

- South: CR Conservation/Recreation District – developed as a Public Park, known as Madison Meadows
- East: R2 Single Family Residence District – developed as single family homes
- West: R2 Single Family Residence District – developed as single family homes

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on February 12, 2009:

1. Petition for Public Hearing.
2. Response to Standards for Conditional Uses
3. Response to Standards for Planned Developments
4. Site Plan, prepared by Nevin Hedlund Architects, Inc., dated February 5, 2009.
5. Landscape Plan, prepared by Grant & Power Landscaping, dated February 12, 2009.
6. Preliminary Engineering Plan, prepared by Roake and Associates, Inc., dated February 13, 2009.
7. Plat of Resubdivision, prepared by Roake and Associates, Inc., dated February 13, 2009.

DESCRIPTION

The petitioner is proposing to construct a 5,500 square foot building addition to the northwest portion of the existing church on the subject property. The addition will serve as an area of congregation (fellowship hall) and will not create any additional seating for the principal use of the facility, which is the church. As the use is currently operating under legal non-conforming status and expansion of the legal non-conforming structure is being proposed, the petitioner is seeking a conditional use for a religious institution to allow the property to operate in compliance with the Zoning Ordinance.

Under the guidance of staff, the petitioner is also seeking conditional use approval to establish the subject property as a planned development. The planned development process will provide both the Village and the Church with the ability to review future development plans through a site plan approval process and general parameters can be established to effectuate future development on the property. The initial parameters established by the Planned Development

would consist of the existing site as an “as-is” situation, which means that any existing zoning issues that may exist would be covered under this blanket approval.

As the property is cumulatively over one (1) acre and is currently an assortment of assessment plats, the petitioner is seeking major plat of subdivision to establish the subject property as a lot of record.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

The PES Division of Community Development has the following comments on this petition (also see attached for redlines):

- 1) The stormwater detention as shown does not appear to operate properly. Further information is required to determine how the system will function.
- 2) As there is no separate storm sewer available, a variance must be obtained from the Village Board to allow for the connection of the storm sewer detention system to the combined sewer in Madison Street.
- 3) A new manhole will be required over the combined sewer at the point where the storm sewer system connects. Also, a 2' inlet will be required at the property line for the storm line.
- 4) Max slope on embankments to be 3:1.
- 5) A 30' wide access area from the right-of-way to the detention area shall be included with the stormwater detention easement.
- 6) An additional valve must be placed on the new watermain at the property line.
- 7) The water main between the new valves shall be 8" DIP, polywrapped.
- 8) The 2" copper service shall be tapped either from the 12" main in Madison Street, or the 8" main from item #4.
- 9) All work to be performed to Village standards and details, including full lane/panel replacement for street patches, etc.

PUBLIC WORKS

FIRE AND BUILDING

PLANNING

Compatibility with the Comprehensive Plan

The Comprehensive Plan identifies this site for Public and Institutional Uses. As the existing religious institution is the principal use of the property, the use of the property adheres to the recommendation of the Comprehensive Plan. The petitioner's site modifications are consistent with the existing institutional nature of the property.

Compatibility with Surrounding Land Uses

The subject property is zoned R2 Single Family Residence District, which generally allows single-family development. The subject property is predominantly surrounded by single family residences; however, a learning center (Creative Montessori Learning Center) is located directly north of the subject property and a public park is located to the south across Madison Street. Religious institutions have historically been considered to be compatible with single family residential uses. Therefore, staff finds the use of the property to be compatible.

Compliance with the Zoning Ordinance

The proposed building addition will meet all of the bulk requirements of the underlying R2 - Single Family Residential District; as such, staff is supportive of the proposed addition as depicted on the site plan. The pastoral residence on the southeast portion of the subject property is currently located 2.87 feet from the eastern property line where six feet is required. This existing residence would remain legal non-conforming. Any future expansion of this residence would either have to meet the current zoning requirements or seek a variation for the side yard setback.

Zoning History

Lombard Mennonite Church was established as a religious institution in 1954. The west wing of the existing structure was built in 1958; the office area and sanctuary were built in 1975. The subject property contains the church building, pastoral residence and parking facilities. In 1986, Lombard Mennonite proposed a 2,000 square foot addition (as part of PC 86-25) to the northern portion of the existing church. As the use of the property was also considered legal non-conforming at that time, conditional use approval was also needed to establish the religious institution use as conforming in respects to the Zoning Ordinance. As the petitioner withdrew the petition on November 7, 1986, conditional use approval was never achieved and the Lombard Mennonite Church continued (without any structural additions) to run as a legal non-conforming use.

As there have been no zoning actions ever taken for the subject property and since the use was established prior to current Zoning Ordinance regulations, the religious institution use remains legal non-conforming. The proposed site improvements being proposed as part of this petition

constitute a substantial change to the property and zoning actions are required before the petitioner can proceed with their improvements.

Approve conditional use for a planned development and religious institution

Establishing a planned development for the Lombard Mennonite campus is consistent with other religious institution uses within the Village. The Village previously established planned developments for St. Pius in 2007, St. John's in 2005 and Christ the King in 2004. Multiple principal buildings are only allowed in the R2 Single Family Residential District properties through approval of a planned development (Section 155.208(B) of the Zoning Ordinance). As currently configured, the church, parking lot and pastoral residence are all located on different assessment plats. As such, consolidating the three (3) separate parcels into one lot of record and establishing a planned development would allow Lombard Mennonite to function as a unified campus from a zoning perspective.

As noted earlier, the subject use is consistent with the Comprehensive Plan and surrounding land uses. The Comprehensive plan recommends a Public and Institutional use for the subject property. The R2 Single Family Residential District allows for a number of other Public and Institutional uses (as conditional uses), such as colleges and universities, schools (public and private), civic buildings and hospitals. Approving the conditional use for the religious institution would essentially be codifying a use that has been present on the subject property for over half a century and would remain consistent with other institutional uses that currently operate in the R2- Single Family Residential District.

Parking

The Zoning Ordinance requires religious institutions to provide one parking space per three seats in the worship area. The petitioner has indicated to staff that the church has 183 seats, which would require the site to provide 61 parking spaces. According to the site plan, 61 spaces are provided on site, including the required (3) accessible spaces. The proposed building addition is intended to serve as an ancillary space only. The worship area itself will remain unaffected by the addition. As the parking requirements are based upon seating in the worship area, no additional parking is required on the premises as part of this addition.

Compliance with the Subdivision and Development Ordinance

This project constitutes a major development as noted within the Subdivision and Development Ordinance (the building addition is greater than 2,000 square feet in size). The subject property has full public improvements along Madison Street. As part of the planned development approval and as required by the Zoning Ordinance, a plat of subdivision will be required to make the subject property a lot of record.

Should any additional public improvements be required as part of the agreement or if additional terms and conditions be required as part of the project, a separate development agreement will be created. However, at this time, such an agreement is not needed.

Other Site Considerations

Site Layout

As previously noted, the only improvements proposed for the property specifically relate to the proposed building addition located on the northwest side of the existing structure. At its closest point, the building addition would be setback approximately 33.98' from the western property line. This is consistent with the setbacks of the existing building. As required by Code, the petitioner is also proposing a detention facility to accommodate the addition, as the current property does not have stormwater detention.

Traffic

As the site already contains the same facilities and activities that are currently located on the property, additional traffic will not be an issue. Aside from the proposed addition, no future expansions to any existing facilities on the subject property are proposed. The new building addition is intended to accommodate patrons who are already in use of the facility, thus it will not create a greater influx of users.

Building Elevations

The petitioner has submitted conceptual building elevations for the proposed addition. The exterior of the proposed addition will be of masonry construction with a cast stone base, which is consistent with the existing building. The use of clerestory windows will be prominent on the north and west elevations to allow for a greater amount of natural lighting.

Trash Enclosures

During a site visit, it was discovered that the dumpster located on eastern portion of the subject property (next to the garage) was not properly screened per Section 155.710 of the Lombard Zoning Ordinance. According to the Section 155.710 of the Zoning Ordinance, the dumpster shall be screened with a solid six (6) foot fence on all four sides. As the subject dumpster does not have screening on any side, a condition of approval shall require the dumpster to meet all screening provisions set forth in the Zoning Ordinance.

Lighting

As no new parking facilities are to be added, any lighting issues shall be addressed during the building permit review process as they pertain to the actual facilities.

FINDINGS AND RECOMMENDATIONS

Staff believes that the proposed uses and requested relief is compatible with the surrounding area, the previously approved planned development, the Comprehensive Plan and the Zoning Ordinance and is appropriate for the site. Based on the above, the Inter-Departmental Review

Plan Commission
Re: PC 09-04
Page 7

Committee recommends that the Plan Commission make the following motion recommending approval of this petition, subject to the conditions as outlined:

Based on the submitted petition and the testimony presented, the proposed ordinance amendment does comply with the standards required by the Lombard Zoning Ordinance; and that granting a planned development is in the public interest and enhances the subject property; therefore I move that the Plan Commission adopt the findings included within the Inter-department Group Report as the findings of the Lombard Plan Commission, and recommend to the Corporate Authorities **approval** of the PC 09-04, subject to the following conditions:

1. The petitioner shall develop the site in accordance with the Site Plan, prepared by Nevin Hedlund Architects, Inc., dated February 5, 2009.
2. That the petitioner shall satisfactorily address the comments included within the IDRC report.
3. All dumpsters located on the subject property shall be properly enclosed per Section 155.710 of the Lombard Zoning Ordinance.

Inter-Departmental Review Group Report Approved By:

William J. Heniff, AICP
Director of Community Development

att

c: Petitioner

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