

June 5, 2003

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

Subject: PC 03-14; 535 E. Maple (Berean Bible Students Church)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, Berean Bible Students Church, requests approval of an amendment to Ordinance 4484 granting a conditional use to construct an accessory building (two car garage) in the R2 Single Family Residence District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on May 19, 2003.

Steven Knapp, Superintendent of Berean Bible Students Church, presented the petition. Mr. Knapp stated that the garage would be used for storing landscaping and maintenance materials. Mr. Knapp stated that the church has occupied the space a little over two years and has served as a polling place for the Village. Mr. Knapp stated that they will keep the property clean and the garage would be placed at the southeastern corner of the lot.

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 I, presented the staff report. She summarized the comments from the Inter-Departmental Review Committee. Staff finds that the proposed garage addition will be compatible with the existing conditional use. Staff finds that the proposed addition will not be detrimental to the surrounding uses. The proposed garage is intended to be designed, constructed and operated similar to other detached garages commonly found in the adjacent neighborhood. Staff also believes that the accessory structure will allow the church to keep supplies and or vehicles indoors and out of the view of neighbors.

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

Commissioner Olbrysh asked about the proposed construction materials for the new garage.

Mr. Knapp listed the specifications included in the petition and noted that the garage exterior of the garage would be vinyl sided. He also stated that the church had wood siding.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed 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 petition associated with PC 03-14, subject to following conditions:

1. That the petitioner shall develop the site in accordance with the specifications dated April 11, 2003 and submitted as part of this request.
2. That the petitioner shall provide the requisite stormwater improvements for any additional impervious areas on the property, consistent with the IDRC comments.
3. That the petitioner's improvements shall be designed and constructed consistent with Village Code and shall also address the comments included within the IDRC report.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

att-

c. Petitioner
Lombard Plan Commission

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