

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission HEARING DATE: October 15, 2007

FROM: Department of PREPARED BY: Michelle Velazquez, AICP
Community Development Planner I

TITLE

PC 07-34; 815 S. Finley Road: Faith United Methodist Church requests that the Village take the following actions on the property located in the R2 Single Family Residence District:

1. Approval of a conditional use for an existing religious institution;
2. Approval of a conditional use pursuant to Section 155.406(C)(13) of the Lombard Zoning Ordinance to allow for the construction of a detached garage associated with an existing religious institution.

GENERAL INFORMATION

Petitioner/Property Owner: Faith United Methodist Church
815 S. Finley Road
Lombard, IL 60148

PROPERTY INFORMATION

Existing Zoning: R2 Single Family Residence District

Existing Land Use: Religious Institution

Size of Property: Approximately 88,512 Square Feet / 2.03 Acres

Comprehensive Plan: Public and Institutional

Surrounding Zoning and Land Use:

North: R2 Single-Family Residence District and developed as a single-family residences

South: R2 Single-Family Residence District and developed as a single-family residences

East: R2 Single-Family Residence District and developed as a single-family residences

West: CRPD Conservation Recreation Planned Development District and developed as Sunset Knoll park

ANALYSIS

SUBMITTALS

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

1. Petition for Public Hearing dated August 22, 2007.
2. Plat of Survey, prepared by Gentile and Associates and dated August 3, 2007.
3. Building plans for the proposed detached garage, prepared by Richard D. Nyman Associates, and dated August 16, 2007.

DESCRIPTION

The petitioner, Faith United Methodist Church, is proposing a detached garage for storage purposes to be located at the northeast corner of the existing parking lot. The proposed garage is approximately 26 feet by 24 feet and will be setback 10 feet from both the north and east property lines. The Zoning Ordinance requires conditional use approval for the construction of an accessory structure where the primary use of the property itself is a conditional use.

Staff has reviewed all zoning and building files for the subject property, and finds no documentation that a conditional use for a religious institution was ever granted. The church is currently considered a legal non-conforming religious institution. To address the issue, the Church is also requesting approval to legally establish the conditional use for the existing religious institution in addition to the conditional use for the detached garage pursuant to Section 155.406(C)(13).

Staff notes that the petition is only for the property known as Lot 10 in Faith Church Subdivision (PIN 06-18-107-005). The public hearing notice advertised the petition as Lot 10 and Lot 11 in Faith Church Subdivision, which included the former parsonage to the south of the Church. The church no longer owns the parsonage property. It was sold earlier this year and subdivided into what is now Lot 1 and Lot 2 of Kammes Resubdivision.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

Private Engineering Services has no objection to the petition.

PUBLIC WORKS

The Public Works Department has no comments on the petition.

BUILDING AND FIRE

The Fire Department/Bureau of Inspectional Services has no comments on the petition.

PLANNING

Religious institutions are classified as conditional uses within the R2 Single-Family Residence District. Expansions or alterations to an existing conditional use requires an amendment to the previously granted conditional use. The existing religious institution has operated on the property for a number of years and is considered a legal non-conforming use. The petitioner is requesting conditional uses for the existing religious institution and for the proposed detached garage.

Faith United Methodist Church previously received a conditional use (PC 82-17) to construct a detached garage for storage purposes on the parsonage property to the south of the Church. The garage is approximately 26 feet by 28 feet or approximately 728 square feet. Earlier this year, the Church sold the parsonage property. As such, the Church no longer has use of the garage on the former parsonage property for storage purposes. The Church is proposing a new garage to be constructed on the Church property to meet their storage needs.

Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends Public and Institutional uses at this location. A religious institution is consistent with the recommendation of the Comprehensive Plan.

Compatibility with Surrounding Land Uses

Single family residences are located to the north, south and east of the subject property. Immediately west of the subject property is Sunset Knoll Park. The existing religious institution is compatible with the surrounding land uses.

The proposed detached garage will be placed at the northeast corner of the property and will be adjacent to the rear yards of the surrounding single family residences. The appearance and impact of the proposed garage is similar to a typical detached garage associated with a single family residence.

Compliance with the Zoning Ordinance

The subject property currently meets the setback requirements for the R2 Residential District. There are currently 59 parking spaces for the existing church. The proposed garage will be located within the existing parking lot, but the number of parking spaces will remain the same.

The proposed garage meets all applicable zoning regulations. The minimum required setback for detached garages is 3 feet from the side and 3 feet from the rear property line. The proposed garage will be setback 10 feet from the interior side and rear property line and will be outside of the utility easements located on the subject property. The proposed garage is 12 feet in height whereas the maximum height permitted is 15 feet. The garage will be approximately 624 square feet in area and complies with the maximum size requirements for detached garages.

Compliance with the Sign Ordinance

The petitioner is not proposing any signage at this time.

Standards for Conditional Uses

Staff has reviewed the petition relative to the standards for conditional uses. Staff finds that the petition complies with the Standards for Conditional Uses and has included those findings within Appendix A.

FINDINGS AND RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that meets the standards for conditional uses, subject to the conditions of approval. As

such, the IDRC recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the requested relief **complies** with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 07-34, subject to the following conditions:

1. That the petitioner shall obtain a building permit for the proposed detached garage.
2. That the petitioner shall construct the proposed improvements in accordance with the building plans prepared by Richard D. Nyman Associates, and dated August 16, 2007.

Inter-Departmental Review Group Report Approved By:

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

DAH:MV

att
c. Petitioner

APPENDIX A: Standards for Conditional Uses

1. *That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;*

Faith United Methodist Church is an existing religious institution that has operated on the property for a number of years. No changes are being proposed to the Church building at this time. The proposed garage will be used only for general storage purposes. The continued operation of the Church with the storage garage will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

2. *That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;*

Faith United Methodist Church is an existing religious institution that has operated on the property for a number of years and is compatible with the surrounding single family residences. The proposed garage will be used only for general storage purposes. No automobiles will be stored in the garage. The continued operation of the Church with the storage garage will not be injurious to the surrounding properties or substantially diminish property values to the neighborhood.

3. *That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;*

Faith United Methodist Church is located within an established neighborhood and has operated on the property for a number of years. The continued operation of the Church will not impede normal and orderly development and improvement of the surrounding properties.

4. *That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;*

Faith United Methodist Church is an existing religious institution that has operated on the property for a number of years. Public utilities, access roads, and drainage are already provided for the subject property. No additional utilities, access roads or drainage are needed for the construction of the detached garage.

5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;*

Adequate measures are in place for providing ingress and egress to the subject property. A semicircular access driveway provides access from Finley Road to the Main Entrance drop-off/pick-up area, as well as the parking lot to the rear of the building. A second access driveway at the rear of the property provides access from the parking lot to Taylor Road. Access to and circulation within the parking lot will not be affected by the proposed storage garage.

6. *That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,*

The Comprehensive Plan recommends Public and Institutional uses at this location. A religious institution is consistent with the recommendation of the Comprehensive Plan.

7. *That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.*

The existing Church meets the setback requirements for the R2 Single Family Residence District. No changes are being proposed to the Church building at this time. The proposed detached garage meets the setback and height regulations for detached garages in the R2 Single Family Residence District.