

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: April 12, 2006 (BOT) Date: April 20, 2006

TITLE: PC 05-05: 610-690 East Butterfield Road

SUBMITTED BY: Department of Community Development ~~BA~~

BACKGROUND/POLICY IMPLICATIONS:

The Department of Community Development transmits for your consideration an ordinance granting an extension of Ordinance 5623 which extends the time period for construction of the conditional use for an additional twelve month period. (DISTRICT #3)

Staff is requesting a waiver of first reading

Staff recommends approval of this request.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X	_____	Date	_____
Finance Director X	_____	Date	_____
Village Manager X	<u>W. T. Lichter</u>	Date	<u>4/12/06</u>

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: William J. Heniff, AICP, Senior Planner, ~~WJ~~
Department of Community Development

DATE: April 7, 2005

SUBJECT: PC 05-05: 610-690 E. Butterfield Road; Northern Baptist Theological Seminary

The Board of Trustees approved Ordinance 5623 (PC 05-05) on April 21, 2005 which granted approval of a planned development amendment for the Northern Baptist Theological Seminary campus Master Plan. Per the conditional use provisions, if construction has not begun within one (1) year from the date of approval, the conditional use is null and void unless an extension is granted by the Board of Trustees.

After being advised that the conditional use was about to expire, the petitioner submitted a letter requesting an extension of the conditional use. Staff believes that granting an extension is in the best interest of the Village, provided that the petitioner adhere to conditions incorporated in the attached Ordinance 5623.

RECOMMENDATION

Staff recommends that the Village Board approve an Ordinance extending the time period for construction of the conditional use for an additional twelve month period to start construction.

ORDINANCE NO. 5623

AN ORDINANCE FURTHER AMENDING ORDINANCE NUMBER 4362,
ADOPTED SEPTEMBER 18, 1997, AND AS AMENDED BY ORDINANCE 4691,
ADOPTED SEPTEMBER 2, 1999, GRANTING A CONDITIONAL USE
FOR A PLANNED DEVELOPMENT

(PC 05-05: 610-690 East Butterfield Road; Northern Baptist Theological Seminary)

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, on September 18, 1997, the President and Board of Trustees adopted Ordinance 4362, granting conditional use approval for a planned development for the property legally described in Section 4 below and pursuant to Title 15, Chapter 155, et seq. Section 155.501 of the Code of Lombard; and

WHEREAS, on September 2, 1999, the President and Board of Trustees adopted Ordinance 4691, granting approval of signage amendments to the aforementioned planned development; and

WHEREAS, Title 15, Chapter 155, Section 155.504 allows for amendment of an ordinance granting a conditional use for a Planned Development after a public hearing before the Village's Plan Commission; and

WHEREAS, pursuant to an application to amend Ordinances 4362 and 4691, proper and legal notice was provided and a public hearing was held before the Village's Plan Commission on March 21, 2005; and

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the amendment 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 Section 3 of Ordinance 4362 is hereby amended to replace the previously approved Campus Master Plan with the new Campus Master Plan attached hereto as Exhibit A.

SECTION 2: That all other Sections of Ordinance 4362 and Ordinance 4691 not amended by this Ordinance shall remain in full force and effect.

SECTION 3: That the approval of this amendment shall be subject to the following conditions:

1. That the petitioner shall develop the site in accordance with the Master Plan Exhibit, Site Plan of Administration Center Area, First & Second Floor Interior Building Plans, and Massing Studies, prepared by Rada Architects, Inc., dated February 14, 2005, revised March 21, 2005, as well as the Landscape Plans prepared by Hitchcock Design Group, dated March 4, 2005 and submitted as part of this request.

2. That the petitioner's building improvements shall be designed and constructed consistent with Village Code and shall also address the comments included within the IDRC report.

3. That any future proposed buildings approved by the amended master campus plan (i.e., the new residence dwellings and chapel building) shall be submitted to the Plan Commission for review and approval as part of a site plan approval application.

