



Agenda Item Executive Summary

Item Name Park Hills Church Variance Request Committee or Board Zoning Board

BUDGET IMPACT

Amount:	N/A	Budgeted:	N/A
List what fund:	N/A		

EXECUTIVE SUMMARY

Park Hills Church has submitted a request for a variance to allow an offsite parking area as part of its proposed expansion at 500 W Winnebago Street. The request arises due to a conflict with the Village's Unified Development Ordinance (UDO) Article 12.14(2), which prohibits paving for parking lots in front or side yards abutting a street in residential zones.

The petitioner explored alternatives, including rezoning or reconfiguring the parking area to comply with the UDO. However, rezoning would introduce new setback and lighting challenges, while relocating the parking lot would interfere with stormwater management, require significant tree removal, and reduce accessibility for congregants.

During the February 4, 2025, Zoning Board meeting, members discussed whether a broader zoning amendment would be more appropriate than a variance but did not reach a final decision. While the Zoning Board continues to evaluate potential ordinance changes, the petitioner has opted to proceed with its variance request.

Given the site's unique conditions, the petitioner believes the proposed parking layout will best serve its congregation while also providing additional community parking for events at the adjacent Lighted Diamond. A public hearing is scheduled for March 4, 2025, to gather input on the request.

ATTACHMENTS (PLEASE LIST)

Park Hills Church Variance Request, Draft Minutes from the meetings on 3/18/25

ACTION REQUESTED

- ☐ For Discussion Only
- ☐ Resolution
- ☐ Ordinance
- ☒ Motion:

MOTION: I MOVE TO APPROVE THE VARIANCE REQUEST FROM PARK HILLS CHURCH TO ALLOW THE PROPOSED OFFSITE PARKING AREA AS OUTLINED IN THE SUBMITTED SITE PLAN.

Staff: Joseph Dienberg, Village Administrator Date: 3/18/2025