

April 2, 2009

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

Subject: PC 09-02; 1420 S. Meyers Road and 919 E. 14th Street

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. Pursuant to Ordinance 6154 (relative to the annexation agreement for Fellowship Reformed Church), the petitioner requests that the Village take the following actions on the subject property:

1. For Lot 2:
 - a. Pursuant to Section 155.405(C), approve a conditional use for public and private utility and municipal service uses;
 - b. Grant a variation from Section 155.405(D) of the Zoning Ordinance to reduce the minimum lot area from 15,000 square feet to 7,828.71 square feet;
 - c. Grant a variation from Section 155.405(E) of the Zoning Ordinance to reduce the minimum lot width from 100 feet to 80 feet;
 - d. Grant a variation from Section 155.405(F)(4) of the Zoning Ordinance to reduce the minimum rear yard building setback from 50 feet to 2.5 feet;
 - e. Grant a variation from Section 155.405(H) of the Zoning Ordinance to reduce the minimum required open space from 67 percent to 52 percent; and
2. For Lot 1 and Lot 2, approve a major plat of resubdivision.

Jennifer Henaghan, Senior Planner, presented the staff report on behalf of the petitioner. PC 07-28 granted a conditional use for the existing religious institution located on the subject property, which was annexed to the Village of Lombard on October 20, 2008. The annexation agreement requires the Village to subdivide the Vacant Property, so as to separate the Booster Station Easement Property into a separate tax lot of record. This petition fulfills the Village's obligation to subdivide the plat and grants the relief necessary for the new lot to comply with the Zoning Ordinance.

The existing uses and proposed relief are consistent with the recommendations of the Comprehensive Plan. Newly annexed properties are given R0 Single Family Residence zoning by default. Lot 1, which includes the church building and pastor's residence, meets all requirements of the R0 Single Family Residence District.

With respect to Lot 2, which includes the booster station, the requested zoning actions are intended to mirror the rights previously granted to the property by DuPage County and address their legal nonconforming status. The proposed Lot 2 is 80 feet wide and 7,828.71 square feet. To be consistent with the Village's Zoning Ordinance, the booster station on Lot 2 requires a conditional use for public and private utility and municipal service uses as well as variations to the rear yard building setback and minimum required open space. The southwest corner of the building is approximately 7.5 feet from the rear lot line and the stoop is approximately 3.5 feet from the rear lot line. The R0 District requires a minimum rear yard setback of 50 feet. Open space on the lot is 52 percent where a minimum of 67 percent is required. Staff notes that the existing access drive for Fellowship Church accounts for just over 12 percent of the total lot area. If not for the access drive, the booster station lot would have 64 percent open space.

Approval of the conditional use and variations is consistent with the Village's approval of PC 07-28 and the associated annexation agreement, which allowed for the construction of the booster station. This relief is essentially a clean-up issue created by the required subdivision, not by the use, and it serves to allow the provision of an essential Village service. The Subdivision and Development Ordinance requires new subdivisions to meet the requirements of the underlying zoning district. As we have required for other projects, if a subdivision plat is submitted to the Village for consideration, any existing structures on the property must meet the setback and bulk requirements based upon the new lot configurations.

The nature of the site is unique and not generally applicable to other properties in the R0 District. As detailed in the attached Response to Standards for Conditional Uses and Response to Standards for Variations, the requested relief is consistent with both the Comprehensive Plan and the surrounding properties and it will not cause any negative impact on the neighborhood nor set an undesirable precedent.

The existing religious institution is compatible with the surrounding land uses. With respect to the proposed booster station, 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. This subdivision will allow the Village to purchase fee simple title to the booster station easement property.

Ms. Henaghan concluded by stating that staff recommends approval of the petition.

Vice Chairperson Flint then opened the meeting for public comment. No one spoke in favor or in opposition to the petition.

Vice Chairperson Flint then opened the meeting for comment among the Commissioners.

Commissioner Cooper asked if a landscape plan would be submitted. William Heniff, Director of Community Development, explained that, as part of the permit process, DuPage County had required the Village to place \$8,000 in an escrow account to be used for landscaping purposes. This landscaping would be primarily in the form of evergreen plant materials on the west side of the building.

Commissioner Cooper asked if the west side was where the setback relief was requested. Ms. Henaghan stated that the setback relief is on the south side.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposal **complies** with the standards required by the Lombard Zoning and Subdivision and Development Ordinances; and, therefore, moved that the Plan Commission find that the findings included as part of the Inter-departmental Review Report be the findings of the Plan Commission and therefore, recommends to the Corporate Authorities **approval** of the zoning actions associated with PC 09-02 for the subject properties.

Respectfully,

VILLAGE OF LOMBARD

Stephen Flint, Vice Chairperson
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission