

November 4, 2004

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

Subject: PC 04-31; 1501 S. Main Street (Christ the King Church & School)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village take the following actions on the subject property:

1. Approve amendments to Ordinance 3055, which granted a conditional use for a religious institution and school on the subject property;
2. Approve a conditional use for a planned development, with the deviations as follows:
 - a. Landscaping Deviations:
 - i. A deviation from Section 155.705 (C) of the Zoning Ordinance requiring parkway trees along the 15th Street right-of-way;
 - ii. A deviation from Section 155.706 (C)(2)(a)(1) of the Zoning Ordinance requiring perimeter parking lot trees along the north side of the parking lot;
 - iii. A deviation from Section 155.706 (B)(2) of the Zoning Ordinance requiring parking lot islands to be dispersed throughout the parking lot.
 - b. Signage Deviations:
 - i. A deviation from Sections 153.213 and 153.219 (A) and (B) of the Sign Ordinance allowing for a manual changeable copy institutional sign of 50.5 square feet in size and 8 feet in height, where 32 square feet in size and 6 feet in height is permitted; and
 - ii. A deviation from Section 153.219 (D) of the Sign Ordinance allowing for two freestanding signs along 15th Street, where one freestanding sign is permitted.

3. Approve a variation from Section 154.306 (D) of the Subdivision and Development Ordinance pertaining to public improvements along the 15th Street right-of-way.
4. Approval of a development agreement for the subject property.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on October 18, 2004. Chairperson Ryan asked if there was anyone to cross-examine the witnesses. Hearing none, he requested that the petitioner begin their presentation.

Joy Pinta of the Law Office of Mary Riordan, Ltd., 980 N. Michigan Avenue, Suite 950, Chicago and representing Christ the King Parish began the presentation by introducing the members of the development team. She gave the location of the parish and indicated that the site was approximately 8.8 acres. The site functions as a campus, which includes the parish, rectory, offices, school and gymnasium. Ms. Pinta referred to their Plan Commission submittal packet, which could be followed as she was giving her presentation.

The petitioner is looking to upgrade their campus and their plan is that it will be done in two phases. This is a result of them being a non-for-profit organization and having to rely solely on parishioners or donations.

Phase I improvements would include:

- construction of a parish addition, which will be a meeting place used for special events,
- regrading and redesigned parking areas,
- new stormwater detention basin,
- sanitary and water services
- change the entryway
- construct a sidewalk
- site lighting
- signage and landscaping

They are seeking amendments to the planned development conditional use and variances for relief from the standards, which would allow them to begin Phase I.

Ms. Pinta then introduced Phase II, which would be dependent upon funding and would include:

- construction of school addition
- installing remainder of the approved signs
- upgrading and expanding landscape areas

She mentioned that the property has been a religious institution since its annexation. At that time, the Board put a condition upon the annexation that was that the property owner would not object to future assessments. The site has been built consistent with old zoning ordinances and the proposed expansion constitutes a substantial change that requires an ordinance amendment.

Ms. Pinta then addressed the standards for a conditional use for a planned development indicating that they believe they meet those standards. The parish is requesting this relief for Phase I and Phase II improvements. The proposed development plan complies with the Village's standards for a planned development, which will be implemented in two phases and will grant the Village site plan approval process. The dominant use is consistent with the Comprehensive Plan of the Village; the parish site modifications are consistent with the existing institution and nature of the property and consistent with the purposes of the Zoning Code; and the expansion will not create safety issues, additional traffic congestion, or a burden on parks, schools or other public facilities proposed to serve the development.

Next, Ms. Pinta addressed the standards for a planned development with exceptions. They are requesting relief from the signage, parking, and landscaping standards. Supporting those standards, she indicated that the relief will not be detrimental to the public interest, would not adversely impact the value or use of any other property, the exceptions are solely for promoting better development, the overall floor area shall not exceed by more than 40% the maximum floor area permitted, they will maintain 56% open space, and the only dwelling unit on the property is the rectory. No other residential units will be constructed.

Michael Stenzel of Plunkett Raysich Architects, 11000 West Park Place, Milwaukee, Wisconsin, presented the Phase I development site plan improvements and referred to Exhibit F, Sheet C2. He displayed a site plan and mentioned that the property currently has 3 different buildings: the school, church and rectory. They are currently proposing a parish addition with a future phase to include a school expansion. This school expansion would be brought back at a later date for discussion and approval. He continued and mentioned the new proposed drive onto 16th Street. This drive would line up and be directly across from Charlotte Court. They are also proposing to eliminate one of the two access drives on Main Street and move the remaining one 20' to the north in order to provide better access for parking to the lower portion of the site which will be regraded. There will be four access points on 15th Street, which is a one way toward Main.

Mr. Stenzel then referred to Exhibit B in the Commissioner's packet and the submitted materials board. This shows the perspective of the new parish center addition. They believe they have provided a compatible theme using similar colors and materials to blend with the architecture and the materials used in the church.

He the referenced display boards depicting the 15th Street view of the architecture and the floor plans. He explained the lower level layout, which includes Fellowship Hall. There will be a lower level entry to serve the parishioners. The upper level would house meeting rooms, which currently exist in the rectory, as well as offices which would not be open on Sunday but during the week. The worship center would be for daily mass instead of using the main church and there was also some additional space to service as conference rooms and a reception area, which could be used for a bride's room as well as for other church uses.

Wendy Schulenberg of Daniel Weinbach & Partners, 53 W. Jackson Blvd., Suite 1850, Chicago, talked about the existing landscape conditions. She mentioned the mature trees on site would be preserved where possible. She referred to her diagram and explained the existing landscaping. Ms. Schulenberg then referred to a display board and indicated where the mature trees are found. The new building addition and new roadway would require the removal of some of those trees. Their goal is to replace the crabapples with street trees. Along 16th Street there are currently street trees. They will be relocating two trees in the parkway. The school, located on the east end of the property, has a large stand of woods, which will be protected. To the north are some trees which would be coming down for the drainage system. All other vegetation would stay the same as well as the foundation plantings. She referred to Exhibit C, Sheet L 2.0, which shows the new landscape plan. The new main entrance would be framed with trees and perennials. The parking areas will be landscaped per the ordinance. She mentioned the requested landscape variation, which requires parking lot islands to be dispersed throughout the parking lot. She stated that the children have activities in that area and if they were required to comply with code, those activities would be impacted. The 15th Street variation is a request to delay installation until the street is fully improved. The southeast corner of the site existing trees would remain and the rest of the area is to become detention and small area of detention to be maintained. Ms. Schulenberg mentioned framing the church building entrance and walkways as well as the types of materials and colors to be used.

Ms. Schulenberg then addressed the signage issue. She indicated that on Main Street that sign would remain and a new sign is being requested for the new entrance on 16th Street as well as a directional sign on 16th Street. The new sign would be a small ground sign erected under the first phase on 16th Street. As the development proceeds, they would like to make the signage more consistent for the whole site to include the Main Street sign as well as the signs along 15th Street for the church and school that would include graphics and identification for the property.

Mr. Stenzel mentioned that the lighting around the parking area would meet Village Ordinances and indicated this on the display board. He mentioned they were proposing uplighting for the parish center in the evening hours and they plan on replacing the downlighting on the perimeter of the church.

Matt Bartell of Patrick Engineering 4970 Varsity Drive, Lisle, referred to Exhibit F, Sheet C1, which shows the existing stormwater conditions. He explained the existing draining plan and that the discharge goes to the northeast corner of the site. He mentioned that there are several isolated floodplains on site and mentioned where they were located. The site contains 2 wetlands and he showed where they were located on the display board. He mentioned the 50' wetland buffer and riparian area along the ditch and that they are regulated by DuPage County. He then referred to Sheet C4, which is the proposed plan during the Phase 1 development. There would be no direct impact to the wetlands but temporary impact to the small pond, wetland B would be indirectly impacted, and the wetland buffer minimally impacted. The ditch line will be avoided.

Joy Pinta then addressed the use deviations and variances they were requesting as was outlined in the petitioner's submittal.

1. Landscaping, Section 155.705 (C) Parkway Trees: This request is more of a delay in implementing. As 15th Street is improved, the parish will comply with the request. They are asking for a 2-year period in order to raise funds in advance.
2. Parking Lot Perimeter Trees, Section 155.706(C)(2)(A)(1) – According to the ordinance, trees need to be planted every 50'. They are requesting this variation until 15th Street improvements are underway.
3. Parking Lot Islands, Section 155.706 (B)(2): This item relates to the east end of the parking lot, which is used for the school's playground. They are requesting that they not have to plant trees per code but will allot 8% greenspace as required by code.
4. Signage, Section 153.213, Main Changeable Sign: She referenced Exhibit D which shows the new brown sign – They redesigned the sign to bring to 40 square feet and she has new pictures with new dimensions which she distributed. When comparing the two signs it is the same sign but scaled down.
5. Section 153.218, Information Signs: The parish is requested this variation as they have a need for directional signs to provide information to traffic as to the entryway on Charlotte Court and to provide for orderly traffic regulation. She indicated where those signs would be placed.
6. Section 153.219, Number of Signs: They are requesting to put two informational signs on 15th Street.
7. Parking – Section 155.602(C): They will not need a variation to the parking requirements. The parish center will not affect the need for additional parking. At the end of Phase I they will have 191 parking spaces and 7 handicapped. Upon construction of the school expansion in Phase II, the parking spaces will grow to 216.

In conclusion, Ms. Pinta recommended that the Commissioners approve these requested actions.

Chairperson Ryan asked if there was anyone present who wanted to speak in favor or against this petition or if there was anyone in the audience who wanted to ask questions. Hearing none, he requested the staff report.

William Heniff, Senior Planner, stated that the staff report is submitted to the public record and he will pick up on the items that the petitioner did not address. Mr. Heniff began by mentioning the history of the property and its annexation. He stated they established a planned development so when future additions and modifications were introduced, they could review. He referenced the IDRC comments and stated that those will be more development oriented. The petitioner has to address DuPage County this week and will have direction at that time.

