

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION

For Inclusion on Board Agenda  
Resolution or Ordinance (Blue)   X   Waiver of First Requested  
Recommendations of Boards, Commissions & Committees (Green)  
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Huliseberg, Village Manager *John*

DATE: April 8, 2009 (BOT) Date: April 16, 2009

TITLE: PC 09-04: 528 E. Madison Street (Lombard Mennonite Church)

SUBMITTED BY: Department of Community Development *(MM)*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests that the Village take the following actions on the subject property:

- A. Approval of a conditional use for an existing religious institution on property located in the R2 Single Family Residence District;
- B. Approval of a conditional use for a Planned Development;
- C. Major Plat of Subdivision approval to establish the subject property as a lot of record. (DISTRICT #5)

The Plan Commission recommended approval of this petition with amended conditions. The petitioner is requesting a waiver of first reading.

Please place this item on the April 16, 2009 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X	_____
Finance Director X	_____
Village Manager X	_____
Date	4/9/09

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.





**MEMORANDUM**

**TO:** David A. Hulseberg, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development

**DATE:** April 16, 2009

**SUBJECT:** PC 09-04; 528 E. Madison Street (Lombard Mennonite Church)

Attached please find the following items for Village Board consideration as part of the April 16, 2009 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 09-04;
3. An Ordinance granting approval of a planned development and religious institution, subject to conditions.
4. Plans associated with the petitioner's request.
5. Revised preliminary engineering plans attached as exhibit "A"

The Plan Commission recommended approval of zoning actions associated with this petition with conditions at their March 16, 2009 meeting. Subsequent to the meeting, the petitioner has revised their preliminary engineering plans to address some of the drainage concerns (attached as exhibit A), along with revising their site plan to accommodate conditions approved by the Plan Commission and items included in the IDRC. The petitioner has been working with staff to revise their preliminary engineering to address Village of Lombard and DuPage County stormwater requirements. Based on the petitioner's revised engineering plans, the final engineering review will require the petitioner to obtain an easement from the Creative Montessori Learning Center located to the northeast and provide an emergency overflow route to Madison Street or Edgewood Avenue.

The petitioner has requested a waiver of the first reading of the ordinance.



VILLAGE OF LOMBARD  
 255 E. Wilson Ave.  
 Lombard, Illinois 60148-3931  
 (630) 620-5700 Fax (630) 620-8222  
 www.villageoflombard.org



April 2, 2009

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

Village President  
 William J. Mueller  
 Village Clerk  
 Brigitte O'Brien

**Subject: PC 09-04; 528 E. Madison Street (Lombard Mennonite Church)**

Trustees  
 Greg Alan Gron, Dist. 1  
 Richard J. Tross, Dist. 2  
 John "Jack" T. O'Brien, Dist. 3  
 Dana L. Moreau, Dist. 4  
 Laura A. Fitzpatrick, Dist. 5  
 Rick Soderstrom, Dist. 6

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village take the following actions on the subject property:

1. Approval of a conditional use for an existing religious institution on property located in the R2 Single Family Residence District;

2. Approval of a conditional use for a Planned Development;

3. Major Plat of Subdivision approval to establish the subject property as a lot of record.

*"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on March 16, 2009.

Peter Graber, 537 N Craig Place, Lombard, IL 60148, presented the petition. Mr. Graber stated that the church was seeking the expansion to allow for 3 things; Sunday school classroom space, larger fellowship area and expanded worship area. He further indicated that the church has been considering the expansion for the last 4 years. Mr. Graber further stated that the church held a neighborhood meeting on March 5<sup>th</sup> with the adjacent neighbors. He said that area residents expressed concern with 3 items; exterior lighting, use of the facility & activities and landscaping.

Nevin Hedlund, 7985 Lake Street, River Forest, IL was introduced as the petitioner's architect. Mr. Hedlund referenced a scale model they had prepared which highlights the proposed addition. He stated that much of the addition would not be seen from Madison Street. Mr. Hedlund said that the proposed addition would have setbacks consistent with the existing building and that the proposed addition is proposed to meet the existing needs of the facility. He stated that the church has a stable population with 183 members which matches the required parking. The fellowship space is needed to accommodate tables and chairs so that

the members can be in the same room. The addition would be attached to the lower level. It would include 3 classrooms, coat area, kitchen and storage area. This would match the existing church's needs. Mr. Hedlund referenced the elevations showing a colored rendering. He stated that the elevations would match the existing materials. With reference to engineering issues, Mr. Hedlund indicated that their plan was a work in progress and that they feel they can address all the issues, per staff's request. He said the entire building would be sprinklered. The church has been at their location since 1954 and wishes to stay in Lombard.

Vice Chairperson Flint opened the meeting for public comment.

Michelle Vossen, 561 S Fairfield, Lombard, IL 60148 stated that she lives directly north of the church and represents many of the neighbors to the north. She said they were concerned about the flooding and referenced several photos she brought highlighting the flooding issues. She also stated that she wanted to make sure that the neighbors had the ability to provide input for any future expansions. She said she likes having them as neighbors and hopes to continue the good relationship.

John Lata, 555 S Fairfield, Lombard, IL 60148 stated he lives to the north and he said they experience a lot of flooding as a result of the existing parking lot. He said he does not object to the expansion and just wanted to make sure that the proper drainage is being provided.

Mr. Hedlund responded to the neighbor's comments stating that the church plans to add a detention facility to the north which will control the water. He referenced the petitioner's engineering plan which shows a detention facility directly north of the proposed addition. He stated that the detention would not only satisfy the proposed addition, but it would potentially alleviate some of the existing issues from the parking lot. He indicated that staff provided some comments about the engineering plans. He said they are experienced in handling the water issues like this site and thinks this will be a benefit.

Michelle Vossen, 561 S Fairfield, Lombard, IL 60148 asked where the detention pond was in relation to the parking lot and that the majority of the water flow is from the parking lot and that the proposed detention location would not alleviate their concerns.

Mr. Hedlund responded by saying they want to address the issues and they believe, with staff's help, they will do so and that is their goal.

Commissioner Burke asked if the petitioner has to meet the requirement of the DuPage Stormwater Ordinances. Staff replied, yes.

Commissioner Cooper asked how the petitioner could address the neighbors concerns about collecting some of the water from the parking lot.

Mr. Hedlund discussed their preliminary engineering and grading stating that they do plan to provide some slope from the parking to the detention pond to capture some of the water. He said they are not capturing it all, but they could revise it to capture more.

