

December 6, 2007

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

**Subject: PC 07-41: 210, 214, 215, 224 and 228 S. Lincoln Street & 205 W.
Maple Street (St. John's Evangelical Lutheran Church & School)**

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 property located within the R2PD Single Family Residence District, Planned Development:

1. Approve amendments to Ordinance 1816 granting approval of a conditional use for a noncommercial recreational building/community center and to provide for one residence within the existing building.
2. Approve amendments to Ordinance 5665, which granted approval of a conditional use for a planned development and for a religious institution and for a private elementary school.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on November 19, 2007. Steve Smith, 750 E. Norton Street, Lombard, youth minister for St. John's Church and School, presented the petition. He stated that St. John's has a youth minister intern that will be working with the church through mid-2008. They were seeking a residence for her and are proposing to provide housing for her in the Senior Center building at 205 W. Maple Street. He noted that the previous approvals did not provide for the residence. When informed by the Village that their request would require an amendment to the previous ordinances of approval, they applied accordingly. He noted that he concurs with the staff report, but requested that consideration be made by the Plan Commission to allow the residential dwelling unit to use the first floor kitchen. He noted that he is not as familiar with the Senior Center operations.

Chairperson Ryan then opened the meeting for public comment.

Karen Ness, 219 W. Ash Street, noted that she is uncomfortable with the proposed conditions of approval and felt that they should be strengthened to ensure that the residence is operated in conjunction with the church itself. She also noted that St. John's has been placing cones for the public parking spaces along Lincoln and has also placed visitor parking signs for these spaces as well.

Chairperson Ryan then requested the staff report.

William Heniff, Senior Planner, presented the petition and submitted the staff report to the public record. The petitioner is proposing to establish a residence quarters within an existing facility as part of the St. John's Planned Development. The proposed residence will utilize the second floor of the existing Senior Center located on the northwest portion of the property on the west side of Lincoln Avenue between Ash Street and Maple Avenue. The Senior Center is also subject to approval as it was originally approved with a limited timeframe.

He then discussed the amendments to the previously approved ordinances. Ordinance 1816 approved in 1974 granted a conditional use for a noncommercial recreational building/community center (Senior Center). The Senior Center has been operating within the building since the original approval date. As part of the review of this petition, staff noted that the approval ordinance granted approval for the Senior Center for a four year time period, but staff has not found a companion ordinance that allowed the use to continue for the past 29 years to date. Pertaining to the original Senior Center approval, staff notes that limiting a conditional use to a limited timeframe is undesirable as it can create future non-conforming situations. Under this petition, the proposed residence along with the existing Senior Center would gain approval without time restrictions.

Ordinance 5665 approved in 2005 granted approval of a conditional use for a planned development and for a religious institution and for a private elementary school. The planned development requires all uses and activities to be reviewed under the umbrella of the conditional use approval. Therefore, Ordinance 5665 would need to be amended to include the proposed residence quarters.

The petitioner is requesting approvals to allow for the second floor of the Senior Center to be used as a single residence. The petitioner noted that the second floor has been largely utilized as storage space since the establishment of the Senior Center. They started minor refurbishing to the second floor to provide for a residence that would specifically be used as an adjunct to the religious services on the property. No expansions to the existing building are proposed. He noted that residences included within the religious institution complex are not uncommon. This can include individual residences, such as the priest residences at St. Pius X and Christ the King churches or residences within the overall church building itself, such as Our Lady of Lebanon Church. Therefore, staff does not object to the residential use, but the residence should be restricted in use.

He stated that the surrounding area is comprised mainly of single-family residences and institutional uses. As the proposed use of the second story for the residence is inherently residential and the Senior Center for public/institutional use, it would therefore be compatible with the surrounding land uses. The aforementioned conditions would help ensure that the impacts of the residence would be minimal and would be operated in a manner similar to all other single-family residences surrounding the property. The Comprehensive Plan designates the site for institutional purposes. The residence is intended to be an ancillary function and activity of the principal use (the church and school). By tying the residence use to the institutional use, it can therefore be considered compatible with the institutional land use designation.

Regarding this issue of parking on Lincoln, such regulations are reviewed by the Transportation and Safety Committee. Staff does not have an objection to allowing the residence to use the first floor kitchen.

Chairperson Ryan then opened the hearing for discussion by the Plan Commission.

Commissioner Burke noted the Fire Department comments and asked if the petitioner is aware of these provisions. Mr. Smith stated that they are aware of the comments and he has been working with the Fire Department accordingly.

Commissioner Burke asked about access/egress issues. Mr. Heniff noted that the existing building has two means of egress – the west entrance to the upstairs areas and a back door on the south side of the second floor.

The Commissioners then discussed whether the conditions of approval should be amended. Mr. Smith noted that they only want to use the residence for their existing intern right now and her position ends next summer. There could always be the possibility of a visiting vicar staying at the residence. The Commissioners stated that they do not want to have to require the petitioner to have to keep coming back for approvals if or when someone wants to reside on the premises.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition complies with the standards required by the Lombard Zoning Ordinance and is compatible with the standards for planned developments and that granting such an amendment is in the public interest. Therefore, the Plan Commission, by a roll call vote of 4-0, recommended to the Corporate Authorities **approval** of the petition associated with PC 07-41, subject to the following conditions as amended:

1. Ordinance 1816 shall be amended to provide for the Senior Center to be located within the basement and first floor levels of the building at 205 W. Maple Street and shall operate without a termination date provided that all other conditions of approval are satisfactorily met. The residence within the 205 W. Maple Street building shall be limited to the second floor of the building and the first floor kitchen.
2. The proposed residence shall meet the following requirements:

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- a. The residence shall be exclusively for residential purposes of staff or religious employees associated with the St. John's Church and School and shall not be used for general residence purposes.
 - b. The residence shall consist of a single-family residence and shall not be subdivided to accommodate more than a single dwelling unit in the building.
3. The petitioner shall meet all provisions of the Lombard Building and Life Safety Codes before occupancy of the residence can take place. The petitioner shall schedule a final inspection of the premises with the Village prior to occupancy and occupancy shall not occur until the property passes inspection.

Respectfully,

VILLAGE OF LOMBARD

Donald F. Ryan
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission