

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: October 24, 2007 (BOT) Date: November 1, 2007

TITLE: PC 07-34: 815 S. Finley Road

SUBMITTED BY: Department of Community Development *John*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests that the Village take the following actions on the property located in the R2 Single Family Residence District:

1. Approval of a conditional use for an existing religious institution;
2. Approval of a conditional use pursuant to Section 155.406(C)(13) of the Lombard Zoning Ordinance to allow for the construction of a detached garage associated with an existing religious institution.

(DISTRICT #2)

The Plan Commission recommended approval of this petition with conditions.
The petitioner is requesting waiver of first reading.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X	_____	Date	_____
Finance Director X	_____	Date	_____
Village Manager X	_____	Date	10/24/07

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
Assistant Village Manager/Director of Community Development
deh

DATE: November 1, 2007

SUBJECT: PC 07-34: 815 S. Finley Road

Attached are the following items for Village Board consideration as part of the November 1, 2007 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 07-34;
3. An Ordinance granting approval of a conditional use for an existing religious institution and a conditional use pursuant to Section 155.406(C)(13) of the Lombard Zoning Ordinance to allow for the construction of a detached garage associated with an existing religious institution; and
4. Plans associated with the petition.

The petitioner is requesting a waiver of first reading. Please find their written request attached. Please contact me if you have any questions regarding the aforementioned materials.



VILLAGE OF LOMBARD

255 E. Wilson Avenue
Lombard, IL 60148-3931
(630) 620-5700 FAX: (630) 620-8222
TDD: (630) 620-5811
www.villageoflombard.org

November 1, 2007

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

Subject: PC 07-34: 815 S. Finley Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, Faith United Methodist Church, requests that the Village take the following actions on the property located in the R2 Single Family Residence District:

1. Approval of a conditional use for an existing religious institution;

2. Approval of a conditional use pursuant to Section 155.406(C)(13) of the Lombard Zoning Ordinance to allow for the construction of a detached garage associated with an existing religious institution.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition October 15, 2007.

Robert Siffes, Chairman of the Board of Trustees for Faith United Methodist Church presented the petition. He stated that the Church sold the parsonage property earlier this year in accordance with the recent policy of the Methodist Church. He noted that as a result, the Church can no longer use the garage on the parsonage property for storage purposes. He stated that they are proposing to construct a detached garage because they need a structure with an overhead door. He noted that they store a trailer for the Boy Scouts and a trailer for the Faith Puppeteers. He mentioned that there will be no cars stored in the garage.

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

Chairperson Ryan then requested the staff report. Michelle Velazquez, Planner I, gave a summary of the request. She stated that Faith United Methodist Church is proposing a detached garage for storage purposes to be located at the northeast

"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."

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
John "Jack" T. O'Brien, Dist. 3
Dana L. Moreau, Dist. 4
Laura A. Fitzpatrick, Dist. 5
Rick Soderstrom, Dist. 6
Village Manager
William T. Lichter

corner of the existing parking lot. She noted that the proposed garage is approximately 26 feet by 24 feet and will be setback 10 feet from both the north and east property lines. She affirmed that the Zoning Ordinance requires conditional use approval for the construction of an accessory structure where the primary use of the property itself is a conditional use.

Mrs. Velazquez stated that staff reviewed all zoning and building files for the subject property, and found no documentation that a conditional use for a religious institution was ever granted. She noted that the church is currently considered a legal non-conforming religious institution. She mentioned that to address the issue, the Church is also requesting approval to legally establish the conditional use for the existing religious institution in addition to the conditional use for the detached garage pursuant to Section 155.406(C)(13).

Mrs. Velazquez also noted that the petition is only for the property known as Lot 10 in Faith Church Subdivision (PIN 06-18-107-005), and not for both Lots 10 and 11, as the public hearing notice advertised. She mentioned that Lot 11 is the former parsonage property which the Church sold earlier this year.

Mrs. Velazquez stated that religious institutions are classified as conditional uses within the R2 Single-Family Residence District. She noted that expansions or alterations to an existing conditional use requires an amendment to the previously granted conditional use. She mentioned that the existing religious institution has operated on the property for a number of years and is considered a legal non-conforming use. She affirmed that the petitioner is requesting conditional uses for the existing religious institution and for the proposed detached garage. She mentioned that Faith United Methodist Church previously received a conditional use (PC 82-17) to construct a detached garage for storage purposes on the parsonage property to the south of the Church. She noted that earlier this year, the Church sold the parsonage property, and the Church no longer has use of the garage on the former parsonage property for storage purposes. She mentioned that the Church is proposing a new garage to be constructed on the Church property to meet their storage needs.

Mrs. Velazquez stated that the existing religious institution is consistent with the recommendation of the Comprehensive Plan. She also noted that the existing religious institution is compatible with the surrounding land uses as it is adjacent to single family residences to the north, south and east and Sunset Knoll Park to the west. She noted that the proposed detached garage will be placed at the northeast corner of the property and will be adjacent to the rear yards of the surrounding single family residences. She stated that the proposed garage will be located within the existing parking lot, but the number of parking spaces will remain the same. She noted that the proposed garage meets all applicable zoning regulations. She mentioned that the minimum required setback for detached garages is 3 feet from the side and 3 feet from the rear property line, and the proposed garage will be setback 10 feet from the interior side and rear property line and will be outside of the utility easements located on the subject property. She stated that the proposed garage is 12 feet in height whereas the maximum height permitted is 15 feet. She noted that the garage will be approximately 624 square feet in area and complies with the maximum size requirements for detached garages.

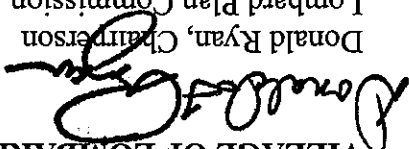
Mrs. Velazquez noted that staff has reviewed the petition relative to the standards for conditional uses. She stated that staff finds that the petition complies with the standards for Conditional Uses.

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 5-0, recommended to the Corporate Authorities **approval** of the petition associated with PC 07-34 subject to the following conditions:

1. That the petitioner shall obtain a building permit for the proposed detached garage.
2. That the petitioner shall construct the proposed improvements in accordance with the building plans prepared by Richard D. Nyman Associates, and dated August 16, 2007.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission

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

TO: Lombard Plan Commission
HEARING DATE: October 15, 2007

FROM: Department of
Community Development
PREPARED BY: Michelle Velazquez, AICP
Planner I

TITLE

PC 07-34; 815 S. Finley Road: Faith United Methodist Church requests that the Village take the following actions on the property located in the R2 Single Family Residence District:

1. Approval of a conditional use for an existing religious institution;
2. Approval of a conditional use pursuant to Section 155.406(C)(13) of the Lombard Zoning Ordinance to allow for the construction of a detached garage associated with an existing religious institution.

GENERAL INFORMATION

Petitioner/Property Owner: Faith United Methodist Church
815 S. Finley Road
Lombard, IL 60148

PROPERTY INFORMATION

Existing Zoning: R2 Single Family Residence District
Existing Land Use: Religious Institution
Size of Property: Approximately 88,512 Square Feet / 2.03 Acres
Comprehensive Plan: Public and Institutional
Surrounding Zoning and Land Use:

North: R2 Single-Family Residence District and developed as a single-family residences
South: R2 Single-Family Residence District and developed as a single-family residences
East: R2 Single-Family Residence District and developed as a single-family residences

West: CRPD Conservation Recreation Planned Development District and developed as Sunset Knoll park

ANALYSIS

SUBMITTALS

This report is based on the following documents which were filed with the Department of Community Development:

1. Petition for Public Hearing dated August 22, 2007.
2. Plat of Survey, prepared by Gentile and Associates and dated August 3, 2007.
3. Building plans for the proposed detached garage, prepared by Richard D. Nyman Associates, and dated August 16, 2007.

DESCRIPTION

The petitioner, Faith United Methodist Church, is proposing a detached garage for storage purposes to be located at the northeast corner of the existing parking lot. The proposed garage is approximately 26 feet by 24 feet and will be setback 10 feet from both the north and east property lines. The Zoning Ordinance requires conditional use approval for the construction of an accessory structure where the primary use of the property itself is a conditional use.

Staff has reviewed all zoning and building files for the subject property, and finds no documentation that a conditional use for a religious institution was ever granted. The church is currently considered a legal non-conforming religious institution. To address the issue, the Church is also requesting approval to legally establish the conditional use for the existing religious institution in addition to the conditional use for the detached garage pursuant to Section 155.406(C)(13).

