

**VILLAGE OF LOMBARD**  
**INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission

HEARING DATE: March 21, 2005

FROM: Department of Community  
Development

PREPARED BY: William J. Heniff, AICP,  
Senior Planner

**TITLE**

**PC 05-05; Northern Baptist Theological Seminary (610-690 East Butterfield Road):** The petitioner requests approval of a major change to a conditional use for a planned development and for an educational institution, as set forth in Ordinances 4362 and 4691. This petition will amend the approved campus master plan to provide for a new administration building located within the OPD Office Planned Development District.

**GENERAL INFORMATION**

Petitioner/Property Owner: Northern Baptist Theological Seminary  
660 East Butterfield Road  
Lombard, Illinois 60148

**PROPERTY INFORMATION**

Existing Zoning: O PD Office District - Planned Development  
Existing Land Use: Private Institute of High Learning  
Size of Property: 28 Acres  
Comprehensive Plan: Public and Institutional

**SURROUNDING ZONING AND LAND USE**

North: O Office District Planned Development; developed as the Mid-Con office complex planned development  
South: B-3 Community Shopping District, O Office District and O PD Office District Planned Development; developed as the Butterfield Centre office development

(north of Butterfield Road); a commercial strip center, Magnum's, Benihana, and Taylor Brewing Restaurants (south of Roosevelt Road)

- West: B3PD Community Shopping District, Planned Development; includes vacant property (proposed hotel/convention hall and developable pad sites) and a movie theatre
- East: O Office District Planned Development, developed as an office complex; and B3PD Community Shopping District, Planned Development; developed as Dick's Sporting Goods retail store

## ANALYSIS

### SUBMITTALS

This report is based on the petitioner's document submittal filed on February 16, 2005 with the Department of Community Development, and includes:

1. Petition letter by Applicant
2. Petitioner's Response to Standards
3. Copies of past Plan Commission Cases 97-20 (Ordinance 4362) & 99-25 (Ordinance 4691) with 1997 existing campus master plan exhibit
4. NBTS Mission Statement and Statistical Information
5. Design Statement and Material Statement, prepared by Rada Architects
6. Existing Topographic Plat of Survey, prepared by Engineering Enterprises, Inc., dated August 19, 2004
7. Master Plan Exhibit, prepared by Rada Architects, Inc., dated February 14, 2005
8. Site Plan of Administration Center Area, prepared by Rada Architects, Inc., dated February 14, 2005
9. Landscape Plan, packet, prepared by Hitchcock Design Group, dated March 4, 2005
10. First & Second Floor Interior Building Plans, prepared by Rada Architects, Inc., dated February 14, 2005
11. Massing Studies depicting Exterior Building Elevations, prepared by Rada Architects, Inc., dated February 14, 2005

## **DESCRIPTION**

Northern Baptist Theological Seminary (NBTS) is an institution that offers graduate theological education for the preparation of individuals to serve as pastors of churches, educators, missionaries, and chaplains. NBTS has been at this location since 1963.

The petitioner is proposing to construct a new administration building on the NBTS premises replacing their existing building. They are also proposing other changes to their master plan. As the proposed building plans represent a departure from the previously approved campus master plan (approved by the Village as part of a planned development), they are seeking approval from the Village of a planned development amendment for an amended plan that incorporates their current development intentions.

## **INTER-DEPARTMENTAL REVIEW COMMENTS**

### **PUBLIC WORKS**

The Engineering Division of Public Works has reviewed the petition and notes that the proposed improvements will impact existing watermain and possibly other underground utilities. A preliminary plan showing how the existing utilities will be addressed is requested and detailed construction documents will also be required prior to final permit approval.

### **PRIVATE ENGINEERING**

The Private Engineering Services (PES) Division has reviewed the petition and does not have any comments on the petition. However, PES recommends that a thirty-foot (30') public utility easement be placed over any existing or proposed public watermain on the campus property.

### **FIRE AND BUILDING**

Fire and Building have reviewed the proposal and offer the following comments:

1. The new building should be designed for Type 1A or 1B construction and shall be fully sprinklered.
2. Any physical connections between the new administration building and any other existing building, at any other level, will require the existing building to be fully sprinklered (the plans as they currently are proposed may not require any additional sprinklering other than for the new administration building).
3. An outside-access only, first floor sprinkler/alarm room shall be provided.
4. The elevators shall be designed to accommodate a full size stretcher in the horizontal position.
5. All handicap requirements and areas of refuge must also be addressed.

## **PLANNING**

NBTS is a graduate theological education for the preparation of individuals to serve as pastors of churches, educators, missionaries, and chaplains and has been at this location since 1963. In 1997, the Village approved a campus master plan, which pre-approved the location of future buildings and structures on the subject property, as shown in the attached Exhibit A. The intent of the master plan is to allow NBTS to improve and expand without being required to amend the Planned Development Ordinance each time a structure is proposed or expanded. However, they are limited to only those structures indicated on the Campus Master Plan. Any future proposed structures not shown on the master plan would require a request for an amendment to the Planned Development Ordinance. As the latest submittal differs from the approved master plan, a planned development amendment is required.

The master plan amendment proposes the following changes:

1. A new administration building to be located in between the Grow Library and Memory Hall. The proposed building will replace the existing administrative building and will be 16,000 square foot, two story building with three distinct elevations (a grade level entrance and two administrative floors).
2. A proposed chapel building to be located between the proposed administration building and the Lindner Center (the chapel could be shifted north of the administration building as well).
3. Additional student housing north of Maxant Drive, replacing a proposed administration building.
4. Minor changes (as defined by the Zoning Ordinance) to the corresponding parking areas and companion landscaping.

The submitted petition includes detailed development plans for the administration building as set for in item 1 above, with minor parking lot changes. The proposed building designs and plans and use for items 2 and 3 above are not being submitted for approval at this time.

Staff recommends that as a condition of approval of the planned development amendment, the petitioner shall be required to submit the building and site improvements for the proposed chapel and future residence facilities to the Plan Commission for Site Plan Approval.

### **Compatibility with the Comprehensive Plan**

The Comprehensive Plan recommends Public and Institutional uses for the subject property, reflecting its current use. The initial campus master plan was prepared for current and long-range planning and represents how the site should be developed. The Plan Commission and the Village Board found that the NBTS use is consistent with the plan objectives in the 1997 approval of the planned development. The proposed campus plan amendment only modifies the layout and design of the buildings and structures on the property. Therefore, the amendment is also compatible with the uses recommended by the Comprehensive Plan.

### **Compatibility with the Surrounding Land Uses**

NBTS is compatible with the office uses to the north and south of the property. The properties to the west and far east are retail commercial. The campus is primarily located toward the center of the property and the buildings are positioned in a manner so as to direct their use and functions away from adjacent properties. The proposed administration building follows this concept, as its northwest orientation will minimize its exposure and impact. As the administration building is an office function, staff finds that its existence within an Office District makes it compatible with adjacent land uses.

### **Compatibility with the Zoning Ordinance**

#### **Planned Development History**

Ordinance 4362 (PC 97-20) established the Northern Baptist Theological Seminary Planned Development. This Ordinance addresses their existing campus buildings and includes the provisions for the long-term development of their property, consistent with their master plan. This approval ultimately resulted in the development of the Lindner Conference Center. The original Ordinance is silent with respect to signage on the property. In 1999, Ordinance 4691 (PC 99-25) amended the planned development to allow for the existing 169 square foot free-standing sign along Butterfield Road. Site Plan Approval (SPA) 03-07 granted approval of an amended signage plan for directional and way-finding signs for the campus.

The original planned development ordinance allows for the ongoing use of the property for activities related to an educational institution. The ordinance states that the location of all uses shall generally comply with the Campus Master Plan.

The approved planned development requires all non-residential developments to comply with the requirements of the O Office District and all residential improvements to comply with the R4 Limited General Residence District. All existing non-conforming buildings and structures shall be allowed to remain. However, future development shall meet full code provisions.

#### **Compatibility with the Approved Planned Development**

The amended plan meets the bulk requirements of the Zoning Ordinance. Specific comments about the site plan are noted below:

#### ***Traffic Circulation & Parking***

The 1997 planned development approval stated that “at the time the Bethany Seminary property redevelops, and/or at the time the existing secondary access point is removed, NBTS shall provide a second access point”. The main access drive for the campus (Maxant Drive) will remain unchanged east of the administration building itself.

Between the Lindner Center and the new administration building, Maxant Drive is proposed to bend east of its current location. A new drop-off area is proposed for the Lindner Center main entrance. The drop-off lane will further move loading activities away from Maxant Drive and will provide for greater queuing. The new drive aisle will also create a center landscape ring.

With respect to parking, the existing 22 perpendicular parking spaces along Maxant Drive west of the existing administration building will be removed, in favor of the new parking configuration as depicted on the plans. A separate drive aisle running east of Maxant Drive will be added to provide access to thirteen new parking spaces. Staff finds this plan more desirable as it segregates the parking functions from the main access drive. Moreover, should additional parking be needed in this area (the revised plan reduces the number of spaces in this area from 22 to 13), the parking lot plan could be modified without negatively affecting Maxant Drive or the adjacent buildings.

The plans also include a new 21 space lot to be constructed northeast of the new administration building. These spaces will replace the loss of 22 additional spaces currently existing on the north side of Maxant Drive. Staff supports this change to the parking configuration as it eliminates backing movements on Maxant Drive and it creates a new parking lot meeting all Village Codes.

#### *Building Elevations*

As the plans show, the building site has substantial topographical changes – NBTS is proposing to integrate these changes into their building design accordingly. They are also attempting to tie in the distinctive architectural features of the Lindner Center into the administrative building, as evidenced by the curved glass exterior. The new administrative building will also provide linkage to Memory Hall and Grow Library. The petitioner is proposing to utilize comparable building materials (i.e., red masonry brick, pre-cast sections, glass panels, etc.) consistent to the adjacent buildings on the campus.

#### *Landscaping*

From a code standpoint, the proposed addition only requires additional planting materials around the perimeter of the building (foundation landscaping) and around the proposed parking lot (parking lot landscaping). All other plantings are intended to enhance the overall campus. The petitioner's submitted landscape plan incorporates clustered street tree plantings along Maxant Drive and within the parking lot landscape islands. Additional trees and shrubs are proposed for the center landscape ring as well. Staff supports the revised landscape plan and will work with the petitioner to ensure that an appropriate mix of coniferous and deciduous trees and shrubs are mixed into the final landscape plans.

### **FINDINGS AND RECOMMENDATIONS**

The request for the planned development amendment is compatible with the surrounding uses, the Comprehensive Plan and is consistent with the intent of the 1997 planned development approval.

Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending approval of this petition subject to the conditions described below:

Based on the submitted petition and the testimony presented, the requested Plan Development complies with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission. There, I move that the Plan Commission recommend to the Corporate Authorities **approval** of PC 05-05, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with the Master Plan Exhibit, Site Plan of Administration Center Area, First & Second Floor Interior Building Plans, and Massing Studies, prepared by Rada Architects, Inc., dated February 14, 2005 as well as the Landscape Plans prepared by Hitchcock Design Group, dated March 4, 2005 and submitted as part of this request.
2. That the petitioner's building improvements shall be designed and constructed consistent with Village Code and shall also address the comments included within the IDRC report.
3. That any future proposed buildings approved by the amended master campus plan (i.e., the new residence dwellings and chapel building) shall be submitted to the Plan Commission for review and approval as part of a site plan approval application.
4. That the petitioner shall dedicate a thirty-foot (30') public utility easement to be placed over any existing or proposed public watermain on the subject property, where practicable. The petitioner shall also submit a plat of abrogation for any existing watermain easements that would be located within the proposed building footprints. The final location and placement of the watermains and their corresponding easements shall be reviewed and approved by the Departments of Community Development and Public Works.

Inter-Departmental Review Group Report Approved By:

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Senior Planner  
Department of Community Development

att  
c. Petitioner

Lombard Plan Commission

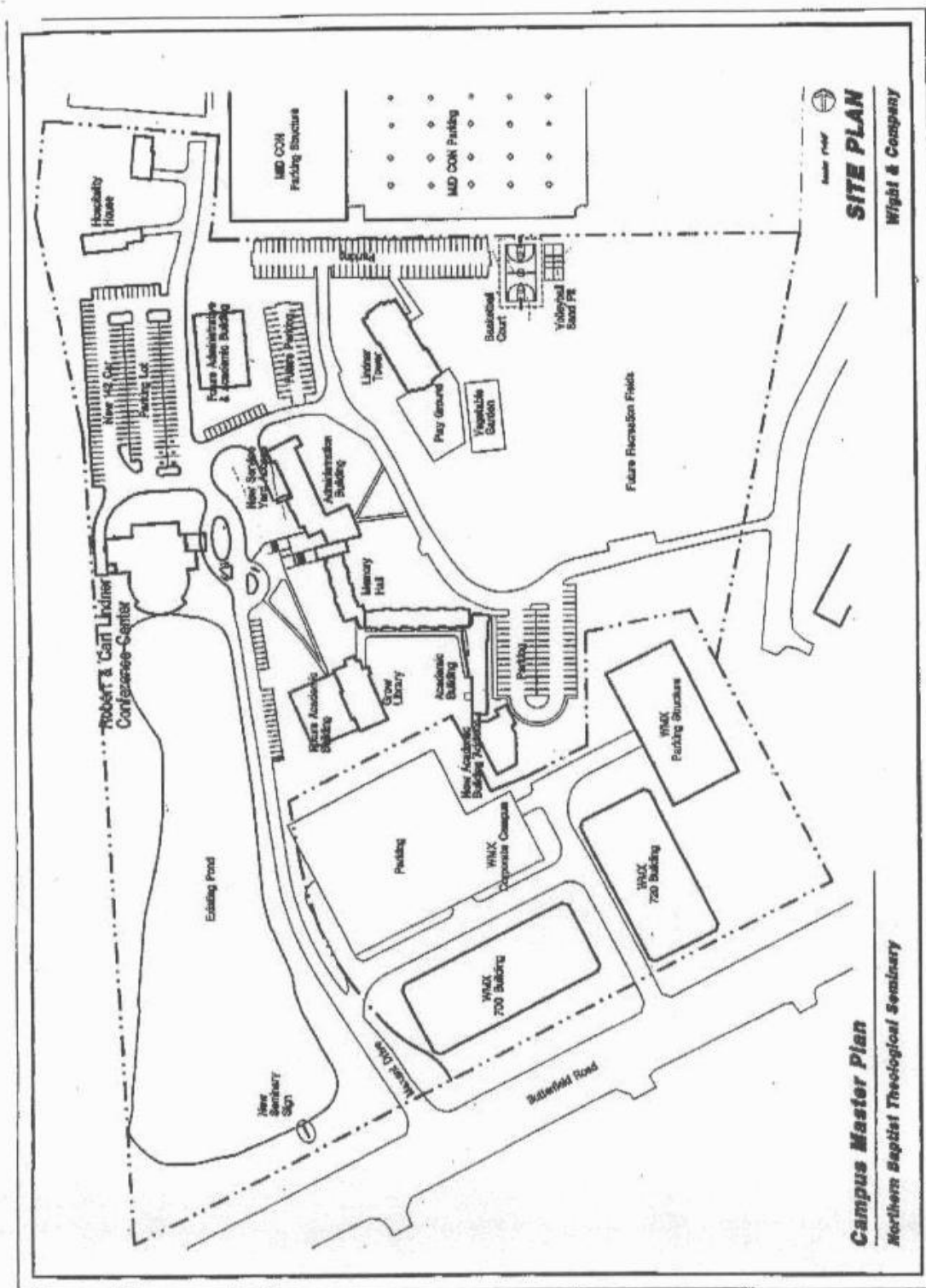
Re: PC 05-05

Page 8

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**Exhibit A – 1997 Approved NBTS Campus Master Plan**



**Exhibit B – 2005 Proposed NBTs Campus Master Plan**

