

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 Silfies, 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

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.

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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