Staff notes that the petition is only for the property known as Lot 10 in Faith Church Subdivision (PIN 06-18-107-005). The public hearing notice advertised the petition as Lot 10 and Lot 11 in Faith Church Subdivision, which included the former parsonage to the south of the Church. The church no longer owns the parsonage property. It was sold earlier this year and subdivided into what is now Lot 1 and Lot 2 of Kammer Resubdivision.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

Private Engineering Services has no objection to the petition.

PUBLIC WORKS

The Public Works Department has no comments on the petition.

BUILDING AND FIRE

The Fire Department/Bureau of Inspectional Services has no comments on the petition.

PLANNING

Religious institutions are classified as conditional uses within the R2 Single-Family Residence District. Expansions or alterations to an existing conditional use requires an amendment to the previously granted conditional use. The existing religious institution has operated on the property for a number of years and is considered a legal non-conforming use. The petitioner is requesting conditional uses for the existing religious institution and for the proposed detached garage.

Faith United Methodist Church previously received a conditional use (PC 82-17) to construct a detached garage for storage purposes on the parsonage property to the south of the Church. The garage is approximately 26 feet by 28 feet or approximately 728 square feet. Earlier this year, the Church sold the parsonage property. As such, the Church no longer has use of the garage on the former parsonage property for storage purposes. The Church is proposing a new garage to be constructed on the Church property to meet their storage needs.

Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends Public and Institutional uses at this location. A religious institution is consistent with the recommendation of the Comprehensive Plan.

Compatibility with Surrounding Land Uses

Single family residences are located to the north, south and east of the subject property. Immediately west of the subject property is Sunset Knoll Park. The existing religious institution is compatible with the surrounding land uses.

The proposed detached garage will be placed at the northeast corner of the property and will be adjacent to the rear yards of the surrounding single family residences. The appearance and impact of the proposed garage is similar to a typical detached garage associated with a single family residence.

Compliance with the Zoning Ordinance

The subject property currently meets the setback requirements for the R2 Residential District. There are currently 59 parking spaces for the existing church. The proposed garage will be located within the existing parking lot, but the number of parking spaces will remain the same.

The proposed garage meets all applicable zoning regulations. The minimum required setback for detached garages is 3 feet from the side and 3 feet from the rear property line. The proposed garage will be setback 10 feet from the interior side and rear property line and will be outside of the utility easements located on the subject property. The proposed garage is 12 feet in height whereas the maximum height permitted is 15 feet. The garage will be approximately 624 square feet in area and complies with the maximum size requirements for detached garages.

Compliance with the Sign Ordinance

The petitioner is not proposing any signage at this time.

Standards for Conditional Uses

Staff has reviewed the petition relative to the standards for conditional uses. Staff finds that the petition complies with the Standards for Conditional Uses and has included those findings within Appendix A.

FINDINGS AND RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that meets the standards for conditional uses, subject to the conditions of approval. As

such, the IDRC recommends that the Plan Commission make the following motion recommending approval of this petition:

Based on the submitted petition and the testimony presented, the requested relief complies with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities approval of PC 07-34, subject to the following conditions:

1. That the petitioner shall obtain a building permit for the proposed detached garage.
2. That the petitioner shall construct the proposed improvements in accordance with the building plans prepared by Richard D. Nyman Associates, and dated August 16, 2007.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Assistant Village Manager/Director of Community Development

DAH:MV

att
c. Petitioner

APPENDIX A: Standards for Conditional Uses

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;*
Faith United Methodist Church is an existing religious institution that has operated on the property for a number of years. No changes are being proposed to the Church building at this time. The proposed garage will be used only for general storage purposes. The continued operation of the Church with the storage garage will not be detrimental to, or 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;*
Faith United Methodist Church is an existing religious institution that has operated on the property for a number of years and is compatible with the surrounding single family residences. The proposed garage will be used only for general storage purposes. No automobiles will be stored in the garage. The continued operation of the Church with the storage garage will not be injurious to the surrounding properties or substantially diminish property values to 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;*
Faith United Methodist Church is located within an established neighborhood and has operated on the property for a number of years. The continued operation of the Church will not impede normal and orderly development and improvement of the surrounding properties.
4. *That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;*
Faith United Methodist Church is an existing religious institution that has operated on the property for a number of years. Public utilities, access roads, and drainage are already provided for the subject property. No additional utilities, access roads or drainage are needed for the construction of the detached garage.
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;*

Adequate measures are in place for providing ingress and egress to the subject property. A semicircular access driveway provides access from Finley Road to the Main Entrance drop-off/pick-up area, as well as the parking lot to the rear of the building. A second access driveway at the rear of the property provides access from the parking lot to Taylor Road. Access to and circulation within the parking lot will not be affected by the proposed storage garage.

6. *That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,*
The Comprehensive Plan recommends Public and Institutional uses at this location. A religious institution is consistent with the recommendation of the Comprehensive Plan.

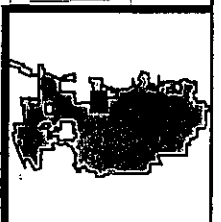
7. *That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.*

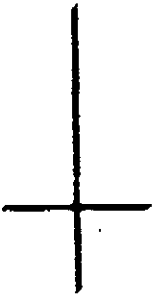
The existing Church meets the setback requirements for the R2 Single Family Residence District. No changes are being proposed to the Church building at this time. The proposed detached garage meets the setback and height regulations for detached garages in the R2 Single Family Residence District.



PC 07-34: 815 S. Finley Road

1 in. = 300.0 feet





FAITH UNITED METHODIST CHURCH
815 S. Finley Rd. • Lombard, IL 60148
630-627-1039

October 17, 2007

Village of Lombard
255 E Wilson Ave
Lombard, IL. 60148

Dear President and Trustees

On behalf of Faith United Methodist Church, I would like to request a waiver of first reading for our petition, PC 07-34, in order to expedite the construction of our storage garage. We would like to have the project completed before winter arrives. Thank you for your time and consideration.

Sincerely,

Robert Sittes

Robert Sittes
President Board of Trustees

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A CONDITIONAL USE FOR A RELIGIOUS
INSTITUTION AND A CONDITIONAL USE FOR AN ACCESSORY STRUCTURE
PURSUANT TO SECTION 155.406(C)(13) OF THE LOMBARD
ZONING ORDINANCE**

(PC 07-34; 815 S. Finley Road)

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 President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Sign Ordinance, otherwise known as Title 15, Chapter 153 of the Code of Lombard, Illinois; and,

WHEREAS, the subject property is zoned R2 Single Family Residence District; and,

WHEREAS, an application has heretofore been filed requesting a conditional use for a religious institution; and

WHEREAS, said application also requests and a conditional use pursuant to Section 155.406(C)(13) of the Lombard Zoning Ordinance to allow for the construction of a detached garage associated with an existing religious institution; and

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on October 15, 2007 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 both conditional use requests described herein; 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 the ordinance is limited and restricted to the property generally located at 815 S. Finley Road, Lombard, Illinois, and legally described as follows:

LOT 10 IN FAITH CHURCH SUBDIVISION BEING A SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 1965 AS DOCUMENT NUMBER R65-46815, IN DUPAGE COUNTY ILLINOIS.

Parcel Number: 06-18-107-005

SECTION 2: That a conditional use for a religious institution is hereby granted.

SECTION 3: That a conditional use pursuant to Section 155.406(C)(13) of the Lombard Zoning Ordinance to allow for the construction of a detached garage associated with an existing religious institution is hereby granted.

SECTION 4: That The conditional use and relief set forth in Sections 2 and 3 shall be granted subject to compliance with the following conditions:

1. That the petitioner shall obtain a building permit for the proposed detached garage.

2. That the petitioner shall construct the proposed improvements in accordance with the building plans prepared by Richard D. Nyman Associates, and dated August 16, 2007.

SECTION 5: 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 _____, 2007.
First reading waived by action of the Board of Trustees this _____ day of _____, 2007.
Passed on second reading this _____ day of _____, 2007.

Ayes: _____
Nays: _____
Absent: _____

Approved by me this _____ day of _____, 2007.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

Published by me in pamphlet form this _____ day of _____, 2007.

Brigitte O'Brien, Village Clerk