

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) \_\_\_\_\_ *Waiver of First Requested*  
  X   Recommendations of Boards, Commissions & Committees (Green)  
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: October 25, 2004 (B of T) Date: November 4, 2004

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

SUBMITTED BY: Department of Community Development *DH/wtl*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration a petition requesting that the Village take the following actions on the property:

1. Approve amendments to Ordinance 3055, which granted a conditional use for a religious institution 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 15<sup>th</sup> 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 15<sup>th</sup> 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 15<sup>th</sup> Street right-of-way.
4. Approval of a development agreement for the subject property. (DISTRICT #3)

The Plan Commission recommended approval with amended conditions.

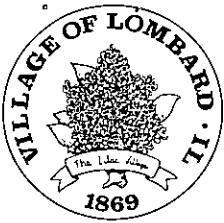
The petitioner is also requesting a waiver of the Village's portion of the Plan Commission public hearing fees.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____	Date _____
Finance Director X _____	Date _____
Village Manager X <i>William T. Lichter</i>	Date <i>10/27/04</i>

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



## MEMORANDUM

**TO:** William T. Lichter, Village Manager

**FROM:** David A. Hulseberg, AICP, Director of Community Development *DH/WH*

**DATE:** November 4, 2004

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

Attached please find the following items for Village Board consideration as part of the August 19, 2004 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 04-23;
3. An Ordinance granting approval of an amendment to Ordinance 3055, which granted a conditional use for a religious institution and school on the subject property;
4. An Ordinance granting approval of a conditional use for a planned development, with landscaping and signage deviations;
5. An Ordinance granting approval of a variation from Section 154.306 (D) of the Subdivision and Development Ordinance pertaining to public improvements along the 15<sup>th</sup> Street right-of-way.

A companion development agreement is currently being finalized by the petitioner and staff. The Development Agreement and its companion resolution will be transmitted to the Village Board with the second reading of Ordinances.

Lastly, consistent with past Board practice with other religious institutions, the petitioner is also requesting a waiver of the Village portion of the Plan Commission public hearing fees.



**VILLAGE OF LOMBARD**

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Lombard, Illinois 60148  
630/620-5700 FAX: 630/620-8222  
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November 4, 2004

**Village President**  
William J. Mueller

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

**Trustees**

Joan DeStephano, Dist. 1  
Richard J. Tross, Dist. 2  
Karen S. Koenig, Dist. 3  
Steven D. Sebby, Dist. 4  
Kenneth M. Florey, Dist. 5  
Rick Soderstrom, Dist. 6

**Village Manager**  
William T. Lichter

**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 15<sup>th</sup> 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 15<sup>th</sup> Street, where one freestanding sign is permitted.

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business to create a distinctive sense of spirit and an outstanding quality of life."

"The *Mission* of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

3. Approve a variation from Section 154.306 (D) of the Subdivision and Development Ordinance pertaining to public improvements along the 15<sup>th</sup> 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 16<sup>th</sup> 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 15<sup>th</sup> 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 15<sup>th</sup> 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 16<sup>th</sup> 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 15<sup>th</sup> 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 16<sup>th</sup> Street as well as a directional sign on 16<sup>th</sup> Street. The new sign would be a small ground sign erected under the first phase on 16<sup>th</sup> 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 15<sup>th</sup> 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 15<sup>th</sup> 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 15<sup>th</sup> 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 15<sup>th</sup> 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 15<sup>th</sup> 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 15<sup>th</sup> 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 15<sup>th</sup> 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 16<sup>th</sup> 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 15<sup>th</sup> 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 16<sup>th</sup> Street that will eliminate U-turns on Main Street and will guide parishioners to an existing traffic light at 16<sup>th</sup> and Main. This routing pattern is preferred over the existing conditions, whereby parishioners exit at 15<sup>th</sup> 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 15<sup>th</sup> Street.

Commissioner Flint stated that the petition was well presented and very clear. He asked if staff had a timeframe as to when 15<sup>th</sup> 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 15<sup>th</sup> 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.

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

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

TO: Lombard Plan Commission

HEARING DATE: October 18, 2004

FROM: Department of  
Community Development

PREPARED BY: William J. Heniff, AICP  
Senior Planner

**TITLE**

**PC 04-31; 1501 S. Main Street (Christ the King Church):** 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 15<sup>th</sup> 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 15<sup>th</sup> 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 15<sup>th</sup> Street right-of-way.
4. Approval of a development agreement for the subject property.

**GENERAL INFORMATION**

Petitioner:

Christ the King Church  
1501 S. Main Street  
Lombard, IL 60148

Property Owner: Diocese of Joliet  
425 Summit Street  
Joliet, IL 60435

### **PROPERTY INFORMATION**

Existing Land Use: Church and Parochial Elementary School

Size of Property: Approximately 8.86 acres

Comprehensive Plan: Recommends Public and Institutional

Existing Zoning: R2 Single Family Residential District

#### **Surrounding Zoning and Land Use:**

North: Property zoned R4 (Single Family Residential) within unincorporated DuPage County and developed as single family residences

South: Property zoned R2 Single Family Residential and developed as single family residences

East: Property zoned R4 (Single Family Residential) within unincorporated DuPage County and developed as single family residences

West: Property zoned CR Conservation/Recreation District and developed as Manor Hill School, Glen Westlake Middle School, and Four Seasons Park

### **ANALYSIS**

#### **SUBMITTALS**

This report is based on the following documents filed on September 23, 2004 with the Department of Community Development. The materials are provided in the submitted booklet entitled "Christ the King Church – Lombard, Illinois", dated September, 2004 prepared by the Development Team for Christ the King Parish, and included the following items:

1. Petition for Public Hearing.
2. Response to Standards.
3. Building Elevations, prepared by Plunkett Raysich Architects dated September 17, 2004.
4. Landscape Plan, prepared by Daniel Weinbach & Partners, LTD., dated July 14, 2004.

5. Signage package.
6. Engineering Plan, prepared by Patrick Engineering, Inc. dated September 17, 2004.
7. Plat of Survey prepared by Patrick Engineering, Inc. dated August 30, 2004.

## **DESCRIPTION**

The petitioner is requesting zoning action to be granted in order to provide for a new parish center. They also propose to construct improvements to the existing parking lot and driveway access/egress as well as signage and landscape improvements, per the submitted plans.

As they propose future expansions for the school (conceptually shown on the submitted plans), staff suggested that a planned development should be established for the site. The planned development process will provide both the Village and the Church with the ability to review future development plans through a site plan approval process and general parameters can be established to effectuate future development on the property.

## **INTER-DEPARTMENTAL REVIEW COMMENTS**

### **PUBLIC WORKS**

The Utilities Division of Public Works recommends that the following improvements be undertaken as part of this project:

1. Improve the grading of the shoulder, which may require the replacement of the existing culverts.
2. Replace the existing basin at the northeast corner of the property where the new storm sewer connects.
3. Additional comments will be provided upon submittal of the final engineering plans for the project.

### **ENGINEERING**

From an engineering or construction perspective, the Private Engineering Services Division does not have any additional comments other than those noted elsewhere in the report. Additional comments regarding the proposed site development will be coordinated as part of the final engineering review and approval process.

## **FIRE AND BUILDING**

The Bureau of Inspectional Services offers the following comments:

1. The building will have to meet the new 2000 International Codes for construction, along with any changes to the Village's Title XV Ordinances.
2. A separate fire sprinkler valve room with outside access only is required.
3. A hood and duct suppression system monitored by the fire alarm system will be required for the main kitchen.
4. In conjunction with the parish center addition, the chapel area shall be fully sprinklered as well.
5. The proposed Phase II school addition shall meet the building code requirements in effect at the time of construction of the addition.
6. Additional comments will be provided upon submittal of the full building plans.

## **PLANNING**

### Compatibility with the Comprehensive Plan

The Comprehensive Plan identifies this site for Public and Institutional Uses. The petitioner's site modifications are consistent with the existing institutional nature of the property.

### Compatibility with Surrounding Land Uses

The subject property is zoned R2 Single Family Residence District which generally allows single-family development. Single family residences surround the property on three sides. West of the property is a public elementary school and community park. Religious institutions and elementary schools have historically been considered to be compatible with single family residential uses. Therefore, staff finds the use of the property to be compatible.

To ensure that the activities of the property do not create a burden upon the adjacent neighborhood, staff has worked closely with the petitioner in their site planning activities. These elements are noted later in the report.

### Compliance with the Zoning Ordinance

#### *Zoning History*

The subject property has been a religious and educational institution ever since its annexation into the Village in 1988 (PC 88-11; Ordinance 3054). The Village approved the following actions concurrent with or subsequent to the annexation of the property into the Village:

- Ordinance 3055 granting conditional use approval for an existing church and school on the subject property;
- Ordinance 3056 approving a map amendment rezoning the property into the R-2 Single Family Residence District, subject to conditions;
- Ordinance 3270 approving a conditional use amendment to provide for an addition to an existing school, subject to conditions; and
- Resolution 41-91 approving a variation increasing the sign size for an institutional sign from 16 to 32 square feet, subject to conditions. (*Subsequent Sign Ordinance amendments make this relief no longer necessary*)

A condition of the Board's 1988 approval of the annexation, zoning and the conditional use is that the property owner would not object to a future special assessment for improvements along 15<sup>th</sup> Street.

Although several of the buildings have been built more recently zoning regulations were very different at the time these structures were built, which has created a number of variations under present codes. In order to bring the site into compliance, the petitioner has requested the following actions on the property:

*Approve amendments to Ordinance 3055, which granted a conditional use for a religious institution and school on the subject property.*

The site contains the church building, the school building and the rectory, which were initially constructed prior to the annexation of the property into the Village. The proposed building expansions and site improvements constitute a substantial change to the previous conditional use. Hence an amendment to the Ordinance 3055, based upon the proposed site plans is requested.

