



**Surrounding Zoning and Land Use:**

North: R2 Single-Family Residence District; developed as single-family residences and CRPD Conservation / Recreation District Planned Development; developed as the Helen Plum Library

South: R5 General Residence District; developed as multiple family residences and R2 Single-Family Residence District; developed as single-family residences

East: R2 Single-Family Residence District; developed as a Religious Institution (Calvary Episcopal Church)

West: R2 Single-Family Residence District; developed as a single-family residences

**ANALYSIS**

**SUBMITTALS**

This report is based on the following documents, which were filed with the Department of Community Development on October 29, 2007 and included within the petitioner's application packet:

1. Petition for Public Hearing with Standards for Conditional Uses
2. Site Plan (100% Construction Drawings), prepared by Legat Architects, submitted May 19, 2006. The submitted site plan is the plan set approved by the Village for the new school project.

**DESCRIPTION**

The petitioner is proposing to establish a residence quarters within an existing facility part of the St. John's Planned Development. The proposed residence will utilize the second floor of the existing Senior Center located on the northwest portion of the property on the west side of Lincoln Avenue between Ash Street and Maple Avenue. The Senior Center is also subject to approval as it was originally approved with a limited timeframe.

## **INTER-DEPARTMENTAL REVIEW COMMENTS**

### **ENGINEERING**

The Private Engineering Services has reviewed the petition and does not have any comments on the proposal.

### **FIRE**

Upon review of the above referenced request for conditional use for one residence within the existing building, the Fire Department/Bureau of Inspectional Services has the following comments:

1. Smoke and carbon monoxide detectors shall be provided per code.
2. Two (2) means of egress/ingress shall be provided for the newly created dwelling unit.
3. Rated fire separation at ceiling/floor lines may be required along with rated stairway.

### **PLANNING**

To accommodate one staff member, St. Johns Evangelical Lutheran Church is proposing to establish living quarters on the second floor of the existing Senior Center building, located on the southwest corner of Lincoln Avenue and Maple Street. The existing facility will be retrofitted to include the essential living arrangements for a single-tenant, which would include a bedroom, kitchen, living area, and bathroom facilities. There will be no exterior additions or alterations associated with this approval.

### **Compliance with the Zoning Ordinance**

Two previous Ordinances of approval pertain to this petition:

- *Ordinance 1816 approved August 1, 1974 – approved a special use (conditional use) for a noncommercial recreational building/community center (Senior Center).*

The aforementioned ordinance allowed for the conversion of the “White House” into a senior recreation center. The Senior Center has been operating within the building since the original approval date. As part of the review of this petition, staff noted that the approval ordinance granted approval for the noncommercial recreational building/community center (Senior Center) for a (4) year time period, but staff has not found a companion ordinance that allowed the use to continue for the past 29 years to date. Pertaining to the original Senior Center approval, staff notes that limiting a conditional use to a limited timeframe is undesirable as it can create future non-conforming situations. Under this petition, the proposed residence along with the existing Senior Center would gain approval without time restrictions.

- Ordinance 5665 approved June 2, 2005 granting approval of a conditional use for a planned development and for a religious institution and for a private elementary school.

The St. John's planned development was created in 2005 and included amendments from previous approvals to establish the aforementioned religious institution and private elementary school. Staff notes that the property is zoned for single-family residences. However, the planned development requires all uses and activities to be reviewed under the umbrella of the conditional use approval. Therefore, Ordinance 5665 would need to be amended to include the proposed residence quarters.

The petitioner is requesting approvals to allow for the second floor of the Senior Center to be used as a single residence. The petitioner noted that the second floor has been largely utilized as storage space since the establishment of the Senior Center. They started minor refurbishing to the second floor to provide for a residence that would specifically be used as an adjunct to the religious services on the property. Currently, they intend for it to be used for an intern. When learning of the proposed residence being establishment in the building, staff informed the petitioner to seek amendments to the previous ordinances to approve the residence in the building. No expansions to the existing building are proposed.

Staff notes that residences included within the religious institution complex are not uncommon. This can include individual residences, such as the priest residences at St. Pius X and Christ the King churches or residences within the overall church building itself, such as Our Lady of Lebanon Church. Therefore, staff does not object to the residential use, but the residence should be restricted in the following respects:

1. The residence shall be exclusively for residential purposes of staff or religious employees associated with the St. John's Church and School and shall not be used for general residence purposes.
2. The residence shall consist of a single-family residence and shall not be subdivided to accommodate more than a single dwelling unit in the building.

#### **Compatibility with the Surrounding Land Uses**

The surrounding area is comprised mainly of single-family residences and institutional uses. As the proposed use of the second story for the residence is inherently residential and the Senior Center for public/institutional use, it would therefore be compatible with the surrounding land uses. The aforementioned conditions would help ensure that the impacts of the residence would be minimal and would be operated in a manner similar to all other single-family residences surrounding the property.

**Compliance with the Comprehensive Plan**

The Comprehensive Plan designates the site for institutional purposes. The residence is intended to be an ancillary function and activity of the principal use (the church and school). By tying the residence use to the institutional use, it can therefore be considered compatible with the institutional land use designation.

**FINDINGS AND RECOMMENDATIONS**

Staff finds that the additional residence should not negatively impact adjacent properties and is comprehensive plan and therefore staff can support the amendments set forth within the petition.

Based on the above considerations, the Inter-Departmental Review 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 petition does comply with the standards required by the Lombard Zoning Ordinance and that the planned development amendment is in the public interest and also enhances the overall planned development; and, therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission and therefore, I move that the Plan Commission recommend to the Corporate Authorities approval of PC 07-41, subject to the following conditions:

1. Ordinance 1816 shall be amended to provide for the Senior Center to be located within the basement and first floor levels of the building at 205 W. Maple Street and shall operate without a termination date provided that all other conditions of approval are satisfactorily met. The residence within the 205 W. Maple Street building shall be limited to the second floor of the building.
2. The proposed residence shall meet the following requirements:
  - a. The residence shall be exclusively for residential purposes of staff or religious employees associated with the St. John's Church and School and shall not be used for general residence purposes.
  - b. The residence shall consist of a single-family residence and shall not be subdivided to accommodate more than a single dwelling unit in the building.
3. The petitioner shall meet all provisions of the Lombard Building and Life Safety Codes before occupancy of the residence can take place. The petitioner

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shall schedule a final inspection of the premises with the Village prior to occupancy and occupancy shall not occur until the property passes inspection.

Inter-Departmental Review Group Report Approved By:

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

Att

c. Petitioner

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