4. That the petitioner shall dedicate a thirty-foot (30') public utility easement to be placed over any existing or proposed public watermain on the subject property, where practicable. The petitioner shall also submit a plat of abrogation for any existing watermain easements that would be located within the proposed building footprints. The final location and placement of the watermains and their

corresponding easements shall be reviewed and approved by the Departments of Community Development and Public Works.

SECTION 4: This ordinance is limited and restricted to the property generally located at 610-690 East Butterfield Road, Lombard, Illinois and legally described as follows:

That part of Lot 1 in Northern Baptist Theological Seminary Subdivision, being a subdivision of part of the Northeast ¼ of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded October 4, 1983 as Document R83-71622, described as follows:

Commencing at the Northeast corner of said Section 29; thence South 89 degrees 57 minutes 16 seconds West along the North line of said Section 29, a distance of 70.00 feet to a point on the Northeast corner of Northern Baptist Theological Seminary Assessment Plat, according to the plat thereof recorded R66-5885, in DuPage County, IL; thence South 0 degrees, 09 minutes 06 seconds East along the East line of said Northern Baptist Theological Seminary Assessment Plat, a distance of 736.60 feet to an angle point in said East line of said Northern Baptist Theological Seminary Assessment Plat, passing at 69.66 feet the Northeast corner of Lot 1 in the Northern Baptist Theological Seminary Subdivision and continuing for a total distance of 787.50 feet; thence North 27 degrees 17 minutes 19 seconds West along the common line between Lot 1 and Lot 2 in said Northern Baptist Theological Seminary Subdivision, a distance of 93.42 feet; thence South 78 degrees 33 minutes 40 seconds West, along said common line between Lot 1 and Lot 2, a distance of 173.39 feet; thence South 0 degrees 03 minutes 28 seconds West, along said common line between Lot 1 and Lot 2, a distance of 186.00 feet; thence South 62 degrees 55 minutes 32 seconds West along said common line between Lot 1 and Lot 2, a distance of 107.50 feet; thence South 69 degrees 13 minutes 32 seconds West, along said common line between Lot 1 and Lot 2, a distance of 167.57 feet; thence North 27 degrees 17 minutes 19 seconds West, along said common line between Lot 1 and Lot 2, a distance of 120.50 feet; thence North 62 degrees 55 minutes 32 seconds East, a distance of 167.01 feet; thence South 27 degrees 04 minutes 28 seconds East, a distance of 138.89 feet to the point of beginning, in DuPage County, IL.

SECTION 5: 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 7th day of April, 2005.
First reading waived by action of the Board of Trustees this _____ day of _____, 2005.

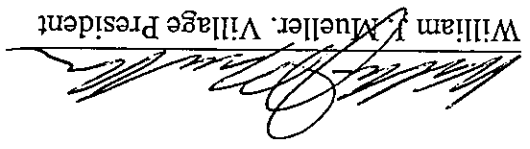
Passed on second reading this 7th day of April, 2005.

Ayes: Trustees Williams, Tross, Koenig, Seby, Florey and Soderstrom

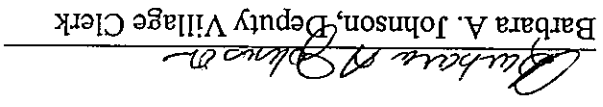
Nays: None

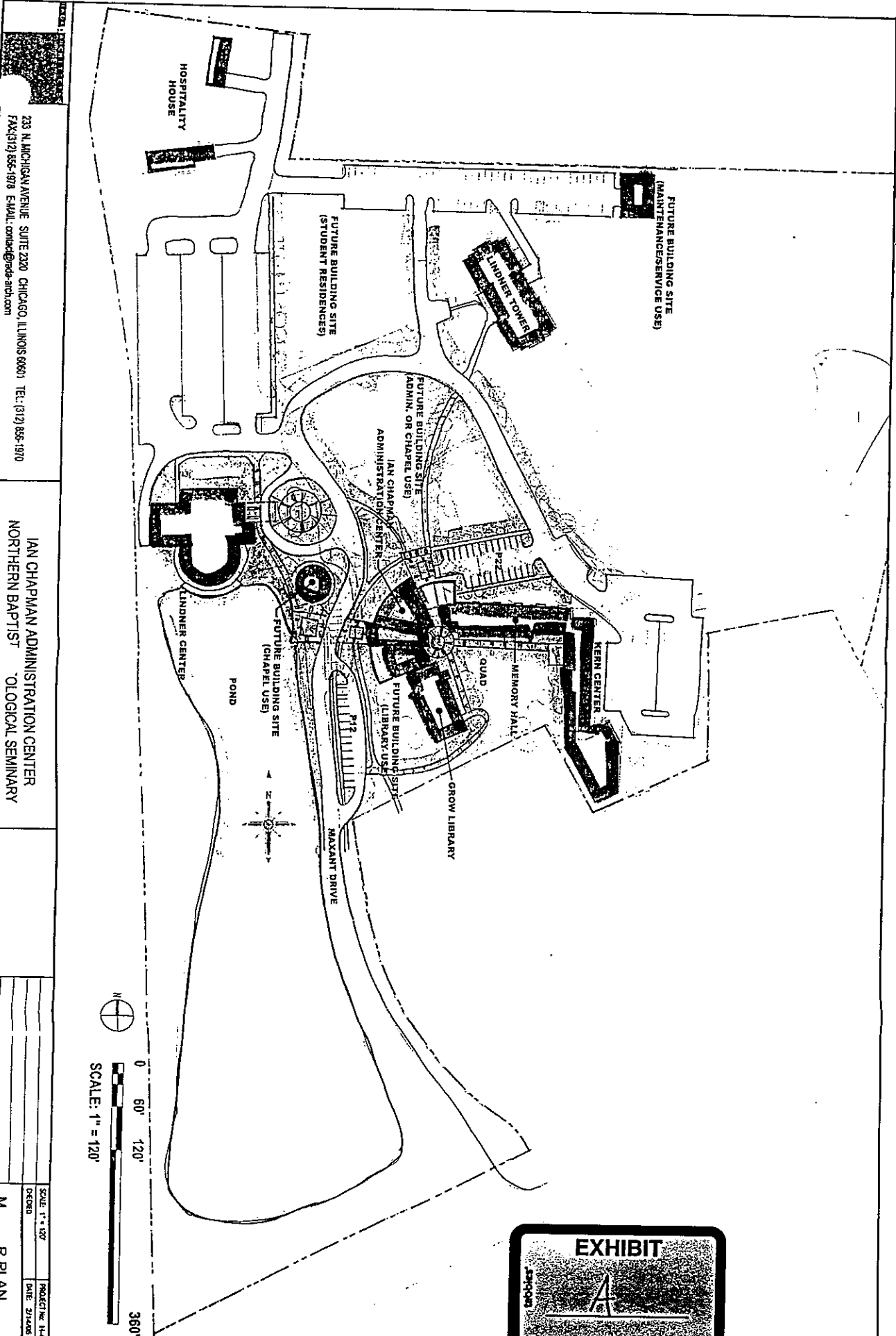
Absent: None

Approved this 21st, day of April, 2005.


William J. Mueller, Village President

ATTEST:

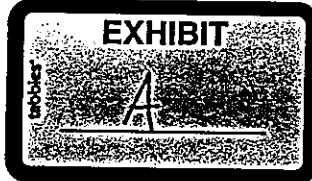

Barbara A. Johnson, Deputy Village Clerk



233 N. MICHIGAN AVENUE, SUITE 2320, CHICAGO, ILLINOIS 60601 TEL: (312) 866-1970
 FAX: (312) 866-1978 E-MAIL: contact@nbsa-arch.com

IAN CHAPMAN ADMINISTRATION CENTER
 NORTHERN BAPTIST THEOLOGICAL SEMINARY

DATE	REVISION	SCALE: 1" = 120'	PROJECTING FIRM
		0 60' 120' 360'	DECEMBER
			DATE: 2/14/85
			M. R. PLAN



**AN ORDINANCE GRANTING
AN EXTENSION OF ORDINANCE 5623**

ORDINANCE NO. _____

(PC 05-05: Northern Baptist Theological Seminary (NBTS) (610-690 East Butterfield Road))

WHEREAS, on April 21, 2005, the President and Board of Trustees of the Village of Lombard adopted Ordinance 5623 granting approval for a planned development amendment to provide for an amended Campus Master Plan, for the property at 610-690 East Butterfield Road, Lombard, Illinois and located in the OPD Office District, Planned Development; and,

WHEREAS, pursuant to Sections 155.103 (C)(10) and 155.103 (F)(11) of the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois, variations and conditional uses are null and void if construction is not substantially underway within one year from the date of granting thereof, unless further action is taken by the Village Board; and,

WHEREAS, construction has not commenced and no building permit has been issued for the amendment granted by Ordinance 5623; and,

WHEREAS, the Village has received a letter requesting an extension of Ordinance 5623; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interests of the Village of Lombard to grant said extension.

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: Ordinance 5623 is hereby amended and extended and shall be null and void unless a building permit is obtained and the project is substantially underway

and within twelve (12) months of the date of adoption of this Ordinance, and all construction is completed per the approved plans within eighteen (18) months from the date of adoption of this Ordinance.

SECTION 2: That all other provisions associated with Ordinance 5623 shall remain in full force and effect.

SECTION 3: This Ordinance is limited and restricted to the property generally located at 610-690 East Butterfield Road, Lombard, Illinois and legally described as follows:

That part of Lot 1 in Northern Baptist Theological Seminary Subdivision, being a subdivision of part of the Northeast ¼ of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded October 4, 1983 as Document R83-71622, described as follows:

Commencing at the Northeast corner of said Section 29; thence South 89 degrees 57 minutes 16 seconds West along the North line of said Section 29, a distance of 70.00 feet to a point on the Northeast corner of Northern Baptist Theological Seminary Assessment Plat, according to the plat thereof recorded R66-5885, in DuPage County, Ill.; thence South 0 degrees, 09 minutes 06 seconds East along the East line of said Northern Baptist Theological Seminary Assessment Plat, a distance of 736.60 feet to an angle point in said East line of said Northern Baptist Theological Seminary Assessment Plat, passing at 69.66 feet the Northeast corner of Lot 1 in the Northern Baptist Theological Seminary Subdivision and continuing for a total distance of 787.50 feet; thence North 27 degrees 17 minutes 19 seconds West along the common line between Lot 1 and Lot 2 in said Northern Baptist Theological Seminary Subdivision, a distance of 93.42 feet; thence South 78 degrees 33 minutes 40 seconds West, along said common line between Lot 1 and Lot 2, a distance of 173.39 feet; thence South 0 degrees 03 minutes 28 seconds West, along said common line between Lot 1 and Lot 2, a distance of 186.00 feet; thence South 62 degrees 55 minutes 32 seconds West along said common line between Lot 1 and Lot 2, a distance of 107.50 feet; thence South 69 degrees 13 minutes 32 seconds West, along said common line between Lot 1 and Lot 2, a distance of 167.57 feet; thence North 27 degrees 17 minutes 19 seconds West, along said common line between Lot 1 and Lot 2, a distance of 120.50 feet; thence North 62 degrees 55 minutes 32 seconds East, a distance of 167.01 feet; thence South 27 degrees 04 minutes 28 seconds East, a distance of 138.89 feet to the point of beginning, in DuPage County, Ill.

Parcel No.: 06-29-200-045

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 _____, 2006.

First reading waived by action of the Board of Trustees this _____ day of _____, 2006.

Passed on second reading this _____ day of _____, 2006.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2006.

William J. Mueller
Village President

ATTEST:

Brightie O' Brien
Village Clerk

Published in pamphlet form this _____ day of _____, 2006.

Brightie O' Brien
Village Clerk