*Approve a conditional use for a planned development.*

Multiple principal buildings are only allowed on an R2 property through approval of a planned development (Section 155.208(B) of the Zoning Ordinance). The petitioner will be proposing improvements, which will occur in at least two Phases. The first construction phase will consist of an 11,300 square foot addition to the existing church building. The addition will provide for a parish center – a meeting space whereby various church gatherings could occur in a more social setting. Also, the addition will include additional office space as well as a small chapel area for daily masses. The additional office space will allow the Church to relocate their office activities out of the rectory building.

Phase I will also include a reconstruction of the existing parking lot located east of the church and west of the school. This improvement will also include additional signage, curbing, landscaping and lighting, per Village Code. Lastly, to improve traffic flow into and out of the site, the Church is proposing to construct a new driveway entrance accessing to 16<sup>th</sup> Street.

Phase II will include an addition to the existing school as depicted in the submitted plan packet. While the Church does not know the uses associated with the expansion nor a timetable for when such improvements would occur, they are providing the building footprints of the proposed expansion for reference purposes. This information is offered so that should they decide to proceed with a building expansion, they will have assurances that the addition as shown in the petitioner's packet would be acceptable. Staff is supportive of the proposed school addition as depicted on the site plan. However, staff suggests that the final approval of Phase II should be approved as part of a site plan approval application.

The proposed building additions and site improvements will meet the bulk requirements of the underlying R2 District.

*Landscaping Deviations:*

- i. A deviation from Section 155.705 (C) of the Zoning Ordinance requiring parkway trees along the 15<sup>th</sup> 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;*

The petitioner has developed a landscape plan for the site. As this development would constitute a major development, the Subdivision and Development Ordinance would require such landscape plantings. The petitioner requests this relief to the extent that it will not be required at the time of project construction. However, they are willing to make such landscape improvements once 15<sup>th</sup> Street is improved to full Village improvement standards. Staff can support this deviation, provided that the petitioner enters into a development agreement for the property, which will obligate the petitioner to make such improvements (or contributions) accordingly.

- iii. A deviation from Section 155.706 (B)(2) of the Zoning Ordinance requiring parking lot islands to be dispersed throughout the parking lot.*

The petitioner requests relief from this provision on the east side of their proposed parking lot. The parking lot services as a play area for students. The inclusion of the islands would decrease their flexibility of using such space. Moreover, the plantings and the islands could be damaged or destroyed if the east side of the parking lot is used as a playground area. The petitioner notes that the parking lot will meet the 5% island threshold as noted in the code, but the disbursement is not as required by code. Given the unique nature and use of the parking lot, staff supports this request.

**Compatibility with the Sign Ordinance**

Two signage deviations are requested along with their plan submittal, as follows:

- 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;*

The petitioner is proposing an institutional sign at the northeast corner of 16<sup>th</sup> Street and Main Street. This sign will denote the church name and will include a manual changeable copy reader board. This sign will replace the existing 32 square foot sign on the premises.

The petitioner is requesting additional height for the sign in order to ensure that the sign copy can be seen above the proposed plantings at the base of the sign. Staff supports this request.

With respect to the overall square footage, staff notes that Glen Westlake School has an approximate 36 square foot sign and Four Seasons Park has a 32 square foot sign. The proposed sign is similar in nature to the neighboring signs as depicted on the sign elevation plans, but at a larger square footage. The proposed shape of the sign increases the overall square footage beyond the actual surface area of the sign and much of the sign area will not contain text. However, staff has recommended to the petitioner that the overall square footage of the sign could be reduced accordingly. At the time of the writing of this report, the Church was reviewing the sign plan to meet staff's request – they will provide the Plan Commissioners and the Board with a revised sign package before or at the Plan Commission meeting.

*ii. A deviation from Section 153.219 (D) of the Sign Ordinance allowing for two freestanding signs along 15<sup>th</sup> Street, where one freestanding sign is permitted.*

The petitioner requests relief to allow for two freestanding signs along 15<sup>th</sup> Street. One sign will state "Christ the King School" while the other will state "Christ the King Church". They will be located at the respective driveway entrance into each use. Staff supports this deviation, as it is informational in nature and aids visitors and motorists as to the use of the respective buildings. Moreover, if each of the uses were separate distinct uses, the signs would be permitted by right. However, as they are on the same lot of record, the relief is required. However, staff supports this deviation request, provided that the signs do not exceed 32 square feet in sign surface area.

The petitioner's submitted plan also depicted smaller directional/informational signs of 6.3 square feet. The petitioner has agreed to reduce the signs to 6 square feet, consistent with Village Code.

### **Compliance with the Subdivision and Development Ordinance**

The petitioner is also seeking relief from the variation from Section 154.306 (D) of the Subdivision and Development Ordinance pertaining to public improvements along the 15<sup>th</sup> Street right-of-way. As noted earlier, this project constitutes a major development as noted within the Subdivision and Development Ordinance (the building addition is greater than 2,000 square feet in size). The Ordinance would require provisions for streetlights, parkway landscaping and public utilities. A public sidewalk would also be required. The subject property has full public

improvements along 16<sup>th</sup> Street and Main Street, but 15<sup>th</sup> Street is an underimproved roadway, serving the church and school on the south and unincorporated properties to the north. As noted in the original annexation request, the Board conditioned the annexation of the property to a provision that the church would contribute to a future special assessment for 15<sup>th</sup> Street.

If the full provisions of the Subdivision and Development Ordinance were applied to the property, the petitioner has represented that they would not be able to proceed with their expansion plans. However, to satisfactorily address their needs with the requirements of the Village, staff suggests that the terms and nature be addressed through a companion development agreement. This agreement would be consistent with the intent of the 1988 agreement that did not require full street improvements at that time but puts into place a provision to obligate the petitioner at a later date and upon a request by the Village, for public improvements along 15<sup>th</sup> Street. The Village Board will review this agreement.

### **Other Site Considerations**

#### **Traffic**

The petitioner is proposing to construct a new access driveway into the site from 16<sup>th</sup> Street and aligning with Charlotte Court. The intent of this drive is to allow for a more efficient traffic flow into and out of the site. Main Street has a raised median and 15<sup>th</sup> Street is a one-way westbound road. Right now, visitors from the north frequently U-turn at the traffic light at 16<sup>th</sup> Street to access the property. The proposed access drive will remove this undesirable movement and will allow for better traffic flow into the site. When masses end, vehicles will be able to proceed to the traffic light at 16<sup>th</sup> and Main, rather than creating excessive queues on 15<sup>th</sup> Street.

Staff had the Village's traffic consultant review the proposed reconfigurations – their review and analysis is attached for reference.

#### **Parking**

The site currently has 188 parking spaces on site and is used for both school and church use. The proposed building addition is for ancillary space uses. The chapel worship area itself will remain unaffected by the addition. As the parking requirements are based upon seating in the worship area, no additional parking is required on the premises as part of this addition.

The petitioner proposes to have 191 spaces on site as part of the Phase I development and 216 spaces once Phase II is completed.

#### **Building Elevations**

The petitioner has submitted a materials board and building elevations for the project. The exterior façade of the addition will be masonry construction with brick material and color similar in style to the existing church building. The proposed addition will be constructed in an area with a substantial grade change. Therefore, from the east the structure will appear as a two-story addition while from the south and west, it will appear to be a one-story addition. As many of the

parishioners will enter the church from the east side of the building, they have modified the elevations of the church entrance accordingly.

#### Lighting

Three light poles along the north side of the parking lot currently light the parking lot. They will be adding additional lighting as needed. The proposed lighting will meet the lighting requirements as required by the Zoning Ordinance.

#### Environmental Issues

The southern portion of the property is encumbered by both floodplain and wetland areas. The petitioner has been working with staff to address the development issues on site and any impacts the development may have on this area. The petitioner's plan will create a modified detention basin south of the parking lot, which will alleviate stormwater storage within the existing parking lot. They will also need to receive approvals from DuPage County for modifications to their site that are near or in one of the small wetland areas on their property.

### **FINDINGS AND RECOMMENDATIONS**

Based on the above findings, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition subject to the conditions as outlined:

Based on the submitted petition and the testimony presented, the proposal does comply 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, and therefore, I recommend to the Corporate Authorities **approval** of the requests associated with PC 04-31, subject to the following conditions:

1. The site shall be developed substantially in accordance with the site plans prepared by Building Elevations, prepared by Plunkett Raysich Architects dated September 17, 2004. The Landscape Plan, prepared by Daniel Weinbach & Partners, LTD., dated July 14, 2004, Signage package included as part of the petition 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 15<sup>th</sup> Street.

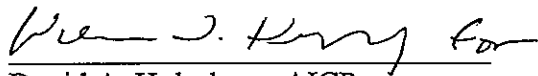
Lombard Plan Commission

Re: PC 04-31

Page 10

4. That the Phase II development shall be submitted to the Lombard Plan Commission for site plan approval prior to construction.
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.

Inter-Departmental Review Group Report Approved By:

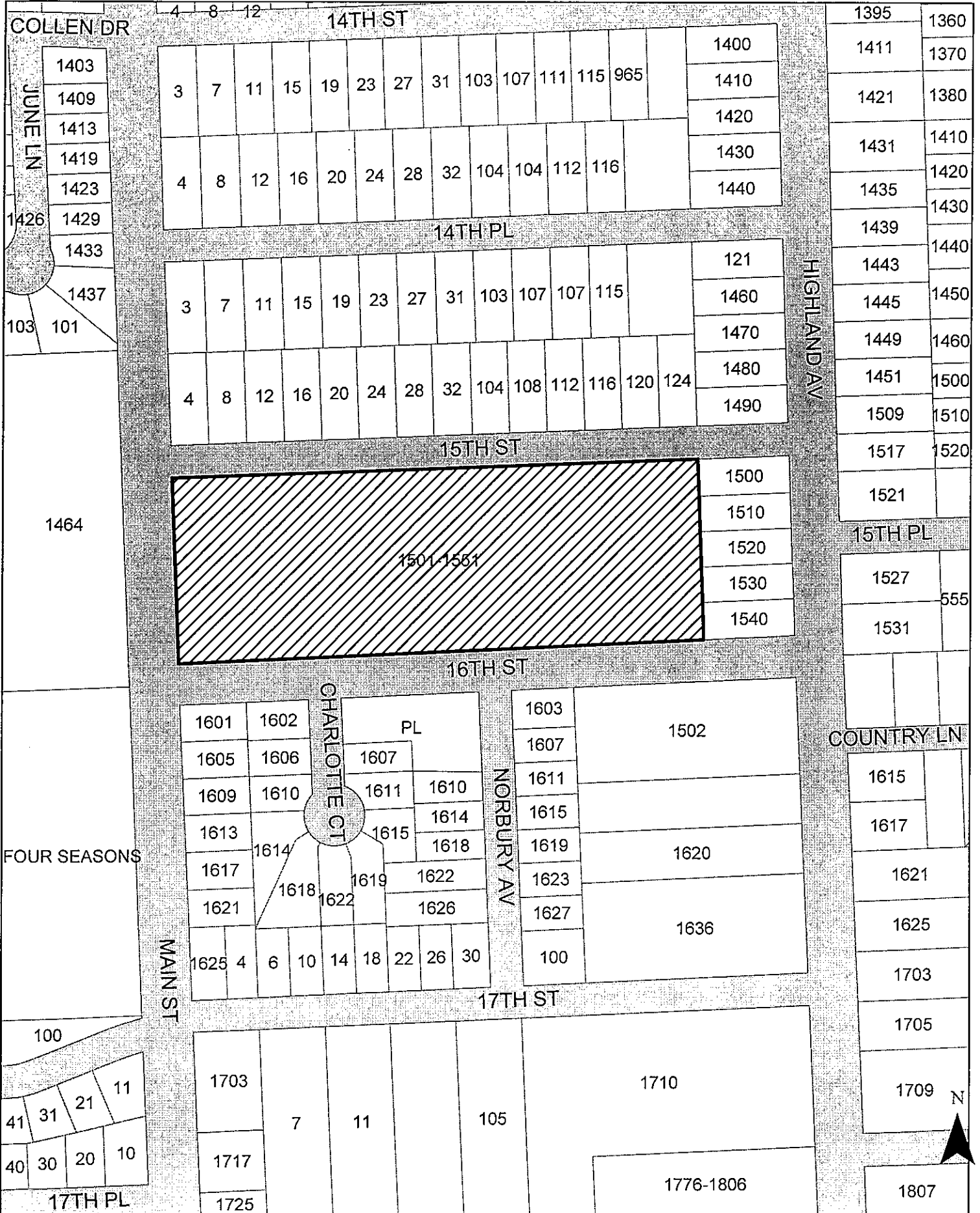


David A. Hulseberg, AICP  
Director of Community Development

DAH:WH

# Location Map

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



**Draft For Review**

MEMORANDUM TO: Bill Heniff  
Village of Lombard

FROM: Timothy J. Doron  
Javier Millan

DATE: October 4, 2004

SUBJECT: Christ The King Church Access Evaluation  
Lombard, Illinois

This memorandum summarizes the results of a traffic impact evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed new access and parking configuration for the Christ The King catholic church and Christ The King (K - 8<sup>th</sup> Grade) school in Lombard, Illinois. The site is located east of Main Street between 15<sup>th</sup> Street and 16<sup>th</sup> Street. Access to the site is provided via four access drives on 15<sup>th</sup> Street and two access drives on Main Street.

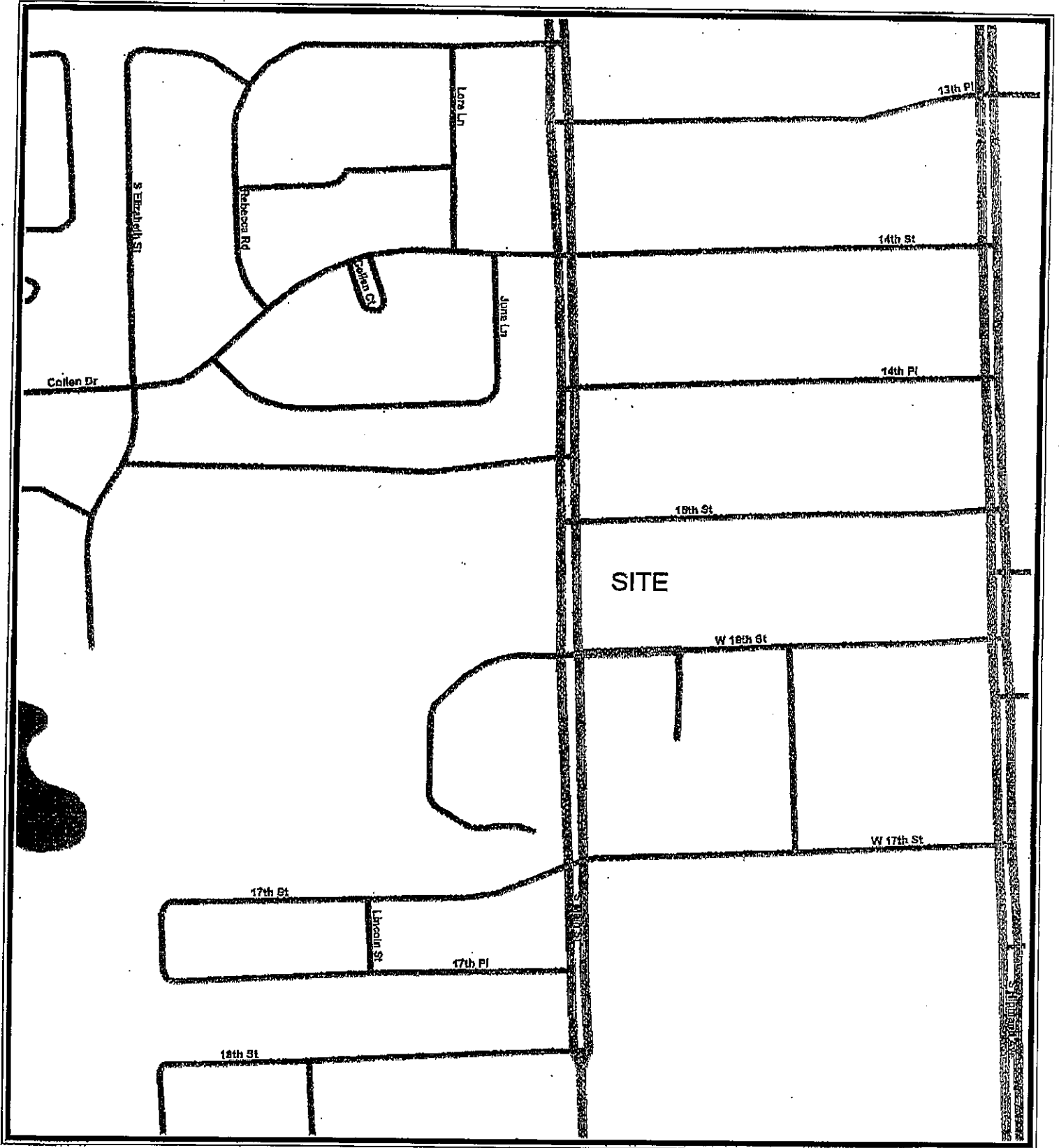
The plans call for reconfiguring the access drives to provide a full ingress/egress access drive on 16<sup>th</sup> Street directly opposite Charlotte Court and consolidating the two access drives on Main Street into one access drive.

The purpose of this preliminary study was to determine the impact the proposed reconfiguration of the site's access drive will have on traffic conditions at the Main Street intersections with 15<sup>th</sup> Street and 16<sup>th</sup> Street.

**Site Location**

The site, as mentioned previously, is located on the east of Main Street between 15<sup>th</sup> Street and 16<sup>th</sup> Street. Land uses in the vicinity of the site are single-family residential north, east and south of the site while the Tri-Town YMCA and the Glen Westlake Middle School is located west of the site. The principal roadways in the vicinity of the site are illustrated in Figure 1 and described in the following paragraphs.

*Main Street* is a north-south arterial with a four-lane divided by a raised landscaped median in the site's vicinity. At its signalized intersection with 16<sup>th</sup> Street, Main Street provides an exclusive left-turn lane, a through lane and a combined through/right-turn lane on the north and south approach. At its unsignalized intersection 15<sup>th</sup> Street, Main Street continues providing a four lane cross-section. No turning movements onto 15<sup>th</sup> Street are permitted since 15<sup>th</sup> Street is a one-way westbound residential street. Main Street has a posted speed limit of 35 mph and is under the jurisdiction of the Village of Lombard.



SITE LOCATION

FIGURE 1

## Draft for Review

*15<sup>th</sup> Street* is a one-way westbound residential street that runs from Highland Avenue west to its terminus at Main Street. At its unsignalized intersection with Main Street, 15<sup>th</sup> Street is under stop sign control and is wide enough to provide an exclusive left-turn lane and an exclusive right-turn lane. 15<sup>th</sup> Street has no posted speed limit and is under the jurisdiction of the Village of Lombard.

*16<sup>th</sup> Street* is a two-lane east-west residential street that runs from Highland Avenue west to its terminus at the parking lot for the Tri-Town YMCA. At its signalized intersection with Main Street, 16<sup>th</sup> Street provides a combined left/through/right-turn lane on both approaches. 16<sup>th</sup> Street has no posted speed limit and is under the jurisdiction of the Village of Lombard.

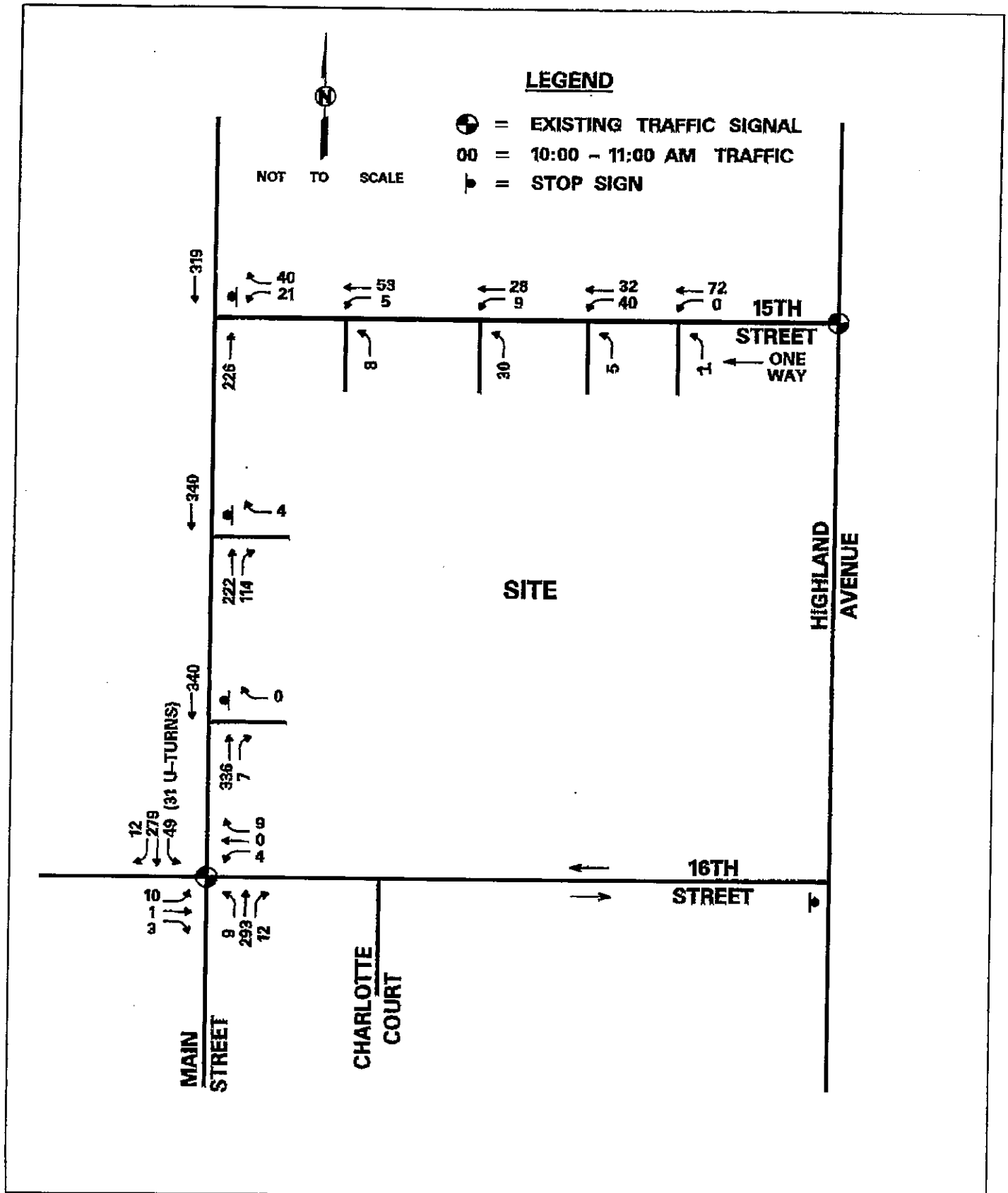
### **Existing Conditions**

Christ the King church currently has Sunday masses at 7:30 A.M., 9:00 A.M., 10:30 A.M. and 12:00 P.M. and a 5:00 P.M. mass on Saturdays. Based on information provided by the church, the Sunday 10:30 A.M. mass and the Saturday 5:00 P.M. mass are the most attended masses. Based on traffic counts conducted by Patrick Engineering for the church, Figures 2 through 5 show the peak volumes entering and exiting the church during the Sunday 10:30 A.M. mass and the Saturday 5:00 P.M. mass. As previously mentioned, the church/school has four curb cuts onto 15<sup>th</sup> Street and two curb cuts on Main Street. Due to 15<sup>th</sup> Street designation as a one-way westbound roadway and the existence of a raised median along Main Street all exiting traffic from the church and from the school that desires to travel southbound on Main Street have to exit onto 15<sup>th</sup> Street, proceed to Main Street and make a left-turn movement out of 15<sup>th</sup> Street at its unsignalized intersection with Main Street. Also vehicles traveling northbound on Main Street desiring to enter the church/school, have to travel south to 16<sup>th</sup> Street signalized intersection and perform a "U-turn" maneuver to enter the church/school via the access drives on Main Street. This movement, although not illegal, is not desirable and should be avoided whenever possible.

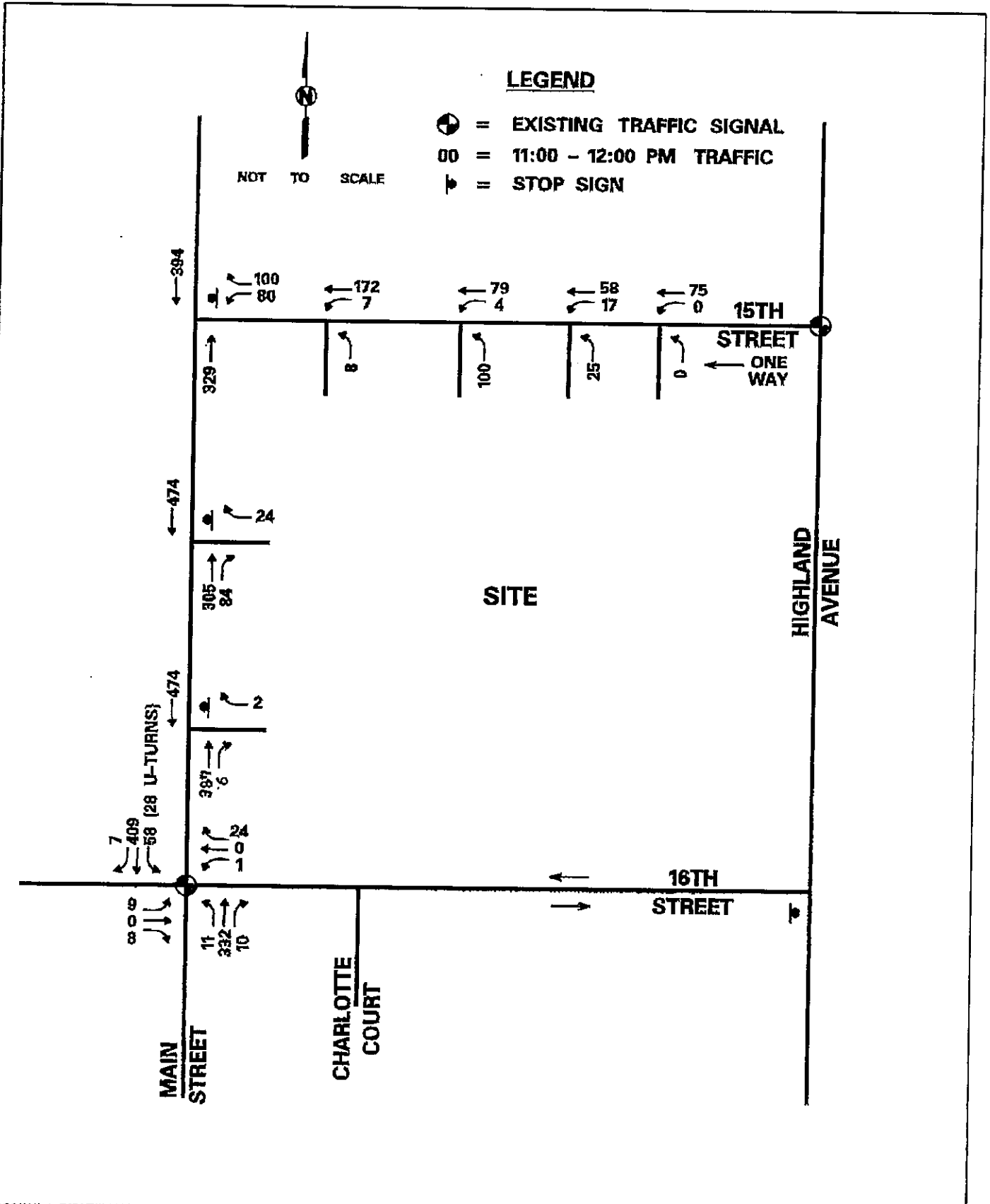
### **Future Conditions**

Under the proposed plans, a full ingress/egress access drive will be provided on 16<sup>th</sup> Street directly opposite Charlotte Court. In addition, the number of access drives on Main Street will be reduced from two to one. It should be noted that the church's proposed plan for an access drive off 16<sup>th</sup> Street will not result in an increase in the amount of traffic the church generates but rather redistribute it. In order to analyze the impact the provision of a full ingress/egress access drive on 16<sup>th</sup> Street will have on the roadway network, the existing traffic was reassigned to take this into account and capacity analyses were conducted. Figures 6 through 9 show the reassigned traffic.

