

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

_____X_____

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Hulseberg, Village Manager *deh*

DATE: February 7, 2011 (B of T) Date: February 17, 2011

TITLE: DuPage County Case Z10-074: 1620 S. Highland Avenue

SUBMITTED BY: Department of Community Development *WJ*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned DuPage County filing. This filing requests a conditional use to build a religious institution on the property located at 1620 S. Highland Avenue.

The Plan Commission recommended approval of a Resolution of Objection.

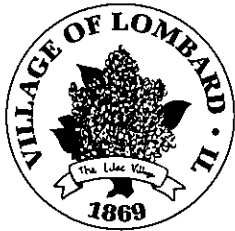
Please place this item on the February 17, 2011 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____	Date _____
Finance Director X _____	Date _____
Village Manager X <i>deh</i> _____	Date <i>2/17/11</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.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

February 17, 2011

Village President
William J. Mueller

Village Clerk
Brigitte O'Brien

Trustees

Greg Alan Gron, Dist. 1
Keith T. Giagnorio, Dist. 2
Zachary C. Wilson, Dist. 3
Dana L. Moreau, Dist. 4
Laura A. Fitzpatrick, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
David A. Hulseberg

"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."

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

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

Subject: DuPage County ZBA Case Z10-074

Dear President and Trustees:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Staff Response: See attached Lombard Fire Department comments.

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

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

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

Staff Response: See attached Lombard Fire Department comments.

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

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

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

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

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

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

County Case Z10-074
February 17, 2011

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

Respectfully,

VILLAGE OF LOMBARD


A handwritten signature in black ink, appearing to read "Donald Ryan", written over the printed name.

Donald Ryan, Chairperson
Lombard Plan Commission



MEMORANDUM

TO: LOMBARD PLAN COMMISSION
Donald Ryan, Plan Commission Chairperson

FROM: Christopher Stilling, AICP 
Assistant Director of Community Development

DATE: January 24, 2011

SUBJECT: DuPage County Public Hearing Z10-074 (1620 S. Highland Ave.)

BACKGROUND

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

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

ANALYSIS

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

Site Plan

Rear Yard Setback

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

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

Open Space

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

Fire Department Comments

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

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

Engineering

The Private Engineering Services Division raised a number of concerns regarding the proposed site plan. The engineering issues are specifically important relative to Standard #5 of the DuPage County Zoning Ordinance - *Increase the potential for flood damages to adjacent property*. Staff has identified the following deficiencies with the engineering plans provided:

- 1) Insufficient information has been provided regarding how the property is going to be serviced with sewer and water. Because the property is unincorporated, connection to Village of Lombard utilities is not permitted.
- 2) The location for a Fire Department Connection has not been identified.
- 3) Fire hydrant locations have not been identified.

- 4) Plan shows *parking lot flooding*. This should be discouraged as it becomes a long-term complaint and maintenance issue.
- 5) A culvert is shown to apparently accommodate off-site flow through the parcel (under the parking lot). What is/are the size, pipe material and the supporting calculations?
- 6) Identify if bioswale meets full Best Management Plan requirements.
- 7) How/where does the discharge from the stormwater detention facility flow (appears to flow overland onto neighboring property)?
- 8) Storm calculations, sections, planting plan and maintenance plan for a bioswale have not been provided.
- 9) Show overflow location.
- 10) Show easement over bioswale and any area of parking lot that detains water.
- 11) The sidewalk along Highland Avenue should go through driveways.
- 12) Parking lot paving section is: Base: 10" (14" for drive lanes); Binder: 2"; Surface: 1.5"

Conditional Use

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

Standards for Conditional Uses

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

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

Staff Response: -See attached Lombard Fire Department comments.

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

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

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

Staff Response: -See attached Lombard Fire Department comments.

SUMMARY

Based upon the submitted site plan, staff finds that a great deal of flexibility exists for the proposed religious institution to meet both County and Village Codes. Furthermore, staff finds that the proposed use in its current location may present a negative impact upon the adjacent property owners. Based upon established County and Village codes, there are alternative locations to construct the structure on the lot to address the potential variations needed per the Village of Lombard Zoning Ordinance. The building footprint could also be reduced in size to meet the rear yard setback and open space provisions required of the Lombard Zoning Ordinance. According to the Private Engineering Services Division, the proposed site plan has failed to

January 24, 2011

DuPage County ZBA Z10-074

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address a number of stormwater and utility issues. The lack of information does not provide staff with the ability to form a reasonable recommendation on the proposed conditional use. The Lombard Fire Department also raised a number of concerns relative to the site plan, and its impact on fire and rescue.

FINDINGS AND RECOMMENDATION

Based upon this review, the petition would be inconsistent with established Village policies and does not meet the standards for a conditional use. Additionally, the petition would be inconsistent with the objectives included as part of the Comprehensive Plan, creates an adverse impact on neighboring properties through an excessive encroachment into a required yard, and it does not meet the required open space provisions. Therefore, staff recommends that the Plan Commission make the following motion regarding the petition:

Based upon a review of the petition submitted to DuPage County, the Plan Commission finds that the petition is inconsistent with the Village's Comprehensive Plan, the established codes and ordinances of the Village of Lombard, and does not meet the standards for conditional use as expressed within the DuPage County Zoning Ordinance. Therefore, the Plan Commission recommends that the Village Board adopt a Resolution of Objection for DuPage County ZBA Case Z10-074.




DU PAGE COUNTY ZONING BOARD OF APPEALS

JACK T. KNUEPFER ADMINISTRATION BUILDING

421 NORTH COUNTY FARM ROAD, WHEATON, ILLINOIS 60187/ 630-407-6700/630-407-6702 (fax)

Zoning Petition Z10-074 Proclaim Truth

Please review the information herein and return with your comments to: Paul Lauricella, DuPage County Department of Economic Development & Planning, 421 North County Farm Road, Wheaton, Illinois 60187 or via email at Paul.Lauricella@dupageco.org , or via facsimile at 630-407-6702 by January 26, 2010.

COMMENT SECTION:	
<input type="checkbox"/> : NO OBJECTION/CONCERNS WITH THE PETITION.	
<input type="checkbox"/> : NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION.	
<input type="checkbox"/> : I CAN NOT COMMENT AT THIS TIME. ADDITIONAL INFORMATION REQUIRED.	
<input checked="" type="checkbox"/> : I OBJECT/ HAVE CONCERNS WITH THE PETITION.	
COMMENTS:	
See attached letter	
SIGNATURE: 	DATE: 1/19/11
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Village of Lombard	

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	Z10-074 Proclaim Truth	
OWNER	Proclaim Truth Charitable Trust, Beneficiaries: Sabet M. Siddiqui and Mir Saadat Ali. 1620 S. Highland Ave., Lombard, IL 60148	
AGENT FOR PETITIONER:	Sabet Siddiqui, 13 Vennard Ct., Lombard, IL 60148	
ADDRESS/LOCATION	1620 S. Highland Ave., Lombard, IL 60148	
PUBLICATION DATE	Daily Herald:	January 12, 2011
ZONING REQUEST	Conditional Use to build a Religious Institution (Mosque) in an R-4 Residential District. (Sec. 37-704.2)	
PIN/TWSP./ COUNTY BOARD DIST.	06-20-300-012	York Township/District 2
ZONING/LUP	R-4 Single Family Res.	0-5 DU/AC
AREA/ UTILITIES	44,533 sq. ft. (1.02 Acres)	Water and Sewer
PUBLIC HEARING	January 27, 2011, 7:00 p.m.	

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.



DU PAGE COUNTY ZONING BOARD OF APPEALS
JACK T. KNUEPFER ADMINISTRATION BUILDING
421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700

Zoning Petition Z10-074 Proclaim Truth

The DuPage County Zoning Board of Appeals will conduct the following public hearing:

PUBLIC HEARING: 7:00 p.m., January 27, 2011, Room 3500-B, JACK T. KNUEPFER
ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

OWNER: Proclaim Truth Charitable Trust; Beneficiaries: Sabet M. Siddiqui, 13 Vennard
Ct., Lombard, IL 60148, and Mir Saadat Ali, 3301 Links Dr., Franklin, WI 53132.

