

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Sam Hubbard, Development Planner
 Meeting Date: July 13, 2016
 Date Prepared: July 8, 2016
 Project Title: Our Saviour Lutheran Church Columbarium
 Address: 1234 N. Arlington Heights Road

BACKGROUND INFORMATION

Petitioner: Jim Valentine
 Address: 1234 N. Arlington Heights Rd.
 Arlington Heights, IL 60004

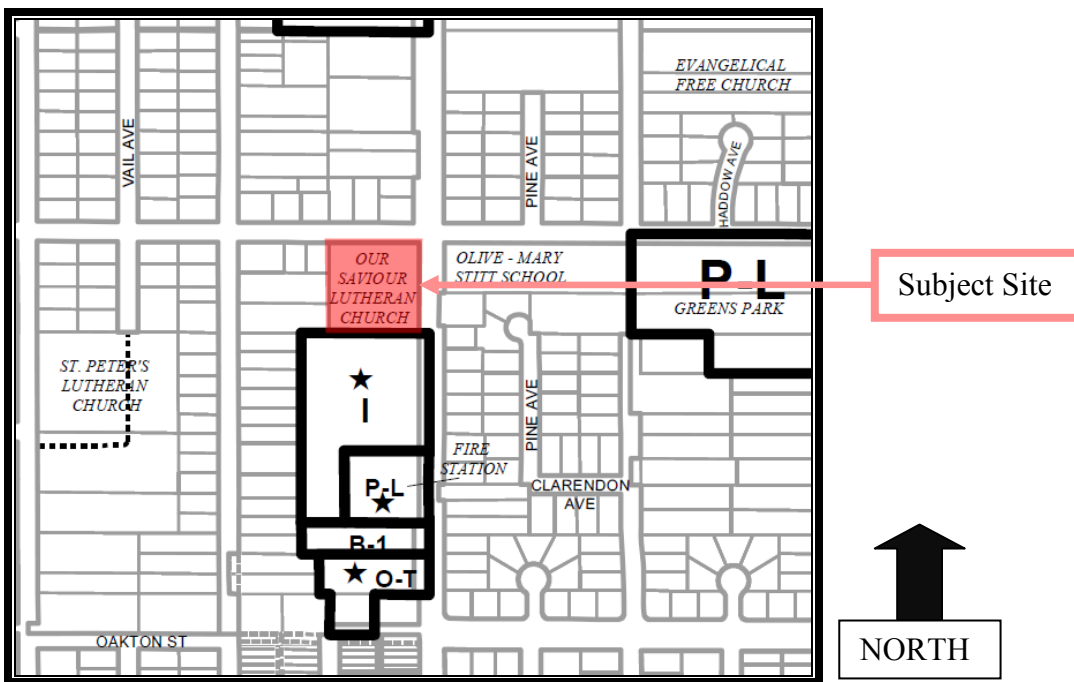
Existing Zoning: R-3, One-Family Dwelling District

Requested Action:

- Special Use Permit to allow a columbarium within the R-3 District.

Variations Identified:

- Variation from Variation from Section 6.5-2 to allow an accessory structure within a front yard.



Surrounding Properties:

Direction	Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	Single-Family Homes	Single Family Detached
South	I, Institutional	Short Term Care/Rehabilitation Facility (Transitional Care Management)	Institutional
East	R-3, One-Family Dwelling District	Single Family Home and Olive – Mary Stitt Elementary School	Single Family Detached and Schools
West	R-3, One-Family Dwelling District	Single-Family Homes	Single Family Detached

Background:

Our Saviours Lutheran Church would like to construct a columbarium on the subject property, and is seeking a Special Use Permit to allow the columbarium and a Variation to allow the proposed columbarium in the front yard along Arlington Heights Road. The subject property is approximately 2 acres in size, with the total size of the Church property being 3.36 acres (overall site includes parking lot). The property is currently developed with a church, which is presently undergoing interior modifications/renovations to improve the functionality and appearance of the interior space within the church building. Primary access to the site comes from Dunton Avenue along the west side of the property, and Olive Street on the north. There is one “exit-only” access point that discharges onto Arlington Heights Road.

Traditional worship for the church occurs on Sundays between 9:00am and 10:30am, but is also offered on Saturdays at 5:00pm. The church also offers a “contemporary” worship service that begins at 10:30am on Sundays, as well as Sunday school, a nursery, and adult education, all between the hours of 9:00am and 10:30am. Average weekly worship amounts to around 600 people.

Zoning and Comprehensive Plan

The property is within the R-3, Single-Family Dwelling District. Church uses are classified as permitted uses within the R-3 District. Columbaria are special uses within the R-3 District, and therefore a Special Use Permit is required.

The Village's Comprehensive Plan designates the future use of the subject property as “Institutional”. The proposed columbarium is consistent with the current use of the property and complies with the Comprehensive Plan designation for the subject property. The applicant has provided the necessary justification to affirm Special Use Permit approval. Staff concurs with the petitioner that the necessary standards for approval have been met. Specifically, that:

1. **The ability of the community to have options for “burial” outside of a cemetery setting will enhance the public convenience at this location.**
2. **The proposed columbarium will pose no threat to the public safety, morals, or general welfare. In fact, this project includes landscape upgrades to this area of the subject property to provide a peaceful landscaped courtyard for the columbarium.**
3. **The proposed use will comply with all regulations and conditions as required.**

Site Plan, Building and Landscaping

The church is presently undergoing various interior improvements to the church building and, as part of this process, is interested in constructing a 168 niche columbarium in a semi-courtyard area along the east side of the building. This area is approximately 37' x 27' in size and occupied by a small paver patio with various groundcover landscaping. These elements would be removed, and the floor would become decorative crushed granite “landscape” gravel, and an Eastern Redbud ornamental tree would be planted in the center. The actual columbarium would be 3' x 10' and 5.5' in height. Soft toned decorative lighting will be installed in the cap of the columbarium. Although all niches are expected to be used in the future, a decorative panel would cover most of the columbarium until additional niches are needed. Around 60 niches would be constructed in the initial buildout of the columbarium.

The area would be encircled with thirteen arbor vitae to provide a buffer from Arlington Heights Road. Ground accent lighting would be installed on the inside of the arbor vitae to provide nighttime illumination. The petitioner has stated that this lighting would not be visible from Arlington Heights Road.

Because the columbarium structure is defined as an accessory structure, and accessory structures are limited to locations in the rear yard only, a Variation to allow the proposed location within the front yard is required. Specifically, the petitioner is seeking a Variation from Section 6.5-2, and the justification for the variation is provided by the petitioner within the packet. Specifically, the petitioner must meet the following criteria:

- **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the R-3 zone**
- **The plight of the owner is due to unique circumstances.**

- **The variation, if granted, will not alter the essential character of the locality.**

Staff supports the proposed variation as the columbarium will be setback behind the front face of the building, will be over 50' setback from the property line along Arlington Heights Road, and will be screened with dense landscaping.

Traffic & Parking

Section 6.12-1(3) of the Chapter 28 requires a detailed traffic study prepared by a licensed traffic engineer for all Special Use Permits located along a major or secondary arterial, however, only if such Special Use is in excess of 5,000 sq. ft. Since the proposed project is approximately 1,000 sq. ft. in area, a detailed traffic study is not required. The proposed columbarium will not alter the parking requirements for the church use and staff is confident that the proposed columbarium will not create any additional traffic.

RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner's request and recommends **approval** of the a Variation from Section 6.5-2 to allow an accessory structure within a front yard, and a Special Use Permit to allow a columbarium on the subject property, located at 1234 N. Arlington Heights Road. This approval shall be subject to the following conditions:

1. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

July 8, 2016

Bill Enright, AICP
Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads