement at the time of its establishment in 1955. Staff can support the request for conditional use approval as there are no changes proposed in the essential use and services provided by the church at this time.

Building Height

Building height for principal structures within the R2 Single Family Residence District is measured as a formulated sum of the wall height in addition to one-half of the ridge height. The height of the church after the proposed additions will be approximately twenty-four (24) feet. The maximum allowable height within the zoning district is thirty (30) feet. The addition of a new spire, estimated to be approximately twenty-five (25) feet in height above the roof, will place the building over the maximum allowable height. While the Zoning Ordinance does not contain provisions addressing the height of architectural embellishments, the spire should be considered when examining the height requirements, as it is the highest point on the building. Staff can support the request to exceed the minimum height requirement, as it relates to the spire, since the area in question will not be occupied space, but rather an architectural enhancement to the site.

Front Yard Setback

The existing structure currently encroaches nineteen (19) feet into the required front yard. It is approximately eleven feet from the front property line at the building's closest point. The petitioner intends to construct an addition to the northern elevation that is approximately one hundred and fifty (150) square feet in area. This addition will serve as a platform area within the sanctuary. The proposed addition to the northern elevation will result in a front yard setback of approximately six (6) feet at the closest point.

Staff finds that the proposed addition creates a further encroachment into the front yard and will bring more bulk considerably closer to the public right-of-way. Therefore cannot support the requested variation as presented. Staff offers that the reconfiguration of the sanctuary area could be completed within the existing footprint of the building. This may result in the loss of a number of seats within the sanctuary as shown on the proposed layouts. However it will also eliminate the need for additional parking spaces.

Open Space and Landscaping

The petitioner proposes to add additional landscaping features according to the submitted site plan. Staff finds that there is minimal room to provide more than those areas shown, as it would result in the loss of parking spaces or aisle widths. Lots in the R2 Single Family Zoning District are required to maintain a minimum of fifty (50) percent open space. All impervious surfaces are included within this calculation. The subject property exceeds the minimum requirement as nearly the entire site is covered with building or asphalt. The addition to the northern elevation would increase the degree of the nonconformity.

Staff notes that the sanctuary area is being expanded into the existing parking lot. While this does not increase the amount of impervious surface on the property, it can be considered an intensification of the degree of nonconformity on the property. However, as staff does not support the sanctuary building addition, it also cannot support the companion open space relief as

it relates to the sanctuary addition but does not have a concern with the narthex addition as the overall impervious surface percentage does not change.

Parking Requirements

Religious Institutions are subject to providing one (1) parking space per three (3) seats. Based on the current number of seats in the church, sixty-four (64) parking spaces should be provided. Presently, there are forty-five (45) spaces located on site. The proposed modifications will necessitate four additional spaces. The site is currently deficient of nineteen (19) parking spaces. Parishioners utilize both the parking lot and surrounding streets for church services. The church currently has three services on Sunday (9:30 a.m., 11:00 a.m., and 6:00 p.m.). The attendance for the services range from sixty (60) to one hundred and ninety-four (194) persons. Ancillary services held during the week average eighteen (18) to twenty-two (22) persons. The attendance figures suggest that the parking lot is fully utilized for Sunday services. The addition of the narthex area on the western elevation will eliminate three (3) parking spaces.

The petitioner has attempted to compensate for the loss in spaces adding parking at the end of existing aisles at the same dimensions as the current spaces. The proposed site plan shows forty-two (42) spaces. There are several locations on the site plan where the proposed parking aisle would be less than the minimum allowed width. Several southern portions of the parking lot are currently nonconforming as the parking spaces are eight (8) feet wide and sixteen (16) feet long while Code requires 60 degree angled parking to be a minimum of 8'3" wide and 19'1" wide. The parking aisle immediately south of the gymnasium building is approximately twelve (12) feet wide, whereas Code requires the aisle to be a minimum of eighteen (18) feet.

Staff does not object to the requested parking lot variations as they relate to the addition of the narthex area. Staff finds that the loss of the three spaces is offset by the provision of greater handicap accessibility. The addition of the narthex in of itself will not require that any additional spaces be provided. Staff believes that the parking lot cannot be restriped to the extent that sufficient parking can be provided at the appropriate dimensions. Furthermore, staff recommends the elimination of the eastern most parking spot located in the lane immediately south of the building as this space would further reduce the parking aisle width.

Compliance with the Comprehensive Plan

The Comprehensive Plan recommends low density residential for the subject property. Religious institutions are conditional uses within single family residential districts. Staff finds that the proposed use is compatible with the intent of the plan.

Compatibility with Surrounding Land Uses

The subject property is surrounded by single family residential uses. Religious institutions are conditional uses within the underlying zoning district and are compatible with single-family uses. As the church is not proposing a change or increase in the number or type of services offered, staff finds that the church will continue to be compatible with the surrounding land uses.

FINDINGS AND RECOMMENDATIONS

The proposed conditional use and companion height and parking variations are compatible with the surrounding land uses and zoning. Based on the above, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending approval of this petition:

Based on the submitted petition and the testimony presented, the proposal does comply with the standards required by the Lombard Zoning and Subdivision and Development Ordinances; and, therefore, I move that the Plan Commission find that the findings included as part of the Inter-departmental Review Report be the findings of the Plan Commission and therefore, I recommend to the Corporate Authorities **approval** of the following zoning actions associated with PC 05-30 for the subject property and **denial** of all other request relief:

- A. Approval of a conditional use for a religious institution;
- B. A variation from Section 155.406 (G) to allow for a church spire that will exceed the maximum building height;
- C. A variation from Section 155.602 (C) to reduce the number of minimum required parking spaces;
- D. A variation from Section 155.406 (H) to exceed the minimum required 50% open space; and
- E. A variation from Section 155.602 (A)(C) reducing the minimum parking space and aisle dimensions.

The recommendation of approval is subject to the following conditions:

1. The petitioner shall develop the site essentially in accordance with site plan prepared by Church Building Architects, Inc., dated July 15, 2005 and made a part of this request, except where amended by the conditions of approval.
2. That the petitioner shall satisfactorily address the comments included within the IDRC report.
3. That the petitioner will resubmit a parking lot striping plan reflecting the noted changes within the IDRC report. The petitioner shall provide a minimum of 42 parking spaces on the subject property.

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4. That the variation from the open space requirement shall be only for the proposed narthex addition.

Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

ADC:
att-

c. Petitioner

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