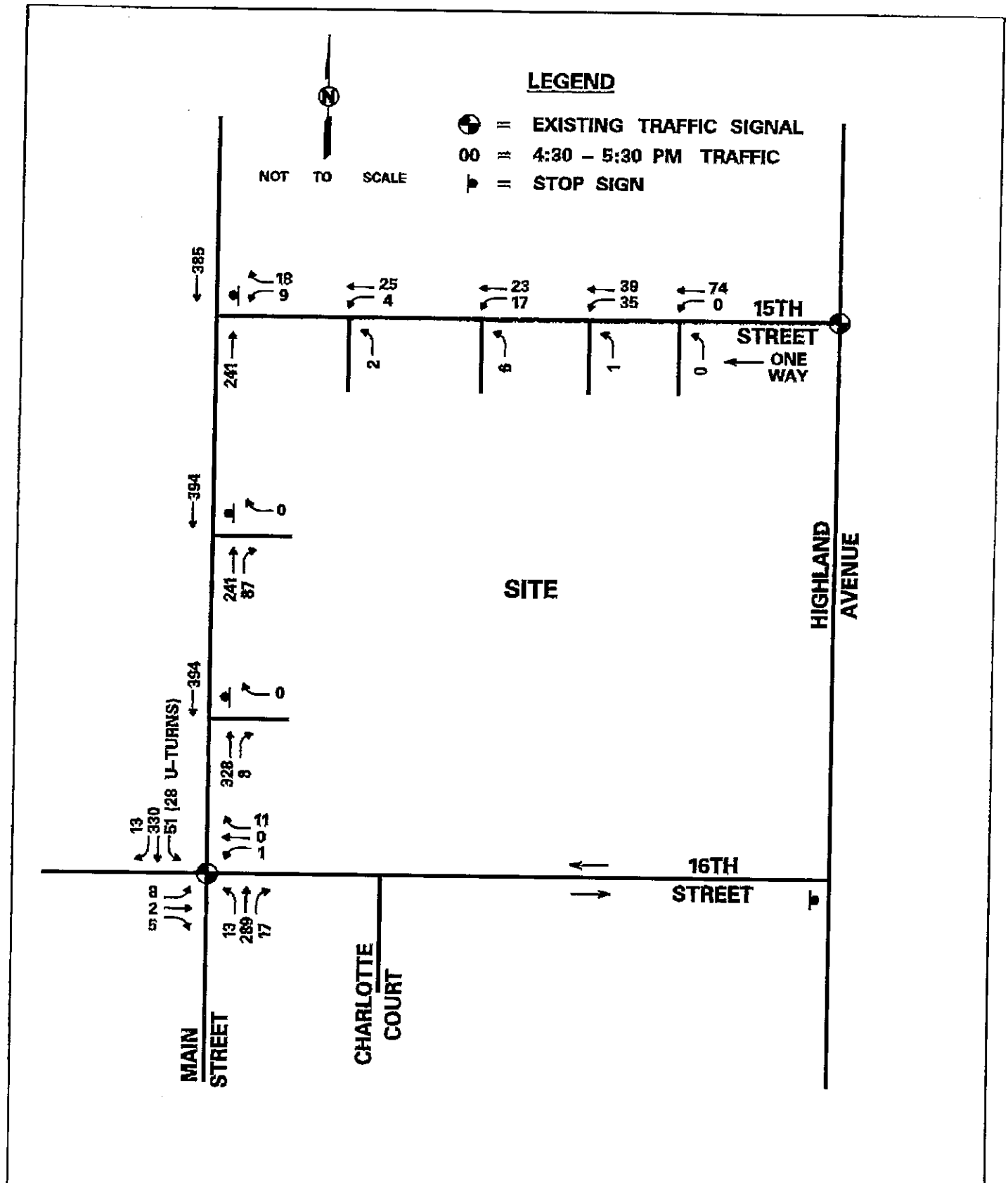




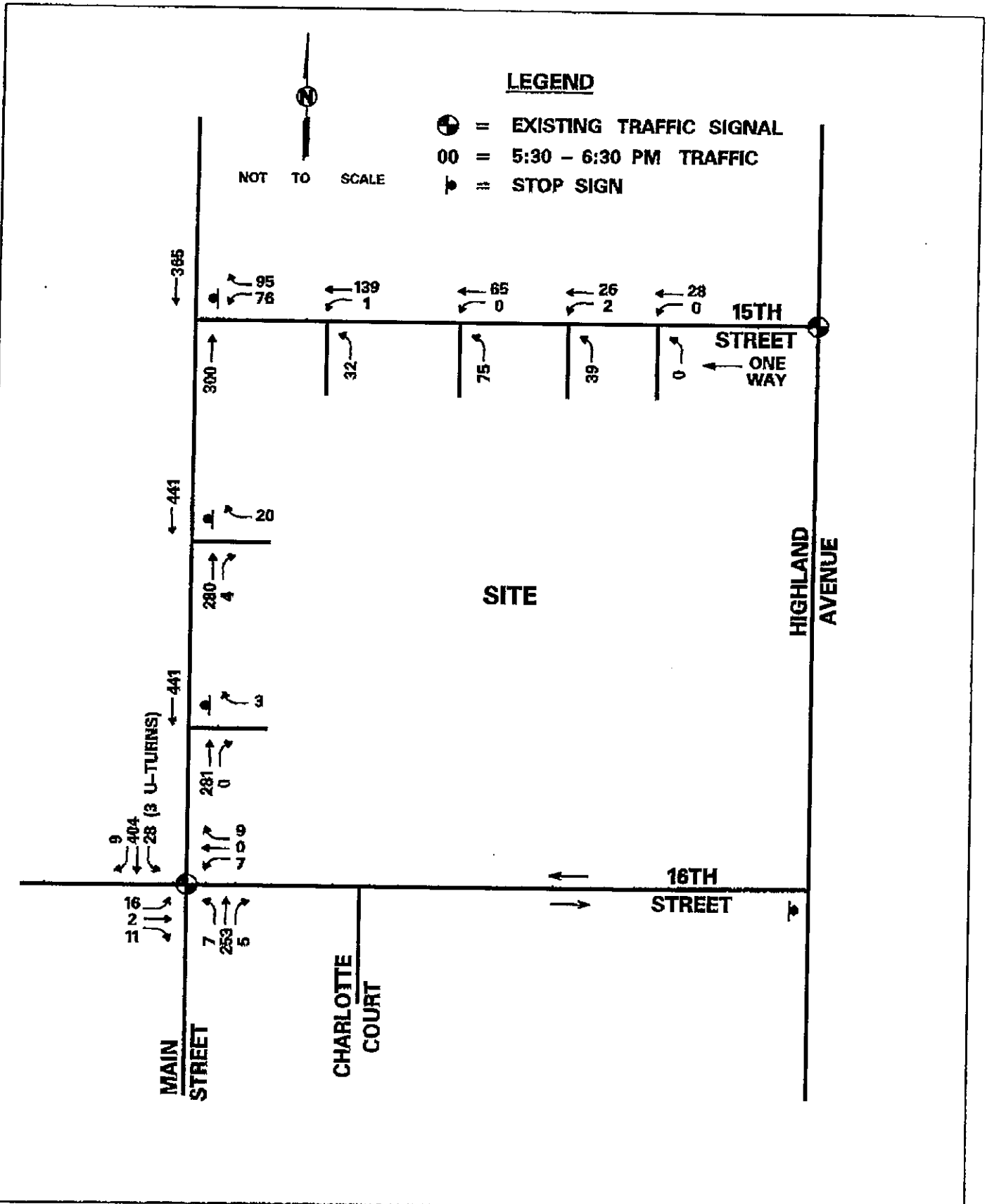
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		<b>KLOA INC.</b>
		FIGURE NO: <b>2</b>



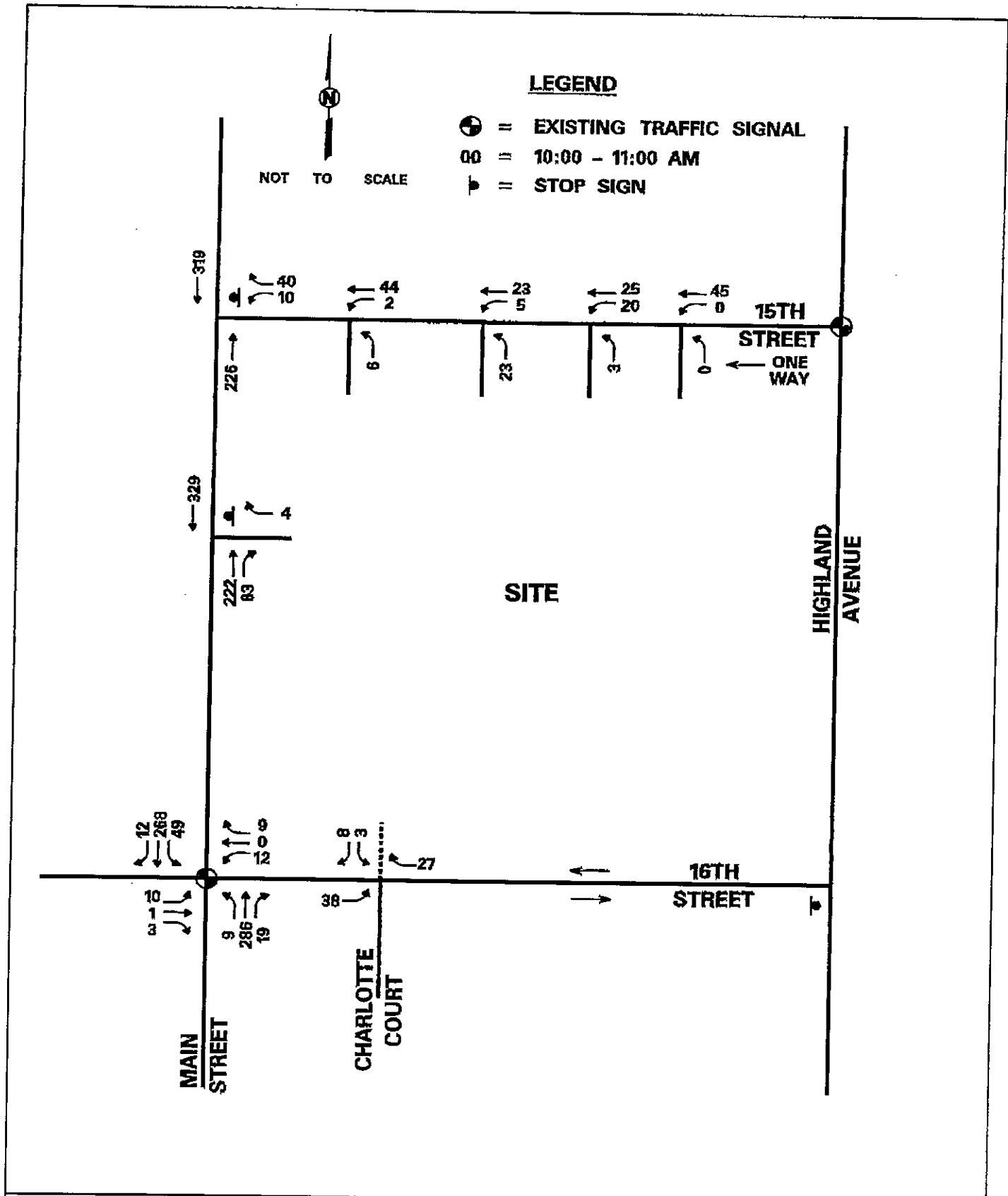
<b>PROJECT:</b> CHIRST THE KING CHURCH LOMBARD, ILLINOIS	<b>TITLE:</b> EXISTING TRAFFIC VOLUMES SUNDAY MAY 18TH, 2003 10:30 AM MASS (11:00 - 12:00 AM)	<b>PROJECT NO:</b> 03-264K
		<b>KLOA INC.</b>
		<b>FIGURE NO:</b> 3



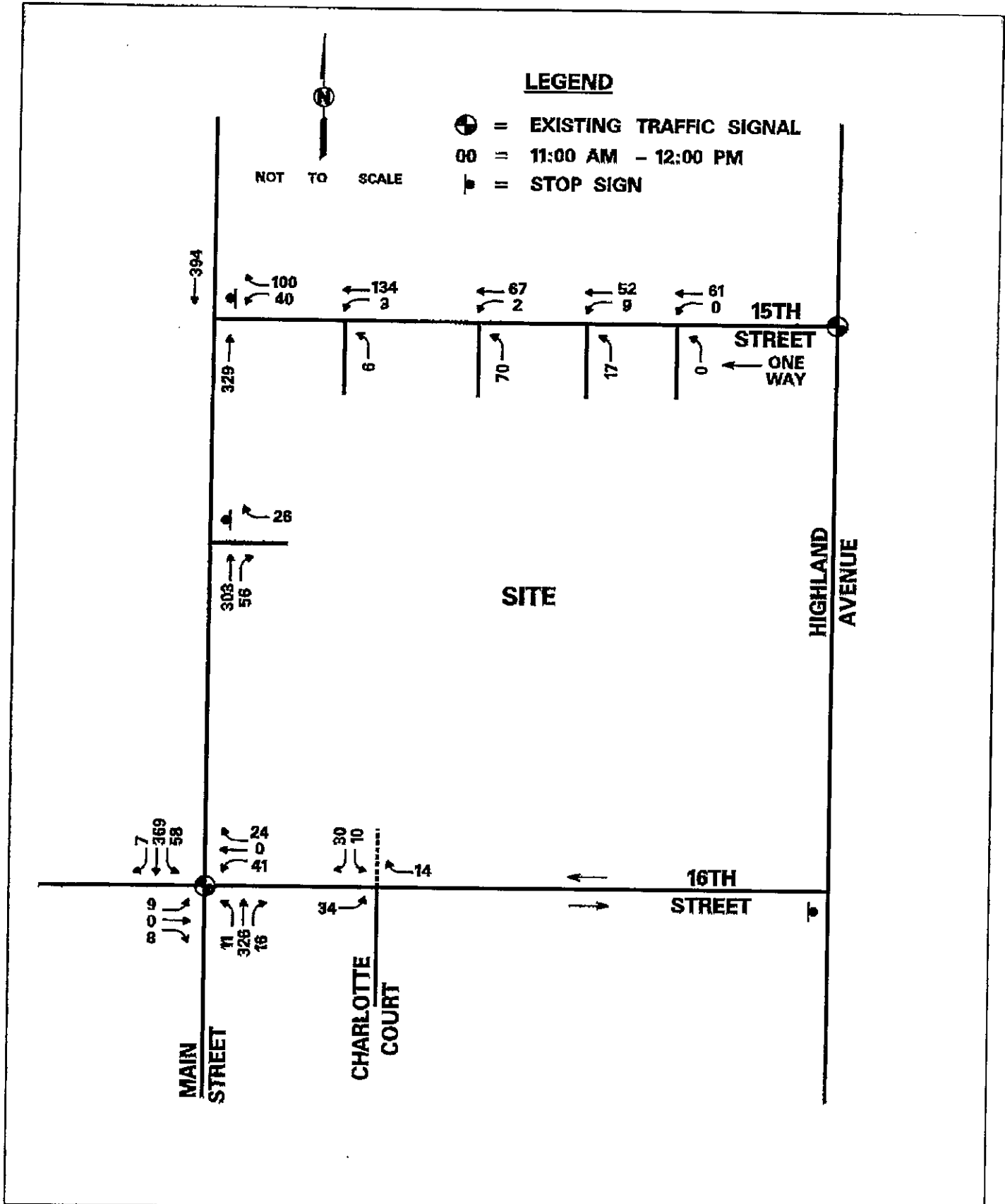
PROJECT: <b>CHIRST THE KING CHURCH LOMBARD, ILLINOIS</b>	TITLE: <b>EXISTING TRAFFIC VOLUMES SATURDAY MAY 24TH, 2003 5:00 PM MASS (4:30 - 5:30 PM)</b>	PROJECT NO: <b>03-264K</b>
		<b>KLOA INC.</b>
		FIGURE NO: <b>4</b>



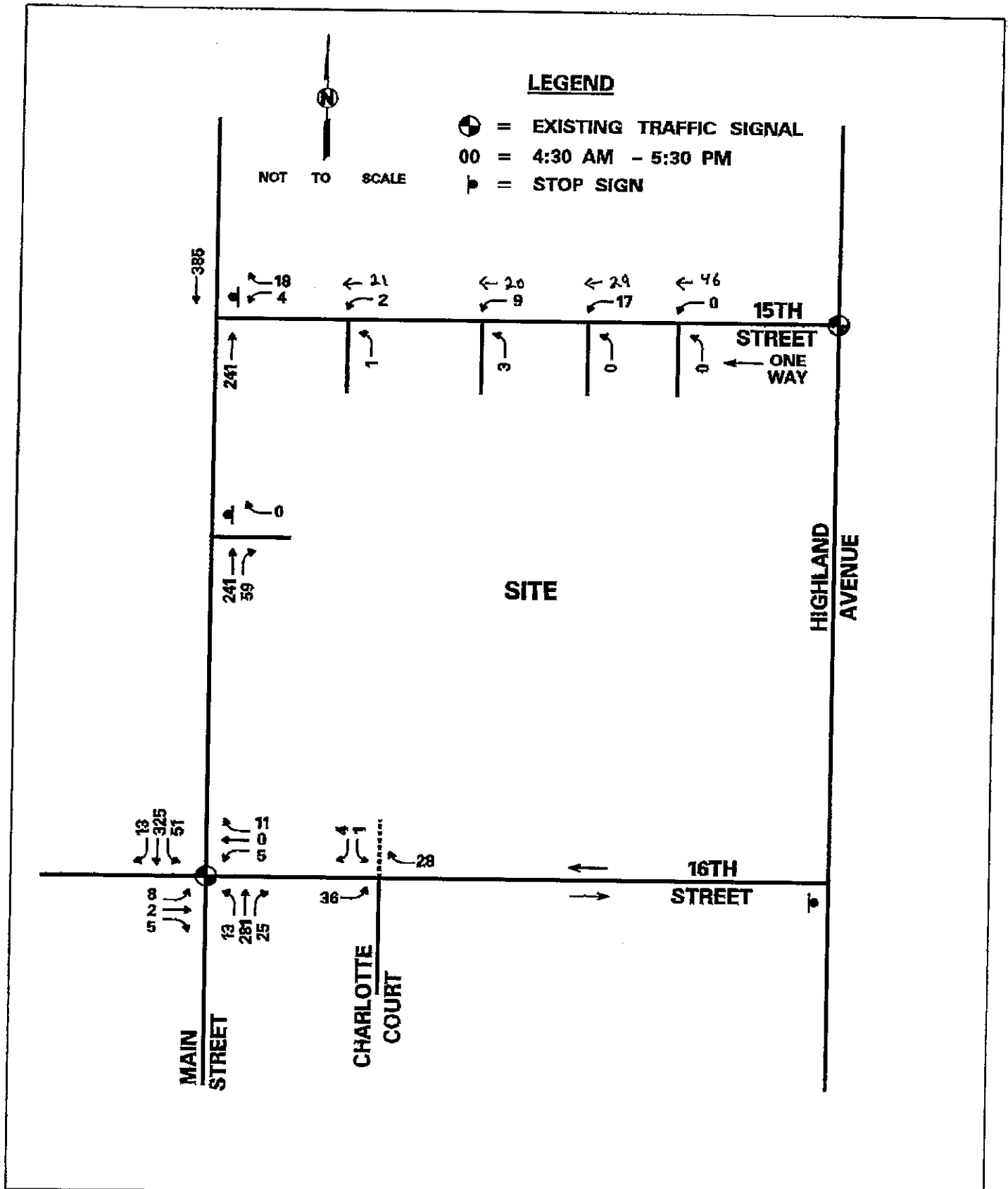
PROJECT: <b>CHIRST THE KING CHURCH LOMBARD, ILLINOIS</b>	TITLE: <b>EXISTING TRAFFIC VOLUMES SATURDAY MAY 24TH, 2003 5:00 PM MASS (5:30 - 6:30 PM)</b>	PROJECT NO: <b>03-264K</b>
		<b>KLOA INC.</b>
		FIGURE NO: <b>5</b>



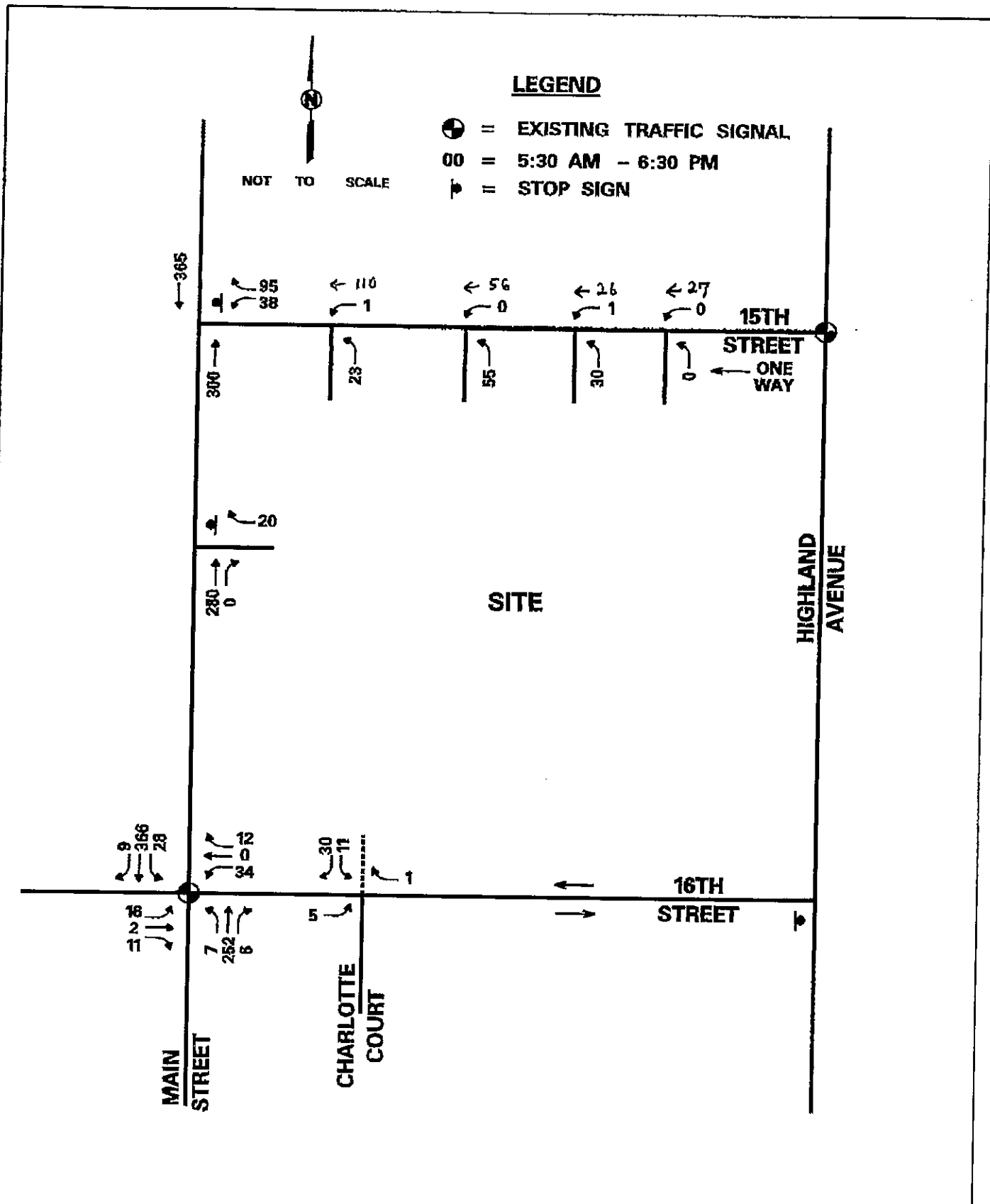
<b>PROJECT:</b> CHIRST THE KING CHURCH LOMBARD, ILLINOIS	<b>TITLE:</b> REASSIGNED TRAFFIC VOLUMES SUNDAY 10:30 AM MASS (10:00 - 11:00 AM)	<b>PROJECT NO:</b> 03-264K
		<b>KLOA INC.</b>
		<b>FIGURE NO:</b> 6



PROJECT: <b>CHIRST THE KING CHURCH LOMBARD, ILLINOIS</b>	TITLE: <b>REASSIGNED TRAFFIC VOLUMES SUNDAY 10:30 AM MASS (11:00 AM - 12:00 PM)</b>	PROJECT NO: <b>03-264K</b>
		<b>KLOA INC.</b>
		FIGURE NO: <b>7</b>



<b>PROJECT:</b> CHIRST THE KING CHURCH LOMBARD, ILLINOIS	<b>TITLE:</b> REASSIGNED TRAFFIC VOLUMES SATURDAY 5:00 PM MASS (4:30 AM - 5:30 PM)	<b>PROJECT NO:</b> 03-264K
		KLOA INC.
		<b>FIGURE NO:</b> 8



PROJECT: <b>CHIRST THE KING CHURCH LOMBARD, ILLINOIS</b>	TITLE: <b>REASSIGNED TRAFFIC VOLUMES SATURDAY 5:00 PM MASS (5:30 AM - 6:30 PM)</b>	PROJECT NO: <b>03-264K</b>
		<b>KLOA INC.</b>
		FIGURE NO: <b>9</b>



**Draft for Review****Capacity Analyses**

In order to determine how the external intersections and the site access drives will operate with the reassignment of traffic, capacity analyses were conducted for all of the intersections under both existing and future conditions. Tables 1 and 2 illustrates the intersection levels of service found under existing and proposed conditions.

Table 1  
**LEVEL OF SERVICE SUMMARY**

Intersection	Existing Conditions				Future Conditions			
	Sunday 10-11		Sunday 11-12		Sunday 10-11		Sunday 11-12	
	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
Main Street/16 <sup>th</sup> Street <sup>1</sup>	B+	13.5	B+	13.1	B+	13.5	B+	13.4
Main Street/15 <sup>th</sup> Street <sup>2</sup>	A	9.9	B	12.3	A	9.5	B	11.1
Main Street/South Drive <sup>2</sup>	A	9.3	A	9.5	--	--	--	--
Main Street/North Drive <sup>2</sup>	A	9.3	A	9.6	A	9.2	A	9.5
15 <sup>th</sup> Street/ School East Drive <sup>2</sup>	A	8.9	A	8.9	A	8.7	A	8.8
15 <sup>th</sup> Street/ Church East Drive <sup>2</sup>	A	9.2	A	9.1	A	8.9	A	8.9
15 <sup>th</sup> Street/ Church Middle Drive <sup>2</sup>	A	8.9	A	9.5	A	8.8	A	9.2
15 <sup>th</sup> Street/ Church West Drive <sup>2</sup>	A	8.9	A	9.6	A	8.8	A	9.3

<sup>1</sup>Signalized intersection  
<sup>2</sup>Unsignalized intersection  
LOS - Level of Service  
Delay is measured in seconds.

**Draft for Review**

Table 2  
**LEVEL OF SERVICE SUMMARY**

Intersection	Existing Conditions				Future Conditions			
	Saturday 4:30 - 5:30		Saturday 5:50 - 6:30		Saturday 4:30 - 5:30		Saturday 5:50 - 6:30	
	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
Main Street/16 <sup>th</sup> Street <sup>1</sup>	B+	13.2	B+	13.2	B+	13.3	B+	13.4
Main Street/15 <sup>th</sup> Street <sup>2</sup>	A	9.8	B	11.8	A	9.4	B	10.8
Main Street/South Drive <sup>2</sup>	A	9.3	A	9.1	--	--	--	--
Main Street/North Drive <sup>2</sup>	A	9.2	A	9.2	A	9.2	A	9.2
15 <sup>th</sup> Street/ School East Drive <sup>2</sup>	A	7.2	A	7.2	A	7.1	A	7.2
15 <sup>th</sup> Street/ Church East Drive <sup>2</sup>	A	9.2	A	8.8	A	8.8	A	8.8
15 <sup>th</sup> Street/ Church Middle Drive <sup>2</sup>	A	8.8	A	9.2	A	8.7	A	9.0
15 <sup>th</sup> Street/ Church West Drive <sup>2</sup>	A	8.7	A	9.4	A	8.6	A	9.2

<sup>1</sup>Signalized intersection  
<sup>2</sup>Unsignalized intersection  
LOS - Level of Service  
Delay is measured in seconds.

As can be seen from Tables 1 and 2, all of the intersections are and will continue operating at acceptable levels of service with the reassignment of site traffic due to the provision of a full ingress/egress access drive on 16<sup>th</sup> Street. It should be noted that the provision of a full ingress/egress access drive will accomplish three goals:

## Draft for Review

1. Provide an alternate ingress/egress access drive for parishioners thus reducing the amount of traffic using 15<sup>th</sup> Street.
2. Reduce/eliminate the number of southbound to northbound "U-turns" at the intersection of Main Street with 16<sup>th</sup> Street by virtue of allowing parishioners the ability of turning left onto 16<sup>th</sup> Street and then turning left into the parking lot without doing a "U-turn" maneuver.
3. Reduce the number of left-turning vehicles out of 15<sup>th</sup> Street by allowing vehicles to turn left onto Main Street at a signalized intersection such as 16<sup>th</sup> Street.

It should be noted that 16<sup>th</sup> Street will experience a slight increase in traffic as a result of the proposed access drive. However, 16<sup>th</sup> Street is under traffic signal control at its intersection with Main Street and traffic should be encouraged to use a traffic signal whenever possible. In addition the increase in traffic will be very minimal (increasing delay by less than 0.5 seconds) and will not affect the operation of the traffic signal and/or 16<sup>th</sup> Street operation. Even if the projected reassignment of traffic is 25 percent more than what was estimated, the LOS designation of the intersection of Main Street with 16<sup>th</sup> Street will remain unchanged.

### **Conclusion**

Based on this evaluation, the amount of traffic to be redistributed by the provision of a full ingress/egress access drive on 16<sup>th</sup> Street directly opposite Charlotte Court will distribute church traffic more evenly and will reduce, if not eliminate, the southbound to northbound "U-turn" maneuver that is currently being performed. The provision of an additional ingress/egress access drive will provide Christ The King church more flexibility and traffic will be disperse in a more efficient manner. No geometric improvements or widening will be necessary to accommodate the reassigned traffic.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING AN AMENDMENT TO ORDINANCE 3055, FOR A  
RELIGIOUS INSTITUTION AND SCHOOL IN AN R2 DISTRICT**

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

(See also \_\_\_\_\_)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the subject property is zoned R2 Single-Family Residence District;  
and,

WHEREAS, an application has heretofore been filed requesting approval of an amendment to Ordinance 3055, so as to allow for the construction of a Parish Center, various site improvements and a future school addition, all on the property described in Section 1 below;  
and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on October 18, 2004 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the conditional use described herein;  
and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the ordinance is limited and restricted to the property generally located at 1501 South Main Street, Lombard, Illinois and legally described as follows:

THE SOUTH 406.0 FEET AS MEASURED ON THE WEST LINE OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF HARRISON HOMES, INC. LOMBARD VILLA UNIT #1, ALSO LOT D IN SAID HARRISON HOMES, INC. LOMBARD VILLA UNIT #1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM THE SOUTH 40.00 FEET AND EXCEPT THE WEST 50.00 FEET, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 702001, IN DU PAGE COUNTY, ILLINOIS.

Parcel Number: 06-20-105-001  
(Hereinafter the "Subject Property").

SECTION 2: That a conditional use amendment to Ordinance 3055 for a religious institution and school is hereby granted for the Subject Property, subject to compliance with the conditions set forth in Section 3 below.

SECTION 3: The amendment to Ordinance 3055 shall be granted subject to compliance with the following conditions:

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.

Ordinance No. \_\_\_\_\_

Re: PC 04-31

Page 3

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.
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.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_ day of \_\_\_\_\_, 2004.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2004.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2004.

Ayes: \_\_\_\_\_

Nayes: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_, day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
William J. Mueller, Village President

ATTEST:

\_\_\_\_\_  
Barbara A. Johnson, Deputy Village Clerk

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING A CONDITIONAL USE  
FOR A PLANNED DEVELOPMENT IN AN R2 DISTRICT,  
WITH DEVIATIONS FROM THE LOMBARD ZONING ORDINANCE**

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

(See also \_\_\_\_\_)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Sign Ordinance, otherwise known as Title 15, Chapter 153 of the Code of Lombard, Illinois; and,

WHEREAS, the subject property is zoned R2 Single-Family Residence District; and,

WHEREAS, an application has heretofore been filed requesting approval of a conditional use for a planned development, with landscaping and signage deviations from the Lombard Zoning Ordinance (Title 155 of the Village Code), so as to allow for the construction of a Parish Center various site improvements and a future school addition, all on the property described in Section 1 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on October 18, 2004 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the conditional use for a planned development with the deviations from the Zoning and Sign Ordinances as described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the ordinance is limited and restricted to the property generally located at 1501 South Main Street, Lombard, Illinois and legally described as follows:

THE SOUTH 406.0 FEET AS MEASURED ON THE WEST LINE OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF HARRISON HOMES, INC. LOMBARD VILLA UNIT #1, ALSO LOT D IN SAID HARRISON HOMES, INC. LOMBARD VILLA UNIT #1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM THE SOUTH 40.00 FEET AND EXCEPT THE WEST 50.00 FEET, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 702001, IN DU PAGE COUNTY, ILLINOIS.

Parcel Number: 06-20-105-001  
(Hereinafter the "Subject Property").

SECTION 2: That a conditional use is hereby granted to provide for a planned development on the Subject Property, subject to compliance with the conditions set forth in Section 4 below.

SECTION 3: The following deviations are hereby granted relative to the Subject Property, subject to the conditions set forth in Section 4 below:

- A. A deviation from Section 155.705 (C) of the Zoning Ordinance requiring parkway trees along the 15<sup>th</sup> Street right-of-way;



- B. 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;
- C. A deviation from Section 155.706 (B)(2) of the Zoning Ordinance requiring parking lot islands to be dispersed throughout the parking lot;
- D. 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
- E. A deviation from Section 153.219 (D) of the Sign Ordinance allowing for two freestanding signs along 15<sup>th</sup> Street, where one freestanding sign is permitted.

SECTION 4: The conditional use for a planned development with deviations shall be granted subject to compliance with the following conditions:

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.

Ordinance No. \_\_\_\_\_  
Re: PC 04-31  
Page 4

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.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_ day of \_\_\_\_\_, 2004.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2004.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2004.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_, day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
William J. Mueller, Village President

ATTEST:

\_\_\_\_\_  
Barbara A. Johnson, Deputy Village Clerk

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING A  
VARIATION TO THE PUBLIC IMPROVEMENT REQUIREMENTS  
FOR A MAJOR DEVELOPMENT  
IN THE R2 SINGLE FAMILY RESIDENCE DISTRICT**

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

(See also \_\_\_\_\_)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Subdivision and Development Ordinance, otherwise known as Title 15, Chapter 154 of the Code of Lombard, Illinois; and,

WHEREAS, an application has heretofore been filed requesting approval of an amendment to Ordinance 3055 and a conditional use for a planned development, so as to allow for the construction of a Parish Center, various site improvements and a future school addition, all on the property described in Section 1 below; and,

WHEREAS, said application also requests approval of a variation from Section 154.306 (D) of the Subdivision and Development Ordinance pertaining to public improvements along the 15<sup>th</sup> Street right-of-way; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on October 18, 2004 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the variation described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the Ordinance is limited and restricted to the property generally located at 1501 South Main Street, Lombard, Illinois, and legally described as follows:

THE SOUTH 406.0 FEET AS MEASURED ON THE WEST LINE OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF HARRISON HOMES, INC. LOMBARD VILLA UNIT #1, ALSO LOT D IN SAID HARRISON HOMES, INC. LOMBARD VILLA UNIT #1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM THE SOUTH 40.00 FEET AND EXCEPT THE WEST 50.00 FEET, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 702001, IN DU PAGE COUNTY, ILLINOIS.

Parcel Number: 06-20-105-001  
(Hereinafter the "Subject Property").

SECTION 2: That the variation from Section 154.306 (D) of the Subdivision and Development Ordinance pertaining to public improvements along the 15<sup>th</sup> Street right-of-way is hereby granted for the Subject Property, subject to compliance with the conditions set forth in Section 3 below.

SECTION 3: The variation shall be granted subject to compliance with the following conditions:

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.

Ordinance No. \_\_\_\_\_  
Re: PC 04-31  
Page 3

4. That the Phase II development shall be submitted to the Lombard Plan Commission for site plan approval prior to construction.
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.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_ day of \_\_\_\_\_, 2004.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2004.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2004.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

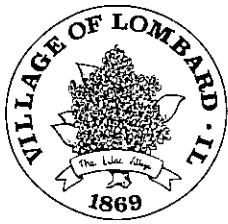
Absent: \_\_\_\_\_

Approved this \_\_\_\_\_, day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
William J. Mueller, Village President

ATTEST:

\_\_\_\_\_  
Barbara A. Johnson, Deputy Village Clerk



Ma  
11/10/04

## MEMORANDUM

**TO:** William T. Lichter, Village Manager

**FROM:** David A. Hulseberg, AICP, Director of Community Development *DGH*

**DATE:** November 18, 2004

**SUBJECT:** **PC 04-31: 1501 S. Main Street (Christ the King Church & School) – Request for Continuance**

At the November 4, 2004 Village Board meeting, the Board approved the first reading of the following Ordinances:

1. An Ordinance granting approval of an amendment to Ordinance 3055, which granted a conditional use for a religious institution and school on the subject property;
2. An Ordinance granting approval of a conditional use for a planned development, with landscaping and signage deviations;
3. An Ordinance granting approval of a variation from Section 154.306 (D) of the Subdivision and Development Ordinance pertaining to public improvements along the 15<sup>th</sup> Street right-of-way.

Staff has received a request from the petitioner requesting a continuance of the second reading of the aforementioned ordinances and consideration of the companion resolution approving the development agreement for the subject property. The continuance is requested so that the petitioner can finalize the terms of the development agreement and receive the requisite approvals from the Church to execute the agreement.

### **ACTION REQUESTED:**

Staff recommends that Village Board continue all actions associated with the petition to the December 2, 2004 meeting.