

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

HEARING DATE: July 19, 2004

FROM: Department of
Community Development

PREPARED BY: William J. Heniff, AICP
Senior Planner

TITLE

PC 04-23; 950 North Grace Street: The petitioner requests use approval of the following actions for property located within the B4 Corridor Commercial District:

1. A conditional use for a religious institution;
2. A variation from Section 155.707 (B)(4) to allow for alternate plant materials within a required transitional yard on the west side of the subject property;
3. A variation from Section 154.404 (A)(3) of the Subdivision and Development Ordinance modifying the public water distribution system requirements for adjacent properties; and
4. Approval of a development agreement for the subject property.

GENERAL INFORMATION

Petitioner: Maronite Catholic Bishop of the USA
c/o John Pieper, Attorney
1761 S. Naperville Road, Suite 201
Wheaton, IL 60187

Property Owner: Nicholas Batistich
475 S. Frontage Road
Burr Ridge, IL 60521

Status of Petitioner: Contact Purchaser

PROPERTY INFORMATION

Existing Land Use: Vacant

Size of Property: 2.36 acres

Comprehensive Plan: Recommends Corridor Commercial Development

Existing Zoning: B4 Corridor Commercial District

Surrounding Zoning and Land Use:

North: Unincorporated land zoned I-1 Light Industrial; utilized as a motor vehicle storage yard

South: North Avenue and property zoned B4 Corridor Commercial and developed as a free-standing restaurant/banquet hall (this site is proposed to be redeveloped with a CVS Pharmacy and another commercial use)

East: Grace Street and property zoned R4 Single Family Residential in DuPage County; developed as single family residential

West: Lot 2 in Terrace Lakes Subdivision zoned CR Conservation and Recreation; the property is undeveloped wetlands

ANALYSIS

SUBMITTALS

This report is based on the following documentation on file with the Department of Community Development:

1. Petition for Public Hearing: Signature dated June 28, 2004.
2. Site Plan Submittal (includes concept elevational drawings, floor plans, and site plan): prepared by N. Batistich, Architects, hand-dated June 28, 2004.
3. Landscape Plan, prepared by Donohue & Associates, Ltd., dated June 24, 2004.
4. Lighting Plan, prepared by Bensen Electrical Contracting, Inc., dated June 22, 2004.
5. Plat of Survey: Prepared by Mackie Consultants, LLC., dated January 10, 2002.
6. Responses to Standards for Conditional Use and Variations.

BACKGROUND AND DESCRIPTION

The subject property is currently a vacant lot on Grace Street located approximately 655 feet north of North Avenue. The petitioner, Maronite Catholic Bishop of the United States of America, is requesting conditional use approval for the religious institution in the B4 District

with variations for alternate plant materials within a required transitional yard and for modifying the public water distribution system requirements for adjacent properties. The petitioner plans to construct a 19,900 square foot church building on the property. The building will be a two-story structure that will also include a sub-level that will be used for Sunday school, meeting and/or administrative space. Additionally, the site plan includes living quarters on the second floor.

Special Note: This report assumes that the Village adopts the text amendments requested by the petitioner and associated with PC 04-22. If they are not adopted, this petition cannot be considered as proposed.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

From an engineering or construction perspective, the Private Engineering Services Division notes that per the Subdivision and Development Ordinance, this development constitutes a major development and full public improvements are required. This shall include provisions for street lights, parkway landscaping and public utilities. A public sidewalk shall also be required. If sufficient width does not exist within the public right-of-way for the sidewalk, it can be placed on private property with a public easement for pedestrian access.

Additional comments regarding the proposed site development will be coordinated as part of the final engineering review and approval process.

PUBLIC WORKS

The Public Works Department does not have any additional comments at this time.

