

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Bill Enright, Deputy Director Planning and Community Development
 Meeting Date: April 9, 2014
 Date Prepared: April 3, 2014
 Project Title: St. Viator High School Cafeteria/Buildings & Grounds Addition
 Address: 1213 E. Oakton Street

BACKGROUND INFORMATION

Petitioner: Steve Cashman
 Address: Cashman Stahler Group
 10 E. 22nd Street, Suite 107
 Lombard, Illinois 60148

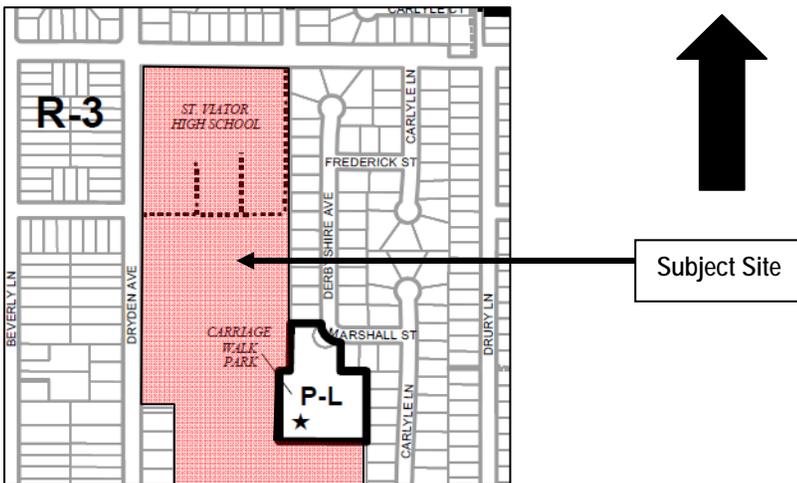
Existing Zoning: R-3, One Family Dwelling District

Requested Action:

- An amendment to Special Use Ordinances 95-087, 00-011, 03-042, 11-058 to allow the demolition of the existing cafeteria and the construction of a new cafeteria with a buildings and grounds garage.

Variations Identified:

- Chapter 28, Section 5.3-2, Floor Area Ratio, Building Coverage, Height, to allow an increase to the maximum allowable building height in an R-3 district from 25' to 27'- 8" for the proposed addition.
- Chapter 28, Section 6.5 to allow a 22'- 3" tall, 3,175 square foot accessory structure, which exceeds the maximum height and area.
- Chapter 28, Section 6.12 to waive the requirement to submit a traffic and parking study by a certified traffic engineer.
- Chapter 28, Section 5.1-3.6 and 5.4 Required Minimum Yards, to allow a reduction to the required east side yard from 62' -6" to 46'-2".



Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One Family Dwelling	Single Family Detached Homes	Single Family Detached
South	R-3, One Family Dwelling	Single Family Detached Homes	Single Family Detached
East	R-3, One Family Dwelling	Single Family Detached Homes/Park	Single Family Detached
West	R-3, One Family Dwelling	Single Family Detached Homes	Single Family Detached

Summary:

The subject site is 39 acres and is zoned R-3, One Family Dwelling District. The north half of the property (20 acres) is occupied by St. Viator High School, while the south half (19 acres) is occupied by the Cleric's of St. Viator. The existing high school facility is three stories tall and has a total floor area of 250,901 square feet. In addition, the parking lot that services said school has a total of 446 parking spaces that are accessible via one driveway along Oakton Street and two driveways along Dryden Avenue.

At this time, St. Viator proposes the following project:

- Demolition of the existing single-story cafeteria at the southeast corner of the building and in its place, construct a new single-story cafeteria and buildings and grounds garage (with mezzanine).
- Construction of a new 3,175 square foot storage building south of the southeast baseball diamond where there is currently a gated enclosure used for storage for athletic related equipment.

The proposed reconstruction of the cafeteria is driven by a number of factors: i: the existing kitchen is 50 years old and is not conducive to today's needs; ii: Currently there is an interior grease trap, which will be relocated to the exterior of the building; iii: The School would like to have a location where awards banquets can be held, rather than hosting these types of events off-site; and iv: the new cafeteria will enable the school to go from 4 lunch periods to 3 lunch periods, which will be beneficial from a scheduling perspective. The proposed storage building will provide a structure to house all of the sports equipment that currently doesn't have a permanent storage location (typically it has been outside on the existing concrete pads near the fields). The Petitioner hopes to begin construction immediately after the current school year ends.

Plat and Subdivision Committee

The Plat and Subdivision Committee met on October 23, 2013 to discuss the project and recommended that the petitioner move forward with the project.

Zoning and Comprehensive Plan

In 1995 the Village Board of Trustees approved Special Use Ordinance 95-087, which granted approved for a private school in an R-3 district. Then on March 6, 2000, the Village Board approved Ordinance 00-011, which amended the underlying Enabling Ordinance and allowed for the construction of a 179-stall parking lot that is located in front of the school. In 2003, the Village Board approved Ordinance 03-042, which amended the underlying special use for the St. Viator High School gymnasium project. This project consisted of two building additions that would be phased in based upon available funding. Phase 1, would include a 50,187 square foot gymnasium along the south building elevation, while Phase 2 would include a 600 square foot elevator addition along the west building elevation. At this time, all phases have been constructed.

At this time, the Plan Commission must review and the Village Board must approve an amendment to the underlying special Use Ordinances. Since the underlying use is not changing, a response to the Special Use Criteria is not necessary as that was addressed previously with the original Special Use.

Several variations are sought, which are outlined in this report, and 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 that zone; and
- The plight of the owner is due to unique circumstances; and
- The variation, if granted, will not alter the essential character of the locality.

Site Related Issues

The proposed building is setback 46'-2" from the east property line, whereas the current building is setback 48'-6". Given the design of the building and layout, this difference is negligible but does require the following variation which staff supports:

- Variation to Chapter 28, Section 5.1-3.6 and 5.4 Required Minimum Yards, to allow a reduction to the required east side yard from 62' -6" to 46'-2".

The petitioner has provided a response to the variation criteria which is included in the packet.

The Petitioner has indicated that the proposed construction parking would be similar to the construction parking for the project in 2003, located along the east side of the northeast baseball diamond. The petitioner has provided a construction staging plan, including information about contractor parking, materials storage, construction timing, etc. on Sheet DD010 of their submittal packet. The temporary construction parking shall be removed upon completion of the project, which is expected to take about one year.

Building Related Issues

With the significant work that St. Viator has done to the site over the past 10 years, one of the key improvements has been that the buildings, in their entirety, are sprinklered. The proposed cafeteria/garage addition will be sprinklered as well. However, the proposed storage building will not be sprinklered. The petitioner has obtained relief from this requirement from the Building Code Review Board, including relief of the required 26 foot fire lane access the storage building. This recommendation from the BCRB will be forwarded to the Village Board concurrent with the Amended Special Use request.

Pursuant to the building elevations, the new single-story cafeteria will be 27'-8" tall, and the maximum height in the R-3 District is 25 feet, therefore the following variation shall be required:

- A variation from Chapter 28, Section 5.3-2, Floor Area Ratio, Building Coverage, Height, to allow an increase to the maximum allowable building height in an R-3 district from 25 to 27'-8" for the proposed addition.

It should be noted that the rest of the school campus have previously received variations to the maximum height restrictions (in 2003, from 25 feet to 42 feet for the existing school and new gymnasium and in 2011, from 25 feet to 42 feet for the proposed elevator addition). However those variations were specific to each portion of the building that exceeded the height maximum.

The proposed development was reviewed and approved by the Design Commission on January 14, 2014. The building addition will incorporate the same architectural style and building elements that are used on the rest of the existing structure. Moreover, the exterior façade will be encased in "brick veneer" and will have a finish that is similar to the existing facility.

With regard to the proposed storage building, the proposed building will be 22'-3" in height and 3,175 square feet in area, both of which exceed the maximum standards for accessory structures on residentially zoned lots. Therefore, the following variation is required:

- A variation from Chapter 28, Section 6.5 to allow a 22'-3" tall, 3,175 square foot accessory structure, which exceeds the maximum height of 15' and area 300 square feet.

Staff supports the variation as these standards are designed for single family residential lots, which are typically 1/5th of an acre. The high school property is 39 acres and includes a variety of outdoor sports activities which require the storage building. In addition the design was approved by the Design Commission with a recommendation to add a St. Viator logo as permitted. This will enhance the property as a lot of equipment is currently not stored.

Tree Preservation & Landscape Related Issues

Based on a site visit, it appears that there will be a loss of one or two trees near the cafeteria/garage addition. The petitioner has designed a landscape plan that includes new trees and foundation landscaping.

Traffic & Parking Issues

The proposed addition will not change the parking lot, and the site parking exceeds code as demonstrated below. It should be noted as well that enrollment is down from peak enrollment several years ago.

	School Population	Parking Ratio	Projected Total
Students	951	1 space / 10 students	95
Faculty/Staff	108	2 spaces / employee	216
Residents	6	2 spaces / resident	12
TOTAL	1,065		323
TOTAL PROVIDED			
			454
SURPLUS / (DEFICIT)			
			131

As part of the formal submittal, a traffic and parking study from a Certified Traffic Engineer is required. However, since this site has already been analyzed by a traffic engineer and the proposed cafeteria is not introducing a new component to the campus, a traffic study is not necessary. Therefore, the following variation is required:

- A variation from Chapter 28, Section 6.12 to waive the requirement to submit a traffic and parking study by a certified traffic engineer.

Neighborhood Meeting

The Petitioner held a Neighborhood meeting on April 22, 2013 to seek feedback on the proposed addition prior to moving forward through the Plan Commission process. One resident was in attendance.

RECOMMENDATION

The Staff Development Committee recommends approval of an amendment to Special Use Ordinances 95-087, 00-011, 03-042, 11-058 and the following variations:

- Chapter 28, Section 5.3-2, Floor Area Ratio, Building Coverage, Height, to allow an increase to the maximum allowable building height in an R-3 district from 25' to 27'- 8" for the proposed addition.
- Chapter 28, Section 6.5 to allow a 22'- 3" tall, 3,175 square foot accessory structure, which exceeds the maximum height and area.
- Chapter 28, Section 6.12 to waive the requirement to submit a traffic and parking study by a certified traffic engineer.
- Chapter 28, Section 5.1-3.6 and 5.4 Required Minimum Yards, to allow a reduction to the required east side yard from 62' -6" to 46'-2".

This recommendation is subject to the following conditions:

1. The temporary parking lot shall be removed once construction has been completed.
2. Compliance with the Design Commission motion dated 1/14/14.
3. Compliance with all applicable Federal, State, and local accessibility, building, and health code requirements.

April 3, 2014

Bill Enright, AICP
 Deputy Director of Planning and Community Development

C: William C. Dixon, Village Manager
 All Department Heads