

MR. BAKER: I don't know if these would be helpful to the board.

MR. ESSENBURG: In the event they want them.

MR. BAMMI: I don't think it's necessary.

MR. BAKER: Okay, very good.

MR. BAMMI: My last question on the sign is is it going to be illuminated?

MR. ESSENBURG: Say that again?

MR. BAKER: Is the sign going to be illuminated? Do you anticipate that?

MR. BARR: Probably so.

MR. BAMMI: Twenty-four hours? I mean at night, throughout the night?

MR. BARR: No, I don't think that's necessary. Again if we had some evening meetings up until, say, 9:00 o'clock, it might be illuminated up until 8:30 or 9:00 o'clock in the evening during the winter months. We would probably have a spotlight just so people would be able to immediately recognize the area. But twenty-four hours, no, I see no need of that. That's a waste of electricity.

MR. BAMMI: Again, Mr. Baker, my advice to you and your client is that this is a residential neighborhood. And I think every attempt should be made to make the facility fit into the residential neighborhood. And, therefore, in your thinking processes about the signage and illumination and location and all that I would like you to keep that in mind.

MR. BAKER: I will, thank you.

MR. BAMMI: That's all. Thank you, Mr. Chairman.

CHAIRMAN CROWLEY: Thank you, Mr. Bammi.

Mr. Carroll?

MR. CARROLL: Yes, I have several questions. This particular congregation was founded in 1976. Could you give us a very brief idea of your growth pattern?

MR. ESSENBURG: The growth pattern?

MR. CARROLL: Yes.

MR. ESSENBURG: The first two years it went -- The first year it went from 50 to 110. Then the following year it went up to about 175. Then it's been a very gradual growth since that time. At the present

time we're up to close to 500 people. That includes men, women, and children.

MR. CARROLL: So you're a viable growing congregation?

MR. ESSENBURG: We would hope so.

MR. CARROLL: And the second one is do you intend to have any resident personnel?

MR. BARR: Living on the property?

MR. CARROLL: That's right.

MR. ESSENBURG: Not on the property.

MR. BARR: Not on the property.

MR. CARROLL: Third is you referred to a Twelve Step Recovery Program. Can you briefly explain what they're recovering from?

MR. ESSENBURG: That's something like Gamblers Anonymous, Alcoholics Anonymous. And it's a 12-step recovery program that's used in many of the churches and hospitals in the area. We presently have one of those that meets in our facility in Villa Oaks.

MR. BARR: There's about twenty people.

MR. ESSENBURG: Maximum, yes.

MR. CARROLL: And the fourth question is do you participate in the PADS Program?

MR. ESSENBURG: Do we participate in the what?

MR. CARROLL: The PADS Program.

MR. ESSENBURG: Not at the present time.

MR. CARROLL: Would you?

MR. ESSENBURG: I imagine we would consider it, but I am not sure because again we have never owned our own facility for anything that would accommodate that. I am aware of the PADS Program and have been approached naturally as a member of the ministerial association. But not having any facilities, I haven't investigated any further. I don't know that we would do that. I would say I guess one night a week or something like that churches take turns caring for people who are homeless for overnight. I don't know that that facility right at the present time would accommodate that. We have the washrooms there, but I don't know whether they require a shower facility or not. You may know more about it than I do.

MR. CARROLL: Probably. Mr. Baker, during your

testimony I wondered if you were aware that when you change -- and you're here requesting a special use for a place of assembly, religious -- that you would be required to meet many of the standards imposed by the state and federal government.

MR. BAKER: Yes, I am aware of that. And we intend to abide by all regulations.

MR. CARROLL: And, of course, the County standards.

MR. BAKER: I would say I am not particularly familiar with DuPage County's. My clients have indicated to me that they are willing to abide by all standards.

MR. CARROLL: Staff would certainly be able to give you all of those requirements.

MR. BAKER: We have no objection.

MR. CARROLL: I just wanted to be sure that you understand these are standards which are required to be met. They're not things that a group of people are imposing upon you.

MR. BAKER: Oh, right. They're statutory and regulatory.