FIRE AND BUILDING

The Bureau of Inspectional Services offers the following comments:

1. The building will have to meet the new 2000 International Codes for construction, along with any changes to the Village's Title XV Ordinances.
2. A separate fire sprinkler valve room with outside access only is required.
3. A hood and duct suppression system monitored by the fire alarm system will be required for the main kitchen.
4. The garage will need to be sprinklered as it is below a residential space.
5. The second floor residence will require sprinkler protection and be valved as a separate floor.

PLANNING

Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends Corridor Commercial uses for the subject property. As noted as part of PC 04-22, religious institutions can have much in common with many uses commonly found in corridor commercial areas. Since the nature of the proposed religious institution is to serve the religious worship needs of their dispersed congregation, staff believes that a site such as the one selected by the petitioner would be consistent with the objectives of the Plan.

Compatibility with the Surrounding Land Uses

The properties to the immediate north and west of the subject property are designated for open space and recreation in the Comprehensive Plan because they are located within a floodplain and wetland area. The proposed religious institution land use is a much less intense land use than other uses that could be constructed on the property by right. Additionally, the petitioner's site plan includes a requisite wetland buffer area and buffer improvements per DuPage County requirements.

The use would also be compatible with the existing residential uses east of the subject property, particularly in consideration of the proposed landscape and buffering improvements proposed on the subject property.

South of the site is the proposed Terrace Commercial development. However, the plans proposed a detention facility to be located immediately south of the church building. North of the site is an unincorporated parcel zoned industrial. Staff anticipates that this use would be removed in the future as the petitioner has expressed a desire to acquire this property as well.

To ensure that the proposed use is compatible with the surrounding land uses and meets the standards for conditional uses, staff offers the following analysis and discussion of the subject property:

Traffic Impacts

The subject property is located along a minor arterial roadway (Grace Street). The petitioner's plans include two full access/egress points from Grace Street, a four-lane undivided highway. The church activity is proposed to consist of Sunday church services plus ancillary services, religious study activities, special religious events and occasional evening meetings. These activities are similarly found with other existing religious institutions in the community and staff anticipates the traffic generation for this use to be similar to others. It is not anticipated that the proposed use would create negative impacts as the peak usage period (Sunday mornings) is opposite the time periods in which Grace Street is most busy (weekday mornings and evenings).

Parking

The proposed parking lot on the premises was intended to serve the maximum amount of generation for the site. Unlike many religious institutions in the Village, the location of the petitioner’s site does not provide for convenient on-street parking in close proximity to the church. As such, the petitioner has designed the site to meet the needs of the congregation based upon the highest demand periods for the site. The petitioner has designed the building to accommodate around 300 worshippers. The proposed lot meets all design requirements for parking lots (i.e., stall width, handicapped spaces, aisle width). Staff has informed the petitioner that overflow parking could be negotiated with the property owner to the south.

Elevational Drawings

The petitioner has submitted concept elevational drawings for the proposed building. The design of the building is a classical eastern European/Mediterranean church design. The east elevation, the most prominent elevation along Grace Street) will include arched glass windows. A bell tower and cupola accentuate the roof. Staff feels that the design of the church is compatible with the adjacent residential properties as well as the other non-residential uses.

Compatibility with the Zoning Ordinance

Staff notes that the conditional use approval is being granted only for the proposed use and facilities. Should any other uses on the property be added, staff notes that an amended conditional use approval will be required.

The subject property will remain B4 Corridor Commercial District. Conditional use approval is required in order to allow for a religious institution in the B4 District. The proposed site plan has the following characteristics:

Table 1: Proposed Conditions and Development Regulations

	Proposed	Required by Lombard (B4 Zoning)
Principal Building		
Front Yard (Grace Street)	30 feet	30 feet
Interior Side Yard (north)	358 feet	10 feet
Interior Side Yard (south side)	10 feet	10 feet
Rear Yard (west side)	Approx. 70 feet	40 feet
Open Space	> 10%	10 percent
Building Height	Approx. 30 feet	35 feet
Required Number of Parking Spaces	105 spaces	1 per 3 seats (302 seats max. proposed) = 101 spaces

Landscaping

The petitioner intends to meet the provisions of the Zoning Ordinance. To ensure compatibility with adjacent properties, the petitioner has provided substantial vegetation in the form of evergreen screenings along the parking lot area. This is intended to minimize any excessive light

from vehicles. Other plantings are proposed around the building foundation and the parking lot per code.

Included within the petition is a variation request from the landscape requirements for the transitional yard located on the west side of the subject property. The petitioner has been working with DuPage County staff to develop an appropriate buffer plan for their property. As depicted on the landscape plan, the petitioner does propose to add plantings per Village Code to the area. However, DuPage County may require the petitioner to perform scheduled burns of this area to aid in the re-establishment of the native plant species. Should this requirement be made, the petitioner would not be able install the proposed plant materials. Therefore, staff supports the requests and recommends deference to the planting requirements required by DuPage County.

Compatibility with the Subdivision and Development Ordinance

The Subdivision and Development Ordinance requires public improvements (i.e., sidewalk, parkway trees, etc.) within the public rights of way. The Ordinance allows for the installation of these improvements or payment of fees in lieu of installation.

The petitioner is requesting relief from the requirement to provide water distribution system to adjacent properties. The petitioner is seeking consideration given the unique location of the subject property. While the petitioner would construct the fully required water main extending it to the north property line, they note that this line would be unused. From a Village standpoint, Village crews would have to flush the dead-end main on a regular basis for water quality purposes. Moreover, as the Village's ultimate boundaries are north of the petitioner's property, it is not anticipated that any of their connections would be made to the property.

Staff noted that the petitioner has represented an interest in acquiring the unincorporated industrial lot immediately north of the subject property. If they do so, there will be no long-term need for the line, unless the petitioner seeks to put a structure on the site (this is not contemplated at this time). Only if the unincorporated property were to annex into the Village would this line be needed and then the connections could be controlled by the annexation agreement for that property. The unincorporated property does not meet the Village's zoning code provisions for lot width and area and the existing use is not compatible with the Comprehensive Plan. Staff supports a variation that retains the church's obligation to install the water line at the Village's direction. A companion development agreement will be considered with the final reading of Ordinances including this provision.

Compatibility with the Sign Ordinance

The petitioner will be installing a free-standing institutional sign to denote the church name and activities. The petitioner intends on meeting the provisions enumerated within the Sign Ordinance.

FINDINGS AND RECOMMENDATIONS

The proposed conditional use for a religious institution is compatible with the surrounding land uses and is in compliance with the recommendation of the Comprehensive Plan. Staff supports the proposed variations regarding the installation of public improvements and from the transitional landscape requirements.

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 proposed conditional use and variations do comply with the standards required by the Lombard Zoning Ordinance and Subdivision and Development Ordinance; and, therefore, I move that the Plan Commission adopt the finding included within the Inter-department Group Report as the findings of the Lombard Plan Commission, and recommend to the Corporate Authorities **approval** of the conditional use and variations associated with PC 04-23, subject to the following conditions:

1. The petitioner shall develop the site essentially in accordance with site plan prepared by Nicholas Batistich Architects, hand-dated June 28, 2004 and made a part of this request.
2. That the conditional use shall be for the construction and operation of a religious institution on the subject property. Should the petitioner or any subsequent property owners seek to operate uses such as, but not limited to, day care facility, pre-school activities, elementary school activities, a conditional use amendment will be required.
3. That the petitioner shall apply for and receive a building permit for the proposed improvements. Said plans associated with the permit application shall also address the comments noted in the Inter-departmental Group Report.
4. That the site shall be constructed and operated in conformance with the Lombard Village Codes.
5. That the relief granted as part of this petition shall be subject to the petitioner executing a development agreement with the Village.

Lombard Plan Commission

Re: PC 04-23

Page 8

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

c: petitioner

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