Vice Chairperson Flint then requested the staff report.

Christopher Stilling, Assistant Director, presented the staff report. Staff drafted the IDRC report to submit to the public record in its entirety. The petitioner is proposing to construct a 5,500 square foot building addition to the northwest portion of the existing church on the subject property. The addition will serve as an area of congregation (fellowship hall) and will not create any additional seating for the principal use of the facility, which is the church. As the use is currently operating under legal non-conforming status and expansion of the legal non-conforming structure is being proposed, the petitioner is seeking a conditional use for a religious institution to allow the property to operate in compliance with the Zoning Ordinance.

Under the guidance of staff, the petitioner is also seeking conditional use approval to establish the subject property as a planned development. The planned development process will provide both the Village and the Church with the ability to review future development plans through a site plan approval process and general parameters can be established to effectuate future development on the property.

As the property is cumulatively over one (1) acre and is currently an assortment of assessment plats, the petitioner is seeking major plat of subdivision to establish the subject property as a lot of record.

Mr. Stilling stated that staff provided the Commissioners with comments from the Public Works and Building and Fire Departments for inclusion into the IDRC.

The Comprehensive Plan identifies this site for Public and Institutional Uses. As the existing religious institution is the principal use of the property, the use of the property adheres to the recommendation of the Comprehensive Plan. The petitioner's site modifications are consistent with the existing institutional nature of the property.

The subject property is zoned R2 Single Family Residence District, which generally allows single-family development. The subject property is predominantly surrounded by single family residences; however, a learning center (Creative Montessori Learning Center) is located directly north of the subject property and a public park is located to the south across Madison Street. Religious institutions have historically been considered to be compatible with single family residential uses. Therefore, staff finds the use of the property to be compatible.

The proposed building addition will meet all of the bulk requirements of the underlying R2 - Single Family Residential District; as such, staff is supportive of the proposed addition as depicted on the site plan. The pastoral residence on the southeast portion of the subject property is currently located 2.87 feet from the eastern property line where six feet is required. This existing residence would remain legal non-conforming. Any future expansion of this residence would either have to meet the current zoning requirements or seek a variation for the side yard setback.

Establishing a planned development for the Lombard Mennonite campus is consistent with other religious institution uses within the Village. The Village previously established planned

developments for St. Pius in 2007, St. John's in 2005 and Christ the King in 2004. Multiple principal buildings are only allowed in the R2 Single Family Residential District properties through approval of a planned development (Section 155.208(B) of the Zoning Ordinance). As currently configured, the church, parking lot and pastoral residence are all located on different assessment plats. As such, consolidating the three (3) separate parcels into one lot of record and establishing a planned development would allow Lombard Menmonite to function as a unified campus from a zoning perspective.

The Zoning Ordinance requires religious institutions to provide one parking space per three seats in the worship area. The petitioner has indicated to staff that the church has 183 seats, which would require the site to provide 61 parking spaces. According to the site plan, 61 spaces are provided on site, including the required (3) accessible spaces. The proposed building addition is intended to serve as an ancillary space only. The worship area itself will remain unaffected by the addition. As the parking requirements are based upon seating in the worship area, no additional parking is required on the premises as part of this addition.

As previously noted, the only improvements proposed for the property specifically relate to the proposed building addition located on the northwest side of the existing structure. At its closest point, the building addition would be setback approximately 33.98' from the western property line. This is consistent with the setbacks of the existing building. As required by Code, the petitioner is also proposing a detention facility to accommodate the addition, as the current property does not have stormwater detention.

The petitioner has submitted conceptual building elevations for the proposed addition. The exterior of the proposed addition will be of masonry construction with a cast stone base, which is consistent with the existing building. The use of clerestory windows will be prominent on the north and west elevations to allow for a greater amount of natural lighting.

During a site visit, it was discovered that the dumpster located on eastern portion of the subject property (next to the garage) was not properly screened per Section 155.710 of the Lombard Zoning Ordinance. According to the Section 155.710 of the Zoning Ordinance, the dumpster shall be screened with a solid six (6) foot fence on all four sides. As the subject dumpster does not have screening on any side, a condition of approval shall require the dumpster to meet all screening provisions set forth in the Zoning Ordinance.

The petitioner has submitted responses to the standards. It is important to note that the standards regarding Planned Deviations are not applicable to this petition and that staff supports their responses provided that response to standard #7 be changed to indicate the legal non-conforming setbacks. Furthermore staff is recommending approval of PC 09-04, subject to the conditions outlined.

In reference to the conditions of approval, Mr. Stilling stated that staff would like to add a condition 4 to read, The existing single family residence located at the southeast corner of the site shall be permitted with respect to the east side yard setback as a legal non-conforming structure.



Vice Chairperson Flint then opened the meeting for comments among the Commissioners.

Commissioner Sweetser stated that she wants to make sure the items raised by the residents are addressed. She asked if there was anything extra planned with regards to lighting.

Mr. Stilling indicated that if they plan to add anything else, they would have to meet the requirements of the Zoning Ordinance.

Commissioner Olbrysh asked about building lighting.

Mr. Hedlund indicated that some lighting over doors would be provided, however it would shielded to prevent going over onto adjacent properties.

Commissioner Olbrysh asked if the old building and new building would be sprinklered.

Mr. Stilling indicated that they both would be sprinklered.

Commissioner Cooper raised the issues about fire access as it relates to the proposed detention area. She asked if what is shown is sufficient and if not, would the Plan Commission see revised plans prior to proceeding.

Mr. Heniff responded by stating that the petitioner would be required to revise their plans as part of their final engineering review.

Commissioner Cooper stated she would like to see the revised plans and made a motion to continue the item until the April 20, 2009 Plan Commission meeting. No Commissioners 2<sup>nd</sup> the motion, therefore the motion failed.

Commissioner Burke motioned to approve PC 09-04. The motion was seconded by Commissioner Sweetser.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed all **complies** with the standards required by the Lombard Zoning Ordinance and Subdivision and Development Ordinance; and, therefore, moved that the Plan Commission find that the findings included as part of the Inter-departmental Review Report be the findings of the Plan Commission and therefore, by a roll call vote of 4 to 1, recommends to the Corporate Authorities **approval** of the zoning actions associated with PC 09-04 subject to the following amended conditions:

1. The petitioner shall develop the site in accordance with the Site Plan, prepared by Nevin Hedlund Architects, Inc., dated February 5, 2009.