AGENT FOR PETITIONER: Sabet Siddiqui, 13 Vennard Ct., Lombard, IL 60148

REQUEST: Conditional Use to build a Religious Institution (Mosque) in an R-4
Residential District. (Sec. 37-704.2)

ADDRESS OR GENERAL LOCATION: 1620 S. Highland Ave., Lombard, IL 60148

LEGAL DESCRIPTION:

TRACT 3 IN FREDERICK BARTLETT'S HILLSDALE FARMS, A SUBDIVISION OF THE WEST HALF OF
THE SOUTHWEST QUARTER OF SECTION 20, AND THE EAST 50 FEET OF THE EAST HALF OF THE
SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1941 AS DOCUMENT
NO. 422592, IN DU PAGE COUNTY, ILLINOIS.

Respectfully Submitted,
ROBERT J. KARTHOLL, CHAIRMAN,
DUPAGE COUNTY ZONING BOARD OF APPEALS

Notice of this hearing is being sent to property owners within 300 feet of the
subject property and as one of them you are invited to attend the meeting and comment
on the petition. A sketch or drawing of the petitioner's request is included for
your review. If you have any questions, please contact the Zoning Division at (630)
407-6700.

Please be advised that access to the 421 JACK T. KNUEPFER ADMINISTRATION BUILDING is
limited to the main entrance located in the center on the east side of the building.

HANDICAPPED PARKING STALL

FOR THE CITY OF ATLANTA, THE CITY ENGINEER, A SUBSECTION OF THE STREET DEPT. OF THE COUNTY OF CLINTON, AND THE EAST HALF OF THE EAST SIDE OF THE CLINTON STREET COURTESY OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF.

Order Contests on Jury

SOUTH LINE OF 16TH STREET

VILLAGE OF LINDSAY AREA WITH 5000

1. J. W. R. L.

ICC LOMBARD
1620 S. HIGHLAND AVE.
LOMBARD, ILLINOIS

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WMA
WASTEN, MCGRAW & HILSON, LTD.
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10/3	10/3/97	Received Building Permit from City, Beaumont Station
10/2	10/2/97	Received and Change required info-City of
10/1	10/1/97	10/1/97

**SITE
PLAN**

1 OF 1

210504Z JUL 68 239100N 115000E
FM JCRC TO JCS JCRC 010000Z
J240K

NORTH LINE OF 17TH STREET

TRACT 45

11-15-54

9
RESIDENCE
ADAMS RESIDENCE

EXHIBIT NUMBER	SUBJECT MATTER	DATE RECEIVED	DATE FORWARDED
1	RECEIVED FROM THE	10-10-10	10-10-10
2	RECEIVED FROM THE	10-10-10	10-10-10
3	RECEIVED FROM THE	10-10-10	10-10-10
4	RECEIVED FROM THE	10-10-10	10-10-10
5	RECEIVED FROM THE	10-10-10	10-10-10
6	RECEIVED FROM THE	10-10-10	10-10-10
7	RECEIVED FROM THE	10-10-10	10-10-10
8	RECEIVED FROM THE	10-10-10	10-10-10
9	RECEIVED FROM THE	10-10-10	10-10-10
10	RECEIVED FROM THE	10-10-10	10-10-10

DATE OF BIRTH 04-06-1914

[illegible]



LOMBARD FIRE DEPARTMENT

January 18, 2011

ICC Lombard
C/O Sabet Siddiqui, MD
1620 S. Highland Ave.
Lombard, IL 60148

Re: Property at 1620 S. Highland Avenue

Dear Dr. Siddiqui:

On behalf of the Lombard Fire Department I would like to thank you for the opportunity to review and comment on the plans and documents you have submitted for the proposed religious institution to be located at 1620 S. Highland Ave. Lombard, IL., and situated within an unincorporated enclave of the Village of Lombard.

The Lombard Fire Department has reviewed the submittal in accordance with the fire protection system requirements as adopted and/or referenced by the Village of Lombard and good fire protection practices. We offer the following comments.

The Occupancy and Use of the structure to be located on this site is defined by the International Building Code as an Assembly Use and as such is the basis for this review.

1. This Assembly Use structure is required to be protected with an automatic fire sprinkler system meeting the standards set forth in NFPA 13, Current Edition, to meet the design criteria of light hazard occupancies as defined and prescribed by NFPA 13.
2. Public or private access for motor fire apparatus shall be provided around the building so that there may be proper operation of ladders and mechanically elevated mechanisms. Minimum width of the fire lanes shall be 18 feet with greater widths to accommodate vehicles when turning and laddering buildings.
3. Access routes shall be so arranged that fire department apparatus may respond from all points of the building to adjacent fire hydrants along routes not to exceed three hundred (300) feet from the most remote point of the building to the closest fire hydrant.
4. Public or private fire department access roads and ways shall be all weather, properly maintained and accessible at all times. Such access roads and ways shall

Fire Station #1 - Headquarters
50 East St. Charles Road
Lombard, Illinois 60148
(630) 620-5736

Fire Station #2
2020 South Highland Avenue
Lombard, Illinois 60148
(630) 620-5734

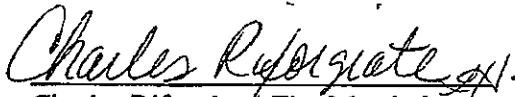
Fire Prevention
255 East Wilson
Lombard, Illinois 60148
(630) 620-5750

be a minimum of six (6) inches of granular stone surfaced by at least two (2) inches of bituminous asphalt material or such other construction acceptable to the Fire Chief.

5. Access roads shall be not less than fifteen (15) feet from the building and further if the height of the building requires a greater set back to ladder the building. Access routes shall be continuous around the building.
6. An approved public water service fire hydrant shall be located on the property to serve the required Fire Department Connection at the building. The hydrant shall be located no closer than 25 feet and not further than 75 of the location of the Fire Department Connection.
7. Concerns related to the proposed Site Design and physical placement of the building are as follows:
 - A. The building is situated approximately 350 feet from the public roadway.
 - B. The drive aisle through the paved parking surface appears to be approximately 22 feet wide. This limited drive aisle width does not allow for safe and adequate ingress/egress and maneuverability of fire department emergency vehicles.
 - C. Emergency evacuation requirements for this facility prescribe the necessity to include a protected exit discharge that is designed and maintained to provide safe movement away from the building to a parcel of land deeded, dedicated or otherwise permanently appropriated to the public for public use - commonly known as the Public Way.

