

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

God's Congregation Worship Center, 401 W. St. Charles Road

June 21, 2021

Title

PC 21-16

Petitioner

God's Congregation Worship Center
18071 Luther Ave
Lombard IL 60148

Property Owner

Jason Cooper
403 W. St Charles Road
Lombard, IL 60148

Property Location

401 W. St. Charles Road
06-07-207-003
Trustee District 1

Zoning

B2 General Neighborhood Shopping District

Existing Land Use

Commercial building

Comprehensive Plan

Community Commercial

Approval Sought

Conditional use

Prepared By

Tami Urish
Planner I



LOCATION MAP

PROJECT DESCRIPTION

The petitioner requests a conditional use for a religious institution. They propose to lease one of the two spaces in the building. No exterior modifications are proposed.

APPROVAL(S) REQUIRED

The petitioner, God's Congregation Worship Center, requests a conditional use pursuant to Section 155.414(C)(22) of the Lombard Village Code to allow for a religious institution to operate on the subject property located within the B2 General Neighborhood Shopping District.

EXISTING CONDITIONS

The subject property is currently developed with a commercial building and associated parking lot with 16 parking spaces with access to St. Charles Road.

PROJECT STATS

Lot & Bulk

Parcel Size: 17.632 sq. ft.
Building Area: 10,323 sq. ft.

Submittals

1. Petition for a public hearing;
2. Description of the request, prepared by the petitioner;
3. Response to Standards for a Conditional Use, prepared by the petitioner;
4. Plat of Survey and floor plan documents; and
5. Resident email, dated 6/7/2021.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division noted while the space has a fire sprinkler system that would allow more than 50 people, any occupancy over 50 people would trigger this type use to go from a Business use (B under the International Building Code) to an Assembly use (A under the IBC). Assembly uses change bathroom fixture counts, egress requirements (number and width of exits, exit door hardware, etc.), along with possible fire alarm changes, etc. As long as the occupancy limit is approved and set at less than 50 people, the Building Division has no comments.

Fire Department:

The Fire Department has no comments regarding the petition.

Public Works:

Public Works has no comments regarding the petition.

Private Engineering Services:

Private Engineering Services (PES) has no comments regarding the petition.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	R4 and CR	Apartment building; duplex; open space (Village's Finley-Crescent Basin)
South	B2PD	Multi-tenant mixed commercial strip mall
East	R4	Burr Oak Apartments
West	R4	Apartment building

Religious institutions are listed as conditional uses in almost all zoning districts with the exception of Conservation Recreation Districts which it is not listed at all, and Office Districts which it is a permitted use. The subject property is predominantly surrounded by higher density residences and within a small neighborhood shopping district across the street. Religious institutions have historically been considered to be compatible with residential uses. Therefore, staff finds the use of the property to be compatible.

2. *Comprehensive Plan Compatibility*

The property has a Comprehensive Plan designation of Community Commercial. It will share the building with an engineering office located at 403 W. St. Charles Road. Staff finds that the proposed religious institution is compatible with the intent of the area and ultimately the Comprehensive Plan.

3. *Zoning Compatibility*

The building was built in 1918 and is situated in a unique lot that comes to a point at a three-way intersection on a minor arterial road. A mail order business was located in the building in 1961. In the 1990s, the two interior units had an extensive interior remodel and housed general offices thereafter. There are no planned improvements or signage for the space at this time.

The Zoning Ordinance provides for religious institutions as conditional uses in the B2 District. Staff reviewed the petition for a conditional use and finds it complies with the standards for conditional uses established in the Zoning Ordinance. The proposed use will not create any negative impacts to other users in the area.

The property has a parking lot with sixteen (16) parking spaces including one (1) ADA parking space. The operation of the center is during non-business hours. The parking schedule (§ 155.602 - Off-street parking; Table 6.3) allows an occupancy limit of 48 individuals.

Zoning History

August 23, 2004: Ordinance 5531 (BOT 04-08) A variation granted from the provisions of Chapter 151 of the Code of Lombard, Illinois, for the subject property to allocate 0.07 ac-ft of detention volume off-site in the Village's Finley-Crescent Basin.

FINDINGS & RECOMMENDATIONS

Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 21-16:

Based on the submitted petition and the testimony presented, the proposed conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 21-16, subject to the following conditions:

1. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. This approval shall be subject to the occupancy limit of 48 individuals on the property; and

3. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner



God's Congregation Worship Center

Church Name: God's Congregation Worship Center

Current Address: 1S071 Luther Ave., Lombard, IL 60148

Hours of Operation:

Monday through Friday 6:00pm to 9:00pm

Saturday 10:00am to 5:00pm

Sunday 8:00am to 1:00pm

Leadership:

Carl Mabins, Pastor, President and Board Member

Gina Mabins, Board Member

Marshon Lewis, Board Member

Janet Greenhouse, Board Member

Linda Lang, Board Member

Phone Number: (630) 620-0810

Website: gwcw@carlmabinsministry.com

Membership: 41

The mission of GCWC is to make disciples of Jesus Christ for the transformation of the world, and our local churches provide the most significant place to make disciples. As a part of the vision, we all have to do our part in order to fulfill this mission by moving toward our preferred future.

The vision of GCWC is meeting people, meeting needs, meeting Christ." Our organization will be "living and giving God's hope for all times."

Our Goals:

1. To have at least 50% of the congregation actively involved in at least one ministry away from the church property that is "meeting people, meeting needs, meeting Christ".
2. As a congregation, to become familiar with the cultures represented in the neighborhood.

GCWC hosts cultural celebrations at the church. Education designates one month of Sunday School when all ages learn about the Great Commission and how to talk about Christ outside of the congregation. The Worship Committee will organize a "Christ for the World" worship service in a neighborhood park and involve the church's neighbors in its planning.

VII. STANDARDS FOR CONDITIONAL USES

The following is an excerpt from the Lombard Zoning Ordinance. A detailed response to all of these standards should be provided for all conditional uses of the Lombard Zoning Ordinance.

SECTION 155.103 (F)(8) OF THE LOMBARD ZONING ORDINANCE:

No conditional use shall be recommended by the Plan Commission unless it finds:

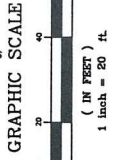
1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare; **God's Congregation Worship Center (GCWC) is an Illinois Not-for-Profit, that looks to help the community, from all walks of like, through Jesus Christ. We are non-denomination church with a diverse membership from many different cultural backgrounds. Our current services include, Sunday School and Sunday Service.**
2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located; **We will conduct our activities with respect to the capacity and safety standards set fourth. Our staff and members will consistently be briefed on these standards.**
3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; **GCWC has a long-term intent to lease signed at 401 W. St Charles Rd. It sits on about .4 acres.**
4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided; **The church will not require, from the community, additional infrastructure to accommodate its needs.**
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; **GCWC will operate Monday through Friday from 6:30pm – 9:00pm; Saturday 9:00am – 5:00pm; Sunday 9:00am – 1:00pm. As of right now the only services we have is Sunday School and Sunday Service however we do meet and conduct choir rehearsal during the weekday on the aforementioned times.**
6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and, **The proposed Conditional Use will not be contrary to the current Comprehensive Plan for the Village of Lombard. We will accept the property in its as is condition.**
7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission. **GCWC is an Illinois Not-for-Profit and will have a certificate of occupancy with the Village of Lombard once zoning is complete. This requires us to have thorough inspections, including fire and safety standards. Additional operation information on GCWC, as well as its mission and values, can be found on our website.**

ALTA/ACSM "LAND TITLE SURVEY"

LOT 1, IN ST. CHARLES, PRESENT RECONFIGURATION BEING A SUBDIVISION IN THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREBY RECORDED APRIL 4, 2000 AS DOCUMENT 8000-40985, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 401-403 WEST ST. CHARLES ROAD, LOMBARD, ILLINOIS

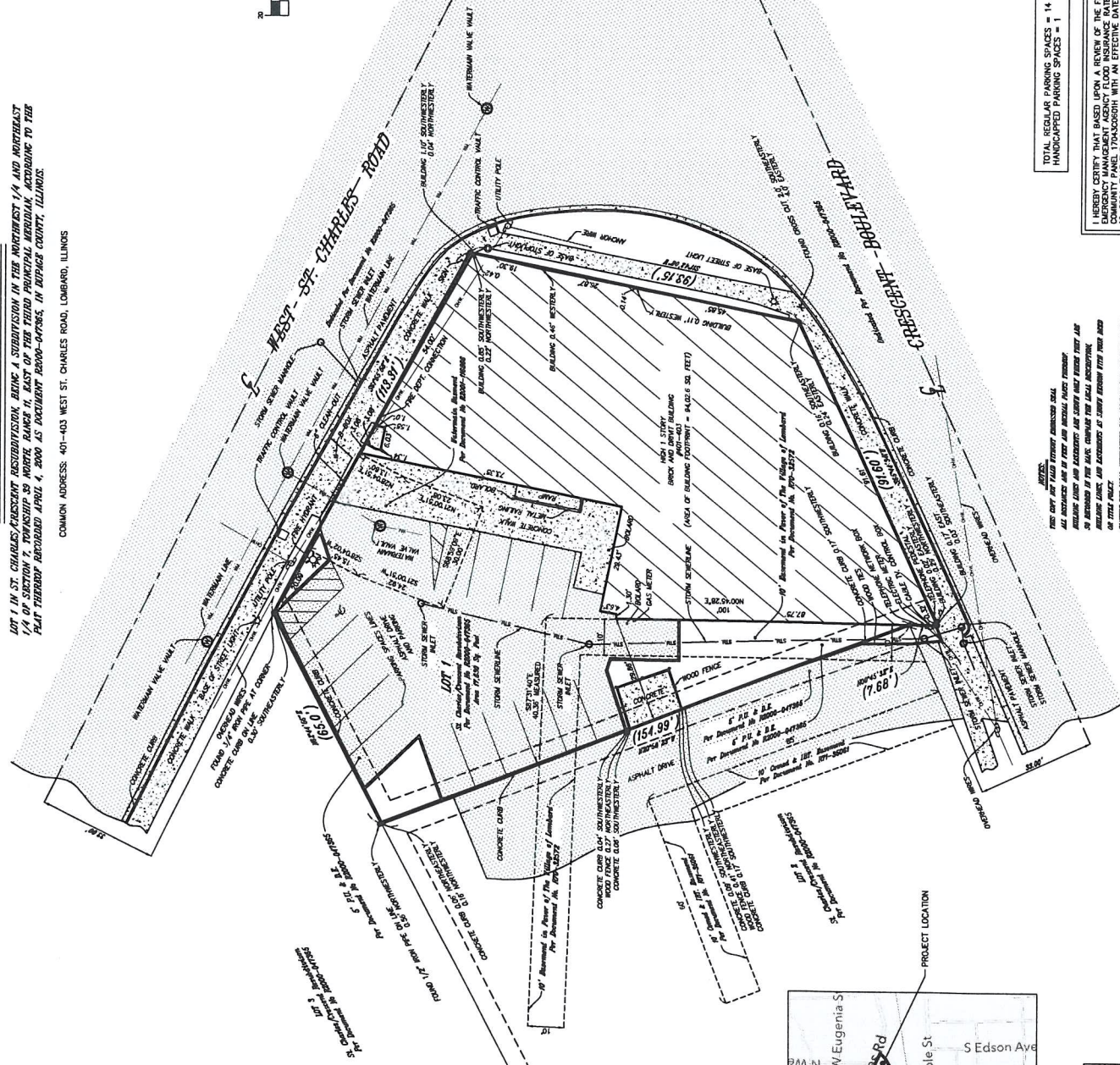
NELSON SURVEYORS, LLC
418 S. CASS AVENUE
WESTMONT, ILLINOIS 60559
NELSONSURVEYORS.COM
(630) 436-6520 OFFICE
(630) 436-6528 FAX



MY LICENSE EXPIRES NOVEMBER 30, 2016

STATE OF ILLINOIS
COUNTY OF DUPAGE
CERTIFIED TO:
CHESAIRE TITLE ASSURANCE COMPANY
PO BOX 87474
CHICAGO, ILLINOIS

THIS IS AN ALTA/ACSM SURVEY AND THE SURVEYOR HAS MADE A REASONABLE INSPECTION OF THE PROPERTY AND THE RECORDS OF THE PUBLIC RECORDS TO VERIFY THE ACCURACY OF THE SURVEY. THE SURVEYOR HAS NOT CONDUCTED A FULL TITLE SURVEY AND THEREFORE DOES NOT GUARANTEE THE ACCURACY OF THE SURVEY. THE SURVEYOR HAS NOT CONDUCTED A FULL TITLE SURVEY AND THEREFORE DOES NOT GUARANTEE THE ACCURACY OF THE SURVEY. THE SURVEYOR HAS NOT CONDUCTED A FULL TITLE SURVEY AND THEREFORE DOES NOT GUARANTEE THE ACCURACY OF THE SURVEY.

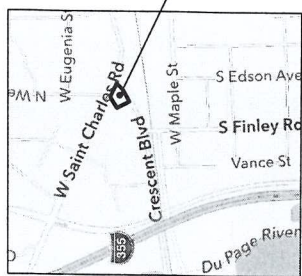


TOTAL REGULAR PARKING SPACES = 14
HANDICAPPED PARKING SPACES = 1

I HEREBY CERTIFY THAT BASED UPON A REVIEW OF THE FEDERAL BUREAU OF SURVEYING AGENCY FLOOD INSURANCE RATE MAP FOR THE AREA OF THE PROPERTY PLATTED HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AS DESIGNATED BY FLOOD INSURANCE RATE MAP.

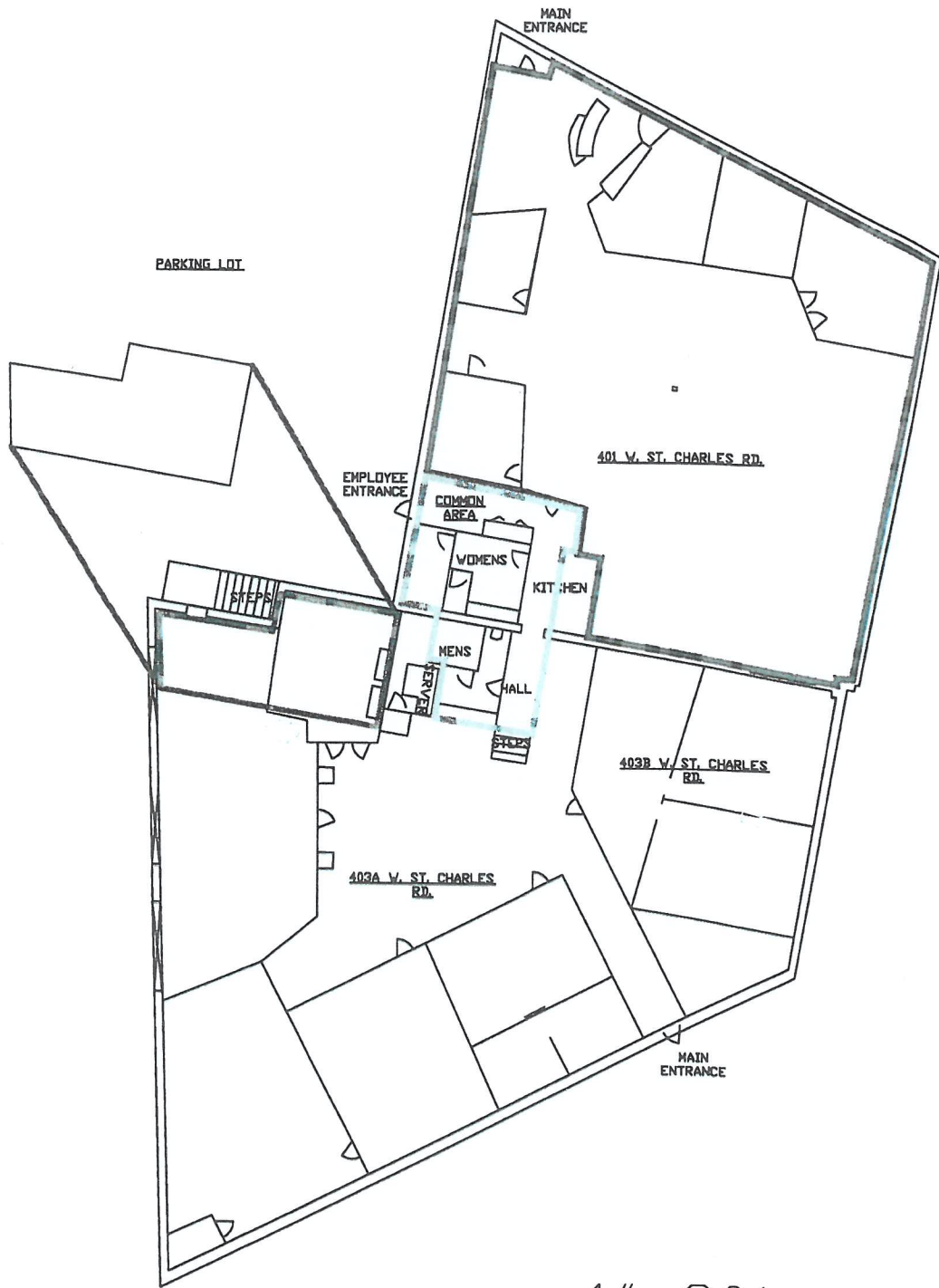
NOTES:
THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE ILLINOIS SURVEYING ACT AND THE ILLINOIS PROFESSIONAL LAND SURVEYOR BOARD RULES AND REGULATIONS. THE SURVEYOR HAS MADE A REASONABLE INSPECTION OF THE PROPERTY AND THE RECORDS OF THE PUBLIC RECORDS TO VERIFY THE ACCURACY OF THE SURVEY. THE SURVEYOR HAS NOT CONDUCTED A FULL TITLE SURVEY AND THEREFORE DOES NOT GUARANTEE THE ACCURACY OF THE SURVEY. THE SURVEYOR HAS NOT CONDUCTED A FULL TITLE SURVEY AND THEREFORE DOES NOT GUARANTEE THE ACCURACY OF THE SURVEY.

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MONUMENT MAP (NOT TO SCALE)

PREPARED FOR:	CHESAIRE TITLE ASSURANCE COMPANY
DATE:	JULY 30, 2015
SCALE:	1" = 20'
BY:	MJK
REV:	15-129
	PLAT NO./REV. 96-1



1" = 20'

May 14, 2021

To the Village of Lombard Planning Committee

To Whom it May Concern:

Pastor Carl Mabins is a wonder! We partnered over 5 years ago to serve communities in DuPage County as we provided mentoring programs in district 45 grammar, jr. high and high schools. Before we teamed up, he was already providing meals, athletic shoes and mentoring in Addison, Lombard, and unincorporated Oak Brook Terrace. His church community was strategic to community development, which is what attracted our team at Christ Church of Oak Brook to view him as a strategic partner. At that time, I served as the church's Director of Domestic Mission and then the eventual architect of Resilient which became the not-for-profit arm of our local community ministry on which Pastor Carl served as a board member.

Any community would be blessed to welcome Reverend Mabins, his love for collaboration and his church family. He is a drum major of community unity and his love of God and all peoples cannot do nothing but improve the surroundings and relationships of all of whom he befriends. It was a blessing to enjoy him as a leader on the local pastoral council most of whom are DuPage county pastors. Please do not miss this opportunity to have this wonderful congregation planted with you in community.

Most sincerely,

Dr. Felecia E. Thompson

Adjunct Professor Northern Seminary

YORK CENTER CHURCH OF THE BRETHREN

1 south 071 Luther Avenue
Lombard, IL 60148
630-627-7411
Pastor Christy J. Waltersdorff

June 8, 2021

To The Planning Committee and Lombard Village Board,

It is my pleasure to write a letter of reference for Pastor Carl Mabins and God's Congregation Worship Center. I have known Pastor Carl for over eight years when his congregation began sharing our church building. We have had a strong relationship with good communication during this time.

God's Congregation Worship Center is the home of a vibrant and welcoming faith community. They have been a positive influence in our neighborhood and surrounding area.

We will miss them in our building but fully support their desire to find their own space for worship and fellowship.

Feel free to contact me if you have questions or seek further comment.

Sincerely,

Pastor Christy J. Waltersdorff

Kohn, Jeannie

From: Jeannie Fons <jofons@yaho.com>
Sent: Monday, June 7, 2021 9:14 AM
To: Ganser, Jennifer
Subject: Case No. PC 21-16

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.


I have questions about the zoning for conditional use of the property covered by Case PC 21-16, PIN 06-07-207-003, 401 W. St. Charles Road, Lombard.

1. Where will people park for the religious services? Parking is very limited.
2. How many days and/or nights a week will this building be used for services?
3. What religion will be using this building?
4. If Muslim, will there be a call to prayer (Adhan) that is broadcast from a loudspeaker five times a day?
5. Will the religion want to put a cross or spire on the building (like Veggie Tales wanted to do on the Main Street theater many years ago)?

If #4 is in place, this is totally unacceptable in a residential area. Also, the traffic will increase at a corner that is already very busy.

Please address these issues at the Public Hearing.

Thank you,
Jeannine Fons


Lombard