2. That the petitioner shall satisfactorily address the comments included within the IDR report.

3. All dumpsters located on the subject property shall be properly enclosed per Section 155.710 of the Lombard Zoning Ordinance.

4. The existing single family residence located at the southeast corner of the site shall be permitted with respect to the east side yard setback as a legal non-conforming structure.

Respectfully,

**VILLAGE OF LOMBARD**

*Stephen Flint*

Stephen Flint, Vice Chairperson  
Lombard Plan Commission

c. Petitioner  
Lombard Plan Commission

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

**TO:** Lombard Plan Commission  
**HEARING DATE:** March 16, 2009  
**FROM:** Department of Community Development  
**PREPARED BY:** Michael S. Toth  
Planner I

**TITLE**

**PC 09-04: 528 E. Madison Street (Lombard Mennonite Church):** The petitioner requests that the Village take the following actions on the subject property:

- A. Approval of a conditional use for an existing religious institution on property located in the R2 Single Family Residence District;
- B. Approval of a conditional use for a Planned Development.
- C. Major Plat of Subdivision approval to establish the subject property as a lot of record.

**GENERAL INFORMATION**

**Property Owner/Petitioner:** Lombard Mennonite Church  
528 E. Madison Street  
Lombard, IL 60148

**PROPERTY INFORMATION**

**Existing Land Use:** Religious Institution  
**Size of Property:** 116, 800 Square Feet (2.68 Acres)  
**Comprehensive Plan:** Recommends Public and Institutional Uses

**Existing Zoning:** R2 – Single Family Residential District

**Zoning and Land Use Surrounding the Planned Development:**

**North:** R2 Single Family Residence District – developed as a Learning Center, known as Creative Montessori Learning Center

South: CR Conservation/Recreation District – developed as a Public Park, known as Madison Meadows  
East: R2 Single Family Residence District – developed as single family homes  
West: R2 Single Family Residence District – developed as single family homes

## ANALYSIS

## SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on February 12, 2009:

1. Petition for Public Hearing.
2. Response to Standards for Conditional Uses
3. Response to Standards for Planned Developments
4. Site Plan, prepared by Nevin Hedlund Architects, Inc., dated February 5, 2009.
5. Landscape Plan, prepared by Grant & Power Landscaping, dated February 12, 2009.
6. Preliminary Engineering Plan, prepared by Roake and Associates, Inc., dated February 13, 2009.
7. Plat of Resubdivision, prepared by Roake and Associates, Inc., dated February 13, 2009.

## DESCRIPTION

The petitioner is proposing to construct a 5,500 square foot building addition to the northwest portion of the existing church on the subject property. The addition will serve as an area of congregation (fellowship hall) and will not create any additional seating for the principal use of the facility, which is the church. As the use is currently operating under legal non-conforming status and expansion of the legal non-conforming structure is being proposed, the petitioner is seeking a conditional use for a religious institution to allow the property to operate in compliance with the Zoning Ordinance.

Under the guidance of staff, the petitioner is also seeking conditional use approval to establish the subject property as a planned development. The planned development process will provide both the Village and the Church with the ability to review future development plans through a site plan approval process and general parameters can be established to effectuate future development on the property. The initial parameters established by the Planned Development

would consist of the existing site as an "as-is" situation, which means that any existing zoning issues that may exist would be covered under this blanket approval.

As the property is cumulatively over one (1) acre and is currently an assortment of assessment plats, the petitioner is seeking major plat of subdivision to establish the subject property as a lot of record.

## INTER-DEPARTMENTAL REVIEW COMMENTS

### ENGINEERING

The PES Division of Community Development has the following comments on this petition (also see attached for redlines):

- 1) The stormwater detention as shown does not appear to operate properly. Further information is required to determine how the system will function.
- 2) As there is no separate storm sewer available, a variance must be obtained from the Village Board to allow for the connection of the storm sewer detention system to the combined sewer in Madison Street.
- 3) A new manhole will be required over the combined sewer at the point where the storm sewer system connects. Also, a 2' inlet will be required at the property line for the storm line.
- 4) Max slope on embankments to be 3:1.
- 5) A 30' wide access area from the right-of-way to the detention area shall be included with the stormwater detention easement.
- 6) An additional valve must be placed on the new watermain at the property line.
- 7) The water main between the new valves shall be 8" DIP, polywrapped.
- 8) The 2" copper service shall be tapped either from the 12" main in Madison Street, or the 8" main from item #4.
- 9) All work to be performed to Village standards and details, including full lane/panel replacement for street patches, etc.

### PUBLIC WORKS

### FIRE AND BUILDING

## PLANNING

### Compatibility with the Comprehensive Plan

The Comprehensive Plan identifies this site for Public and Institutional Uses. As the existing religious institution is the principal use of the property, the use of the property adheres to the recommendation of the Comprehensive Plan. The petitioner's site modifications are consistent with the existing institutional nature of the property.

### Compatibility with Surrounding Land Uses

The subject property is zoned R2 Single Family Residence District, which generally allows single-family development. The subject property is predominantly surrounded by single family residences; however, a learning center (Creative Montessori Learning Center) is located directly north of the subject property and a public park is located to the south across Madison Street. Religious institutions have historically been considered to be compatible with single family residential uses. Therefore, staff finds the use of the property to be compatible.

### Compliance with the Zoning Ordinance

The proposed building addition will meet all of the bulk requirements of the underlying R2 - Single Family Residential District; as such, staff is supportive of the proposed addition as depicted on the site plan. The pastoral residence on the southeast portion of the subject property is currently located 2.87 feet from the eastern property line where six feet is required. This existing residence would remain legal non-conforming. Any future expansion of this residence would either have to meet the current zoning requirements or seek a variation for the side yard setback.

### Zoning History

Lombard Mennonite Church was established as a religious institution in 1954. The west wing of the existing structure was built in 1958; the office area and sanctuary were built in 1975. The subject property contains the church building, pastoral residence and parking facilities. In 1986, Lombard Mennonite proposed a 2,000 square foot addition (as part of PC 86-25) to the northern portion of the existing church. As the use of the property was also considered legal non-conforming at that time, conditional use approval was also needed to establish the religious institution use as conforming in respects to the Zoning Ordinance. As the petitioner withdrew the petition on November 7, 1986, conditional use approval was never achieved and the Lombard Mennonite Church continued (without any structural additions) to run as a legal non-conforming use.

As there have been no zoning actions ever taken for the subject property and since the use was established prior to current Zoning Ordinance regulations, the religious institution use remains legal non-conforming. The proposed site improvements being proposed as part of this petition

constitute a substantial change to the property and zoning actions are required before the petitioner can proceed with their improvements.

*Approve conditional use for a planned development and religious institution*

Establishing a planned development for the Lombard Mennonite campus is consistent with other religious institution uses within the Village. The Village previously established planned developments for St. Pius in 2007, St. John's in 2005 and Christ the King in 2004. Multiple principal buildings are only allowed in the R2 Single Family Residential District properties through approval of a planned development (Section 155.208(B) of the Zoning Ordinance). As currently configured, the church, parking lot and pastoral residence are all located on different assessment plats. As such, consolidating the three (3) separate parcels into one lot of record and establishing a planned development would allow Lombard Mennonite to function as a unified campus from a zoning perspective.

As noted earlier, the subject use is consistent with the Comprehensive Plan and surrounding land uses. The Comprehensive Plan recommends a Public and Institutional use for the subject property. The R2 Single Family Residential District allows for a number of other Public and Institutional uses (as conditional uses), such as colleges and universities, schools (public and private), civic buildings and hospitals. Approving the conditional use for the religious institution would essentially be codifying a use that has been present on the subject property for over half a century and would remain consistent with other institutional uses that currently operate in the R2- Single Family Residential District.

*Parking*

The Zoning Ordinance requires religious institutions to provide one parking space per three seats in the worship area. The petitioner has indicated to staff that the church has 183 seats, which would require the site to provide 61 parking spaces. According to the site plan, 61 spaces are provided on site, including the required (3) accessible spaces. The proposed building addition is intended to serve as an ancillary space only. The worship area itself will remain unaffected by the addition. As the parking requirements are based upon seating in the worship area, no additional parking is required on the premises as part of this addition.

*Compliance with the Subdivision and Development Ordinance*

This project constitutes a major development as noted within the Subdivision and Development Ordinance (the building addition is greater than 2,000 square feet in size). The subject property has full public improvements along Madison Street. As part of the planned development approval and as required by the Zoning Ordinance, a plat of subdivision will be required to make the subject property a lot of record.

Should any additional public improvements be required as part of the agreement or if additional terms and conditions be required as part of the project, a separate development agreement will be created. However, at this time, such an agreement is not needed.

Other Site Considerations

Site Layout

As previously noted, the only improvements proposed for the property specifically relate to the proposed building addition located on the northwest side of the existing structure. At its closest point, the building addition would be setback approximately 33.98' from the western property line. This is consistent with the setbacks of the existing building. As required by Code, the petitioner is also proposing a detention facility to accommodate the addition, as the current property does not have stormwater detention.

Traffic

As the site already contains the same facilities and activities that are currently located on the property, additional traffic will not be an issue. Aside from the proposed addition, no future expansions to any existing facilities on the subject property are proposed. The new building addition is intended to accommodate patrons who are already in use of the facility, thus it will not create a greater influx of users.

Building Elevations

The petitioner has submitted conceptual building elevations for the proposed addition. The exterior of the proposed addition will be of masonry construction with a cast stone base, which is consistent with the existing building. The use of clerestory windows will be prominent on the north and west elevations to allow for a greater amount of natural lighting.

Trash Enclosures

During a site visit, it was discovered that the dumpster located on eastern portion of the subject property (next to the garage) was not properly screened per Section 155.710 of the Lombard Zoning Ordinance. According to the Section 155.710 of the Zoning Ordinance, the dumpster shall be screened with a solid six (6) foot fence on all four sides. As the subject dumpster does not have screening on any side, a condition of approval shall require the dumpster to meet all screening provisions set forth in the Zoning Ordinance.

Lighting

As no new parking facilities are to be added, any lighting issues shall be addressed during the building permit review process as they pertain to the actual facilities.

**FINDINGS AND RECOMMENDATIONS**

Staff believes that the proposed uses and requested relief is compatible with the surrounding area, the previously approved planned development, the Comprehensive Plan and the Zoning Ordinance and is appropriate for the site. Based on the above, the Inter-Departmental Review



Committee recommends that the Plan Commission make the following motion recommending approval of this petition, subject to the conditions as outlined:

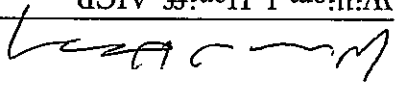
Based on the submitted petition and the testimony presented, the proposed ordinance amendment does comply with the standards required by the Lombard Zoning Ordinance; and that granting a planned development is in the public interest and enhances the subject property; therefore I move that the Plan Commission adopt the findings included within the Inter-department Group Report as the findings of the Lombard Plan Commission, and recommend to the Corporate Authorities **approval** of the PC 09-04, subject to the following conditions:

1. The petitioner shall develop the site in accordance with the Site Plan, prepared by Nevin Hedlund Architects, Inc., dated February 5, 2009.

2. That the petitioner shall satisfactorily address the comments included within the IDR report.

3. All dumpsters located on the subject property shall be properly enclosed per Section 155.710 of the Lombard Zoning Ordinance.

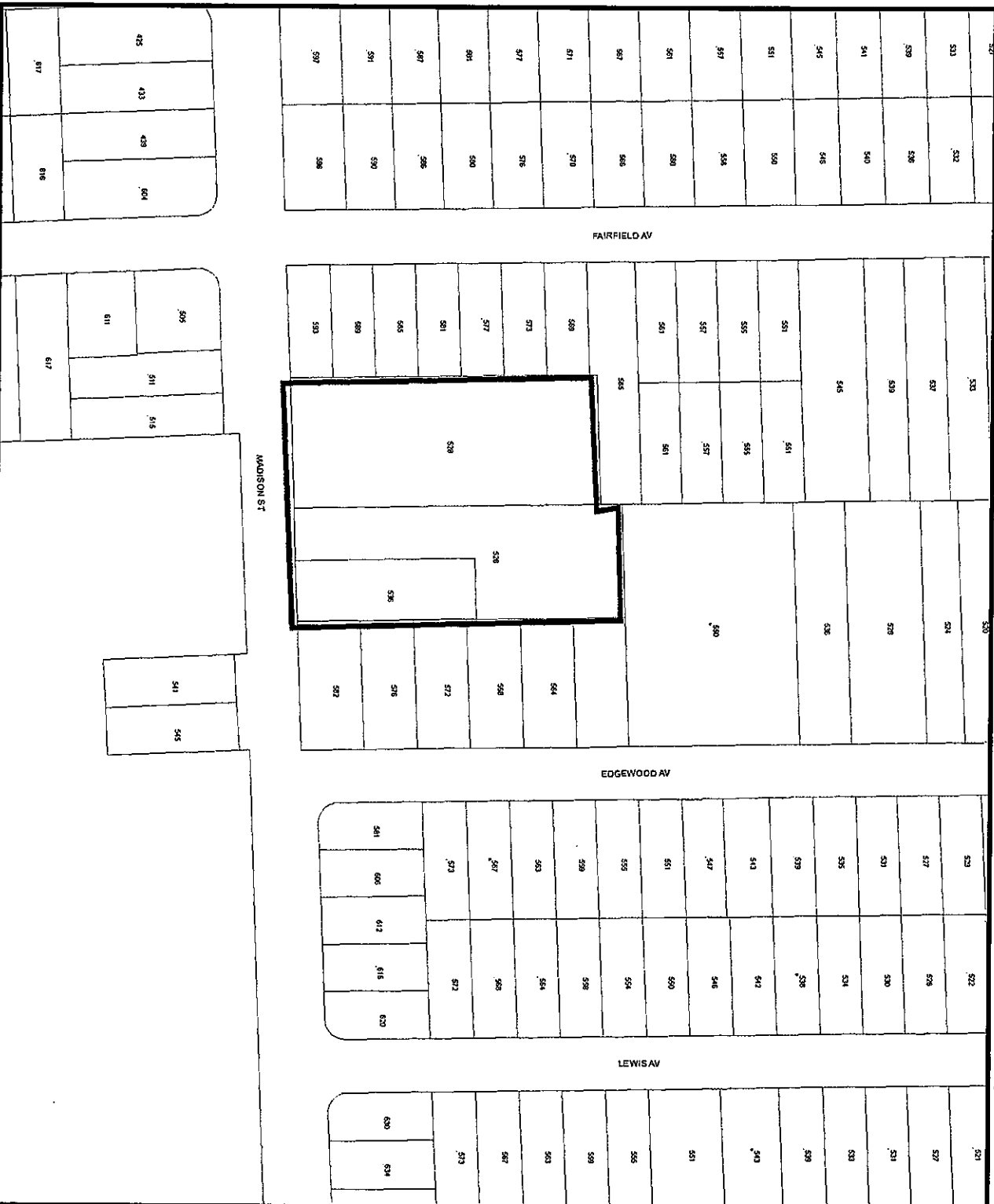
Inter-Departmental Review Group Report Approved By:

  
\_\_\_\_\_  
William J. Heniff, AICP  
Director of Community Development

att

c: Petitioner

# PC 09-04: 528 E. Madison Ave (Lombard Mennonite)



- Addresses
- Centerline
- JURIS
- - - DPC TRAIL
- - - RIVER
- + R/R
- TOLLWAY
- Parcels
- limits-poly
- Active Cases
- - - Boundary Agreement

176 ft



## Village of Lombard

### Standards for Conditional Use

#### Lombard Mennonite Church February 10, 2009

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;  
**RESPONSE:** The Lombard Mennonite Church is an existing legal non-conforming use. The applicant is planning on constructing a fellowship hall addition of approximately 5,500 square feet. In order to proceed with the process the applicant wishes to bring the use into conformance with requirements for a Conditional Use within the R2 Zoning District. The church is an existing approximately 11,750 square foot religious facility used primarily on Sundays and Wednesday for the purpose of worship and fellowship. The existing structure is constructed of mainly brick with wood siding accents and wood and glass windows requiring only periodic maintenance similar to the surrounding residential homes. There is an existing parking lot on the subject property that fully accommodates the parking requirements for the facility. Worship services and fellowship activities are held entirely within the facility resulting in minimal impact to the surrounding properties.
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.  
**RESPONSE:** The religious facility is comprised of a community of parishioners that are regular visitors to the building. The facility does not contain equipment or services that would draw people from outside the congregants. The facility and surrounding grounds are well maintained consistent with the surrounding properties.
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;  
**RESPONSE:** The properties surrounding the existing facility have been developed as residential properties with the exception of the property directly to the north which contains the Creative Montessori Learning Center. The facility is bounded on the south by Madison Street and Madison Meadows is located on the property directly across Madison Street.
4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;  
**RESPONSE:** The existing facility is currently connected to the public utilities located along Madison Street.

## Village of Lombard

### Standards for Conditional Use

#### Lombard Mennonite Church

February 10, 2009

Page 2

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;

**RESPONSE:** Ingress and egress to the facility currently exists via a single curb cut on Madison Street.

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,

**RESPONSE:** The existing religious facility (The Lombard Mennonite Church) is a split level facility consisting of a total of approximately 11,750 square feet and a building footprint consisting of 6,961 square feet. The church is located on two lots that total 100,409 square feet (2.3 acres). The existing location and configuration of the facility provides an abundance of open space adjacent to the surrounding properties creating a park like setting. The Lombard Mennonite Church is an established facility having been in the community for 54 years offering religious services to the local community. The Lombard Mennonite Church's long standing roots contribute to the diverse fabric and stability of the community which are specific goals of the Comprehensive Plan for the Village of Lombard.

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.

**RESPONSE:** As this is an existing facility it is the applicant's understanding that the facility is in conformance with the applicable regulations of the district.

## Village of Lombard

### Standards for Planned Developments

#### Lombard Mennonite Church

February 10, 2009

#### A. General Standards

1. Except as modified by and approved in the final development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.  
**RESPONSE:** As an allowed Conditional Use within the R2 Zoning District the proposed planned development shall comply with the requirements for the R2 District.
2. Community sanitary sewage and potable water facilities connected to a central system are provided.  
**RESPONSE:** The existing religious facility and the existing pastoral residence are currently connected to the Village of Lombard's sanitary sewage and potable water utilities. The proposed addition to the religious facility will also be connected to the Village of Lombard's sanitary and potable water utilities in accordance with village requirements.
3. The dominant use in the proposed planned development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.  
**RESPONSE:** The dominant use in the proposed planned development is the existing Lombard Mennonite Church which is a split level facility exhibiting a scale and selection of building materials that are similar and compatible with the surrounding detached single family residences. Upon completion of the proposed fellowship hall addition the entire planned development will have a footprint of approximately 14,424 square feet on 2.68 acres. The factors noted above relate directly to the goals of the Comprehensive Plan to increase and maintain open space and create residential neighborhoods that are well balanced, diverse exhibiting a strong sense of community.
4. That the proposed planned development is in the public interest and is consistent with the purposes of this Zoning Ordinance.  
**RESPONSE:** The existing facility is home to the Lombard Mennonite Church a faith based organization that offers worship and fellowship opportunities to the surrounding community. The facility is currently located within an R2 District and is allowed as a conditional use within the district.

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5. That the streets have been designed to avoid:

a. Inconvenient or unsafe access to the planned development;

**RESPONSE:** Access to the existing parking lot associated with the religious facility is provided by means of access point from Madison Street. The access point to the lot is at approximately the mid-point between Edgewood Ave. and Fairfield. The mid-block access point is ideal to avoid any potential conflicts at the intersection of Madison St. & Edgewood Ave. and Madison St. & Fairfield Ave. The petitioner does not propose any new streets within the planned development.

b. Traffic congestion in the streets which adjoin the planned development;

**RESPONSE:** The existing parking lot associated with the religious facility contains 61 parking spaces with access to the lot via Madison Street. The only time that the facility and parking lot are fully utilized is on Sunday during worship services and fellowship activities. The main drive aisle within the parking lot is approximately 250 feet long which will alleviate the potential for vehicle stacking on Madison Ave.

c. An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned development.

**RESPONSE:** The existing religious facility and existing pastoral residence located within the proposed planned development currently do not utilize the Village of Lombard's public facilities. The Lombard Mennonite Church is located on approximately 2.6 acres of land which the church uses for their activities.

B. Standards for Planned Developments with Use Exceptions

The ordinance approving the Final Development Plan for the planned development may provide for uses in the planned development not allowed in the underlying district, provided the following conditions are met:

1. Proposed use exceptions enhance the quality of the planned development and are compatible with the primary uses.

**RESPONSE:** The petitioner is not requesting any Use Exceptions.

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2. Proposed use exceptions are not of a nature, nor are located, so as to create a detrimental influence in the surrounding properties.  
**RESPONSE: The petitioner is not requesting any Use Exceptions.**
  3. Proposed use exceptions shall not represent more than 40% of the site area or more than 40% of the total floor area, whichever is less. However, in a residential planned development area no more than 10% of the site area or the total floor area shall be devoted to commercial use; furthermore, no industrial use shall be permitted.  
**RESPONSE: The petitioner is not requesting any Use Exceptions.**
- C. Standards for Planned Developments with Other Exceptions

The Village Board may approve planned developments which do not comply with the requirements of the underlying district regulations governing lot area, lot width, bulk regulations, parking and sign regulations, or which require modification of the subdivision design standards when such approval is necessary to achieve the objectives of the proposed planned development, but only when the Board finds such exceptions are consistent with the following standards:

1. Any reduction in the requirements of this Ordinance is in the public interest.

**RESPONSE: The interior side yard setback at the east end of the existing pastoral residence located in the southeast corner of the planned development, fronting Madison Street, is approximately 4 feet. The minimum interior side yard setback within an R2 District is 6 feet. The subject building is a single family residential structure and the east side of the house faces the side of the detached garage on the neighboring lot. In order to provide the required side yard setback the existing home, including foundations, would have to be demolished and rebuilt which would place an undue hardship on the petitioner.**

2. The proposed exceptions would not adversely impact the value or use of any other property.

**RESPONSE: It would appear that the current setback requirements in the R2 District were established after construction of The Lombard Mennonite Church and the homes in the vicinity of the proposed planned development. In addition to the Lombard Mennonite Church there are several homes bordering the proposed planned development that appear to not meet the setback requirements for the R2**

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District. Given that the east end of the home encroaches only approximately two feet into the required side yard setback and that other structures on the properties surrounding the proposed planned development also encroach upon the required setback the value and use of the other properties are not adversely impacted.

3. That such exceptions are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned development as well as those of the surrounding properties.

**RESPONSE:** As the exception being requested is for an existing condition this item does not apply to the proposed planned development

4. That the overall floor area of the planned development shall not exceed by more than 40% the maximum floor area permitted for the individual uses in each applicable district.

**RESPONSE:** The overall floor area of the existing church, the proposed addition to the church and the pastoral residence located on the proposed planned development is equal to 14,424 square feet which leaves 102,485 square feet of open space (87% open space). The area of the existing buildings and the proposed addition are well under the maximum allowable area noted.

5. That in residential planned developments the maximum number of dwelling units allowed shall not exceed by more than 40% the number of dwelling units permitted in the underlying district.

**RESPONSE:** The proposed planned development does not contain any residential buildings.

6. That all buildings are located within the planned development in such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:

a. The front, side or rear yard setbacks on the perimeter of the development shall not be less than that required in the abutting zoning district(s) or the zoning district underlying the subject site, whichever is greater.



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**RESPONSE:** With the exception of the setback associated the existing home noted above the setbacks of the existing buildings and the proposed addition are greater than those listed in the Zoning Code for the R2 District.

b. All transitional yards and transitional landscape yards of the underlying zoning district are complied with.

**RESPONSE:** Transitional yards and transitional landscape yards are not required as the proposed planned development abuts properties within the same zoning district.

c. If required transitional yards and transitional landscape yards are not adequate to protect the privacy and enjoyment of property adjacent to the development, the Plan Commission shall recommend either or both of the following requirements:

1) All structures located on the perimeter of the planned development must set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses;

**RESPONSE:** Transitional yards and transitional landscape yards are not required as the proposed planned development abuts properties within the same zoning district.

2) All structures located along the entire perimeter of the planned development must be permanently screened with sight-proof screening in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses.

**RESPONSE:** Transitional yards and transitional landscape yards are not required as the proposed planned development abuts properties within the same zoning district.

7. That the area of open space provided in a planned development shall be at least 25% more than that required in the underlying zone district.

**RESPONSE:** The lot area of the proposed planned development is equal to 116,909 square feet (2.68 acres). The footprint of the existing Lombard Mennonite Church, the proposed addition to the church and the pastoral residence located on the proposed planned development is equal to 14,424 square feet which leaves 102,485 square feet of open space. This is equal to 88% open space for the proposed planned development. In accordance with the requirements for an R2 Zoning District the

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minimum open space required for the proposed planned development is 58,455 square feet. In order to meet the above noted requirement the open space would need to be increased to 73,069 square feet. The proposed planned development exceeds the minimum requirement by 29,416 square feet which is equal to 75% more than the minimum required 50% open space in an R2 District.

**NEVIN HEDLUND ARCHITECTS, INC.**  
7985 Lake Street, River Forest, Illinois 60305  
Telephone: 708.771.7117 Facsimile: 708.771.7124  
Website: www.HedlundArchitects.com

March 25, 2009

Mr. Christopher Stilling  
Assistant Director of Community Development  
Village of Lombard  
255 E. Wilson Ave.  
Lombard, IL 60148

Re: Lombard Mennonite Church  
Proposed Addition

Dear Mr. Stilling:

On behalf of the Lombard Mennonite Church, I would like to request a continuance of application from the April 2, 2009 board meeting to the April 16, 2009 meeting. We would also request a waiving of the first reading.

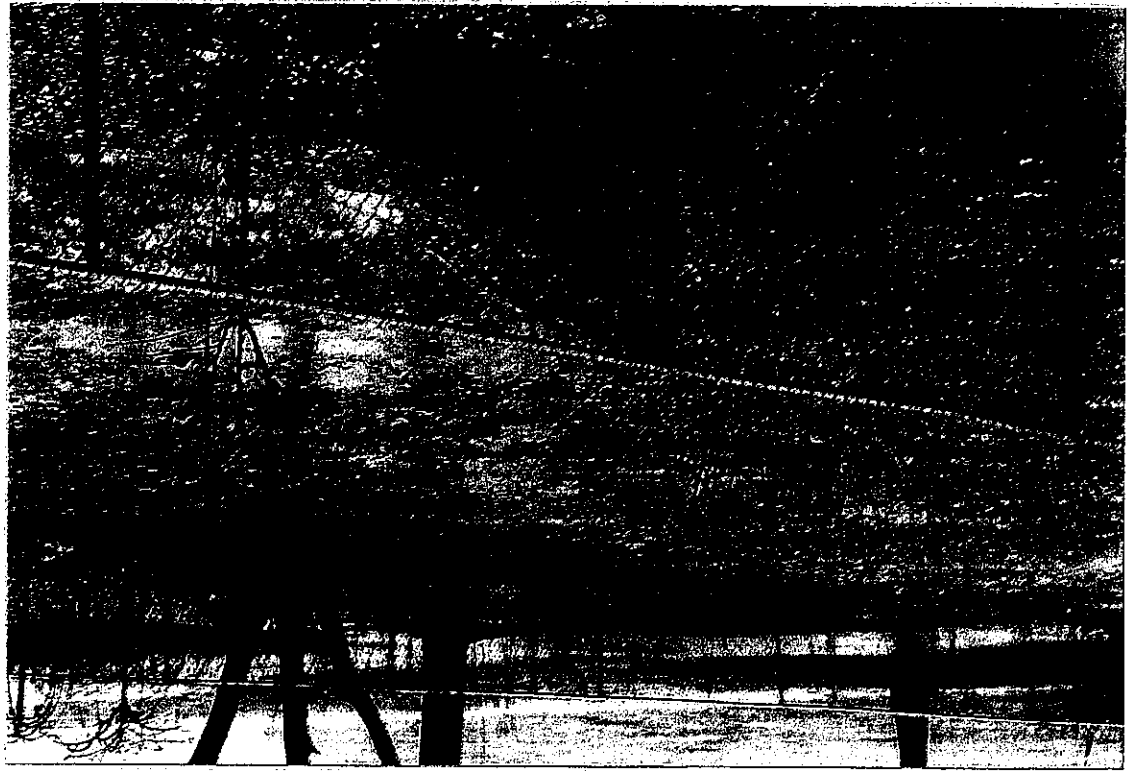
Please call with any questions.

Nevin Hedlund Architects, Inc.