MR. CARROLL: Thank you.

CHAIRMAN CROWLEY: Thank you, Mr. Carroll.

Mr. Pletcher?

MR. PLETCHER: Well, most of my questions have been eaten up by others here. The only one I have got left is based on the pattern of growth of the church that's taken place since 1976, how likely is it that at some later time you would consider consolidating all of your functions at this site by remodeling, renovating, adding, and having the congregation -- having an assembly hall or a facility where you could have the entire congregation?

MR. ESSENBURG: I would say we would look forward to that.

MR. PLETCHER: At some time down the road?

MR. ESSENBURG: At some time down the road.

MR. PLETCHER: You have no present plans for that?

MR. ESSENBURG: I am not the pastor. I am the retired pastor now. I think the desire of every pastor is that you have growth.

MR. PLETCHER: This is a chance for you to give

him a burden that he can't bear. Sign up for anything.

MR. ESSENBURG: Growth implies life, and we would expect to be live. Again wanting to make ourselves available to the community, we would hope we would be attractive to the community.

MR. PLETCHER: You, of course, are aware that in the event you did come to the point where you wished to convert the use that you are seeking here to a more significant use including assembly for Sunday, that that would require another set of hearings before the County to do that?

MR. ESSENBURG: Yes.

MR. PLETCHER: I have no further questions.

MR. ESSENBURG: I would hope it would happen in my lifetime.

CHAIRMAN CROWLEY: Mr. Bernard?

MR. BERNARD: More from a standpoint of guidance, Mr. Baker, first of all on the item of parking, I personally would like to see all the parking blacktopped whatever is deemed you need for your parking. And then after all that has been established as

to how many square feet of blacktop, then the drainage calculations be made taking that into account.

MR. BAKER: May I ask the board with regard to this, our contract provides for March 15th as our deadline for obtaining approval of zoning. It is my understanding that my clients are willing to abide by the requirements set forth by this board. I am not sure we can provide the type of -- We are agreeable to live within those rules. I am not sure that we can get that to you and get a decision by March 15th.

MR. BERNARD: I am not prepared to tell you you have to have it done by a date or you don't. I am just saying that whatever parking you have, I'd like to see it in blacktop on a drawing with the calculations of the drainage made after that total amount of area of parking is established. How you do that, I will leave that up to you.

Secondly I see you do have a ball field delineated here on the drawing in the southeast corner. And I also see some goal posts apparently



for soccer or something on the north end. Again since this is near -- adjacent to residential, if you feel there is additional land available for another -- I mean if you feel there is sufficient land available for another ball field, softball or whatever, I'd like you to show that because that would indicate that you're only going to have one ball field or two ball fields or -- and so on and so on.

MR. BAKER: Maybe I could ask the pastors right now.

MR. BERNARD: Well, you don't have to ask them that. You can just deliberate that among yourselves, and then if you decide on 15 ball fields, you draw them in there.

MR. BAKER: Very good.

MR. BERNARD: I have no further questions.

CHAIRMAN CROWLEY: Thank you, Mr. Bernard.  
Mr. Miller?

MR. MILLER: I think most of the stuff has been covered. What about security on the building? You're apparently going to leave the building, according to the testimony as I understand it, by

9:30 at night on any night meetings? And you didn't state what the hours of your church office are.

MR. ESSENBURG: They would be from 9:00 A.M. to approximately 5:00 P.M.

MR. MILLER: So on those days -- Let's see. You have something going almost every night, do you not?

MR. BARR: Most nights, yes.

MR. MILLER: So who's taking care of the building between the time that you're closed and the time that you open? That's kind of an isolated open area there.

MR. ESSENBURG: I believe they have the lights on timers there. And the area is pretty well lit up. And there isn't anyone there at night now overnight. When they close up at night, there is no one there on the premises.

MR. MILLER: They leave and they go.

MR. ESSENBURG: It's a nice residential area. I don't anticipate there would be any problem with vandalism or anything like that. Possibly one of the

residents that lives there could tell us a bit more about that. It seemed like a fairly secure area.

MR. MILLER: That's all I have.

CHAIRMAN CROWLEY: Thank you, Mr. Miller.

Mr. Jeka?

MR. JEKA: I think we have been all around this. But I just want to make it real clear on the record. There is no intention to have any residents on this particular property, anyone staying or the like?

MR. BAKER: No.

MR. JEKA: And if that was a restriction with respect to the use, you would have no problem with that at this time?

MR. BAKER: I don't believe so. That's not their intention.

MR. JEKA: Nothing else.

CHAIRMAN CROWLEY: Thank you. The next segment of this open hearing will consist of questions from the audience. You may raise your hand, be recognized by the chair. You will ask any question you want, as many questions as you want, but you will only be

recognized once. And I might state just questions only. Following that will be time for comments. So we will begin with the question period now. Are there any questions? Yes, sir. Would you stand please and state your name?

MR. DAN MAJERCZYK: Dan Majerczyk. I live adjacent to the property.

CHAIRMAN CROWLEY: And the address?

MR. MAJERCZYK: 20 W 621 Glen Court.

I guess my questions go back to talking about this is a special use the way I understand it, nonassembly. You talked about you hope you're going to grow and grow. You made a comment about having a Timothy contract. Apparently that's where you assemble now. How long is that contract good for, or when does that expire?

MR. ESSENBURG: It doesn't expire. It's an annual renewal. We put a considerable amount of money into that thing. And by that the contract states that as long as we desire, we have the front use of that on Sundays and secondary during the week.

MR. MAJERCZYK: I just thought that would give

some indication of the time frame. Thank you.

MR. ESSENBURG: It's an open end.

CHAIRMAN CROWLEY: Any other questions? Yes, sir. Please stand and state your name and address.

MR. PETER JACKI: Peter Jacki, 20 W 582 Glen Court. There is a church in Lombard near Christ the King on 17th and near Main Street, 17th Avenue and Main Street. And there is a church on Roosevelt Road in Villa Park by the same name. Can you say something about that?

MR. ESSENBURG: Yes, because of our multiple locations we use the address on Villa Park on Roosevelt Road in Villa Park. That's where our store front facilities are at the present time. And the address in Lombard on 17th Place, that's my home.

MR. JACKI: So those places will no longer be when you move here?

MR. ESSENBURG: I'm going to continue to live there, but the other ones will be closed.

MR. JACKI: I see.

MR. ESSENBURG: We use them as mailing addresses because we were very transient when we began. And I

just used my home as the mailing address.

MR. JACKI: Thank you.

CHAIRMAN CROWLEY: Yes, ma'am?

MS. FLORENCE JACKI: Florence Jacki. I live at 20 W 582 Glen Court. You said that there is 500 in your church.

MR. ESSENBURG: Approximately.

MS. JACKI: And later on if you decide to remodel or make this building bigger, would you hold your services there then?

MR. ESSENBURG: Well, one day we would hope that we would be able to do that.

MS. JACKI: And now if your membership increases, say, to eight, nine hundred people, where are you going to park all these people? That property is not big enough to add more parking space.

MR. ESSENBURG: Well, ma'am, if we applied for a building to accommodate, I hope it would be up in that neighborhood, and that would be up to the Zoning Board to determine whether we could use it, whether we could park it or not. And I don't know. That's a hypothetical.

MRS. JACKI: What if they say it's not big enough? Then you're going to decide to go somewhere else. What happens to that building then?

MR. ESSENBERG: I think we're there for quite a while.

MR. BARR: That's a fair question. But, you know, again we feel with 7.2 acres you have got quite a bit of room to park and to expand. And we wouldn't want to but if the day came that if the Lord so blessed us, we happened to grow to that size, then we would just have to cut down the field perhaps in the back.

MS. JACKI: Would you have more than one service then?

MR. BARR: That's never been in our plan.

CHAIRMAN CROWLEY: You have had your question.

MR. BARR: I can tell you afterwards.

CHAIRMAN CROWLEY: The next segment will now be giving the audience the opportunity to offer their comments which you may do. Well, we'll begin with any comments in favor of the petition. Are there any people in the audience in favor of this

petition? Note that there are none. Anyone in the audience opposed to this petition? Will you please all stand, raise your right hands, and be sworn in?

(Whereupon various audience members were duly sworn by the Notary.)

CHAIRMAN CROWLEY: We'll begin with the second row here. Please stand, state your name and your address and your reason.

N E A L R A S M U S S E N,

having been first duly sworn, testified as follows:

Neal Rasmussen, 20 W 611 Glen Court.

CHAIRMAN CROWLEY: Your reason for opposing the petition?

MR. RASMUSSEN: Because of the traffic flow. And there's enough traffic going through the area now as it is with people cutting through from 22nd going down Lloyd too to Butterfield. We don't need any more traffic with the kids in the neighborhood as the way it is now.

CHAIRMAN CROWLEY: That's it?



MR. RASMUSSEN: That's it.

CHAIRMAN CROWLEY: Next row? Next?

K A T H R Y N E G L O F F,

having been first duly sworn, testified as follows:

Kathryn Egloff. And our address is  
21 W 013 Hampton Lane, just across the way. And  
basically my reason is the same as this gentleman,  
traffic and noise, etc.

CHAIRMAN CROWLEY Thank you.

MS. EGLOFF: That would be my only --

CHAIRMAN CROWLEY: This gentleman?

B O B E G L O F F,

having been first duly sworn, testified as follows:

Bob Egloff, same spelling as hers. I am  
her husband. And I would like to know why such a  
big facility for such a small congregation if they're  
not planning to expand? That's a huge thing.  
That's a very huge area for such a small congregation.  
If you don't plan to expand in the very near future,  
that is.

CHAIRMAN CROWLEY: You're asking a question. Now, what is your statement? What is your opposition to this?

MR. EGLOFF: I feel they're going to be building soon, and we don't need any more traffic. Glen Street is a small-sized street. It is not a busy thoroughfare street. We only got that one part coming in off of Butterfield, and that's congested the way it is now. We don't need any more traffic especially if there's plans to expand in the future.

CHAIRMAN CROWLEY: Your concern is the same as theirs, traffic?

MR. EGLOFF: Basically, yes.

CHAIRMAN CROWLEY: Thank you. Next?

D I A N E    D A H D A L,

having been first duly sworn, testified as follows:

Diane Dahdal, 28 West 600 Glen Court. I feel that anything that is a church loves to expand. Therefore, they want to get in just to get in. And after that they go about their expanding.

CHAIRMAN CROWLEY: Thank you. Next?

F L O R E N C E J A C K I,

having been first duly sworn, testified as follows:

My name is Florence Jacki, 20 W 582 Glen Court. And I agree with all their reasons.

CHAIRMAN CROWLEY: Very good. Thank you.

J U D Y M A N D E V I L L E,

having been first duly sworn, testified as follows:

Judy Mandeville, 20 W 571 Glen Court. And I feel that there is going to be too much traffic coming in, and we don't need any more traffic coming into our subdivision. We have got children who like to play outside. And we have enough problems now trying to keep them down to 25 miles an hour without having 500 cars, which I don't ever think you're going to park even 60 in that lot. And every time you have more people, you're going to put more cement or hardtop on there to park more cars. And we're going to get flooded with the water. You have never been there when it floods. Believe me, it floods.

CHAIRMAN CROWLEY: Thank you. Yes, sir?

P E T E R J A C K I,

having been first duly sworn, testified as follows:

Peter Jacki, 20 W 582 Glen Court. This church is in the wrong area. Our area is residential. And it's just going to devalue it -- the property. And we really don't need it.

CHAIRMAN CROWLEY: Thank you. That's all the comments? All right.

The final segment of the hearing is now for Mr. Baker or your designee to make a closing statement. Make it brief.

MR. BAKER: I would be happy to do that. Gentlemen of the board, ladies and gentlemen in the audience, we always appreciate the concerns. And they're valid concerns that are always raised whenever a church or any other institutional facility is in a community. Change is always a frightening thing because you don't know exactly what's going on. I would like to point out to the board that this church has tried to be very honest instead of coming in and saying no, we're

not going to change and we're a little church. They have been very honest about their plans. And yes, they do hope to grow at some point. Pastor Essenburg has indicated that a church that's living does hope to grow. And they would have been dishonest if they said something else. But they didn't.

With regard to the traffic patterns, at least for the current uses which are before this board currently, we do not see the traffic will increase. But in fact it will decrease. True, there may be an occasional Sunday, maybe three times a year, maybe four times a year when there is an additional traffic. But it certainly will not be apparent here.

As I understand this currently there is a use of approximately 120 people on a daily basis with the exception of Saturday and Sunday. The figures that we have from Fountain of Life would indicate less traffic pattern spread out over a longer period of time. Less employees. And so I don't believe the traffic concern, although it is a concern, I don't think it'll be the problem that you think it will be.

With regard to the next problem, which is whenever a church comes there's always growth and there's always problem, whenever there is change there is growth. Whenever that happens -- But those are not valid reasons for disallowing a special use. Traffic alone would not be a reason although we don't believe here it's even an issue or shouldn't be an issue. Yes, the church does hope to grow. As we know, this current board had approved a site plan -- not ours and certainly not one that is binding for us -- for a 60,000-square-foot facility. That's approximately three times the site plan that we have, which is 21,000 square feet. The parking in that was the entire back area of the current site, which is now ball field and that type of thing. Yes, this property will accommodate a larger facility than we have here. And yes, this church has indicated that they hope they do grow and that they can consolidate. We don't want any pretenses otherwise coming into this. But that's not necessarily a bad thing. As has been seen before, if you look to the south of this property right now, it's

vacant land. And that vacant land, as I understand it, is potentially slated for commercial use. There is going to be growth in this area. Unfortunately for the residentials, residentials are bounded by commercial areas. Now, under land planning schematics, for instance in the City of Chicago, churches are a permitted use in residential and a special use in commercial. In DuPage County it's a different scheme. But to say that a church is not compatible with a residential neighborhood has certainly not been traditionally the view in the United States. And I think it's open in the DuPage County now. That a church that goes in as a special use needs to be considerate of its neighbors and particularly planned so as not to be disruptive, I believe, is appropriate. But a blanket statement that church growth traffic is -- it's inapplicable. I don't think that's the current state of zoning law. And I hope that would not be the view of the board.

With regard to water retention also another neighbor mentioned that as a concern. It's a valid concern. And this board has required of us

that if we are going to pave -- which they're asking us to do -- that we need to take into consideration what effect that would have on the wetlands, on the water retention, and on flooding. And again I would say on behalf of this church that they are willing, able, and agreeable to abide by all code regulations with regard to water retention and otherwise.

Finally this board had expressed considerable concern about lighting and outdoor use. And I think the church is very aware now of that concern, and we will come back with something to alleviate those kinds of fears.

I would point out that the use that we're asking is not really different. Someone in the audience was saying it's a nonassembly use. That's not true. This is very clearly an assembly use primarily in the area of education, something similar to what's going on. We also plan to have our administrative offices there which also is obviously also the current use of the property. We find it's quite a compatible use in that it really is in many ways



a continuation of what's already taken place. National Lewis Univeristy was very excited to have a church bidder because they felt it would be an extension of the same use that they had had, an institutional use. We hope that we can be of benefit to the community and not a hindrance. Thank you.

CHAIRMAN CROWLEY: Any questions from the board? Any statements from the board?

MR. CARROLL: I have one question. Forgive me, but Mr. Baker leaves me still with the impression that he believes merely an affirmation on the part of the applicant rather than providing the stormwater management and the proposed parking spaces and the proposed plan is sufficient. I get the feeling from his comments earlier about the urgency of time by getting through by March 15th. We will expect to have those documents before us so that we can make timely decisions.

MR. BAKER: Okay.

MR. CARROLL: I mean that was all I felt.

CHAIRMAN CROWLEY: Anyone else? This meeting is adjourned.

(Which were all the proceedings had and  
testimony taken at the public hearing of  
the above-entitled cause.)

