

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

114 S. ELIZABETH STREET / 336 W. MAPLE STREET

November 21, 2016

Title

PC 16-26

Property Owner

Diocese of Joliet
16555 Weber Road
Crest Hill, IL 60403

Petitioner

Michael Fitzpatrick
114 S. Elizabeth Street
Lombard, IL 60148

Property Location

North of 336 W. Maple Street

Zoning

R2

Existing Land Use

Vacant/Undeveloped

Comprehensive Plan

Low Density Residential

Approval Sought

Approval for a major change to a planned development to amend the boundaries of the planned development and extend previous approval for a conditional use; site plan approval.

Prepared By

Anna Papke, AICP
Senior Planner



LOCATION MAP

DESCRIPTION

The petitioner represents Sacred Heart Church, which is located at 114 S. Elizabeth Street. The church campus (church, school and related buildings) is located in the Sacred Heart Planned Unit Development. The church has been at this location since 1912. In 2001, the church petitioned and received approval for a planned development with a conditional use for a religious and educational institution in order to address existing nonconformities and provide for future development on the site (PC 01-01, Ordinance 4936). The Sacred Heart Planned Development was amended in 2006 to accommodate a parking lot expansion (PC 06-21, Ordinance 5891).

Sacred Heart Church currently operates a school on its campus. The church recently acquired a piece of property adjacent to the west boundary of the campus, located north of the property at 336 W. Maple, with the intent to develop it into a playground for use by the students. This piece of property is not within the boundaries of the Sacred Heart Planned Development. The petitioner therefore requests the Village amend the Sacred Heart Planned Development to incorporate the subject property and approve development of the playground.

EXISTING CONDITIONS

The subject property is currently vacant.

Project Details

Parcel Size: 0.14 acres
Proposed Use: Playground, for use by existing school

Requested Actions

1. Amend the Sacred Heart Planned Development as follows:
 - a. Amend boundaries of the planned development to include the subject property;
 - b. Amend conditional use approval for a religious institution to include the subject parcel for use as a playground;
2. Approve a playground per the site plan approval process.

Submittals

1. Petition for public hearing, dated October 28, 2016;
2. Response to standards for amendment to a planned development, dated October 28, 2016;
3. Plat of survey, prepared by Tom W. Atkins;
4. Site plan for playground development, prepared by Burke, dated October 27, 2016.
5. Pictures of property, provided by petitioner;
6. Letter from property owner at 340 W. Maple Street, dated November 14, 2016; and
7. Response by petitioner to letter from property owner at 340 W. Maple Street, emailed November 14, 2016.

APPROVAL(S) REQUIRED

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Sacred Heart Planned Development, as established by Ordinance No. 4936 and later amended, as follows:
 - a. Amend the boundaries of the Planned Development to include the property identified as PIN 06-07-211-014, located behind the property at 336 W. Maple Avenue, for use as a playground associated with an existing school; and
 - b. Amend the approval of a conditional use for a religious institution to include the property identified as PIN 06-07-211-014, located behind the property at 336 W. Maple Avenue, in order that it may be used as a playground associated with an existing school;
2. Pursuant to Section 155.511 (site plan approval) of the Lombard Zoning Ordinance, approve a playground consisting of a playground structure associated with the existing school, based upon the submitted plans.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has the following comment on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

1. The new playground (PC 16-26) will have to have an accessible route (hard surface, 36" wide minimum, and 1:20 slope) to it per the Illinois Accessibility Code and the Federal ADA Standard. This may be achieved through their parking lot, curb cut, and small sidewalk. This will also be indicated on the plan set.

Fire Department:

The Fire Department has no issues or concerns with this proposal. Should the petition be approved, additional comments may be forthcoming during permit review.

Private Engineering Services (PES):

PES has the following comment on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

1. The mulch around the playground equipment, depicted by the ring outside the equipment on the plan, shall be kept at least five feet from the property lines to allow for site drainage. This should be a condition of approval.

Public Works:

The Department of Public Works has no comments on the petition. Should the petition be approved, additional comments may be forthcoming during permit review.

Planning Services Division:

The Planning Services Division notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning	Land Use
North	B5APD and R4	Union Pacific railroad, drugstore and residential neighborhood
South	R2	Single-family neighborhood
East	R2PD	Sacred Heart Church campus
West	R2	Single-family neighborhood

Sacred Heart Church is located in an established single-family residential neighborhood. The subject property directly abuts the rear yards of 336 and 340 W. Maple Street as well as the rear yard of the Sacred Heart Planned Development. The Union Pacific railroad line and St. Charles Road corridor sit north of the site. The proposed extension of the planned development to include the subject property will not materially change the composition of the neighborhood. Staff considers the playground proposed for the subject property to be consistent with the surrounding land uses and zoning districts.

2. Comprehensive Plan Compatibility

The Comprehensive Plan designates the subject property as suitable for low-density residential development. The existing Sacred Heart campus is designated as suitable for public and institutional uses. Religious institutions and schools are commonly located in single-family residential neighborhoods within Lombard. The proposed playground to serve the church’s school is compatible with surrounding development.

3. Zoning Ordinance Compatibility

The underlying zoning of the subject property is R2, Single Family Residence District. Staff notes the following with respect to this petition's consistency with the Zoning Ordinance and Ordinances 4936 and 5891:

- Religious institutions and schools are conditional uses in the R2 district. Ordinance 4936 approved a conditional use for a religious institution with school in the Sacred Heart Planned Development. A playground, ancillary to the existing school and church, is consistent with the original conditional use approval.
- The playground equipment will meet setback and open space requirements for the Sacred Heart Planned Development.

4. Neighborhood Compatibility

As previously noted, Sacred Heart has been at its present location since 1912. The church, school and associated activities are an established component of the neighborhood. The proposed playground is intended for use by the students of the existing school, and will not increase the scope or intensity of activities within the Sacred Heart Planned Development.

The petitioner is aware of the playground's location adjacent to a single-family neighborhood and has indicated the church will take steps to limit impacts to neighbors. The application notes that the playground will be for use by school and parish attendees only. Normal times of use will be on weekdays during recess and after-school activities. The playground is surrounded by a fence with a locked gate to prevent unauthorized use. In response to an inquiry from a nearby property owner, the petitioner states that the playground will not be used for activities associated with the church's annual Germanfest special event.

5. Requests for Major Changes to a Planned Development

- A. *Major Change: Pursuant to Section 155.504(A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the boundaries of the Sacred Heart Planned Development to include the subject property.*

The petitioner requests amendment to the boundaries of the planned development in order to develop a playground which will be ancillary to the school already in operation. Space constraints preclude installation of a playground within the current boundaries of the Sacred Heart Planned Development. Staff finds the expansion of the planned development will not create incompatibilities with the surrounding neighborhood. Staff supports this major change.

- B. *Major Change: Pursuant to Section 155.504(A) (major changes to a planned development) of the Lombard Zoning Ordinance, amend the approval of a conditional use for religious institution to include the subject property in order that it may be used as a playground associated with an existing school.*

The 2001 approval of the Sacred Heart Planned Development included approval of a conditional use for a religious and educational facility. The proposed expansion of the geographic boundaries of the planned development necessitates an extension of the conditional use approval to the subject property. Staff supports this major change.

6. Email from Adjacent Property Owner

Staff received an email from the adjacent property owner at 340 W. Maple Avenue. The letter expressed support for the proposed playground and also contained five questions about the project. The questions and the petitioner's responses are below:

1. Will the playground have official hours? If not, later night noise could adversely impact the nearby residences. I believe that both the Village of Lombard and Sacred Heart are sensitive to the issues of noise in this area.

Yes, there will be specific hours. The playground is intended for private use to Sacred Heart School and Parish children. Normal use will be on weekdays at recess and after school, when school is in session. The playground is not intended to be used after dark.

2. Will the playground be locked and secured after official hours? If there are no plans to secure the playground, it could serve as an ideal secluded location for parties wishing not to draw attention to their late night activities.

The playground lot area is completely enclosed by fences on all sides along with a locking entry gate. The playground is intended for private use to Sacred Heart School and Parish children.

3. Is it safe to assume there will be no additional lighting adding to this area? It already has bright lighting through the night?

There will no additional lighting on or at the playground property.

4. Since the proposed playground will now be adjacent to residences, will there be an official plan to reduce the litter and food wrappers currently blowing to the nearby residences?

This area will be restricted to playground activities only. There will be no Germanfest activities on or in this area.

5. Are there any plans to alter the surface features of the proposed playground? If so, what will Sacred Heart and the Village of Lombard do to minimize the adverse draining impacts that are already occurring to neighboring residences?

There are no plans to alter the playground surface area other than to add mandatory mulch under the playground equipment for the safety of the children.

SITE HISTORY (NON SIGN-RELATED)

BOT 98-14: Variation to flood control ordinance

PC 01-01: Sacred Heart Planned Development (Ordinance 4936)

Sacred Heart Planned Development approved for existing church and school in order to address nonconformities and provide for future development. Conditional use for religious/educational institution in the R2 district approved.

BOT 02-01: Variation to requirements for sidewalk replacement

PC 06-21: Amendment to Sacred Heart Planned Development (Ordinance 5891)

Sacred Heart Planned Development amended to accommodate parking lot expansion.

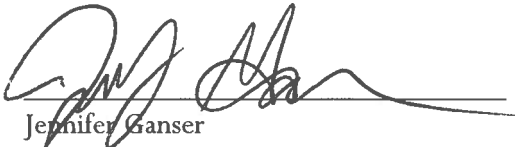
FINDINGS & RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards for a major change to a planned development and site plan approval, as established by the Lombard Zoning Ordinance. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and testimony presented, the proposed site plan with companion major changes to a planned development **complies** with the standards required by the Village of Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 16-26, subject to the following conditions:

1. That the major changes to a planned development are valid only for the subject property (PIN 06-07-211-014, located north of the property at 336 W. Maple Avenue) in the Sacred Heart Planned Development;
2. That the petitioner shall develop the site in accordance with the site plan submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
3. That the petitioner shall develop the site as a playground associated with an existing school, and shall maintain appropriate fencing around the playground to prevent unauthorized use of the playground;
4. That the playground shall be intended for use by students and parishioners during the course of typical school and parish activities, and shall not be used for special events hosted by the church;
5. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;

6. That mulch installed around the playground equipment shall be kept a minimum of five feet (5') from the property lines to allow for site drainage; and
7. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall be come null and void unless a time extension has been granted by the Village Board.



Jennifer Ganser
Assistant Director of Community Development

c. Petitioner

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Sacred Heart – Plan Commission: Standards for the Planned Developments

1. Except as modified by and approved in the final development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.

This playground is considered complementary to Sacred Heart School. We believe it is common for a school to have a playground with playground equipment. The playground lot area is completely enclosed by fences on all sides along with a locking entry gate. The playground is intended for private use to Sacred Heart School and Parish children. Normal use will be on weekdays at recess and after school, when school is in session. The playground is not intended to be used after dark.

2. Community sanitary sewage and potable water facilities connected to a central system are provided.

Sacred Heart Church and School are already connected to the sewer and water lines. The playground will not be needing any changes or modifications to the sewer or water systems.

3. The dominant use in the proposed planned development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.

The use of the land is intended for playground equipment. There is no other intention for this land.

4. That the proposed planned development is in the public interest and is consistent with the purposes of this Zoning Ordinance.

There is no conflict of public interest with Sacred Heart's intention of assembling and installing playground equipment on this land.

5. That the streets have been designed to avoid:

- a. Inconvenient or unsafe access to the planned development;

This question does not apply as the playground area is landlocked and does not interfere with any streets, public or private.

- b. Traffic congestion in the streets which adjoin the planned development;

There will be no additional traffic coming in and out of Sacred Heart with the addition of playground equipment.

- c. An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned development.

There will be no burden on any public areas or resources as a result of assembling and installing the playground equipment on Sacred Heart's property.

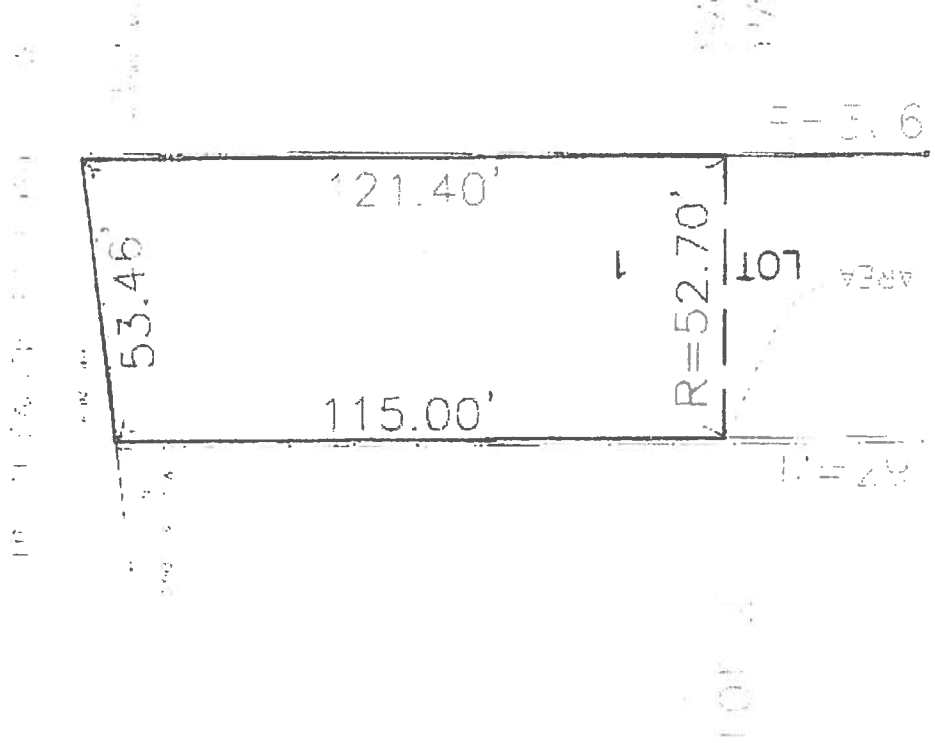
PLS 3266@ntcmah.com

JUM W. ATKINS

PLS 3266@ntcmah.com

PLAT OF SURVEY

LOT 1 (EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 TO A POINT THAT IS 115 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 1; THENCE EAST PARALLEL WITH THE SOUTH LINE OF LOT 1 TO THE EAST LINE OF LOT 1; THENCE SOUTH ALONG THE EAST LINE OF LOT 1 TO THE SOUTHEAST CORNER OF LOT 1; THENCE WEST TO THE POINT OF BEGINNING) IN GANTTBRURY'S MAPLE STREET ADDITION TO LOMBARD, IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUFAUL COUNTY, ILLINOIS.



Oak Brook, IL 60523

AFTER RECORDING, PLEASE MAIL TO:

SEND FUTURE TAX BILLS TO:

BISHOP R. DANIEL CONLON

16555 Weber Road

Crest Hill, IL 60403

INFORMATION
 MINIMUM FALL ZONE
 SURFACED WITH
 RESILIENT MATERIAL
 AREA
 1713 SQ.FT.
 PERIMETER
 235 FT.

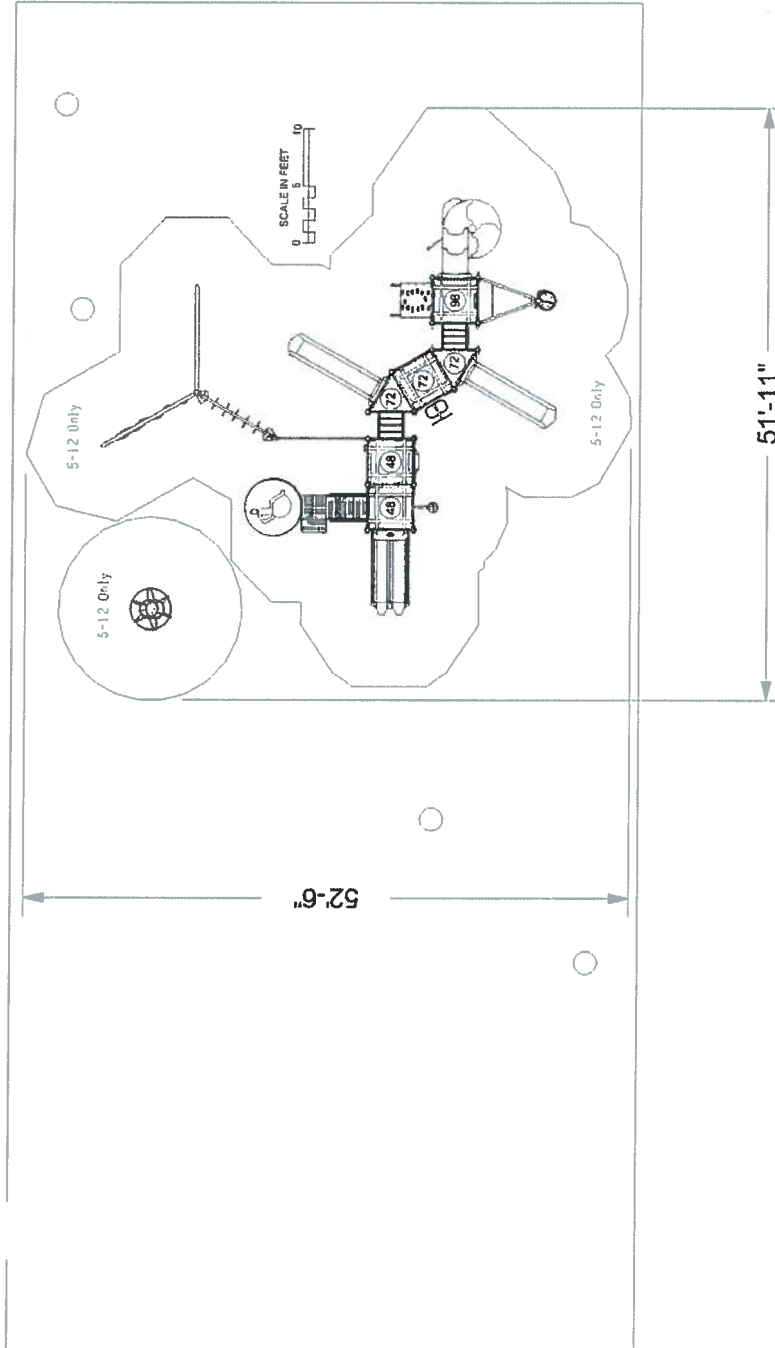
STRUCTURE SIZE
 52' 6" x 51' 11"
 STRUCTURE IS DESIGNED
 FOR CHILDREN AGES:
 6-23 MONTH OLDS
 2-5 YEAR OLDS
 5-12 YEAR OLDS
 13 + YEAR OLDS



The play components identified in this plan are IPEMA certified. The use and layout of these components conform to the requirements of ASTM F1487. To verify product certification, visit www.ipema.org

The space requirements shown here are to ASTM standards. Requirements for other standards may be different.

The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.



WARNING!
 ACCESSIBLE SAFETY SURFACING MATERIAL IS REQUIRED BENEATH AND AROUND THIS EQUIPMENT.
 FOR SLIDE FALL ZONE SURFACING AREA SEE CPSC's Handbook for Public Playground Safety.
 PLATFORM HEIGHTS ARE IN INCHES ABOVE RESILIENT MATERIAL.

ADA ACCESSIBILITY GUIDELINE (ADAAG CONFORMANCE)

NUMBER OF PLAY EVENTS	16
NUMBER OF ELEVATED PLAY EVENTS	10
NUMBER OF ELEVATED PLAY EVENT'S ACCESSIBLE BY RAMP	PROVIDED: 0
NUMBER OF ELEVATED PLAY EVENTS ACCESSIBLE BY TRANSFER SYSTEM	PROVIDED: 10
NUMBER OF ELEVATED PLAY EVENTS ACCESSIBLE BY RAMP OR TRANSFER SYSTEM	PROVIDED: 0
NUMBER OF TYPES OF GROUND LEVEL PLAY EVENTS	PROVIDED: 5
RECD: 0	RECD: 0
RECD: 5	RECD: 3
RECD: 3	RECD: 3



SERIES: Basics, Intensity, Nucleus
 SITE PLAN
 DRAWN BY: Kari Champeau

Sacred Heart School Playground
 322 W Maple St.
 Lombard, IL 60148

October 27, 2016
 Play Illinois, LLC
 129-91822-2
 163711



Bunke
Let Your Kids **PLAY**
SACKED HEART SCHOOL PLAYGROUND



November 14, 2016

Anna Papke
Senior Planner
Village of Lombard
Department of Community Development
255 East Wilson Ave
Lombard, Illinois 60148

VIA EMAIL

**Subject: Comments for 11/20/2016 Lombard Plan Commission Public Hearing
 Sacred Heart proposed playground expansion**

Dear Ms. Papke,

For the last 10 years, my wife and I have been the owners and occupants of the property at 340 West Maple Street. Up until last year, we have had 336 West Maple Street serve as a one-lot buffer between our property and Sacred Heart. Now, we are adjacent neighbors divided by the fence line, which is on our property.

This letter is to support the proposed expansion of the playground at Sacred Heart to the grassy area west of the parking lot and east of our property. We believe this will be a positive experience for the children who attend Sacred Heart. With this support, we are formally requesting both the Village of Lombard and Sacred Heart answer the following questions regarding the proposed expansion:

1. Will the playground have official hours? If not, later night noise could adversely impact the nearby residences. I believe that both the Village of Lombard and Sacred Heart are sensitive to the issues of noise in this area.
2. Will the playground be locked and secured after official hours? If there are no plans to secure the playground, it could serve as an ideal secluded location for parties wishing not to draw attention to their late night activities.
3. Is it safe to assume there will be no additional lighting adding to this area? It already has bright lighting through the night?
4. Since the proposed playground will now be adjacent to residences, will there be an official plan to reduce the litter and food wrappers currently blowing to the nearby residences?
5. Are there any plans to alter the surface features of the proposed playground? If so, what will Sacred Heart and the Village of Lombard do to minimize the adverse draining impacts that are already occurring to neighboring residences?

I continue to respectfully request and would welcome meaningful dialogue with both Sacred Heart and the Village of Lombard regarding activities at Sacred Heart which have a direct bearing on the quality of life of its neighbors. Thank you in advance for your consideration.

Sincerely,



Naren Prasad (property owner)
340 West Maple St.
Lombard, IL 60148

cc: 336 West Maple Street

Nowakowski, Tamara

From: Papke Anna
Sent: Tuesday, November 15, 2016 9:05 AM
To: Nowakowski, Tamara
Subject: FW: 340 West Maple St comments on proposed Sacred Heart playground expansion

	Anna Papke, AICP Senior Planner Village of Lombard 255 E Wilson Ave. Lombard, IL 60148
	Phone: (630) 620-5758 Fax: (630) 620-2374 Email: papkea@villageoflombard.org Web: www.villageoflombard.org Follow us:   

From: Michael Fitzpatrick [mailto:mikef0970@yahoo.com]
Sent: Monday, November 14, 2016 3:11 PM
To: Papke Anna
Cc: Ganser, Jennifer
Subject: Re: 340 West Maple St comments on proposed Sacred Heart playground expansion

Anna -

Please see my responses in **bold** below:

This letter is to support the proposed expansion of the playground at Sacred Heart to the grassy area west of the parking lot and east of our property. We believe this will be a positive experience for the children who attend Sacred Heart School. With this support, we are formally requesting both the Village of Lombard and Sacred Heart answer the following questions regarding the proposed expansion:

1. Will the playground have official hours? If not, later night noise could adversely impact the nearby residences. I believe that both the Village of Lombard and Sacred Heart are sensitive to the issues of noise in this area.

Yes, there will be specific hours. The playground is intended for private use to Sacred Heart School and Parish children. Normal use will be on weekdays at recess and after school, when school is in session. The playground is not intended to be used after dark.

2. Will the playground be locked and secured after official hours? If there are no plans to secure the playground, it could serve as an ideal secluded location for parties wishing not to draw attention to their late night activities.

The playground lot area is completely enclosed by fences on all sides along with a locking entry gate. The playground is intended for private use to Sacred Heart School and Parish children.

3. Is it safe to assume there will be no additional lighting adding to this area? It already has bright lighting through the night?

There will no additional lighting on or at the playground property.

4. Since the proposed playground will now be adjacent to residences, will there be an official plan to reduce the litter and food wrappers currently blowing to the nearby residences?

This area will be restricted to playground activities only. There will be no Germanfest activities on or in this area.

5. Are there any plans to alter the surface features of the proposed playground? If so, what will Sacred Heart and the Village of Lombard do to minimize the adverse draining impacts that are already occurring to neighboring residences?

There are no plans to alter the playground surface area other than to add mandatory mulch under the playground equipment for the safety of the children.

We too want to maintain a meaningful dialog between the surrounding property owners and Sacred Heart. You are always welcome at Sacred Heart to worship and or have a relationship that includes respectful consideration.

From: Michael Fitzpatrick <mikef0970@yahoo.com>
To: Papke Anna <PapkeA@villageoflombard.org>
Cc: "Ganser, Jennifer" <GanserJ@villageoflombard.org>
Sent: Monday, November 14, 2016 2:04 PM
Subject: Re: 340 West Maple St comments on proposed Sacred Heart playground expansion

Hi Anna -

I received your email with the questions from our neighbor at 340 W. Maple St. I am working on responses right now and will forward them to you as soon as possible today.

Mike Fitzpatrick

From: Papke Anna <PapkeA@villageoflombard.org>
To: 'Michael Fitzpatrick' <mikef0970@yahoo.com>
Cc: "Ganser, Jennifer" <GanserJ@villageoflombard.org>
Sent: Monday, November 14, 2016 1:48 PM
Subject: FW: 340 West Maple St comments on proposed Sacred Heart playground expansion

Mike,

We received the attached letter from the adjacent property owner. They included some questions about the development and operating procedures. Can you provide answers for me to include in the staff report?

I need these by 8:00 tomorrow morning, as the staff report will be going out on Wednesday.

Thanks,
Anna

Anna Papke, AICP
Senior Planner
Village of Lombard

255 E Wilson Ave. Lombard, IL 60148

Phone: (630) 620-5758

Fax: (630) 620-2374

Email: papkea@villageoflombard.org

Web: www.villageoflombard.org

Follow us:

-----Original Message-----

From: Naren Prasad [mailto:

Sent: Monday, November 14, 2016 1:16 PM

To: Papke Anna

Cc: Emily

Subject: 340 West Maple St comments on proposed Sacred Heart playground expansion

> Dear Ms. Papke,

> Thank you for taking the time to talk with me about the proposed playground expansion at Sacred Heart. Our support, along with associated questions and concerns, is attached.

> Please don't hesitate to contact me know if you have any questions and we look forward to a response.

> Thanks in advance.

> Naren Prasad

> 340 West Maple St.