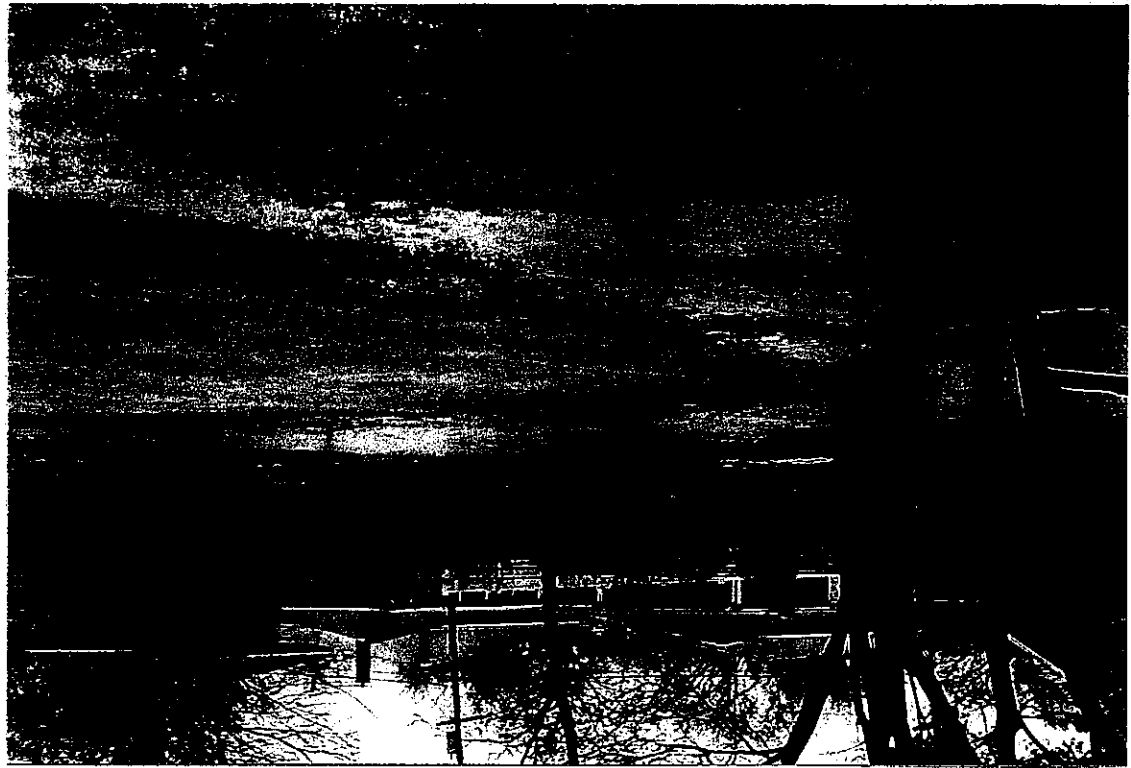
Nevin Hedlund, AIA

CC: Patrick Farran  
File

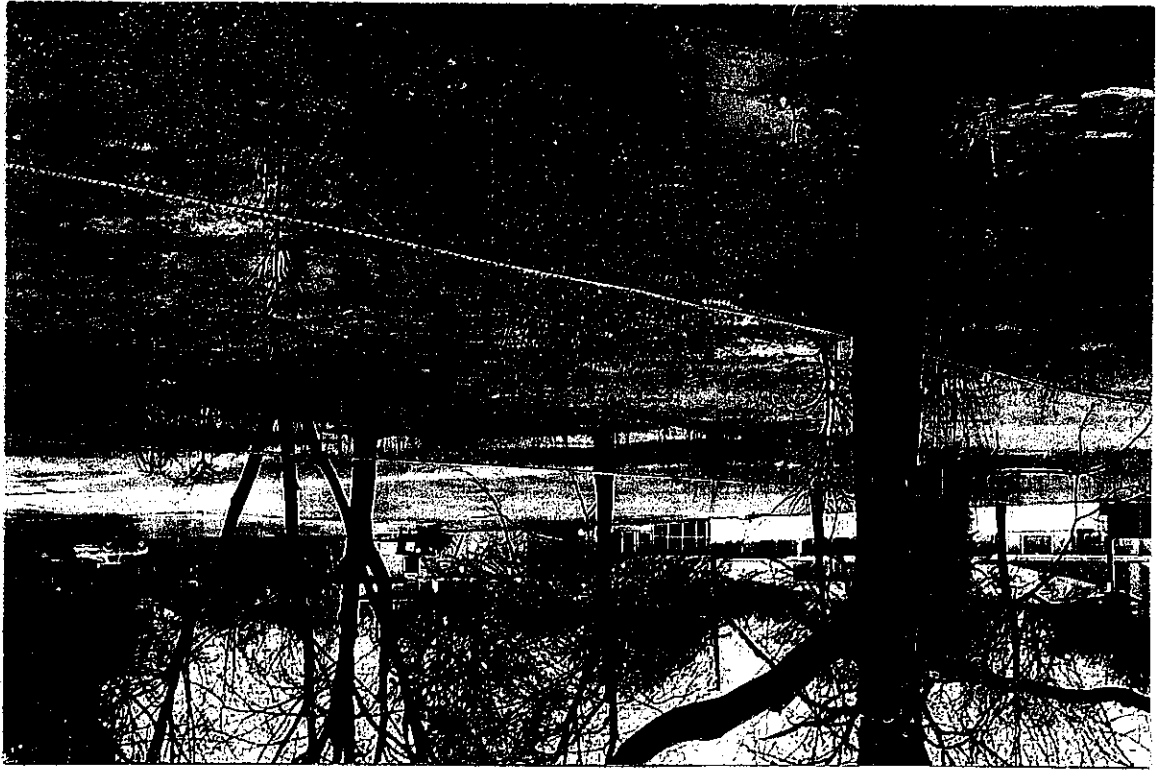




Photos taken by:  
Michelle Vossen, 561 S. Fairfield









**AN ORDINANCE GRANTING CONDITIONAL USE APPROVAL  
FOR A PLANNED DEVELOPMENT AND RELIGIOUS INSTITUTION IN THE  
R2 SINGLE FAMILY DISTRICT**

**PC 09-04; 528 E. Madison Street (Lombard Mennonite Church)**

ORDINANCE NO. \_\_\_\_\_

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the subject property is zoned R2 Single-Family Residence District; and,

WHEREAS, an application has been filed requesting conditional use approval for a planned development and a religious institution; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on March 16, 2009 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the conditional use for a planned development and religious institution; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

**SECTION 1:** The following conditional use approvals for a planned development and religious institution are hereby granted relative to the Subject Property, subject to the conditions set forth in Section 2.

**SECTION 2:** The conditional use approvals set forth in Sections 1 above shall be granted subject to compliance with the following conditions:

1. The petitioner shall develop the site in accordance with the Site Plan, prepared by Nevin Hedlund Architects, Inc., dated February 5, 2009.
2. That the petitioner shall satisfactorily address the comments included within the IDRC report.
3. All dumpsters located on the subject property shall be properly enclosed per Section 155.710 of the Lombard Zoning Ordinance

4. The existing single family residence located at the southeast corner of the site shall be permitted with respect to the east side yard setback as a legal non-conforming structure..

**SECTION 3:** That the ordinance is limited and restricted to the property generally located at 528 E. Madison, Lombard, Illinois and legally described as follows:

THE EAST 160 FEET OF THE SOUTH 377 FEET OF LOT 7 AND THE SOUTH TWO THIRDS OF LOT 8, EXCEPT FROM THE SAID SOUTH TWO THIRDS OF LOT 8 THE FOLLOWING THREE TRACTS: (1) THE NORTH 15 FEET OF SAID SOUTH TWO THIRDS OF LOT 8; (2) THAT EAST OF THE EAST 159 FEET OF THE SOUTH TWO THIRDS OF LOT 8 LYING SOUTH OF THE SAID NORTH 15 FEET; AND (3) THE SOUTH 220 FEET OF THE WEST 75 FEET OF THE EAST 234 FEET OF THE SOUTH TWO THIRDS OF LOT 8, IN BLOCK 14 IN LOMBARD HIGHLANDS, A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON SEPTEMBER 3, 1920 AS DOCUMENT 144105 IN DUPAGE COUNTY, ILLINOIS; ALSO,

THE SOUTH 220 FEET OF THE WEST 75 FEET OF THE EAST 234 FEET OF THE SOUTH TWO THIRDS OF LOT 8 IN BLOCK 14 IN LOMBARD HIGHLANDS, A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF

RECORDED ON SEPTEMBER 3, 1920 AS DOCUMENT 144105 IN DUPAGE COUNTY, ILLINOIS.

Parcel Numbers: 06-08-411-032, -033, -034

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

ATTEST:  
William J. Mueller, Village President

Brigitte O'Brien, Village Clerk















