

Village of Romeoville

A Request for Village Board Action

Date: January 4, 2017

Description/Title: An Ordinance Approving a Special Use Permit for the Romeoville Area Historical Society

Workshop X **Regular** X

Summary:

The Romeoville Area Historical Society (RAHS) has requested approval of a special use permit to convert an existing single family residence located at 14 Belmont Drive into a museum and office in the R-5A Single Family Residential Zoning District. The RAHS is under contract to purchase the property and would close on the property following the approval of the special use permit.

The property is located in the Hampton Park subdivision at the northeast corner of Belmont Drive and Amherst Avenue, immediately west of the United Presbyterian Church.

The following chart describes the zoning and land uses surrounding the property:

	<i>Zoning</i>	<i>Land Use</i>	<i>User or Owner</i>
<i>SITE</i>	R-5A, Single Family Residential	Single Family Residential	United Presbyterian Church
<i>NORTH</i>	R-5A, Single Family Residential	Single Family Residential	Single Family Residential
<i>SOUTH</i>	R-5A, Single Family Residential	Single Family Residential	Single Family Residential
<i>EAST</i>	R-5A, Single Family Residential	Single Family Residential	United Presbyterian Church
<i>WEST</i>	R-5A, Single Family Residential	Single Family Residential	Single Family Residential

Existing Site

The subject property consists of 0.22 acres and is improved with a vacant single family home and detached garage. The existing home is a typical Hampton Park ranch consisting of 1,178 square feet. The property is owned by the United Presbyterian Church and was used in the past as a residence for church staff and storage. The property has now been vacant for several years.

Renovations and Addition

The interior of the building will be opened up to include abundant exhibit space. In addition, office space, restrooms and a kitchenette will be built out. The exterior improvements include new siding, new windows and a new roof. A new walkway and concrete stoop will be provided in the front of the building and a new concrete stoop will be added behind the building.

Furthermore, a 400 square foot addition is proposed on the east side of the building. The addition will feature extra exhibit space. A proposed concrete stoop and sidewalk will connect the addition to the existing detached garage. The detached garage will remain and be used for storage.

Landscaping

The existing mature trees will be preserved and new landscaping will be added to the site. Foundation landscaping will be provided around the building. In addition, two enhanced landscaped areas will be provided at southeast and southwest corners of the property.

Parking

Parking demands will be low for the RAHS. The museum has limited hours and will only have one or two members working at any one time. Also, the museum anticipates hosting a limited amount of open houses and field trips during the year. The Historical Society has an agreement with the adjacent church property to use its parking lot when needed. Also, on-street parking on Belmont Drive and Amherst Avenue is available.

Signage

An identification sign is proposed at the southeast end of the site within the proposed landscaped area. The sign is a freestanding wood sign that will consist of approximately 12 square feet. The height of the sign cannot exceed 6 feet.

Code Exceptions

There are no code exceptions being requested at this time.

Special Use Standards

In order to recommend approval of a proposed special use in a zoning district, the Zoning Code requires guidelines and standards to be met. The following pertains to Special Uses and is copied from the Code:

Section 159.176 Special Uses. No special use permit shall be recommended by the Planning & Zoning Commission unless they have found the following to be evident:

- (1) The establishment, maintenance, or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- (2) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood;
- (3) The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- (4) Adequate utilities, access roads, drainage, or other necessary facilities have been or are being provided;
- (5) Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets; and,
- (6) The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as those regulations may in each instance be modified by the Village Board pursuant to the recommendations of the Planning & Zoning Commission.

Recommendation / Comments by Other Boards or Commissions:

The Planning and Zoning Commission held a Public Hearing on December 13, 2016. They recommended approval of the Special Use Permit.

Action Requested by Village Board:

Approval, Denial, or Approval with comments

Aerial Photo:



Presenter: S.W.R.

Dept. Manager: _____

Proofed by: _____

Village Manager: _____