



VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
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Department Requested Action

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Status: IN COMMITTEE
/COMMISSION

In Control: Plan Commission

File Type: MOTION

Title/Name/Summary

All Saints Lutheran Church Detached Garage

History

QUICKFACTS

Project

All Saints Lutheran Church Detached Garage (2016-0370)

Petitioner

Henry Kamp, Kamp Builders Inc
Don Borling, All Saints Lutheran Church

Purpose

The petitioner, All Saints Lutheran Church, is requesting approval to construct a three-car detached garage at 13350 LaGrange Road.

Requested Actions: Special Use Amendment (with modifications)

Project Attributes

Address: 13350 LaGrange Road

P.I.N.(s): 23-33-401-019-0000; 23-33-401-018-0000

Size:

Parcels: 7.6 acres (331,346 s.f.)
Garage: 816 sq. ft.

Comprehensive Plan Planning District: Sandburg Planning District

Comprehensive Land Designation: Community & Institutional

Existing Zoning: E-1 Estate Residential District

Existing Land Use: Place of Worship

Surrounding Land Use:

North: E-1 Estate Residential District - High School (Carl Sandburg High School)
South: R-2 Residential District - Single Family Detached Homes (Palos Golf & Saddle)

Subdivision)

East: R-4 Residential District - (across LaGrange Road) Townhomes

West: Unincorporated (Not in Orland Park) - Orland Grove Forest Preserve Forest Preserve District of Cook County

PROJECT DESCRIPTION & CONTEXT

All Saints Lutheran Church is requesting a special use permit amendment with modifications to construct a three-car detached garage at 13350 LaGrange Road. Two modifications are requested:

- 1) Increase the number of allowable detached garages from 1 to 2, per Land Development Code Section 6-302.C.13
- 2) Allow the exterior walls of a three-car garage accessory building to be constructed of non-masonry materials, per Village Code 5-1-13 Section 501.3.2 and 503.2.1

In 1997, the Village Board approved the annexation of the All Saints Lutheran Church property at 13350 South LaGrange Road and a special use permit for a place of worship, allowing the continued operation of the existing church facility (Ord. 3033, Ord. 3040). Upon annexation, the property was zoned E-1 Estate Residential District.

There are currently two existing detached garages on site that were constructed prior to annexation in 1997 and allowed for under the original special use permit. The one-car garage and two-car garage with side storage are of frame construction with siding. The current petitioner is seeking an amendment to the 1997 special use permit with modifications, allowing an increase in the number of allowable detached garages in the E-1 District from 1 to 2 and the proposed three-car detached garage to be constructed of non-masonry materials.

The petitioner has submitted a plat of survey and site plan indicating the location of the proposed garage as well as construction specifications. The garage will house church vans and provide an additional storage area.

The proposed three-car garage will be constructed at the southwest corner of the rear parking lot on an existing concrete pad. The area is not visible from the right-of-way along LaGrange Road and is heavily screened by trees and landscaping on the south side of the property. An existing one-car garage will be demolished and an 816 square foot three-car garage will be constructed of a composite siding material. There are no proposed changes to the existing two-car garage with side storage, located to the west. The total number of proposed detached garages on site will match the existing number of garages (two detached garages).

The recommendation motion includes the following conditions:

- 1) Meet all final engineering and building code related items.
- 2) Replace any existing landscaping, if impacted by construction.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

SITE PLAN

As shown on the submitted site plan and garage specifications sheet, the proposed three-car garage will be constructed on the southwest corner of the rear parking lot, where an existing concrete pad is located. The existing concrete pad, which measures 35 feet by 30 feet, will be removed and replaced by a new concrete foundation and pad, measuring 34 feet by 24 feet. A 5 foot concrete apron to the east of the garage and a 3 foot apron to the north of the garage will also be installed. The garage doors will face east, providing access to the existing parking lot.

Per Land Development Code Section 6-302.c.13 (Accessory Structures and Uses), in the E-1 Estate Residential District the maximum size permitted for detached garages is 1,000 square feet. The proposed three-car detached garage measures 816 square feet and therefore meets code requirements.

According to Section 6-201.C.7, in the E-1 Estate Residential District, the special use requirements for places of worship state that no buildings may not be located within 25 feet of a side lot line. Additionally, Section 6-302.C.13.b for Accessory Structures and Uses requires a 5 foot rear setback. The proposed side setback is 44 feet, with a rear setback of approximately 412 feet. As proposed, the current location of the garage meets these setback requirements.

The existing one-car garage, which is located to the south of the proposed three-car garage, will be demolished. The concrete foundation will be removed and replaced with top soil and grass seed. The existing two-car garage with side storage, which is located to the west, will not be impacted during this project.

A modification is required to accommodate two detached garages on site. Land Development Code Section 6-302.c.13 (Accessory Structures and Uses) allows one detached garage and one attached garage on the same property in the E-1 Estate Residential District. There are currently two existing detached garages on site (a one-car garage and a two-car garage with side storage) that were constructed prior to annexation and the approval of the original special use permit in 1997. The two existing garages exceed the current requirements for allowed number of detached garages, but are considered a legal non-conforming condition. Therefore, a modification is requested to allow for two detached garages on site. The construction of the proposed three-car detached garage and the demolition of the existing one-car garage will result in two detached garages, the same number currently on site.

MOBILITY

Vehicular/Traffic:

The site is accessible from a single drive-aisle on LaGrange Road, a major arterial street under IDOT jurisdiction.

The proposed changes will not alter mobility or circulation of the site as well as the number of surface parking lot spaces and drive aisle configuration. The three parking spaces to the north of the proposed three-car garage will also not be impacted.

GARAGE ELEVATIONS

The proposed garage will be constructed of LP composite / Hardie Siding in a taupe color. The roof will be constructed of steel panels in "Burnished Slate," a darker brown color. A sample of the siding and specifications for the roof are attached for review.

A modification is required to allow the exterior walls of the three-car garage to be constructed of non-masonry materials, which is required per Village Code 5-1-13 Section 501.3.2 and 503.2.1. The two existing garages are constructed of non-masonry materials. Because they were constructed prior to annexation and the approval of the original special use permit in 1997, they are considered a legal non-conforming condition. The existing one-car garage will be replaced with a similar three-car garage constructed of non-masonry materials.

The proposed garage will be compatible in design with the principal building and the existing two-car detached garage on site. Additionally, the garage will not be visible from the street and is heavily screened by trees and landscaping along the south side of the property.

The garage doors will be located on the east elevation, providing access to the existing parking lot. Each of the three garage doors will measure 9 feet wide and 8 feet tall.

A service door and window will be located on the north elevation. Two wall-mounted lights will be placed on the east elevation and one wall-mounted light will be located adjacent to the service door on the north elevation.

Per Section 6-302.c.13, detached garages in the E-1 Estate Residential District may be no higher than thirteen (13) feet to the mean height. The roof eave height will be 9 feet and the peak height measures approximately 15 feet 6 inches. The proposed mean height is 12.2 feet and meets these requirements.

LANDSCAPING/TREE MITIGATION

No landscaping or trees will be removed during this project. The existing concrete foundation underneath the one-car garage will be replaced with a grass seeded area. Any plant materials will need to be replaced if damaged as part of this project.

DETAILED PLANNING DISCUSSION

Special Use Permit Amendment

A special use permit for a place of worship was granted to All Saints Lutheran Church to allow for the continued operation of the existing church facility upon annexation in 1997 (Ord. 3033, Ord. 3040). The original special use permit, Ordinance 3040, will be amended by this petition.

When considering an application for special use permit, the decision making body shall consider the eight special use standards listed in the Code. The petitioner has provided responses to the Special Use Standards. The proposed three-car garage is consistent with the type and number of garages currently on site. Additionally, the proposed three-car garage is consistent with the surrounding development to the north and south.

Modifications

The proposed amendment to the existing special use for a place of worship requests the following modifications related to the construction of a new three-car detached garage:

- 1) Increase the number of allowable detached garages from 1 to 2, per Land Development Code Section 6-302.C.13

There are currently two existing detached garages on site, which were constructed prior to annexation and the approval of the original special use permit in 1997. These two garages exceed the current number of detached garages on the property and are considered a legal non-conforming condition. Land Development Code Section 6-302.c.13 (Accessory Structures and Uses) allows one detached garage and one attached garage on the same property in the E-1 Estate Residential District.

The proposed project exceeds current Land Development Code requirements, however the existing number of detached garages was allowed under the previously approved special use permit. The one-car detached garage will be removed and a new three-car detached garage will be constructed, resulting in the same number of detached garages on site. The existing number of garages supports the need for a modification. The three-car detached garage will provide a safe, convenient parking for church vehicles and storage of equipment. It is logical to continue with the already established number of detached garages on the property rather than to remove one garage that serves the church to meet current Code.

- 2) Allow the exterior walls of a three-car garage accessory building to be constructed of non-masonry materials, per Village Code 5-1-13 Section 501.3.2 and 503.2.1.

A modification is required to allow the exterior walls of the three-car garage to be constructed of non-masonry materials. Per Village Code 5-1-13 Section 501.3.2 "Exterior Walls All Other Uses" and 503.2.1 "General" - (Fire Limits), non-residential buildings and structures are required to use the same construction materials as the principle building's requirements and must be within "fire limits." This means the exterior walls of the proposed three-car detached garage exterior walls "shall be constructed of non-combustible material or solid materials: brick, stone, decorative masonry, decorative architectural concrete panels, or similar materials or constructed or constructed of non-combustible metal, steel columns, and beams with a veneer of anchored masonry, decorative architectural concrete panels or similar materials....The same material shall be installed on all of the exterior walls of the building."

The two existing garages, built prior to annexation and the approval of the original special use permit in 1997, are constructed of non-masonry materials and are considered a legal non-conforming condition. The existing one-car garage will be replaced with a similar three-car garage constructed of non-masonry materials, extending the existing non-conforming masonry requirements. The garage will not be visible from LaGrange Road and is screened heavily by landscaping for the properties to the south. All Saint Lutheran Church's fixed income prohibits the construction of a

new garage with masonry materials. The larger garage is an important upgrade to the property and will store church vehicles and equipment

Land Use/Compatibility

Overall, the project is compatible and conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

Lot Coverage

The project will result in a minor reduction to lot coverage. The proposed three-car garage will be located on an existing concrete pad within the rear parking lot. The existing one-car garage foundation, which measured about 370 square feet, will be removed and a replaced with a grass seeded landscape area.

Garage Setbacks

Side Yard:

Required - 25 feet (Section 6-201.C.7)

Proposed - 44 feet

Rear Yard:

Required - 5 feet (Section 6-302.C.13.b)

Proposed - ~ 412 feet

Garage Size

Maximum - 1,000 square feet (Section 6-302.c.13.d)

Proposed - 816 square feet

Building Height

Maximum - 13 feet to the mean height (Section 6-302.c.13.d)

Proposed - 12.2 feet to the mean height

Accessory Structures

No other changes to accessory structures have been proposed at this time.

Mechanicals/Utility Conduits

All mechanical equipment must be screened, either at grade level with landscaping or hidden behind the roofline. Exterior roof ladders are not permitted and should be located interior to the building.

This is now before Plan Commission for consideration.

Recommended Action/Motion

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated July 12, 2016.

AND

I move to recommend to the Village Board approval of the **preliminary site plan** and specifications, drawn by Kamp Builders and received June 27, 2016, subject to the

following conditions.

- 1) Meet all final engineering and building code related items.
- 2) Replace any existing landscaping, if impacted by construction.

AND

I move to recommend to the Village Board approval of the garage **elevations**, titled "Menards Design-It Garage," dated April 16, 2016 and received June 27, 2016, subject to the same conditions as outlined in the Preliminary Site Plan motion. All changes must be made prior to the Board meeting.

AND

I move to recommend to the Village Board approval of a **Special Use Permit Amendment** allowing All Saints Lutheran Church at 13350 LaGrange Road to construct a three-car detached garage subject to the same conditions as outlined in the Preliminary Site Plan motion.

Modifications to the Special Use permit include:

- 1) Increase the number of allowable detached garages from 1 to 2, per Land Development Code Section 6-302.C.13
- 2) Allow the exterior walls of a three-car garage accessory building to be constructed of non-masonry materials, per Village Code 5-1-13 Section 501.3.2 and 503.2.1