

**VILLAGE OF LOMBARD**  
**INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission                      HEARING DATE: August 20, 2007

FROM: Department of                                      PREPARED BY: Michelle Velazquez, AICP  
          Community Development                                      Planner I

**TITLE**

**PC 07-28; 1420 S. Meyers Road:** The petitioner, Fellowship Reformed Church, is requesting that the Village execute an Annexation Agreement and take the following actions associated with the agreement:

1. Annex the property to the Village of Lombard immediately following contiguity between the Village corporate limits and the subject property; and
2. Grant a conditional use for an existing religious institution located on the subject property.

**GENERAL INFORMATION**

Petitioner/Property Owner: Fellowship Reformed Church  
  1420 S. Meyers Road  
  Lombard, IL 60148

**PROPERTY INFORMATION**

Existing Zoning:                      DuPage County R3 Single Family Residence District

Existing Land Use:                      Religious Institution

Size of Property:                      Approximately 157,118 Square Feet / 3.6 Acres

Comprehensive Plan:                      Public and Institutional

Surrounding Zoning and Land Use:

North:                      Property in Unincorporated DuPage County zoned R-3 Single-Family Residence District and developed as a single-family residences

- South: Property in Unincorporated DuPage County zoned R-3 Single-Family Residence District and developed as Knollcrest Funeral Home and York Township government offices
- East: Property in Unincorporated DuPage County zoned R-4 Single-Family Residence District and developed as a single-family residences
- West: Property in Unincorporated DuPage County zoned R-3 Single-Family Residence District and developed as York Center Elementary School and former Waste Management property to be redeveloped as an addition to Knoll Crest Park.

## ANALYSIS

### SUBMITTALS

This report is based on the following documents which were filed with the Department of Community Development:

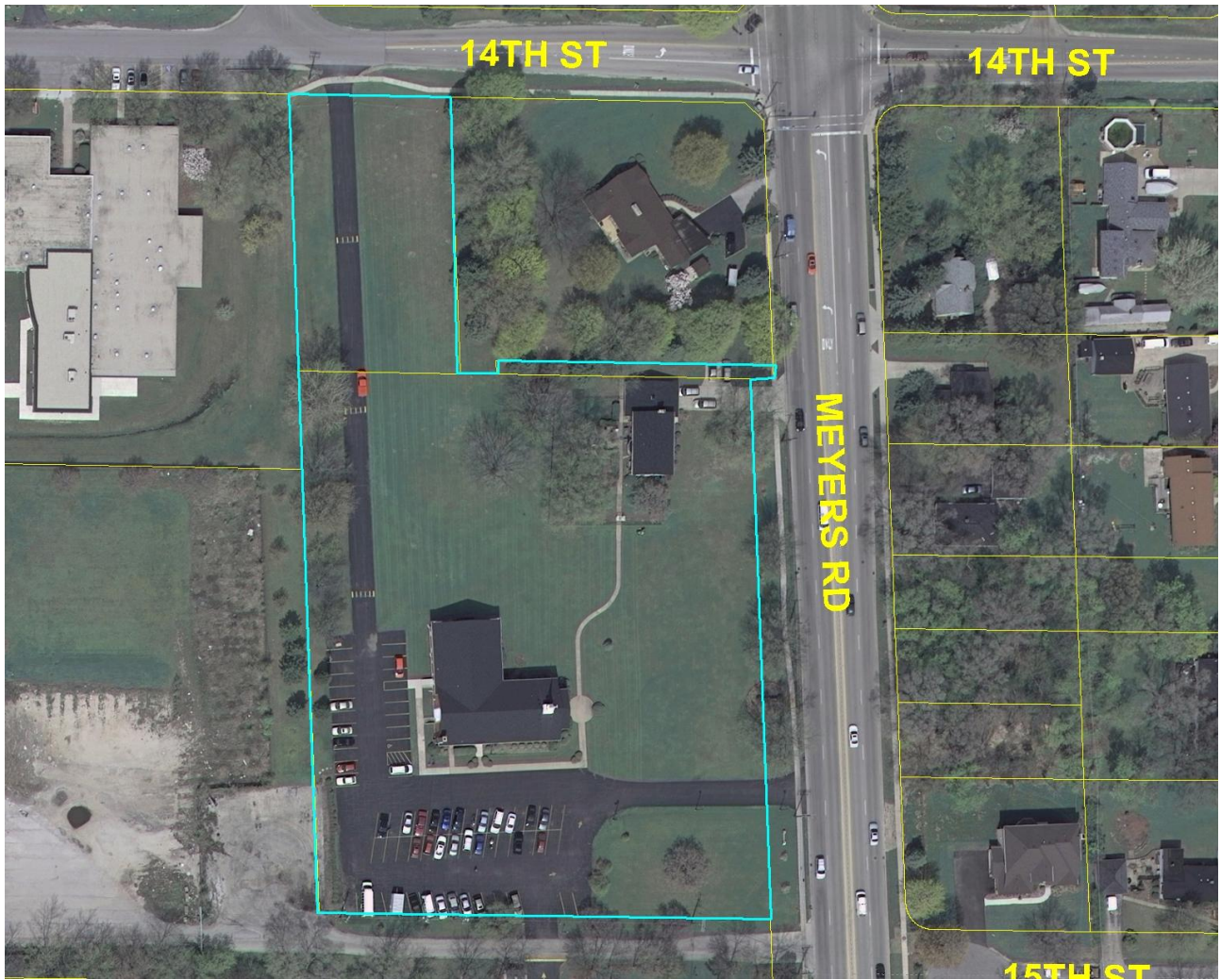
1. Petition for Public Hearing dated August 13, 2007.
2. Meyers Road Subdivision Plat, prepared by Wright and Company Consulting Engineers and dated September 2, 1958.
3. Site plan for proposed South Booster Station, prepared by staff for DuPage County petition Z5348-07.
4. Aerial Photograph of the subject property.

