

DUPAGE COUNTY ZONING BOARD OF APPEALS

APPLICATION FOR CONDITIONAL USE FOR A RELIGIOUS INSTITUTION

Petitioner: Fountain of Life Church

Address: 2 South 361 Glen Park Avenue
Lombard, Illinois (Unincorporated)

Petition Number: 4128-93

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4128-93
Pet. No. #6

Fountain of Life Church seeks a special use permit to use the Glen Park campus of National Louis University ("University") for a religious use. The property is ideally suited for the religious use that the Church seeks. Its use by the Church will be similar to its present use as a school, and it will not adversely affect the surrounding property.

A. Location of Property

The Glen Park Campus of National Louis University is located at 2 S 361 Glen Avenue in unincorporated Lombard, Illinois. The site consists of approximately 7+ acres with a school facility currently housing the National Lewis University, together with asphalt and gravel parking areas to accommodate 120 cars.

Originally, beginning in approximately 1967, the property was used as an elementary school for DuPage County District 44. National Louis University ("University") began operating upon the site in 1980. The current facility is \approx 21,000 sq. ft. On September 26, 1989 the University was granted a special use permit for additional space of \approx 60,000 sq.ft.

The University currently uses the property for administrative offices and for classrooms. It is used by up to 120 persons per day as follows: approximately 55-60 staff and employees are on site throughout the week, with an additional 30-60 students also attending classes throughout the week, including Saturday. The facility is currently open from between 8:00 a.m. and 10:00 p.m., during the week, depending on evening classes. As per Mr. Sams of the University, the site has 120 parking spaces on asphalt and gravel.

The property is bounded on the **north** and **west** by single-family, detached dwellings. Immediately **south** of the subject property is a vacant parcel that falls within the Downers Grove, Illinois zoning boundaries. We understand this parcel is earmarked for commercial use. The new North-South Tollway, which has an interchange at Butterfield Road, lies immediately **east** of the subject property.

Nearby land uses include more homes of similar quality on the southwest corner of 22nd Street and Finley Road. Immediately **south** is a home for the elderly. Continuing south is a vacant parcel with proposed use similar to that of the home for the elderly. The remainder of the property south to Butterfield Road is a bank, a fast-food drive-through, restaurant and a strip shopping center. There is also a convenient store and a water tower on the north side of Butterfield Road between the single-family detached dwellings on the west and the vacant Downers Grove parcel on the east. (See

Exhibit 1 - aerial photo of site)

Access to the subject property is available from the north or the south. From the south, Butterfield Road provides access to Lloyd Avenue, which provides access to Glen Park Road. Butterfield Road is approximately ¼ mile from the subject property. On the north, 22nd Street provides direct access to Glen Road. Given the current use by National Louis University and the size and nature of the streets, the applicant foresees no traffic problem arising from the grant of the proposed religious use to the Church.

B. & C. Type and Reasons for Zoning Relief Requested

Fountain of Life Church is a non-denominational family-oriented church with approximately 225 adult members. The Church's congregation comes from the Western suburbs, with the majority of the members residing in the Lombard/Villa Park/Downers Grove area. Currently the Church meets for Sunday worship at Timothy Christian School in Elmhurst. The Church's office is currently located at 114 Roosevelt Road, Villa Park, IL 60181. The Church also hosts a series of Bible studies and other church ministries, including prayer meetings, a 12-step recovery program, children's church rehearsals, gym night, pot lucks, youth group and other meetings at various other locations in the Lombard/Villa Park area, during the week.

The church intends to consolidate all of its activities (except Sunday worship) into one central location at the Glen Park Campus. The Glen Park campus is ideal in location, access and facilities for the Church's needs. (In the future the Church hopes to use the facility as the church sanctuary, subject to site plan approval of a new sanctuary.) The intended use will be less intense than either the current use by the University or its planned and approved 60,000 sq.ft. renovation. A schedule of the Church's planned used of the premises is as follows:

Sunday:	Afternoon - House Group Pot Luck	40-50 people
	Evenings - Youth Group	50-60 people
Monday:	Elders Meeting	10 people
	Kid's Church Travel Team	15 people
Tuesday:	Monthly Women's Meeting	50-60 people
	Various Small Group Events	40 people
Wednesday:	PM 12-Step Recovery Program	15-20 people

Thursday:	AM Women's Prayer Group	15-20 people
	PM Intercessor Prayer Group	15-20 people
Friday:	AM Home School Spanish Class	30 people
	PM Youth Group Bible Study Prayer Group	20 people
Saturday:	Morning Men's Prayer Group	10 people

D. Unique Characteristics

The 7+ acre site is serviced by adequate sewer and storm water pipes. The Flooding and Flood Insurance Rate Maps indicate the site is not in a flood plain. The National Wetlands Inventory Map also indicates no wetlands appear within the site boundaries. Finally, as demonstrated by this Board's approval of the University's 60,000 sq. ft. site plan, ample water retention and drainage is available on the site and should pose no problems to surrounding land owners.

Conclusion

The school facility's "as is" is ideal for the Church's current intended uses, and no improvements (unless required by this Board), are anticipated until such time as a sanctuary is needed. At such time, the property is suitable for such renovation as shown by this Board's approval of the University 60,000 sq. ft. site plan. The property is located centrally with ample access to the various members of the Church who are located throughout the Western suburbs. Currently the Church is without a central facility and its activities and ministries are forced to meet in various locations from Lombard to Elmhurst. Centralization will greatly enhance the administration and convenience of the Church, its members and its ministries. Moreover, the religious uses of this property are similar to the assembly uses of the University, i.e. "classes, administration, and assembly" and will not adversely affect the surrounding properties, either by use or increased traffic. Instead, the Church will be of service and an integral part of the surrounding residential and commercial community.



Richard C. Baker