

Comprehensive Plan: Public and Institutional Use

Surrounding Zoning and Land Use:

North:	R2 Single-Family Residence District; Union Pacific railroad
South:	R2 Single Family Residence District; Single Family Residence
East:	R2 Single Family Residence District; Single Family Residence
West:	R2 Single Family Residence District; Single Family Residence

ANALYSIS

SUBMITTALS

This report is based on the following documentation:

1. Petition for Public Hearing with supplemental correspondence.
2. Pavement reconstruction plans, prepared by Norman J. Toberman & Associates Engineers, dated April 20, 2006.

DESCRIPTION

The subject property was developed as a religious and educational institution in 1912 and the site has been in continuous use as such since that time. The Sacred Heart Planned Development was established in 2001 (PC 01-01) to address all site improvements associated with their parish activities. Sacred Heart has entered into a parking lease agreement with Union Pacific railroad. The agreement will allow Sacred Heart to construct a parking lot addition of 1,703 square feet for the use and benefit of their parishioners. The public hearing for the proposed amendment will add the leased area within the planned development boundaries and will address any other related landscape variation issues.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

The Private Engineering Services Division reviewed the project and does not have any comments on the petition.

PUBLIC WORKS

The Engineering Division of the Public Works Department has no concerns.

BUILDING AND FIRE

The Fire Department has no comments on the petition. A building permit was issued for the parking lot improvements and new lighting and this construction process must be adhered to and all inspections completed and approved by the Bureau of Inspectional Services and Fire Prevention.

PLANNING

The petitioner is making improvements to the existing parking lot, which will bring it into closer compliance with Village Code requirements. The petitioner's parking lot addition would provide for seven additional parking spaces and a drive aisle. If approved, the parking lot will have 140 parking spaces, with said spaces meeting the dimension requirements set forth in the Zoning Ordinance.

Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends Public and Institutional uses for this site. The current use as a religious and educational institution conforms to this recommendation.

Compatibility with Surrounding Land Uses

The subject property is zoned R2PD Single Family Residence District, planned development. Single family residences surround the property on three sides. The rear of the property abuts railroad right-of-way. The parking lot addition will be located to the north of the church property on railroad right-of-way – visibility of this area from adjacent properties will be minimal. Moreover, to ensure compatibility with the railroad, the lease agreement sets forth the terms and conditions required by the railroad to ensure that the parking lot addition area does not impact their operations. As such, the addition is compatible with the adjacent properties.

Compliance with the Zoning Ordinance

The Sacred Heart planned development approval in 2001 included all of the land owned by the Joliet Diocese and is used as part of the church/school operations. The proposed parking lot addition would constitute a major change to a planned development as the expansion is beyond the boundaries of the original planned development.

The intent of the expansion is to provide for additional parking for the church and school. As was noted in the original planned development approval, the site is sufficiently deficient with respect to parking. The lot addition is intended to provide for better traffic flow on the site and to provide for additional parking stalls. From staff's perspective, the additional spaces are quite desirable as they bring the site into closer compliance with Zoning Ordinance. Moreover, any additional spaces, particularly located away from the residential properties, would benefit the neighborhood as well as the petitioner. Therefore staff supports the request.

Variations from Parking Lot and Planned Development Landscape Requirements

The petitioner seeks approval of variations to provide for the expanded parking lot area, including:

1. A variation to eliminate the minimum interior parking lot landscaping requirement. This relief is necessary to allow the petitioner to cross property lines with their parking lot improvements without needing to provide additional landscaping. As the intent of the parking lot addition is to provide as much additional parking for the church/school as possible - requiring additional landscaping would be contrary to the intent of the request. Moreover, the expansion area would be typically free of vegetation anyway, as the railroad would likely not want additional vegetation in this area.
2. A variation to eliminate the perimeter parking lot landscaping requirement. This request can be supported for the same reasons as noted above.
3. A variation to allow for a reduction in the minimum open space requirements required for a planned development. Section 155.508(C)(7) of the Zoning Ordinance requires that open space in a planned development must be at least 25% more than is required in the underlying 50 percent R2 District requirements. As this is a site developed before the Zoning Ordinance was enacted, the site does not meet this requirement and currently provide sixteen (16) percent open space. The petition increases the overall size of the planned development without increasing the percentage of open space. As such, the expanded planned development reduces the overall planned development open space percentage from 16% to 15.6% percent. Staff has no objection to this request.

Compliance with the Subdivision and Development Ordinance

The planned development expansion will not result in the transfer of any property – the expansion will remain a part of the Union Pacific railroad. As such, no platting will be required as part of this petition.

FINDINGS AND RECOMMENDATIONS

Staff has reviewed the response to standards included as part of the petition and concurs that the petition meets the standards set forth in the Zoning Ordinance. Staff believes that the proposed use is appropriate at the subject location and is compatible with surrounding uses and the Comprehensive Plan. Moreover, the plan is in keeping with the intent of the Sacred Heart planned development.

Based on the above findings, 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 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 find that granting the planned development amendment is in the public interest; and I recommend to the Corporate Authorities **approval** of PC 06-21, subject to the following conditions:

1. The petitioner shall be developed in conformance with the submitted pavement reconstruction plans, prepared by Norman J. Toberman & Associates Engineers, dated April 20, 2006 and made a part of this petition.
2. The property owner(s)/petitioner shall maintain at least 15.6% of the property included within the planned development as open space.

Inter-Departmental Review Group Report Approved By:

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

att
c. Petitioner