### DESCRIPTION

The petitioner is requesting approval of an annexation agreement with the Village of Lombard. This agreement will allow the petitioner to receive utility services from the Village and will outline the terms of annexation once the site becomes contiguous to the Village corporate limits.

Staff has been advised by legal counsel that although state law allows annexation agreements with owners of non-contiguous territory, (65 ILCS 5/11-15.1-1 et seq.) case law requires that all public hearings required to facilitate the agreement must be conducted prior to approval of any annexation agreement. Therefore, the petitioner is applying to the Village for annexation and a conditional use for a religious institution. The Village Board will be asked to approve the agreement (and hence the associated zoning amendments and relief) but not an ordinance authorizing the annexation. Annexation will not occur until contiguity is established.

As part of the annexation agreement, the petitioner will grant an easement to the Village to construct a booster pump station on the northern parcel with frontage on 14<sup>th</sup> Street. As the property is currently unincorporated, the Village has received approvals through DuPage County to construct the booster pump station (Z5348-07), see Appendix A. The annexation agreement does not include any zoning actions to be taken by the Village relative to the booster pump station as it is an exempt essential service pursuant to Section 155.217 of the Lombard Zoning Ordinance.



## **INTER-DEPARTMENTAL REVIEW COMMENTS**

### **ENGINEERING**

Private Engineering Services has no objection to the petition.

### **PUBLIC WORKS**

The Public Works Department has no comments on the petition.

### **BUILDING AND FIRE**

The Fire Department/Bureau of Inspectional Services has no comments on the petition.

### **PLANNING**

#### **Compatibility with the Comprehensive Plan**

The Comprehensive Plan recommends Public and Institutional uses at this location. A religious institution is consistent with the recommendation of the Comprehensive Plan.

#### **Compatibility with Surrounding Land Uses**

Single family residences are located to the north and east of the subject property. Immediately south of the subject property is Knollcrest Funeral Home. There are also several institutional uses in the vicinity which include York Center School, York Township government offices, and Knoll Crest Park. The existing religious institution is compatible with the surrounding land uses.

With respect to the proposed booster station, the annexation agreement stipulates that the Village install landscape plant materials around the perimeter of the booster station easement for screening purposes. Moreover, the facility will not be regularly staffed or emanate noise.

#### **Compliance with the Zoning Ordinance**

The existing religious institution is considered a legal non-conforming conditional use under DuPage County. As part of the annexation agreement, the subject property will be granted a conditional use for a religious institution and zoned R1 Estate Residential upon annexation.

There are two structures located on the subject property which include the church building and pastor's residence. Both structures meet the minimum setback requirements for the R1 Estate Residential District, as noted in the table below.

<b>R1 District Requirements</b>	<b>Required</b>	<b>Existing Church</b>	<b>Existing Residence</b>
Front Yard	30'	166'	53'
Interior Side Yard	7.5'	126'	10'
Rear Yard	40'	75'	240'

The Fellowship Reformed Church is not proposing any improvements to the subject property at this time. Any future improvements would be required to meet the full provisions of the applicable code.

**Compliance with the Subdivision and Development Ordinance**

The subject property includes three tracts of land. The existing church and residence are located on Lot 1 of Meyers Road Subdivision. Just north of the existing residence is a vacant parcel, approximately ten feet (10') in width. This parcel, described as the south ten feet (10') of Lot 1 in Havenga's Plat of Survey was previously part of the residential property at the southwest corner of 14<sup>th</sup> Street and Meyers Road. The northern parcel is currently improved with an asphalt driveway which provides access to the church parking lot from 14<sup>th</sup> Street.

As part of the annexation agreement, Fellowship Reformed Church will be granting an eighty foot (80') by eighty foot (80') easement on the northern parcel to construct a booster pump station. At which time the subject property is annexed into the Village, the Fellowship Reformed Church will execute a release and termination of the booster station easement and the Village shall purchase fee simple title to the booster station easement property. The booster station easement will be subdivided from the remaining portion of the subject property.

**Compliance with the Sign Ordinance**

The petitioner is not proposing any signage at this time. Any future signage must meet the full provisions of the Sign Ordinance.

**FINDINGS AND RECOMMENDATIONS**

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and find that it will meet the standards for conditional uses, subject to the conditions of approval. As such, the IDRC recommends that the Plan Commission make the following motion recommending **approval** of this petition:

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Based on the submitted petition and the testimony presented, the requested relief **complies** with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 07-28, subject to the following condition:

1. The petitioner shall enter into an annexation agreement for the subject property.

Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Assistant Village Manager/Director of Community Development

DAH:MV

att  
c. Petitioner

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APPENDIX A: ORDINANCE OF APPROVAL FOR Z5348-07 (DUPAGE COUNTY)

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**APPENDIX B: SITE PLAN FOR PROPOSED SOUTH BOOSTER STATION**