Planning's comments include that the property is bounded by single family residences. Religious institutions are compatible with the surrounding existing residential uses. The property was originally developed under DuPage County regulations – any improvements constructed on the site prior to annexation would have legal nonconforming status. In the 1988 approval of

annexation, the Village Board attached a condition associated to 15th Street improvements stating that as a condition of annexation and zoning relief, the property owner (i.e., the Church) would agree to a future special assessment. The petitioner and staff are developing an agreement, which will outline the various improvements needed along 15th Street, and the timeline required to complete those improvements.

With respect to the zoning actions, the proposed expansion will require an amendment to Ordinance 3055, which granted the original conditional use for the church and school. Staff supports this amendment. Regarding landscaping, staff is supportive of their request. The proposed plantings would not be required until 15th Street is fully improved. The landscape island relief addresses the multiple use of the parking lot as both a parking area as well as a play area. Staff supports the relief.

Referencing the signage deviations, he mentioned the freestanding sign at Main Street and 16th Street that was originally proposed to be 50 square feet in size. The petitioner's submitted plan showing the sign to be 40 square feet is more in keeping with other institutional signs in the area (i.e., Westlake Middle School and Four Seasons Park). They are requesting approval for two freestanding signs along 15th Street that will identify the district church and school uses on the site. Staff also supports this request, as it is informational in nature and guide visitors to the appropriate buildings.

Regarding the variations from the Subdivision and Development Ordinance, these provisions will be addressed as part of the companion development agreement for the property.

The Village's traffic consultant, KLOA, reviewed the plans for the site. Their report notes that the project improvements will improve traffic flow. There is a new access drive to 16th Street that will eliminate U-turns on Main Street and will guide parishioners to an existing traffic light at 16th and Main. This routing pattern is preferred over the existing conditions, whereby parishioners exit at 15th Street, frequently requiring a Community Service Officer to clear traffic from the intersection after well attended masses.

Currently, there are 188 parking spaces existing on the site. The addition does not require the need to provide additional parking on the site, but as each phase is developed additional parking will be provided. The petitioner has submitted building elevations, which are consistent with the existing building materials on the church. A detention basin is proposed south of the parking lot, which is intended to minimize or remove the flooding problems existing on the site. Staff recommends approval subject to conditions. He also noted that condition #1 needs to be modified to reference the preparer of the site plan as well as the modified sign plan submitted at the meeting.

Chairperson Ryan asked if there were any questions of staff. Hearing none, he opened the meeting for discussion among the Plan Commission members.

Commissioner Sweetser stated that the petitioner's presentation was very comprehensive but confirmed that needed clarification that there would be 4 access points on 15th Street.

Commissioner Flint stated that the petition was well presented and very clear. He asked if staff had a timeframe as to when 15th Street would be improved.

Mr. Heniff indicated that the properties to the north are not incorporated and this item is not in the Village's Capital Improvement Plan. Mr. Heniff stated that maybe when the properties to the north are annexed.

Commissioner Sweetser indicated that since there are no terms of when those improvements might occur would there be any reason to prioritize this item to have it completed. She also asked about the 2-year notification requirement suggested by the petitioner prior to the establishment of any future Special Assessments. Mr. Heniff indicated that was doable, as the 15th Street project would first be placed within the Village's Capital Improvements Program (CIP). Right now, while the street is a Village street, it is not scheduled within the CIP.

After due consideration of the petition and the testimony presented, the Plan Commission accepted the findings of the Inter-departmental Review Report as the findings of the Plan Commission found that the petition complies with the standards required by the Lombard Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 4-0, recommended to the Corporate Authorities **approval** of the petition associated with PC 04-31 subject to the following conditions; as amended:

1. The site shall be developed substantially in accordance with the site plans prepared by prepared by Patrick Engineering, Inc. dated September 17, 2004, Building Elevations, prepared by Plunkett Raysich Architects dated September 17, 2004. The Landscape Plan, prepared by Daniel Weinbach & Partners, LTD., dated July 14, 2004, the Signage package included as part of the petition prepared by Patrick Engineering, Inc. dated September 17, 2004, and as revised and updated by Patrick Engineering, Inc. and submitted October 18, 2004, and the Engineering Plan, prepared by Patrick Engineering, Inc. dated September 17, 2004.
2. All comments in the Inter-Departmental Review Committee Report shall be satisfactorily addressed as part of a building permit application.
3. That the petitioner shall enter into a development agreement with the Village for the subject property. Said agreement shall address the future obligations of the Church relative to the public improvements along 15th Street.
4. That the Phase II development shall be submitted to the Lombard Plan Commission for site plan approval prior to construction.

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5. Other than the signage relief approved as part of this petition, all other signage shall meet the area and height requirements as noted within the Village Sign Ordinance.

Respectfully,

VILLAGE OF LOMBARD

Donald F. Ryan

Lombard Plan Commission

c. Petitioner

Lombard Plan Commission

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