

February 17, 2011

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

Subject: DuPage County ZBA Case Z10-074

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced case under review by DuPage County.

Christopher Stilling, Assistant Director of Community Development, presented the petition. DuPage County has received a filing for a public hearing for a conditional use to build a religious institution in the R-4 Single Family Residence District. The petition is for the property at 1620 S. Highland Avenue. As the subject property is located within the ultimate municipal boundaries of the Village of Lombard, the Village has received notice of the public hearing from the County and has been asked to provide comments or concerns regarding this petition.

Staff would like to solicit the input and a recommendation of the Plan Commission regarding this petition. Staff has informed the County that this matter is being brought forward to the Plan Commission and the Village Board for consideration.

Upon review of the proposed religious institution, in accordance with Dupage County Zoning Ordinance and the Village of Lombard Zoning Ordinance, staff found that the plan meets the County zoning regulations, but not all provisions of the Lombard Zoning Ordinance. According to DuPage County Zoning Ordinance, the subject property is located in the R4 - Single Family Residence District. If the property were to be annexed into the corporate limits of the Village of Lombard, it would ultimately be designated as R1 – Single Family Residential, per the recommendation and the Annexation Strategies Plan and Comprehensive Plan.

The principal structure is proposed to be located twenty-five and a half (25.5) feet from the western property line, which is considered the rear yard of the property. According to the County's R4 - Single Family

Residence District, structures are only required to maintain a rear yard setback of twenty-five (25) feet. However, the Village of Lombard's R1 –Single Family Residential requires a rear yard setback of forty (40) feet. As such, there is a fourteen and a half (14.5) foot rear yard deficiency, which would require that the structure be moved to the east or a variation be obtained.

The County Zoning Ordinance allows a maximum Floor Area Ratio (FAR) of 0.35 in their R4 - Single Family Residence District. With a Floor Area Ratio of only 0.12, the building meets the County requirement; however, the County Zoning Ordinance does not require a minimum open space requirement (as defined by the Lombard Zoning Ordinance). The Village of Lombard's R1 – Single Family Residential requires a minimum open space of fifty percent (50%). When calculating the open space on the subject property, the proposed plan only provides forty-six percent (46%) open space.

It is important to note that while the subject property is located within the Glenbard Fire Protection District, the Village of Lombard Fire Department is the contracting agency that would be obligated to respond to any fire and/or EMS calls.

The Lombard Fire Department raised a number of concerns relative to the site plan, and its impact on fire and rescue. The Fire Department requires eighteen (18) foot wide fire lanes, not less than fifteen (15) feet from the building, that are contiguous around the building. The proposed plans illustrate that the only vehicular access point to the proposed structure would be on the eastern elevation. As no fire lanes have been provided, access for a motor vehicle fire apparatus would not be possible around the entire building. The proposed structure would be setback three hundred and twenty (320) from the eastern property line. Due to the setback of the structure and linear site configuration of the subject property, motor vehicle fire apparatus access and maneuverability around the proposed building would be challenging. Staff also notes that the drive aisles are shown at twenty-four (24) feet; however, it is reduced to twenty-two (22) feet at the landscape islands. Per the Lombard Zoning Ordinance requirements, the drive aisles would need to be no less than twenty-four (24) feet wide at any point. Lastly, the plan does not show the placement of fire hydrants. A number of fire hydrants may be required due to the distance from the building to the adjacent right-of-way.

The Private Engineering Services Division raised a number of concerns regarding the proposed site plan. The engineering issues are specifically important relative to Standard #5 of the DuPage County Zoning Ordinance - *Increase the potential for flood damages to adjacent property*. The petitioner would need to satisfactorily address the following comments made by the Private Engineering Services Division:

The proposed use (Religious Institution) is considered a conditional use in the County R4 - Single Family Residence District and the Village of Lombard R1 – Single Family Residential. As such, conditional use approval would initially be required.

The DuPage County Zoning Ordinance requires that each conditional use adhere to a set of seven standards for conditional uses. The standards outlined in the DuPage County

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Zoning Ordinance are similar to those required by the Village of Lombard Zoning Ordinance as they address the potential impact that the development could have on the surrounding area. Staff believes that the proposed plans do not meet the following standards for conditional uses required of the DuPage County Zoning Ordinance:

2. Increase the hazard from fire or other dangers to said property.

Staff Response: See attached Lombard Fire Department comments.

5. Increase the potential for flood damages to adjacent property.

Staff Response: Insufficient information provided relative to stormwater improvements. The minimum Village of Lombard open space requirements are not met.

6. Incur additional public expense for fire protection, rescue or relief.

Staff Response: See attached Lombard Fire Department comments.

Based upon the submitted site plan, staff finds that the proposed use in its current location could present a negative impact upon adjacent properties. While the Village recognizes that religious institutions are allowed as a conditional use in the County's R4 - Single Family Residence District, they are subject to meeting the seven standards. As previously noted, the proposed site plan has failed to address a number of stormwater and utility issues. The lack of information does not provide staff with the ability to form a reasonable recommendation on the proposed conditional use. Furthermore, the Lombard Fire Department also raised a number of concerns relative to the site plan, and its impact on fire and rescue. Ultimately, these provisions are important to ensure that the standards for conditional uses are met. As Village staff believes that the petition meets the required standards, staff requests that the Plan Commission make a recommendation to the Village Board to adopt a resolution of objection for County ZBA case Z10-074.

Chairperson Ryan then opened the meeting for comments among the Commissioners.

Commissioner Olbrysh asked about the width of the lot. Mr. Stilling stated that the lot is 100 feet wide.

Commissioner Olbrysh asked if the lot was south of the chapel. Mr. Stilling stated that it is just south of the Christadelphian Chapel.

Commissioner Olbrysh stated that he agrees with staff. He noted that the lot seemed to be very narrow for a religious institution and there would be some parking issues. Mr. Stilling stated that they would meet the minimum parking requirements of the Lombard Zoning Ordinance, which is based upon the number of seats provided in the institution. Staff did note that from a site prospective, staff looked at some shared access opportunities, particularly the property to the north. There may be opportunity for shared access and parking that can address some of the concerns.

Commissioner Olbrysh asked if the surrounding area consisted of the baseball field, chapel, lot in question and office building. Mr. Stilling replied, yes.

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On a motion by Commissioner Olbrysh and seconded by Commissioner Sweetser the Plan Commission recommended by a roll call vote of 4-0 that the Board of Trustees adopt a Resolution of Objection for DuPage County ZBA Case Z10-074.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission