

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) \_\_\_\_\_ *Waiver of First Requested*  
X Recommendations of Boards, Commissions & Committees (Green)  
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: August 24, 2005 (B of T) Date: September 1, 2005

TITLE: PC 05-30: 369 N. Stewart

SUBMITTED BY: Department of Community Development *WTL*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration a petition requesting the following actions are taken on the subject property:

1. Approval of a conditional use for a religious institution;
2. A variation from Section 155.406 (G) to allow for a church spire that will exceed the maximum building height;
3. A variation from Section 155.406 (F) to reduce the minimum required front yard setback from thirty (30) feet to six (6) feet;
4. A variation from Section 155.602 (C) to reduce the number of minimum required parking spaces;
5. A variation from Section 155.406 (H) to exceed the minimum required 50% open space.
6. A variation from Section 155.602 (A)(C) reducing the minimum parking space and aisle dimensions.  
(DISTRICT #4)

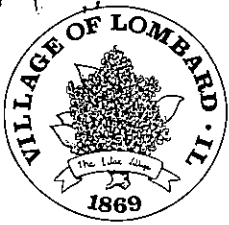
The Plan Commission recommended approval of this petition with conditions.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____	Date _____
Finance Director X _____	Date _____
Village Manager X <i>W.T. Lichter</i>	Date <i>8/25/05</i>

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:** William T. Lichter, Village Manager

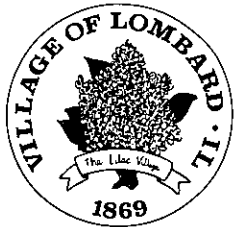
**FROM:** David A. Hulseberg, AICP, Director of Community Development *Delf*

**DATE:** September 1, 2005

**SUBJECT:** **PC 05-30: 369 North Stewart Avenue**

Attached are the following items for Village Board consideration as part of the September 1, 2005 Village Board meeting relative to PC 05-30:

1. Plan Commission referral letter;
2. IDRC report for PC 05-30;
3. An Ordinance granting approval of a conditional use for an existing religious institution as well as front yard building setback and parking variations.
4. Plans associated with the petition.



## VILLAGE OF LOMBARD

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Lombard, IL 60148-3926  
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### Village President

William J. Mueller

### Village Clerk

Brigitte O'Brien

### Trustees

Greg Alan Gron, Dist. 1  
Richard J. Tross, Dist. 2  
John "Jack" T. O'Brien, Dist. 3  
Steven D. Sebby, Dist. 4  
Kenneth M. Florey, Dist. 5  
Rick Soderstrom, Dist. 6

### Village Manager

William T. Lichter

August 24, 2005

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

**Subject: PC 05-30; 369 N. Stewart**

Dear President and Trustees:

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

1. Approval of a conditional use for a religious institution;
2. A variation from Section 155.406 (G) to allow for a church spire that will exceed the maximum building height;
3. A variation from Section 155.406 (F) to reduce the minimum required front yard setback from thirty (30) feet to six (6) feet;
4. A variation from Section 155.602 (C) to reduce the number of minimum required parking spaces;
5. A variation from Section 155.406 (H) to exceed the minimum required 50% open space.
6. A variation from Section 155.602 (A)(C) reducing the minimum parking space and aisle dimensions.

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

"The *Mission* of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on August 15, 2005. David Brown, representing Lombard Gospel Chapel, presented the petition. He stated that the building was constructed in 1955. He stated that it was actually two buildings including the sanctuary, a breezeway, and a basement. Mr. Brown stated that they are rectifying the use of the sanctuary by making it more handicap accessible and improving the general flow of the building. He stated that they believe they have a plan to address these issues and keep the footprint of building and enhance the neighborhood. Mr. Brown stated that the site would remain under parked. He noted the requested variations. He stated that a new entryway would be constructed in the parking lot area. He stated that the front porch would be removed and the new area would be

landscaped. He stated that the new entry area would have an elevator to make it accessible. Mr. Brown stated that the addition would increase the flow of the building and improve their sanctuary space. He mentioned when the building opened there was no use of musical instruments. He stated that their worship space is different now and includes those things. He stated that the one change in the footprint besides the entry is the bump off north of the building for a small platform. He stated that they plan to put a baptismal tank floor level.