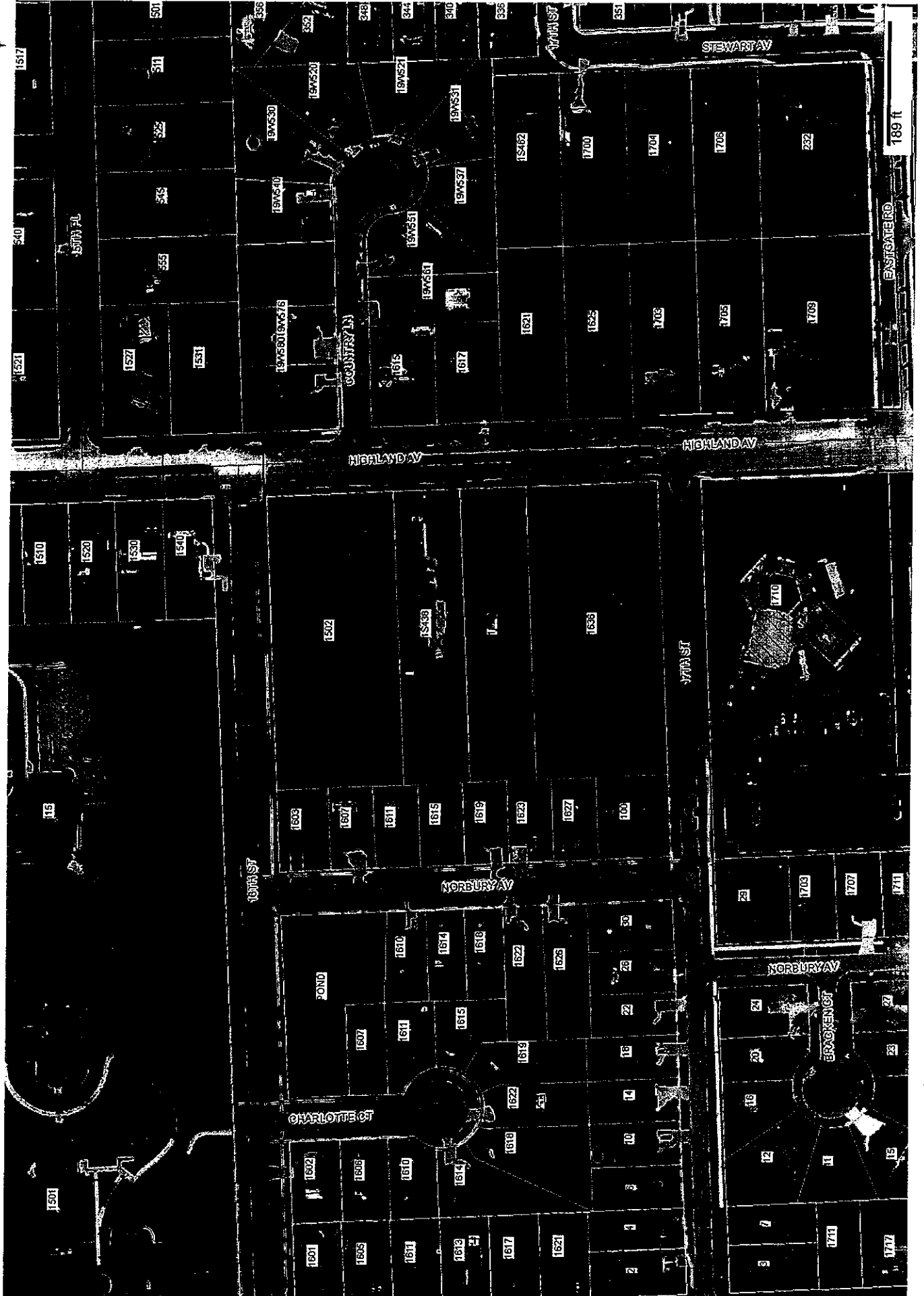
If you have additional questions or concerns relating to your project please do not hesitate to contact me at (630) 620-5750.

Sincerely yours,


Charles Riforgiate, Fire Marshal
Lombard Fire Department

- c. Glenbard Fire Protection District Attorney
DuPage County Zoning Board of Appeals
Christopher Stilling, Assistant Director,

1620 S Highland Ave



RESOLUTION NO. _____-11

**A RESOLUTION OF OBJECTION
TO A REQUEST FOR A CONDITIONAL USE FOR A RELIGIOUS INSTITUTION AT
THE PROPERTY LOCATED AT 1620 S. HIGHLAND AVE,
IN UNINCORPORATED DU PAGE COUNTY**

WHEREAS, the Corporate Authorities of the Village of Lombard have been advised that DuPage County is considering a request for conditional use to build a religious institution in the R-4 Single Family Residence District for the property located at 1620 S. Highland Avenue DuPage County, Case Number Z10-074; and,

WHEREAS, the subject property is currently zoned R-4 Single Family Residence District as designated within the DuPage County Zoning Ordinance; and

WHEREAS, the subject property is located within the Village of Lombard's corporate limits and is therefore within the Village of Lombard's planning jurisdiction pursuant to 65 ILCS 5/7-4-1; and

WHEREAS, the property owner desires to construct a religious institution on the subject property; and

WHEREAS, the Corporate Authorities find that the petition is inconsistent with the established codes and ordinances of the Village of Lombard and does not meet the standards for conditional uses as expressed within the DuPage County Zoning Ordinance.

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

SECTION 1: That the DuPage County Board be and hereby is notified of the opposition of the Corporate Authorities of the Village of Lombard to the granting of the action requested in ZBA Case Z10-074.

Adopted this ____ day of _____, 2011.

Ayes: _____

Nayes: _____

Resolution No. _____
DuPage County Case Z10-074
Page 2

Absent: _____

Approved this _____, day of _____, 2011.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk