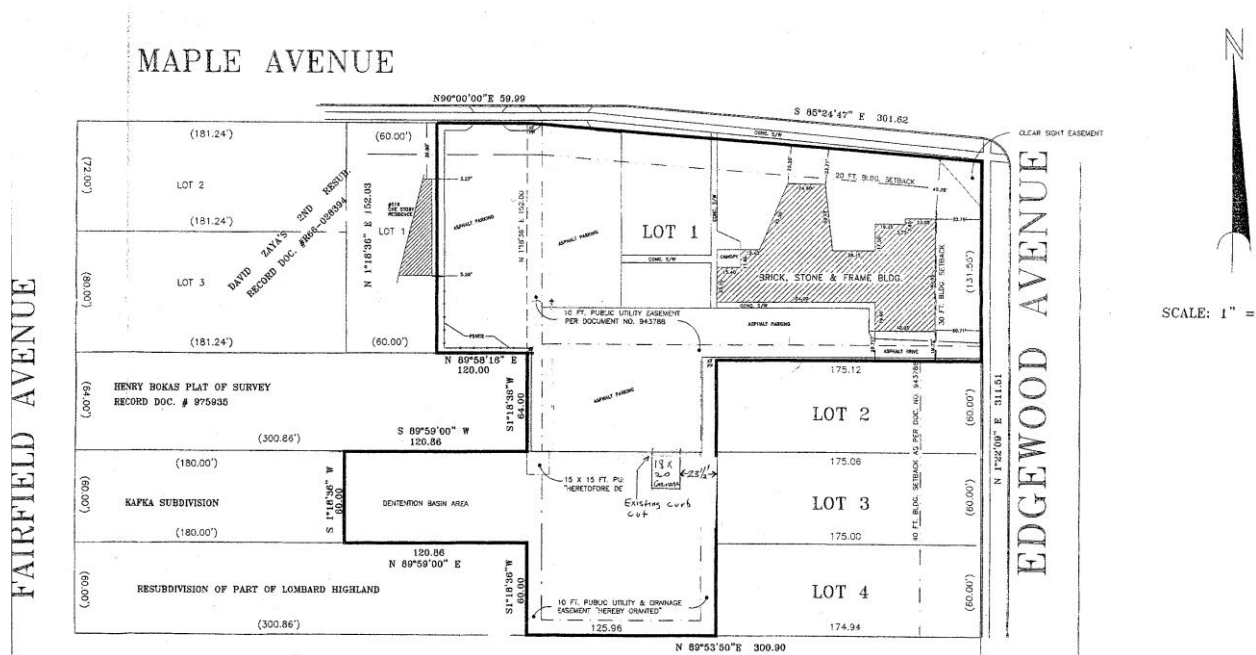


1. Petition for Public Hearing, received April 16, 2003.
2. Plat of Survey, dated November 9, 2001, showing existing improvements and proposed building addition.
3. Garage specifications, dated April 11, 2003.
4. Response to the Standards for Conditional Uses

DESCRIPTION

The petitioner, Berean Bible Students Church, requests approval of an amendment to Ordinance 4484 granting a conditional use to construct an accessory building (two car garage) in the R2 Single Family Residence District. The petitioner intends to use the garage to store landscaping and maintenance equipment. No improvements are proposed to the church building or the adjacent parking lot.

SITE PLAN



ENGINEERING

From a construction or engineering perspective, Private Engineering Services has the following comments:

1. Stormwater detention shall be provided for the improvements per Village Code 151.55. We have calculated that 7.33 cubic yards of material would need to be excavated below the high water line but above the bottom of the detention facility in order to provide enough volume for the stormwater runoff from the improvements. Our files indicate that there is no excess volume available in the detention basin from the parking lot expansion in the Summer of 1993
2. Alternatively, the petitioner could request a stormwater variance from the Village of Lombard's Board of Trustees to pay a fee in-lieu-of detention. The fee equivalent to the volume of detention required would be \$736.00.
3. Gutters and downspouts shall be required on the proposed garage to direct runoff toward the parking lot.

PUBLIC WORKS

The Department of Public Works, Engineering Division has no comments regarding the petition.

FIRE AND BUILDING

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

The garage can be built to the specifications as allowed for a typical single family garage because the church is established in a R2 Single Family District and the garage will be allowed to follow the standard construction materials for the R2 district.

PLANNING

Compliance with the Zoning Ordinance

Religious institutions are identified as conditional uses in the R2 Single Family Residential District. The petitioner would like to construct a two-car garage on the site to store tools and landscaping equipment. Accessory buildings or structures constructed on the site also require conditional use approval.

Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends Single Family Residential. The church is a conditional use within this district. Staff finds that the proposed garage addition will be compatible with the existing conditional use.

Compatibility with Surrounding Land Uses

Staff finds that the proposed addition will not be detrimental to the surrounding uses. The proposed garage is intended to be designed, constructed and operated similar to other detached garages commonly found in the adjacent neighborhood. Staff also believes that the accessory

structure will allow the church to keep supplies and or vehicles indoors and out of the view of neighbors.

FINDINGS AND RECOMMENDATIONS

Staff believes that the proposed use is appropriate at the subject location and is compatible with surrounding uses.

Based on the above considerations, 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 Ordinance; and, therefore, I move that the Plan Commission recommend to the Corporate Authorities **approval** of the conditional uses associated with PC 03-14, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with the specifications dated April 11, 2003 and submitted as part of this request.
2. That the petitioner shall provide the requisite stormwater improvements for any additional impervious areas on the property, consistent with the IDRC comments.
3. That the petitioner's improvements shall be designed and constructed consistent with Village Code and shall also address the comments included within the IDRC report.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH/ADC:

att
c. Petitioner