Mark Ridolphi, of Church Building Architects in Wheaton, showed display boards that were not included in the Plan Commission package. He noted that the display showed Pleasant from two different directions. He mentioned the requested relief. He stated that a conditional use had not been previously granted, therefore they were seeking one at this time. He noted the spire. He stated that the height of the spire was not changing, but would be relocated from its current location. Mr. Ridolphi referenced the current front yard setback. He stated that it was 11.90 feet at the northwest corner. He stated that the building is not parallel with the street or sidewalk. He stated that from the center of the building they would add a section that increased the space in the sanctuary and would reduce six feet in the center. He stated that in regards to open space they are not taking away any impervious area. He stated that currently the only landscaping on the site was on the Pleasant side. He stated that they are tearing down the entry on the west side of the building and will landscape that area. Mr. Ridolphi stated that if they were allowed to go with 8' parking stalls they would not reduce the parking.

He stated that the church is an "L" shaped building and noted the different uses in their locations on the floor plan. He stated that currently the floors and basement do not line up. He stated that they would like to make all floors accessible. He stated that they looked at various options, which led them to the new entry in the center. He stated that it would change the orientation of the sanctuary. He stated that the entry is currently on the west side of the building. He stated that people would enter the sanctuary from the south after the reorienting of the seating. He noted that the plan shows 202 seats with the expansion. He stated that based on the code provisions, each person would be allowed eighteen inches. He stated that this is not realistic. Mr. Ridolphi stated that they are not increasing the sanctuary size. He stated that they also intended to remodel the kitchen.

Chairperson Ryan then opened the meeting for public comment. No one spoke for or against the petition.

Chairperson Ryan then requested the staff report.

Angela Clark, Planner II, presented the staff report. She stated the request and noted that the church is currently nonconforming. She stated that the spire is an architectural element and the zoning ordinance does not address it. She stated that the building itself would meet the height requirements. Ms. Clark stated that a conditional use was never granted in the past. She mentioned the need for additional parking spaces. She stated that the site is currently deficient. She stated that some areas of the site plan are short of the minimum stall and aisle width.

Ms. Clark noted that staff is not opposed to the conditional use approval as the church was not changing or adding any services. She noted the maximum allowable height and the height of the spire. She stated that the northern addition was approximately 150 square feet. She stated that the new setback for the addition would be six feet at the closest point. She stated that staff was not supportive of the front yard variation as it would bring additional bulk closer to the street. She stated that there was no hardship associated with the variation and staff believed that the reconfiguration could be done within the existing footprint of the building. She stated that the narthax area would not require any additional parking and it would meet all setbacks. She stated that several parking spaces would be lost for the narthex addition, however staff felt that making the building more handicap accessible was an appropriate trade off.

Ms. Clark noted the open space. She stated that the parking area as well as the building is included within calculations. She stated that the petitioner is adding some landscaped areas, but the northern addition would slightly reduce that. Ms. Clark noted that religious institutions are required to provide one parking space per three seats. She stated that 64 spaces are required for the site, but there are 45 presently. She stated that the petitioner tried to compensate for the loss of spaces by adding spaces at the end of aisles that were currently shorter in width than required by code. She stated that staff does not object to the parking request, but staff would like to see the eastern most parking space just south of the building relocated as not to further reduce the aisle width.

Ms. Clark noted that the use is compatible with the Comprehensive Plan and surrounding land uses. She stated that the use has been in existence for over fifty years and staff could support the conditional use. She stated that staff recommended approval of all requested relief with the exception of the addition to the northern elevation, subject to the conditions in the staff report.

Chairperson Ryan then opened the meeting for discussion among the Plan Commission members.

Mr. Ridolphi noted the Pleasant Lane display boards. He stated that the addition does not extend any further along Pleasant than neighboring garages or houses east of their property. He stated that they were trying to enhance the building.

Commissioner Sweetser asked about the bump out on the northern elevation. She asked if it would still fall short of the setbacks if it were cantilevered. William Heniff, Senior Planner, stated that it would constitute an encroachment into the front yard.

Commissioner Sweetser referenced the comment in the staff report that discussed reconfiguring the sanctuary within the existing footprint of the building. Ms. Clark stated that the interior layout could be changed within the existing footprint, however they would lose approximately ten seats. She stated that would also reduce the need for additional parking spaces.

Chairperson Ryan stated that they currently have 192 seats and the new plan would bring them up to 202 seats. Ms. Clark stated that if the layout were done within the existing footprint they would be held to the current number of seats.

Commissioner Sweetser asked what was the rationale for not being able to work within the existing footprint. Mr. Ridolphi stated that placing the baptismal tank in the front as a feature at the center of the church would take up four and a half feet in width. He stated that if the tank were moved it would take away ten seats. He stated it would remove the ten seats in the center which are the most important seats.

Commissioner Ryan asked if the baptismal tank is currently in the center. Mr. Brown replied yes and showed where it was on the diagram. He stated that from an architectural standpoint it would look better than it does now.

Commissioner Burke agreed. He stated that there were no objections from the neighborhood and it does not seem intrusive for a religious institution. He stated that the Plan Commission has recommended approval of requests where the size was much more significant than this one and would recommend approval the way it is.

Chairperson Ryan asked if the northern addition extended no further than the garage on the next lot. Ms. Clark stated that they appear to be even. She stated that Pleasant is the church's front yard whereas it is the corner side yard for the home east of the church. She stated that the house might not comply with the corner side yard setback.

Chairperson Ryan stated that the front entrance is not located on Pleasant. Ms. Clark stated that yards are assigned based on which way the structure is most conforming regardless of the front entrance.

Commissioner Flint stated that he concurred with Commissioner Burke. He stated that the addition will add to the front façade and does not significantly impact the front elevation.

Commissioner Olbrysh stated that he concurred with respect to the bump out. He asked staff about the open space requirements. Ms. Clark noted that fifty percent is required in the zoning district and the church currently has approximately ten percent open space. Commissioner Olbrysh stated that this is much less than other religious institutions in Lombard. Mr. Heniff replied yes.

George Wagner, Village Counsel, stated that a recommendation for approval including the northern addition must exclude any findings for the front yard setback.

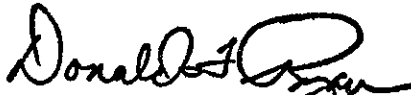
After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed conditional use and variations comply with the standards of the Zoning Ordinance.

Therefore, the Plan Commission, by a roll call vote of 4 to 0, recommended to the Corporate Authorities, **approval** of the PC 05-30 in its entirety, subject to the following conditions:

1. The petitioner shall develop the site essentially in accordance with site plan prepared by Church Building Architects, Inc., dated July 15, 2005 and made a part of this request, except where amended by the conditions of approval.
2. That the petitioner shall satisfactorily address the comments included within the IDRC report.
3. That the petitioner will resubmit a parking lot striping plan reflecting the noted changes within the IDRC report. The petitioner shall provide a minimum of 42 parking spaces on the subject property.

Respectfully,

**VILLAGE OF LOMBARD**



Donald J. Ryan, Chairperson  
Lombard Plan Commission

att-

c. Petitioner  
Lombard Plan Commission

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

TO: Lombard Plan Commission                      HEARING DATE: August 15, 2005  
FROM: Department of                                      PREPARED BY: Angela Clark, AICP  
          Community Development                                      Planner II

**TITLE**

**PC 05-30; 369 N. Stewart:** The petitioner requests the following actions are taken on the subject property:

1. Approval of a conditional use for a religious institution;
2. A variation from Section 155.406 (G) to allow for a church spire that will exceed the maximum building height;
3. A variation from Section 155.406 (F) to reduce the minimum required front yard setback from thirty (30) feet to six (6) feet;
4. A variation from Section 155.602 (C) to reduce the number of minimum required parking spaces;
5. A variation from Section 155.406 (H) to exceed the minimum required 50% open space.
6. A variation from Section 155.602 (A)(C) reducing the minimum parking space and aisle dimensions.

**GENERAL INFORMATION**

Petitioner/Property Owner: Lombard Gospel Church  
369 N. Stewart Avenue  
Lombard, IL 60148

**PROPERTY INFORMATION**

Existing Zoning: R2 Single Family Residential  
Existing Land Use: Religious Institution  
Size of Property: 0.735 Acres  
Comprehensive Plan: Recommends Single Family Residential



**Surrounding Zoning and Land Use:**

North: R2 Single-Family Residence District; developed as Single-Family Residences

South: R2 Single-Family Residence District; developed as Single-Family Residences

East: R2 Single-Family Residence District; developed as Single-Family Residences

West: R2 Single-Family Residence District; developed as Single-Family Residences

**ANALYSIS**

**SUBMITTALS**

This report is based on the following documents:

1. Public Hearing Application, dated July 12, 2005.
2. Architectural Site Plan, dated July 15, 2005, prepared by Church Building Architects, Inc.
3. Existing Survey, dated July 15, 2005, prepared by Church Building Architects, Inc.
4. Floor Plans, dated July 15, 2005, prepared by Church Building Architects, Inc.
5. Exterior Elevations, dated July 15, 2005, prepared by Church Building Architects, Inc.
6. Conceptual Landscape Plan, dated July 15, 2005, prepared by Church Building Architects, Inc.
7. Response to Standards for Variations and Conditional Uses

**DESCRIPTION**

The Lombard Gospel Church is located at the southeast corner of Pleasant and Stewart Avenues. The church has occupied its current space since 1955. The church proposes to make two building additions to the existing structure. One addition would be placed on the north elevation and the other on the western elevation in a portion of the current parking lot area. Included in the building renovations is the addition of a spire that will exceed the maximum allowed building height. The church is nonconforming as the existing structure does not meet the front yard setbacks, nor does it meet the minimum required parking standards. The northern addition will encroach further into the required front yard area as well as increase the need for additional

parking. The petitioner is also requesting conditional use approval for a religious institution as one was not previously granted.

## **INTER-DEPARTMENTAL REVIEW COMMENTS**

### **ENGINEERING**

The Private Engineering Services Division states that stormwater detention will be required for the area of the addition beyond the present footprint of the building. If desired, runoff may be detained from an equivalent area of existing pavement in lieu of detaining runoff from the addition.

### **PUBLIC WORKS**

The Engineering Division of the Public Works Department has the following comments:

- 1) Provided that there are no water and sewer service upgrades associated with the proposed addition, we have no comments.
- 2) If upgrades are required, then appropriate engineering plans will be required.
- 3) Any pavement cut into Pleasant Lane shall incur a penalty per Ordinance, as Pleasant Lane was reconstructed in 2001.

The Utilities Division of the Dept of Public Works has reviewed the above mentioned subject and has no comments at this time.

### **BUILDING AND FIRE**

The Fire Department/Bureau of Inspectional Services has the following comments:

- 1) Any proposed additions to the church exceeding 500 square feet will require the addition as well as the existing church to be fully sprinklered, including the church spire.
- 2) The construction type for the new addition will need to be minimum Type 1B construction and follow all the other building and accessibility codes as adopted by the Village.
- 3) Exiting from the lower level will have to be reviewed in order to verify the proper amount of exit capacity to accommodate the new occupancy load.

- 4) In addition to the above, the proper count of restrooms and fixtures will have to be examined to make sure they meet code.

## PLANNING

The petitioner proposes to make two building additions. The proposed addition to the northern elevation is intended to serve as the new location for the pulpit. The church is currently nonconforming as it encroaches approximately nineteen (19) feet into the required front yard area. The sanctuary area will be reconfigured to accommodate the new pulpit area as well as ten (10) additional seats. The expansion of the sanctuary area will require additional parking spaces. As the church is currently under parked, based on the requirements set forth by the Zoning Ordinance, additional relief is needed to address the existing parking deficiencies and configuration.

A new narthex is also proposed for the western elevation in order provide a more handicap accessible site. While this area does not necessitate provisions for additional parking, several spaces will be lost to accommodate it. The addition of a new spire is included as part of the renovations. The spire will be approximately twenty-three (23) feet above the roof of the church, thereby surpassing the maximum the allowed height.

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

The table below outlines the existing conditions and proposed changes as it relates to Village Code requirements.

	Existing Conditions	Proposed	Village Code
Front Yard Setback	11 Feet	6 Feet	30 Feet
Building Height	21.5 Feet	23.75	30 Feet
Spire	Unknown	Approx. 25 Feet	
Parking Spaces	45	42	68
Parking Aisle Width	10.5 Feet	11 Feet	24 Feet
Parking Stall Dimensions	8'x16'	8'x16'	8'3x19'1"

### *Conditional Use Approval*

Religious institutions are conditional uses within the R2 Single Family Zoning District. The Lombard Gospel Church has operated from the subject location since 1955. The church has not received conditional use approval, as it was not a requirement at the time of its establishment in 1955. Staff can support the request for conditional use approval as there are no changes proposed in the essential use and services provided by the church at this time.

*Building Height*

Building height for principal structures within the R2 Single Family Residence District is measured as a formulated sum of the wall height in addition to one-half of the ridge height. The height of the church after the proposed additions will be approximately twenty-four (24) feet. The maximum allowable height within the zoning district is thirty (30) feet. The addition of a new spire, estimated to be approximately twenty-five (25) feet in height above the roof, will place the building over the maximum allowable height. While the Zoning Ordinance does not contain provisions addressing the height of architectural embellishments, the spire should be considered when examining the height requirements, as it is the highest point on the building. Staff can support the request to exceed the minimum height requirement, as it relates to the spire, since the area in question will not be occupied space, but rather an architectural enhancement to the site.

*Front Yard Setback*

The existing structure currently encroaches nineteen (19) feet into the required front yard. It is approximately eleven feet from the front property line at the building's closest point. The petitioner intends to construct an addition to the northern elevation that is approximately one hundred and fifty (150) square feet in area. This addition will serve as a platform area within the sanctuary. The proposed addition to the northern elevation will result in a front yard setback of approximately six (6) feet at the closest point.

Staff finds that the proposed addition creates a further encroachment into the front yard and will bring more bulk considerably closer to the public right-of-way. Therefore cannot support the requested variation as presented. Staff offers that the reconfiguration of the sanctuary area could be completed within the existing footprint of the building. This may result in the loss of a number of seats within the sanctuary as shown on the proposed layouts. However it will also eliminate the need for additional parking spaces.

*Open Space and Landscaping*

The petitioner proposes to add additional landscaping features according to the submitted site plan. Staff finds that there is minimal room to provide more than those areas shown, as it would result in the loss of parking spaces or aisle widths. Lots in the R2 Single Family Zoning District are required to maintain a minimum of fifty (50) percent open space. All impervious surfaces are included within this calculation. The subject property exceeds the minimum requirement as nearly the entire site is covered with building or asphalt. The addition to the northern elevation would increase the degree of the nonconformity.

Staff notes that the sanctuary area is being expanded into the existing parking lot. While this does not increase the amount of impervious surface on the property, it can be considered an intensification of the degree of nonconformity on the property. However, as staff does not support the sanctuary building addition, it also cannot support the companion open space relief as

it relates to the sanctuary addition but does not have a concern with the narthex addition as the overall impervious surface percentage does not change.

#### *Parking Requirements*

Religious Institutions are subject to providing one (1) parking space per three (3) seats. Based on the current number of seats in the church, sixty-four (64) parking spaces should be provided. Presently, there are forty-five (45) spaces located on site. The proposed modifications will necessitate four additional spaces. The site is currently deficient of nineteen (19) parking spaces. Parishioners utilize both the parking lot and surrounding streets for church services. The church currently has three services on Sunday (9:30 a.m., 11:00 a.m., and 6:00 p.m.). The attendance for the services range from sixty (60) to one hundred and ninety-four (194) persons. Ancillary services held during the week average eighteen (18) to twenty-two (22) persons. The attendance figures suggest that the parking lot is fully utilized for Sunday services. The addition of the narthex area on the western elevation will eliminate three (3) parking spaces.

The petitioner has attempted to compensate for the loss in spaces adding parking at the end of existing aisles at the same dimensions as the current spaces. The proposed site plan shows forty-two (42) spaces. There are several locations on the site plan where the proposed parking aisle would be less than the minimum allowed width. Several southern portions of the parking lot are currently nonconforming as the parking spaces are eight (8) feet wide and sixteen (16) feet long while Code requires 60 degree angled parking to be a minimum of 8'3" wide and 19'1" wide. The parking aisle immediately south of the gymnasium building is approximately twelve (12) feet wide, whereas Code requires the aisle to be a minimum of eighteen (18) feet.

Staff does not object to the requested parking lot variations as they relate to the addition of the narthex area. Staff finds that the loss of the three spaces is offset by the provision of greater handicap accessibility. The addition of the narthex in of itself will not require that any additional spaces be provided. Staff believes that the parking lot cannot be restriped to the extent that sufficient parking can be provided at the appropriate dimensions. Furthermore, staff recommends the elimination of the eastern most parking spot located in the lane immediately south of the building as this space would further reduce the parking aisle width.

#### **Compliance with the Comprehensive Plan**

The Comprehensive Plan recommends low density residential for the subject property. Religious institutions are conditional uses within single family residential districts. Staff finds that the proposed use is compatible with the intent of the plan.

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

The subject property is surrounded by single family residential uses. Religious institutions are conditional uses within the underlying zoning district and are compatible with single-family uses. As the church is not proposing a change or increase in the number or type of services offered, staff finds that the church will continue to be compatible with the surrounding land uses.

## FINDINGS AND RECOMMENDATIONS

The proposed conditional use and companion height and parking variations are compatible with the surrounding land uses and zoning. Based on the above, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending approval of this petition:

Based on the submitted petition and the testimony presented, the proposal does comply with the standards required by the Lombard Zoning and Subdivision and Development Ordinances; and, therefore, I move 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, I recommend to the Corporate Authorities **approval** of the following zoning actions associated with PC 05-30 for the subject property and **denial** of all other request relief:

- A. Approval of a conditional use for a religious institution;
- B. A variation from Section 155.406 (G) to allow for a church spire that will exceed the maximum building height;
- C. A variation from Section 155.602 (C) to reduce the number of minimum required parking spaces;
- D. A variation from Section 155.406 (H) to exceed the minimum required 50% open space; and
- E. A variation from Section 155.602 (A)(C) reducing the minimum parking space and aisle dimensions.

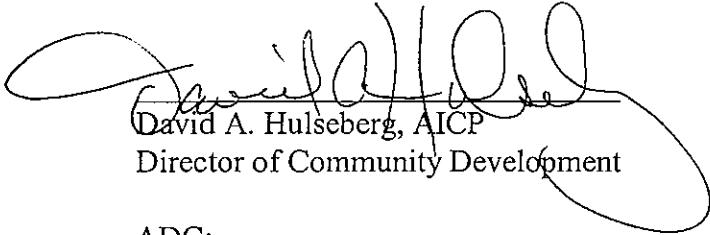
The recommendation of approval is subject to the following conditions:

1. The petitioner shall develop the site essentially in accordance with site plan prepared by Church Building Architects, Inc., dated July 15, 2005 and made a part of this request, except where amended by the conditions of approval.
2. That the petitioner shall satisfactorily address the comments included within the IDRC report.
3. That the petitioner will resubmit a parking lot striping plan reflecting the noted changes within the IDRC report. The petitioner shall provide a minimum of 42 parking spaces on the subject property.

Plan Commission  
Re: PC 05-30  
Page 8

4. That the variation from the open space requirement shall be only for the proposed narthex addition.

Report Approved By:



David A. Hulseberg, AICP  
Director of Community Development

ADC:  
att-

c. Petitioner

# Location Map

## PC 05-30: 369 N. Stewart Avenue

### Lombard Gospel Chapel







Petitioner: Lombard Gospel Chapel  
369 North Stewart Avenue  
Lombard, IL 60148

Requested Conditional Use: "Conditional Use as a Church"

### Standards for Conditional Uses

Section 155.103 (F)(8) of the Lombard Zoning Ordinance:

- 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;**

*The existing church, Lombard Gospel Chapel, has occupied the facility since its construction in 1955. It has proved to be a help to the neighborhood and community, and as it has in the past, will in the future not be detrimental to, endanger the public health, safety, morals, comfort, or general welfare.*

- 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;**

*The conditional use has not been, and will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish and impair property values within the neighborhood.*

- 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;**

*The development of the neighborhood is mature, and granting of the conditional use will not disrupt the existing or future developments.*

- 4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;**

*The public utilities, roads, and drainage facilities have been functioning adequately.*

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;**

*The ingress and egress to the site will remain unchanged.*

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

*The conditional use is in complete compliance with the Village of Lombard's Comprehensive Plan.*

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**

*This conditional use has conformed and will conform to the applicable regulations of the district, except for modifications as requested in the attached requested variations to Lombard Zoning Ordinance.*



Petitioner: Lombard Gospel Chapel  
369 North Stewart Avenue  
Lombard, IL 60148

Requested Variations:

- 1) Required front yard setback = 40 feet  
Proposed front yard setback = 6'-9" feet [Variation Requested]
- 2) On-Site Parking  
Required Parking 1 Space / 3 Worshipers or  $202/3 = 68$  Parking Spaces  
Required  
Required Handicap Spaces = 3  
Actual Parking  
Regular + Handicap provided = 42 Spaces [Variation Requested]
- 3) Current Use of the Site is a Religious Institution (Church) which requires a Conditional Use.  
A Zoning Variance is requested for a "Conditional Use as a Church" [Variation Requested]

**Standards for Variations**

Section 155.103.C.7 of the Lombard Zoning Ordinance

1. **Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.**

*The building modifications are primarily to provide handicap accessibility, and improve the circulation of persons in the building. The parking count on site remains the same as the existing. A hardship would result if the new parking standards were to be applied, because the site cannot accommodate additional parking. The existing building setback does not comply with the current front yard setback requirements. Removing of the existing porch improves the sideyard setback by twelve feet, to the required 20' setback. The addition of the side portico reduces the front yard setback by four feet to 6'9". This proposed front street setback is greater than the only neighboring structure, a garage. To comply with the required setback of 40 feet, the building would need to be demolished, an obvious hardship to the owner.*

2. **The conditions upon which an application for a variation is based are unique to the property for which the variation as sought, and are not generally applicable to other property within the same zoning classification.**

*This is a unique condition in this zoning district because it is a church use facility, a conditional use.*

- 3. The purpose of the variation is not based primarily upon a desire to increase financial gain.**

*The church is a non-profit organization. The variation is not for financial gain. The church facility has been used by the community for worship and recreation, open and in service to the neighborhood, and will continue to serve the community.*

- 4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.**

*The difficulty caused by the ordinance may restrict the development of the facility for the service of the community, recreation for children, and accessibility of the physically handicapped or challenged.*

- 5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.**

*The granting of the variance will allow for improvement of the public welfare of the neighborhood, both esthetically, and for recreation and assembly functions.*

- 6. The granting of the variation will not alter the essential character of the neighborhood; and,**

*The essential character of the neighborhood will not be altered, but will remain the same function as it has for decades.*

- 7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.**

*The proposed variation will not change or impair the supply of sunlight or air, will not affect congestion of the public streets, will not increase the danger of fire (sprinklers will be added), will not impair or create drainage problems, but will reduce impervious surfaces, will not endanger the public safety in any way, and should, with improved esthetics, improve property values in the neighborhood.*

## **LOMBARD GOSPEL CHAPEL**

### **Enrollment and Attendance**

We have no formal membership.

There are 100 family units that come on a regular and irregular basis.

This consists of 306 people including adults and children.

### **Regular attendance on Sundays**

9:30 AM – The Lord's Supper – Average of 170 adults and children plus nursery  
Low – 141 / High 194; Nursery Low –7 / High - 14

11:00 AM – Family Bible Hour – Average of 145 adults plus 87 in Sunday School  
Low – 108 / High – 172; Sunday School - Low – 71 / High 110

Note: 21 units (64 people) come only to the 11:00 AM Hour when they come

6:00 PM (School Year Only) Awana – Enrollment - 90 / Average - 60

### **Week Day Programs**

Tuesday at 9:30 AM – Women's Bible Study – Enrollment – 40 / Average – 22

Tuesdays at 6:30 PM – Boys' Basketball – Enrollment – 40 / Average –18

Wednesdays at 7:00 PM – High School – Enrollment – 30 / Average – 15

Wednesday at 7:15 PM – Bible Study – Enrollment – 30 / Average 18

Fridays at 7:00 PM – Jr. High – Enrollment – 26 / Average –13

Saturdays at 7:00 AM – Men's Bible Study – Enrollment – 40 / Average – 22

### **Parking**

We now have 45 parking spaces.

We would use four of those with the remodeling. However, we can add 6 to 8 in our driveway directly east of the building (this was previously used for buses).

We also could add one parking spot by removing an island in our present lot.

That would give us a net gain of 5 spaces or 50 total parking spaces.

Our highest attendance is at the 11:00 AM Family Bible Hour with an average total of adults and children of 232 (low of 179 / high of 282). At an average of four people per family unit attending that would be an average of 58 cars. However, we have identified 12 family units within walking distance to the chapel.

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

**AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT TO  
TITLE 15, CHAPTER 155, SECTIONS 155.406.C AND GRANTING VARIATIONS TO  
SECTIONS 155.406 AND 155.602 OF THE  
LOMBARD ZONING ORDINANCE**

(PC 05-30: 369 N. Stewart)

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 Residential District,

WHEREAS, an application has heretofore been filed requesting approval of a conditional use for an existing religious institution on the subject property located within the R2 Single Family Residence District; and,

WHEREAS, said application also requests approval of the following variations from the Zoning Ordinance on the property described in Section 7 below:

- a) A variation from Section 155.406 (G) to allow for a church spire that will exceed the maximum building height;
- b) A variation from Section 155.406 (F) to reduce the minimum required front yard setback from thirty (30) feet to six (6) feet;
- c) A variation from Section 155.602 (C) to reduce the number of minimum required parking spaces;
- d) A variation from Section 155.406 (H) to exceed the minimum required 50% open space.
- e) A variation from Section 155.602 (A)(C) reducing the minimum parking space and aisle dimensions.

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on August 15, 2005 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 described herein, subject to conditions; 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:** That a Conditional Use is hereby granted for the property described in Section 7 below and pursuant to Title 15, Chapter 155, Section 406 (C) of the Zoning Ordinance so as to allow a religious institution.

**SECTION 2:** That a variation is hereby granted for the property described in Section 7 below and pursuant to Title 15, Chapter 155, Section 155.406 (G) of the Zoning Ordinance to allow for a church spire that will exceed the maximum building height.

**SECTION 3:** That a variation is hereby granted for the property described in Section 7 below and pursuant to Title 15, Chapter 155, Section 155.406 (F) of the Zoning Ordinance to reduce the front yard setback from thirty (30) feet to six (6).

**SECTION 4:** That a variation is hereby granted for the property described in Section 7 below and pursuant to Title 15, Chapter 155, Section 155.602 (C) of the Zoning Ordinance to reduce the minimum number of required parking spaces from sixty-eight (68) to forty-two (42).

**SECTION 5:** That a variation is hereby granted for the property described in Section 7 below and pursuant to Title 15, Chapter 155, Section 155.406 (H) of the Zoning Ordinance to reduce the minimum required open space from fifty (50) percent to ten (10) percent.

**SECTION 6:** That a variation is hereby granted for the property described in Section 7 below and pursuant to Title 15, Chapter 155, Section 155.602 (F) of the Zoning Ordinance to reduce the minimum parking space and aisle dimensions.

**SECTION 7:** That the Ordinance is limited and restricted to the property generally located at 369 N. Stewart Avenue, Lombard, Illinois, and legally described as follows:

Lots 34, 35, 36 and 37 in block 2 in H.O. Stone and Company's addition to Lombard, being a subdivision of part of the southwest quarter of section 5 and

part of the northwest quarter of section 8, township 39 north, range 11 east of the third principal meridian, according to the plat thereof recorded June 26, 1924 as document number 179463 in DuPage County, Illinois.

Parcel Number: 06-05-305-001

**SECTION 7:** This ordinance shall be granted subject to compliance with the following conditions:

1. The petitioner shall develop the site essentially in accordance with site plan prepared by Church Building Architects, Inc., dated July 15, 2005 and made a part of this request, except where amended by the conditions of approval.
2. That the petitioner shall satisfactorily address the comments included within the IDRC report.
3. That the petitioner will resubmit a parking lot striping plan reflecting the noted changes within the IDRC report. The petitioner shall provide a minimum of 42 parking spaces on the subject property.

**SECTION 8:** 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 \_\_\_\_\_, 2005.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2005.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2005.

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

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

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

Approved this \_\_\_\_ day of \_\_\_\_\_, 2005.



Ordinance No. \_\_\_\_\_

Re: PC 05-30

Page 4

\_\_\_\_\_  
William J. Mueller, Village President

ATTEST:

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Brigitte O'Brien, Village Clerk