

September 6, 2007

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

Subject: PC 07-28: 1420 S. Meyers Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, Fellowship Reformed Church, is requesting that the Village execute an Annexation Agreement and take the following actions associated with the agreement:

1. Annex the property to the Village of Lombard immediately following contiguity between the Village corporate limits and the subject property; and
2. Grant a conditional use for an existing religious institution located on the subject property.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition August 20, 2007.

Michelle Velazquez, Planner I, presented the petition on behalf of the petitioners. She stated that the petitioner is requesting approval of an annexation agreement with the Village of Lombard which will allow the petitioner to receive utility services from the Village and will outline the terms of annexation once the site becomes contiguous to the Village corporate limits. She noted that as part of the annexation agreement, the petitioner will grant an easement to the Village to construct a booster pump station on the northern parcel with frontage on 14th Street. She mentioned that as the property is currently unincorporated, the Village has received approvals through DuPage County to construct the booster pump station (Z5348-07). She stated that the annexation agreement does not include any zoning actions to be taken by the Village relative to the booster pump station as it is an exempt essential service pursuant to Section 155.217 of the Lombard Zoning Ordinance.

Mrs. Velazquez stated that the Comprehensive Plan recommends Public and Institutional uses at this location, and a religious institution is consistent with the recommendation of the Comprehensive Plan. She also noted that single family residences are located to the north and east of the subject property, and immediately south of the subject property is Knollcrest Funeral Home. She mentioned that there are also several institutional uses in the vicinity which include York Center School, York Township government offices, and Knoll Crest Park. She stated that the existing religious institution is compatible with the surrounding land uses. With respect to the proposed booster station, she stated that the annexation agreement stipulates that the Village install landscape plant materials around the perimeter of the booster station easement for screening purposes. Moreover, the facility will not be regularly staffed or emanate noise.

Mrs. Velazquez noted that the existing religious institution is considered a legal non-conforming conditional use under DuPage County. As part of the annexation agreement, the subject property will be granted a conditional use for a religious institution and zoned R1 Estate Residential upon annexation. She stated that there are two structures located on the subject property which include the church building and pastor's residence. She mentioned that both structures meet the minimum setback requirements for the R1 Estate Residential District. She stated that the Fellowship Reformed Church is not proposing any improvements to the subject property at this time, and any future improvements would be required to meet the full provisions of the applicable code.

Mrs. Velazquez noted that the subject property includes three tracts of land. She stated that the existing church and residence are located on Lot 1 of Meyers Road Subdivision, and just north of the existing residence is a vacant parcel, approximately ten feet (10') in width. She explained that this parcel, described as the south ten feet (10') of Lot 1 in Havenga's Plat of Survey was previously part of the residential property at the southwest corner of 14th Street and Meyers Road. She mentioned that the northern parcel is currently improved with an asphalt driveway which provides access to the church parking lot from 14th Street. She also noted that as part of the annexation agreement, Fellowship Reformed Church will be granting an eighty foot (80') by eighty foot (80') easement on the northern parcel to construct a booster pump station. She stated that at which time the subject property is annexed into the Village, the Fellowship Reformed Church will execute a release and termination of the booster station easement and the Village shall purchase fee simple title to the booster station easement property. She mentioned that the booster station easement will be subdivided from the remaining portion of the subject property.

Mrs. Velazquez stated that the petitioner is not proposing any signage at this time. She noted that any future signage must meet the full provisions of the Sign Ordinance.

Mrs. Velazquez stated that staff recommends approval subject to the one condition outlined within the staff report and the second condition included in the Plan Commission memo.

William Heniff, Senior Planner, noted that the approach for this annexation agreement is similar to that taken with the CVS pharmacy (PC 01-07). He stated that the zoning actions associated

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with the agreement are under consideration before the annexation agreement is executed. He noted that it provides value for public comment before the annexation agreement is executed. He mentioned that on September 6, the Board will only consider the annexation agreement. The property will be annexed and the conditional use will be effective once contiguity is established.

Chairperson Ryan then opened the meeting for public comment. There was no one to speak in favor or against the petition.

Chairperson Ryan opened the meeting for comments from the Plan Commission. The Commissioners had no comments.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed conditional use complies with the standards of the Lombard Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 6-0, recommended to the Corporate Authorities **approval** of the petition associated with PC 07-28 subject to the following condition:

1. The petitioner shall enter into an annexation agreement for the subject property.
2. That the conditional use shall not be effective until the subject property is contiguous to the corporate limits of the Village and annexed.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission