

DATE:

REQUEST FOR ACTION REPORT

File Number:	2018-0742
Orig. Department:	Development Services Department
File Name:	Ashburn Baptist - Teen Addition - Development Petition for Rezoning, Site Plan, Elevations, Landscape Plan, Special Use Permit

BACKGROUND:

Project

Ashburn Baptist - Teen Addition - 15401 Wolf Road, Orland Park, IL 60467

Case Number

2018-0742

Petitioner

Ashburn Baptist Church

Todd E. Carlson, contact
334 E. Colfax
Palatine, IL 60067

Purpose

The Petitioner seeks approval to construct and operate a 4,770 square foot teen center building addition to the existing Ashburn Baptist Church building.

Requested Actions: Rezoning, Site Plan, Elevations, Landscape Plan, and Special Use Permit Amendment

Quick Facts

Address: 15401 Wolf Road

P.I.N.: 27-17-102-003-0000

Land Area: 35 acres

Comprehensive Plan Planning District: Centennial Planning District,

Comprehensive Plan Land Use Designation: Community/ institutional land use

Existing Zoning: RSB Residential and Supporting Business District

Proposed Zoning: E-1 Estate Residential Zoning District

Existing Land Use: Place of Worship

Proposed Land Use: Place of Worship

Surrounding Area:

North: (across 153rd Street) undeveloped but zoned for R-3 single family residential; plus one Estate Residential single family lot with home

South: R-3 Single family residential (Fawn Creek)

East: R-3 Single family residential (Ashburn Point)

West: (across Wolf Road) undeveloped, zoned for R-3 single family residential (Doctor Marsh)

Bulk Requirements

Lot Size: 35 acres provided/ 1 acre minimum required
Lot Coverage: 15% provided / Maximum 70% limit
Building Setbacks: 125' provided/ 50' minimum front and side required
Building Height: 35' to mean height of roof/ addition does not increase height

Preliminary Approvals

Engineering: Preliminary Engineering consent has been given for the project, subject to conditions.

Landscape: Preliminary Landscape Plan approval has been given for the project, subject to conditions.

Project Description

The petitioner proposes to construct an approximately 4,770 square foot addition abutting the northeast corner of the existing 45,000 square foot Ashburn Baptist Church building. The one-story building addition will match the existing architectural style, color and materials of the existing church, and will be set back a minimum of 125' from nearby residential parcels. The existing Ashburn Baptist Church Special Use Permit for a Place of Worship (Ordinances 1646 and 760) will be amended to accommodate this change. No Code modifications are proposed for this petition.

According to the petitioner: "The building addition will be used by teens on Sunday and Wednesday, as well as other activities, and the purpose is religious instruction and training and related activities. Since it is youth who are using the building who are already coming in cars driven by their parents, no additional parking will be needed." Currently the church complex exceeds Code requirements for parking, even with the new addition.

History & Context

Ashburn Baptist Church is an approximately 655 seat place of worship located on 35 acres at 153rd Street and Wolf Road, and was built over 30 years ago. In 1977 a special use permit for a planned development was approved for Ashburn Baptist Church that included age restricted senior housing, a place of worship, a school, a recreation building, a parking lot, and recreational facilities. It was rezoned to the R-6 Zoning District, presumably to accommodate the originally proposed multi-family housing. However the special use permit was amended in 1987 to include only a church, school, and recreation facilities and a parking lot, and the property remained in the R-6 Residential Zoning District, a zoning district that no longer exists in the current Land Development Code. The RSB Zoning District was created in the late 1980's, but is currently applicable to a very limited number of parcels.

Project Analysis

Comprehensive Plan

The Village's Comprehensive Plan identifies the subject site as within the Centennial Planning District, with a designation for community/institutional uses, which include places of worship. The proposed teen center will be an addition to the existing church building, and the teen center will serve as a church-related facility that caters to a specific congregant age group and therefore conforms to the Village's Comprehensive Plan and Land Development Code.

Rezoning (Map Amendment)

The subject site is currently zoned RSB Residential and Supporting Business District. This district was created in the late 1980's as a zoning district that accommodates "Residential and non-residential uses meeting the day to day convenience shopping and service needs of persons residing in the district and adjacent residential district areas. The district is intended to

provide uses that are on a more intimate, pedestrian-oriented scale than those uses located in the BIZ Business District.” The proposed Ashburn Baptist Church does not provide convenience shopping for the surrounding area. Most places of worship are located in the E-1 Estate Residential Zoning Districts, which allow primarily large lot residential uses, but also allow places of worship through a special use permit. Per staff request, Ashburn Baptist Church has agreed to rezone their property to the E-1 Estate Residential Zoning District. The petitioner has supplied Rezoning Standard responses.

LaSalle Factors

Per Section 5-108 E.3a of the Land Development Code, the Plan Commission shall consider the following factors when reviewing an application for rezoning. The petitioner has provided responses to standards as an attachment. Additionally, each factor below is followed by staff observations.

1. The existing uses and zoning of nearby property: *Nearby properties are single family uses, the proposed low density Estate Residential zoning with a place of worship use is compatible with those uses.*
2. The extent to which property values are diminished by a particular zoning classification or restriction: *Staff does not have an expert opinion on this standard.*
3. The extent to which the destruction of the property value of a petitioning property owner promotes the health, safety, morals, or general welfare of the public: *Staff does not have an expert opinion on this standard.*
4. The relative gain to the public as opposed to the hardship imposed on a petitioning property owner: *The Village has requested that the church rezone to the E-1 Zoning District to align with current zoning practices. The E-1 Zoning District typically includes lower impact uses than potential development in the RSB Mixed Use Zoning District. The proposed rezoning will have no impact on the current and proposed church operations.*
5. The suitability of the subject property for its zoned purposes. *The property has an abundance of acreage and can easily accommodate the teen addition within Code limits, and also provides at least 125’ of setback from neighboring homes.*
6. The length of time the property has been vacant as zoned, considered in the context of land development in the area. *The property has operated as a place of worship in the RSB Zoning District for almost 30 years.*
7. The Comprehensive Plan designation and the current applicability of that designation. *The Village’s Comprehensive Plan supports civic and institutional uses in this location. Places of worship are considered a type of civic and institutional use.*
8. The evidence or lack of evidence, of community need for the use proposed. *The proposed teen center is intended to meet the needs of an age group within the church’s congregation, and to attract other teens to the church, who are often community members.*

Site Plan and Elevations

The proposed teen center addition will be attached to the existing church near the northeast corner of the church building. The addition has very low visibility from the public streets and will be set back a minimum of 125’ from neighboring residential properties. The site topography is

rolling, and the existing church building is set into the hillside, with a lower main entry door, and an upper level where the teen addition will be constructed. The teen addition is 16' in height, the existing church sanctuary portions of the upper level soar well above the proposed teen center height. The grade around the building addition will be sloped down to meet the lower grade. The east elevation of the addition will meet the existing grade and will include access doors and a sidewalk. The one-story building addition will match the existing architectural style, color and materials of the existing place of worship, including the curved corners of the existing building.

Mechanicals

Rooftop mechanicals will be added to the teen addition. The petitioner proposes a 48" tall metal panel box that matches the building color, to screen the equipment. The proposed 'roof top curb adapter' is specifically designed for the mounting and screening of HVAC rooftop equipment.

Lighting

Soffit lighting will be added at the southeast entrance to the building addition, and emergency lighting will be added at the two other doors. No other new lighting is proposed.

Signage

No new signs are proposed under this petition, and according to the petitioner, none are anticipated. New signage requires a separate permit.

Mobility and Parking

Vehicular circulation patterns to the church have been established for many years. The two church parking lots are accessed from a curb cut on Wolf Road. No significant change in the traffic patterns are anticipated since most teenagers will arrive with parents who are attending other services. There are 294 parking spaces in the existing parking lot; the Code only requires 164 parking spaces for a church of this size. There is no specific Code requirement for teen center parking, however if the teen center parking was calculated as if it were an independent community center, the teen addition would only require an additional 16 spaces, which could be easily accommodated on the existing lots.

Engineering

The petition has preliminary engineering consent to move forward to Plan Commission. Site disturbance from the new construction is limited; however a small underground storm water detention area will be constructed north of the addition to accommodate volume control for the proposed site disturbance, per MWRD requirements. According to the petitioner, no proposed retaining wall will exceed 3' in height per Code. Any retaining wall that exceeds 3' requires a Code modification and review by Village Engineers.

Landscape Plan

A preliminary landscape plan has been submitted, showing proposed shrubs and perennials along the southeastern elevation. However, in this situation, the Code requires a 7' wide foundation planting along 50% of the building. The perimeter of the building is 219 linear feet, therefore **110 linear feet** of foundation plantings is required, while only **60 feet** of foundation plantings have been provided. The **additional 50 linear feet** must include a combination of trees, shrubs, and perennial ground covers, including at least 11 shrubs. It is recommended these shrubs be placed on the northwest side of the addition in the tiered beds.

Exaction Fees

Any required exaction fees will be established at the time of Building Permits.

Special Use Permit

The proposed land use is classified as a Place of Worship which is defined in Section 2-102 of the Land Development Code as a place of worship, synagogue, temple, mosque or other place of religious worship, including any accessory use or structure, such as a school, day care center, or dwelling that is located on the same lot. A Special Use Permit is required for a Place of Worship in the proposed E-1 Estate Residential Zoning District according to Section 6-201 of the Land Development Code. Per Section 5-105.E. of the Land Development Code, the Plan Commission shall consider the extent to which the proposed project will meet the following standards. Staff has provided observations below each standard based on research and the information provided by the Petitioner as of October 10, 2018. The Petitioner's responses to the Standards for a Special Use are attached.

1. The Special Use will be consistent with the purposes, goals, objectives, and standards of the Comprehensive Plan, any adopted overlay plan, and these regulations. *A Place of Worship with the teen center accessory use is supported by the existing and proposed zoning districts and the Village's Comprehensive Plan.*
2. The Special Use will be consistent with the community character of the immediate vicinity of the parcel proposed for development. *A Place of Worship is an established land use on this 35 acre parcel which easily supports this expansion.*
3. The design of the proposed use will minimize adverse effects, including visual impacts on adjacent properties. *The proposed elevations match the existing building's architectural character, materials, and colors. Additionally, foundation landscaping will be provided.*
4. The proposed use will not have an adverse effect on the value of the adjacent property. *Staff does not have an expert opinion on this standard.*
5. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service. *All of the above services are already available to the church facility where applicable.*
6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development. *Places of Worship do not require park land dedication. The proposed 85% pervious cover on the site more than supplies the required amount of open space.*
7. The development will not adversely affect a known archaeological, historical, or cultural resource. *There is no known adverse effect on an archaeological, historical, or cultural resource.*
8. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village. *The petitioner must meet all Village required conditions.*

Land Development Code Modifications

No Land Development Code modifications are required for this petition.

BUDGET IMPACT:

REQUESTED ACTION:

“Regarding Case Number 2018-0742 also known as Ashburn Baptist Teen Addition, I move to accept and make Findings of Fact for a Rezoning and Special Use as discussed at this Plan Commission meeting and within this Staff Report dated March 5, 2019.”

And

“I move to recommend to the Village Board of Trustees approval of a **Rezoning** (Map Amendment) for Ashburn Baptist - Teen Addition for 15401 Wolf Road to be rezoned from the existing RSB Residential Supporting Business District to the E-1 Estate Residential Zoning District.

And

“I move to recommend to the Village Board of Trustees approval to **Amend a Special Use Permit** for a place of worship to allow construction and operation of a 4,770 square foot teen recreation building addition.

And

“I move to recommend to the Village Board of Trustees approval of the overall **Site Plan** titled “Preliminary Site Plan”, by Carlson Architecture, project 18007, sheet number SD101, dated 10.19.2018; and on the site plan titled ‘Preliminary Engineering Plan” by Carlson Architecture, project 18007, sheet number SD101, revised 1.14.19; and ‘Landscape Plan’ by Clarence Davis and Company, project # 19.1296.FV-sb, revised 1.23.19; and as shown on rooftop screening isometric titled “12-0049-4159” by CDI Crystal Distribution, page 1, dated 06.05.2018; and titled **Elevations**”, by Carlson Architecture, project 18007, sheet number A201, dated 10.19.2018, updated 01.14.19; and as shown on colored Elevations titled “Ashburn Baptist Church” by Carlson Architecture, dated Oct 19, 2018 with the following conditions:

1. Rooftop screening must match the proposed brick and trim color as closely as possible.
 2. A Final Landscape Plan must be submitted for review and approval subject to the following condition:
 - a. Add at least 11 additional shrubs plus perennials along the northwest addition façade in the tiered foundation beds to meet Code.
 3. Any new Signage will require separate Sign Permit approvals.
 4. No new retaining wall shall exceed 3' in height.
 5. Screen all new rooftop mechanicals from view.
 6. Meet all final engineering and Building Division requirements.
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