

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: August 28, 2007 (BOT) Date: September 6, 2007
TITLE: PC 07-23: 1025 E. Madison
SUBMITTED BY: Department of Community Development *lah*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests that the Village take the following actions on the subject property:

- A. Approval of a conditional use for an existing religious institution and elementary school on property located in the R2 Single Family Residence District;
- B. Approval of a conditional use for a Planned Development with the following variations:
 1. Allow a variation from Section 155.406 (H) of the Village Code to allow a reduction in the required open space and approval of a variation from Section 155.508 (C)(7) to allow for a reduction in the minimum open space requirements required for a planned development. Section 155.508 (C)(7) requires that open space in a planned development must be at least 25% more than is required in the underlying district;
 2. Allow a variation from Section 155.602 (C) to deviate from the design and dimension standards for parking lots;
 3. Allow a variation from Section 155.706 (B)(1) & (2) to reduce the minimum interior parking lot landscaping requirement;
 4. Allow a variation from Section 155.706 (C)(1) & (2)(a) to reduce the perimeter parking lot landscaping;
- C. Approval of a development agreement for the subject property. *(This item is not being considered)*
(DISTRICT #6)

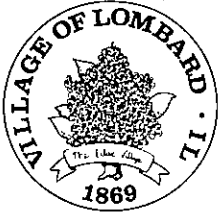
The Plan Commission recommended approval of this petition with conditions.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____	Date _____
Finance Director X _____	Date _____
Village Manager X <u>William T. Lichter</u>	Date <u>8/29/07</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: David A. Hulseberg, AICP, Assistant Village Manager *dah*

DATE: September 6, 2007

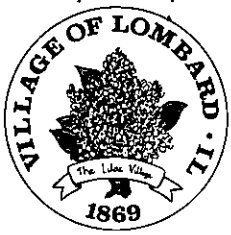
SUBJECT: PC 07-23: 1025 E. Madison (St. Pius X Church & School)

Attached please find the following items for Village Board consideration as part of the September 6, 2007 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 07-23;
3. An Ordinance granting approval of a religious institution, subject to conditions.
4. Plans associated with the petitioner's request.

As part of the original submittal, a development agreement was completed. However, as there will be no public improvements associated with this petition, a development agreement will not be necessary.

Please contact me if you have any questions regarding the aforementioned materials.



VILLAGE OF LOMBARD

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Brigitte O'Brien

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Richard J. Tross, Dist. 2
John "Jack" T. O'Brien, Dist. 3
Dana L. Moreau, Dist. 4
Laura A. Fitzpatrick, Dist. 5
Rick Soderstrom, Dist. 6

Village Manager
William T. Lichter

September 6, 2007

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

Subject: PC 07-23 1025 E. Madison (St. Pius X 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:

- A. Approval of a conditional use for an existing religious institution and elementary school on property located in the R2 Single Family Residence District;
- B. Approval of a conditional use for a Planned Development with the following variations:
 1. Allow a variation from Section 155.406 (H) of the Village Code to allow a reduction in the required open space and approval of a variation from Section 155.508 (C)(7) to allow for a reduction in the minimum open space requirements required for a planned development. Section 155.508 (C)(7) requires that open space in a planned development must be at least 25% more than is required in the underlying district;
 2. Allow a variation from Section 155.602 (C) to deviate from the design and dimension standards for parking lots;
 3. Allow a variation from Section 155.706 (B)(1) & (2) to reduce the minimum interior parking lot landscaping requirement;
 4. Allow a variation from Section 155.706 (C)(1) & (2)(a) to reduce the perimeter parking lot landscaping;
- C. Approval of a development agreement for the subject property.

"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."

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on August 20, 2007. Chairperson Ryan asked if there was anyone to cross-examine the witnesses. Hearing none, he requested that the petitioner begin their presentation.

Commissioner Olbrysh excused himself from the petition. He stated he is a member of the parish and is on their Steering Committee, who developed the master plan and priest's residence. Commissioner Olbrysh then left the dais.

John Matyasik, 1025 E. Madison, presented the petition. He indicated that three other representatives of St. Pius parish were also present and introduced them. Mr. Matyasik stated that they are presenting plans for future development of the property. He explained that the planned development is set up in four phases. Phase I included the construction of a priest residence. Phase II is the construction of the parish center. Phase III was to remove rectory and administrative offices. Phase IV is to create a memorial garden. Mr. Matyasik mentioned that this is the same process that the Plan Commission approved for Christ the King Church.

Mr. Matyasik referred to the aerial photographs of their existing property. He described the various buildings on the property. He then showed where the memorial garden would go. Mr. Matyasik next displayed the site plan. On May 21, St. Pius X received permission from the Joliet Diocese to build a priests residence. Mr. Matyasik gave the location of where it was going to be built and then showed it on the diagram. He stated that it will blend in with the neighborhood and will not have any impact on any surrounding properties. He referred to statement number two of the standards for conditional use. He added that the new buildings will have no impact on parking and there will not be a significant increase in the number of people in the school or who attend church services.

Mr. Matyasik then discussed the water detention issues. He stated that there are concerns with the southwest portion of the property, so they hired a civil engineer. He added that it was their recommendation to install a detention basin by the Community Presbyterian Church. He mentioned that the four-inch pipe will be replaced by an underground detention area. He then gave the specific dimensions and referred to the site plan as where the pipe would be located. He added that it will have a catch basin. Mr. Matyasik then explained that the stormwater runoff issue would be resolved to satisfy the Village's requirements. Mr. Matyasik stated that a shallow detention area will be dug in the northwest corner of the property for Phase II. He stated that the size will be determined when the size of the parish center has been determined.

Mr. Matyasik showed a picture of the existing pastor's residence. He explained that currently there is no privacy for the priests. He then showed where the priest's rooms in the current building are. He explained the proposed new pastor's residence and then showed the north elevation. He added that there will be no signs other than the address. He then mentioned the building materials and two car garage. Mr. Matyasik added that there will be two suites on the main level, a common great room, a laundry room, kitchen and dining room.

Mr. Matyasik mentioned that the parish has received sufficient contributions to build and resolve the southwest stormwater requirements. He then showed other elevations of the house and the layout of the first floor.

Mr. Matyasik then presented the parish center elevations. He added that the parish center is the second phase of development to start in 3-5 years. He explained that the timeframe depends on the ability to raise funds. He added that they are currently half-way to their goal. Mr. Matyasik stated that one hundred percent of the money must be pledged and seventy-five percent must be collected before they are given permission from the Joliet Diocese. He then explained the setup of the parish center rooms. He then stated that the parish center is being built to better serve the parishioners and provide more adequate meeting space. Mr. Matyasik added that he does not foresee any additional development on the property.

Mr. Matyasik stated that the people of St. Pius have studied this plan for over four years. He added that they shared the plans with the neighbors and hired professionals. He stated that he felt that this plan would improve the current situation.

Chairperson Ryan then opened the meeting for public comment.

There was no one to speak in favor or against the petition. Chairperson Ryan then requested the staff report.

Michael Toth, Associate Planner, presented the staff report. Mr. Toth stated that the petitioner has developed a master plan for the subject property that will allow St. Pius X Church to implement a three-phase plan for site improvements. He explained that the first phase will include zoning action (under this petition) to be granted in order to provide for a new priest's residence. He added that the second phase of site improvements will include the construction of a parish center that will provide office space for the Church. As the parish center is considered a future endeavor, Mr. Toth stated that the petitioner will need to return for separate site plan approval. As the new residence will provide housing for the priests and the parish center will provide office space, Mr. Toth stated that the current rectory will be obsolete and demolished as the final phase of the project.

As they propose future expansions of the parish center and construct a new priest residence, Mr. Toth stated that staff suggested that a planned development should be established for the site. He added that the initial parameters established by the Planned Development would consist of the existing site as an "as-is" situation, which means that any existing zoning issues that may exist would be covered under this blanket approval.

Mr. Toth stated that the subject property has been used a religious institution since 1955. He added that the site contains the church building, the school building and the rectory. As there are no records as to any zoning actions for the subject property and since the use was established

prior to current Zoning Ordinance regulations, Mr. Toth stated that the existing use is considered legal nonconforming. He explained that the proposed site improvements constitute a substantial change to the property and zoning actions are required before the petitioner can proceed with their improvements.

Mr. Toth stated that establishing a planned development for the St. Pius X campus is consistent with other church/school uses in the Village. He then mentioned that the Village previously established planned developments for Sacred Heart in 2001, Christ the King in 2004 and St. John's in 2005.

Mr. Toth stated that multiple principal buildings are only allowed on R2 zoned properties through approval of a planned development. He added that the petitioner will be proposing improvements, which will occur in at least two Phases.

Mr. Toth stated that Phase I will include the construction of a new priest's residence. He added that this phase of development will consist of a single family residence to be located on the northeast portion of the subject property. As shown on the submitted floor plan, Mr. Toth explained that the priest's residence will be designed in a manner to provide housing for up to three priests. He then stated that to maximize privacy and provide compatibility with the surrounding neighborhood, the residence will not contain any on-site signage, nor will any informational signage from the St. Pius X Church be provided. Mr. Toth added that the design and placement of the residence is also intended to be compatible with the surrounding neighborhood. Lastly, Mr. Toth explained that the area of development will allow the residence to be subdivided out of the planned development, should the petitioner want to sell the residence at a later date.

Mr. Toth stated that Phase II will include a parish center addition, as depicted in the submitted plan packet. While the Church does not have a definitive timetable for when such improvements would occur, Mr. Toth explained that they are providing the building footprints of the proposed expansion for reference purposes. He added that 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. Moreover, by creating a long-range master plan, Mr. Toth stated that the Village can be assured that the public improvements will be efficiently and properly designed.

Mr. Toth then stated that the proposed building additions and site improvements will meet the bulk requirements of the underlying R2 District and staff is supportive of the proposed addition as depicted on the site plan. He explained that if the bulk requirements are not met for Phase II, the pertinent deviations will be examined as part of the site plan approval process. He added that staff also suggests that the final approval of Phase II should be considered as part of a separate site plan approval application.

Mr. Toth then explained that the site currently has 216 parking spaces (9 handicap) on site and is used for both school and church use. He stated that the proposed building addition is for ancillary space uses. He added that the chapel worship area itself will remain unaffected by the addition. As the parking requirements are based upon seating in the worship area, Mr. Toth mentioned that no additional parking is required on the premises as part of this addition.

Staff notes that the requested relief is intended to memorialize the existing design of the lot. As the current church and school are not proposed to be expanded as part of this petition, Mr. Toth mentioned that the overall required parking for the site does not change. As the subject property is being considered for approval as a planned development, Mr. Toth explained that the existing parking situation would become memorialized under this approval, so long as the number of spaces is not reduced or that the church or school are increased.

Mr. Toth stated that, currently, the subject property consists of 8.19 acres of land. He added that 4.25 acres of the subject property are considered impervious surface, as they contain a number of structures, walkways, and parking amenities. With a total of 3.94 acres of land left as pervious surface, Mr. Toth stated that the subject property contains only forty-eight percent (48%) open space for the absorption of surface water.

As the phased site improvements begin, Mr. Toth mentioned that the amount of open space will fluctuate as certain structures are demolished and erected, according to the master plan. He added that the final building footprints for each structure have not been finalized. Therefore, when each phase of the plan is implemented and the structures are either demolished or erected, the total amount of open space shall be calculated accordingly. Staff notes that many other similar properties have been granted open space lot area coverage relief.

Concluding, Mr. Toth stated that staff recommended approval of the petition with the conditions noted in the staff report.

Chairperson Ryan then opened the meeting for discussion among the Commissioners.

Commissioner Sweetser commented that the petition was straightforward and a lot of planning had gone into it. She added that it is compatible with the neighborhood.

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 07-23 subject to the following conditions:

September 6, 2007

PC 07-23

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1. The site shall be developed substantially in accordance with the site plans prepared by Gewalt Hamilton Associates, Inc. dated July 10, 2007 and the building plans submitted by Ruck Pate Architecture, dated July 12, 2007.
2. All comments in the Inter-Departmental Review Committee Report shall be satisfactorily addressed as part of a building permit application.
3. A final planned development plat/plat of subdivision shall be submitted to the Village for approval, making the site a lot of record.
4. The Plan Commission shall be granted site plan approval authority for the subject property.
5. The petitioner shall be required to apply for and receive Site Plan Approval for the proposed Parish Center and/or any future development activity for the site.

Respectfully,

VILLAGE OF LOMBARD


Donald F. Ryan
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission

PROPERTY INFORMATION

Existing Land Use: Church and Parochial Elementary School

Size of Property: Approximately 8.19 acres

Comprehensive Plan: Recommends Public and Institutional

Existing Zoning: R2 Single Family Residential District

Surrounding Zoning and Land Use:

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

South: Property zoned B3 Community Shopping District and developed as a financial institution & property zoned R2 Single Family Residence and developed as single family residences

East: Property zoned R2 Single Family Residential and developed as a religious institution, known as Community Presbyterian Church

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

ANALYSIS

SUBMITTALS

This report is based on the following documents filed on May 24, 2007 with the Department of Community Development.

1. Petition for Public Hearing.
2. Response to Standards for Conditional Uses and Planned Developments.
3. Site Plan, prepared by Gewalt Hamilton Associates, Inc. dated July 10, 2007.
4. Rectory Floor Plan & Building Elevations, submitted by Ruck Pate Architecture, dated July 12, 2007
5. Plat of Survey prepared by Gewalt Hamilton Associates, Inc. dated July 10, 2007.

DESCRIPTION

The petitioner has developed a master plan for the subject property that will allow St. Pius X Church to implement a three-phase plan for site improvements. The first phase will include zoning action (under this petition) to be granted in order to provide for a new priest's residence. The second phase of site improvements will include the construction of a parish center that will provide office space for the Church. As the parish center is considered a future endeavor, the petitioner will need to return for separate site plan approval. As the new residence will provide housing for the priests and the parish center will provide office space, the current rectory will be obsolete and demolished as the final phase of the project.

As they propose future expansions of the parish center and construct a new priest residence, 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. The initial parameters established by the Planned Development would consist of the existing site as an "as-is" situation, which means that any existing zoning issues that may exist would be covered under this blanket approval.

INTER-DEPARTMENTAL REVIEW COMMENTS

PUBLIC WORKS

Public Works Engineering has reviewed the petition and has no comments on the petition.

The Utilities Division of the Department of Public Works does not currently have comments on this project but reserves the right to provide comments on future plans concerning water and sewer issues. Due to the limited fire hydrants located on site, additional water main and fire hydrants may be a requirement for the future development. Thirty-foot wide utility easements will be required for all Village owned utilities to be located on the site.

ENGINEERING

The Private Engineering Division has the following comments on the subject petition:

- 1) Any required fire hydrants and the water main that serves them shall be in a placed in a 30' easement. Hydrants are allowed on dead ends up to 150' in length; otherwise the water main shall loop through the property.
- 2) The site does not have any stormwater improvements – any new buildings and structures placed on the property will be required to provide stormwater detention improvements, per Code. The petitioner's proposed storm water detention phasing design is acceptable. A separate letter of credit guarantee shall be required for the Bio-Swale, so that the Village

can ensure that the plantings are established. The Village requires a drainage easement over that portion of the system that holds water, up to and including the restrictor.

- 3) Existing utility connections may need to be upsized. If so, the old water main tap shall be disconnected at the main. The sanitary sewer service shall be televised and if found in poor condition, replaced at the main.
- 4) Further comments will be provided when the full site plans are submitted.

FIRE AND BUILDING

In addition to the comments noted above, the Building Department will require fire suppression for the proposed parish center, and may require it for the existing facilities, if the proposed buildings are connected. Additional comments will be provided as part of the building permit submittal.

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. Another religious institution is located east of the property, known as Community Presbyterian Church. Religious institutions have historically been considered to be compatible with single family residential uses. Therefore, staff finds the use of the property to be compatible.

Compliance with the Zoning Ordinance

Zoning History

The subject property has been used a religious institution since 1955. The site contains the church building, the school building and the rectory. As there are no records as to any zoning actions for the subject property and since the use was established prior to current Zoning Ordinance regulations, the existing use is considered legal nonconforming. The proposed site improvements constitute a substantial change to the property and zoning actions are required before the petitioner can proceed with their improvements.

Plan Commission Workshop

As part of the August 18, 2003 Plan Commission workshop session, the subject property was discussed. The 2003 discussion pertained to a potential subdivision request along Madison Street

and also included making the St. Pius X property a planned development that would ultimately address any nonconformities. The conditional use pertaining to the religious institution and elementary school was also mentioned.

The main topic for discussion was the five lot subdivision - consisting of three single-family residences, the church, and the out lot located on the southwest corner of the property. The Commissioners supported the idea of the five lot subdivision, but they raised concern about the stormwater detention. There were preexisting flooding issues on the eastern portion of the property where the proposed residences would be built. As the introduction of new structures would increase the amount of impervious surface, stormwater detention becomes a critical issue.

In further review of these concerns, stormwater detention will be addressed by Gewalt Hamilton Associates who has been contracted by the applicant to address the stormwater engineering on site. Village requirements relating to stormwater detention are outlined in the Engineering portion of the IDRC comments.

The blanket planned development approval shall also apply to the existing elementary school located on the subject property, as schools (private & public) are listed as a conditional use within the R2 – Single Family Residence zoning district. The elementary school has been well-established and in operation for years, so granting a conditional use would not alter the characteristic of the neighborhood or impose any additional traffic than what already exists.

Approve a conditional use for a planned development.

Establishing a planned development for the St. Pius X campus is consistent with other church/school uses in Village. The Village previously established planned developments for Sacred Heart in 2001, Christ the King in 2004 and St. John's in 2005.

Multiple principal buildings are only allowed on R2 zoned properties 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 a 2,743 square foot priest residence. The second phase 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.

Phase I will include the construction of a new priest's residence. This phase of development will consist of a single family residence to be located on the northeast portion of the subject property. As shown on the submitted floor plan, the priest's residence will be designed in a manner to provide housing for up to three priests. To maximize privacy and provide compatibility with the surrounding neighborhood, the residence will not contain any on-site signage, nor will any informational signage from the St. Pius X Church be provided. The design and placement of the residence is also intended to be compatible with the surrounding neighborhood. The area of

development will allow the residence to be subdivided out of the planned development, should the petitioner want to sell the residence at a later date.

Phase II will include a parish center addition, as depicted in the submitted plan packet. While the Church does not have a definitive 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. Moreover, by creating a long-range master plan, the Village can be assured that the public improvements will be efficiently and properly designed.

The proposed building additions and site improvements will meet the bulk requirements of the underlying R2 District and staff is supportive of the proposed addition as depicted on the site plan. If the bulk requirements are not met for Phase II, the pertinent deviations will be examined as part of the site plan approval process. Staff also suggests that the final approval of Phase II should be considered as part of a site plan approval application.

Parking Relief

The site currently has 216 parking spaces (9 handicap) 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 current design and dimension standards of the Zoning Ordinance were implemented after the development of this site. The site has been operating efficiently for the community for many decades. Row parking is not permitted as part of the 'Off-Street Parking and Loading Requirements' outlined in the Zoning Ordinance.

Staff notes that the requested relief is intended to memorialize the existing design of the lot. As the current church and school are not proposed to be expanded as part of this petition, the overall required parking for the site does not change. As the subject property is being considered for approval as a planned development, the existing parking situation would become memorialized under this approval, so long as the number of spaces is not reduced (as outlined in Section 155.601(B)) or that the church or school are increased.

Open Space Relief

Currently, the subject property consists of 8.19 acres of land. 4.25 acres of the subject property are considered impervious surface, as they contain a number of structures, walkways, and parking amenities. With a total of 3.94 acres of land left as pervious surface, the subject property contains only forty-eight percent (48%) open space for the absorption of surface water.

As the phased site improvements begin, the amount of open space will differentiate as certain structures are demolished and erected, according to the master plan. The final building footprints

for each structure have not been finalized, therefore; when each phase of the plan is implemented and the structures are either demolished or erected, the total amount of open space shall be calculated accordingly. Staff notes that many other similar properties have been granted open space lot area coverage relief as further shown in Appendix A.

Compliance with the Subdivision and Development Ordinance

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 subject property has full public improvements along Madison Street and Westmore-Meyers Road. As part of the planned development approval and as required by the Zoning Ordinance, a plat of subdivision will be required to make the subject property a lot of record.

Should any additional public improvements be required as part of the agreement or if additional terms and conditions be required as part of the project, a separate development agreement will be created. However, at this time, such an agreement is not needed.

Other Site Considerations

Traffic

As the site already contains the same facilities and activities that are currently located on the property, additional traffic will not be an issue. No expansions to the existing school and church worship area are proposed. The new building addition will take place of the rectory and the new residence is designed only to house single tenants. Any new traffic concerns would only be a cause of an increase in membership to the church.

Building Elevations

The petitioner has submitted a floor plan and conceptual building elevations for the priest's residence and parish center. The exterior of the priest's residence will be of vinyl siding and masonry construction. While the concept elevations are being submitted for the parish center, it is noted that they are only conceptual in nature, as final approval of the elevations, footprint location, and floor plan will be part of a separate petition for site plan approval.

Lighting

As no new parking facilities are to be added, any lighting issues shall be addressed during the site plan approval process as they pertain to the actual facilities.

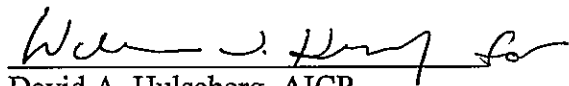
FINDINGS AND RECOMMENDATIONS

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 that establishing a planned development is in the public interest, and therefore, I recommend to the Corporate Authorities **approval** of the requests associated with PC 07-23, subject to the following conditions:

1. The site shall be developed substantially in accordance with the site plans prepared by Gewalt Hamilton Associates, Inc. dated July 10, 2007 and the building plans submitted by Ruck Pate Architecture, dated July 12, 2007.
2. All comments in the Inter-Departmental Review Committee Report shall be satisfactorily addressed as part of a building permit application.
3. A final planned development plat/plat of subdivision shall be submitted to the Village for approval, making the site a lot of record.
4. The Plan Commission shall be granted site plan approval authority for the subject property.
5. The petitioner shall be required to apply for and receive Site Plan Approval for the proposed Parish Center and/or any future development activity for the site.

Inter-Departmental Review Group Report Approved By:



David A. Hulseberg, AICP
Assistant Village Manager/Director of Community Development

DAH:WH

Appendix A
Analysis of Lot Coverage for Existing Lots Improved with Religious Institutions/Schools

A review of Plan Commission and Zoning Board of Appeals cases has revealed a pattern with regard to the amount of lot coverage existing at churches that are located within residential districts. Lot coverage for many of these sites is between in the 60-70% range, even though the Zoning Ordinance permits no more than 50% lot coverage. Staff surveyed a number of church sites within established residential area; details of the researched properties are listed below.

Name	Address	District	Lot Size	Improvements	Lot Coverage
Lombard Gospel Chapel	369 N. Grace	R2	31,280 sq. ft.	22,840 sq. ft.	73.0%
Apostolic Church of Jesus Christ	702 S. Grace	R2	11,690 sq. ft.	7,600 sq. ft.	65.8%
Church of Jesus Christ of Latter Day Saints	405 S. Westmore	R4	20,000 sq. ft.	12,908 sq. ft.	64.5%
Calvary Episcopal Church	105 W. Maple	R2	67,208 sq. ft.	39,554 sq. ft.	63.6%
Holy Trinity Lutheran Church	350 E. Madison	R2	82,132 sq. ft.	50,562 sq. ft.	61.6%
Grace Baptist Church	1100 S. Fairfield	R2	34,336 sq. ft.	21,171 sq. ft.	61.6%
Berean Bible Students Church	535 E. Maple	R2	81,718 sq. ft.	50,202 sq. ft.	61.4%
St. Timothy Ev. Lutheran Church	547 N. Main	R2	106,562 sq. ft.	49,287 sq. ft.	46.3%
Assembly of God	447 W. North	R2	63,106 sq. ft.	22,189 sq. ft.	35.2%
St. Thomas Marthoma Church	710 N. Main St.	R2	Approx. 80,000 sq. ft.	53680 sq. ft.	32.9%
Lombard Mennonite Church	528 E. Madison	R2	109,984 sq. ft.	35,052 sq. ft.	31.9%

Lombard Plan Commission

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Staff notes that relief has been granted for a number of religious institutions/schools to either reduce the parking requirement or to allow for deviations from the open space requirement including Sacred Heart (Ordinance 4936) from 50 % to 12% and parking design reductions Lombard Bible Church (Ordinance 4613). Other religious institutions received variations for interior landscaping or setback provisions (former Lombard Church of the Nazarene, St. John's Lutheran Church and First Church of Lombard). While each case is reviewed on its own merit, staff feels that a precedent has been established to grant variations or deviations for religious institutions/schools in order to provide for a better overall site plan that minimizes the impact on surrounding properties.

STANDARDS FOR PLANNED DEVELOPMENT

Responses to the Standards for Planned Development:

A. General Standards

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

No modifications will be made to the Planned Development except as modified by and approved in the final development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.

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

Community sanitary sewage and potable water facilities connected to a central system will be provided.

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

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

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

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

5. That the streets have been designed to avoid:

- a. Inconvenient or unsafe access to the planned development;
- b. Traffic congestion in the streets which adjoin the planned development;
- c. An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned development.

The streets will be designed to avoid:

- a. Inconvenient or unsafe access to the planned development;**
- b. Traffic congestion in the streets which adjoin the planned development;**
- c. An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned development.**

STANDARDS FOR CONDITIONAL USES

Conditional Use for the Planned Development

Responses to the standards for a Conditional Use:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.;

The establishment, maintenance, or operations of the conditional use for this Planned Development will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. Parameters, guidelines and standard Village requirements will be included to protect the general public as well as the parishioners and residents of the Planned Development.

2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is located;

The conditional use for the Planned Development will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish and impair property values within the neighborhood in which the Planned Development will be located.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

The establishment of the conditional use for this Planned Development will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;

Adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided for this Planned Development.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

The conditional use for this Planned Development will not increase traffic congestion in the public streets and adequate measures have been or will be taken to provide adequate ingress and egress so designed as to minimize any possible congestion in the public streets.

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,

The proposed conditional use for this Planned Development is certainly not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard and will be a contributing factor to the betterment of the Village of Lombard and to it's future objectives and goals.

7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

The proposed conditional use for this Planned Development will adhere to all applicable regulations of the district in which it is located.

ORDINANCE NO. _____

**AN ORDINANCE GRANTING APPROVAL
FOR CONDITIONAL USES FOR A PLANNED DEVELOPMENT AND FOR A
RELIGIOUS INSTITUTION/PRIVATE SCHOOL IN THE R2 DISTRICT;
AND GRANTING VARIATIONS FROM
THE LOMBARD ZONING ORDINANCE**

PC 07-23: 1025 E. Madison (St. Pius X Church & School)

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 been requesting approval for a planned development, and granting approval of a conditional use for a religious institution and for a private elementary school; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on August 20, 2007 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, for a religious institution/private school, and variations 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: The following companion Zoning Ordinance variations are hereby granted relative to the Subject Property, subject to the conditions set forth in Section 4 below:

1. Allow a variation from Section 155.406 (H) of the Village Code to allow a reduction in the required open space and approval of a variation from Section 155.508 (C)(7) to allow for a reduction in the minimum open space requirements required for a planned development. Section 155.508 (C)(7) requires that open space in a planned development must be at least 25% more than is required in the underlying district;
2. Allow a variation from Section 155.602 (C) to deviate from the design and dimension standards for parking lots;
3. Allow a variation from Section 155.706 (B)(1) & (2) to reduce the minimum interior parking lot landscaping requirement;
4. Allow a variation from Section 155.706 (C)(1) & (2)(a) to reduce the perimeter parking lot landscaping;

SECTION 2: The planned development amendment and variations set forth in Sections 2 above 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 Gewalt Hamilton Associates, Inc. dated July 10, 2007 and the building plans submitted by Ruck Pate Architecture, dated July 12, 2007.
2. All comments in the Inter-Departmental Review Committee Report shall be satisfactorily addressed as part of a building permit application.
3. A final planned development plat/plat of subdivision shall be submitted to the Village for approval, making the site a lot of record.
4. The Plan Commission shall be granted site plan approval authority for the subject property.

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5. The petitioner shall be required to apply for and receive Site Plan Approval for the proposed Parish Center and/or any future development activity for the site.

SECTION 3: That the ordinance is limited and restricted to the property generally located at 1025 E. Madison, Lombard, Illinois and legally described as follows:

THE NORTH 579.8 FEET, AS MEASURED ON THE WEST LINE, THEREOF, OF THE WEST 677.78 FEET AS MEASURED ON THE NORTH LINE THEREOF, OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF MYERS ROAD, AS SAME WAS WIDENED BY INSTRUMENT OF DEDICATION RECORDED DECEMBER 13, 1934 AS DOCUMENT 352852, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-16-111-001

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 _____, 2007.

First reading waived by action of the Board of Trustees this ____ day of _____, 2007.

Passed on second reading this ____ day of _____, 2007.

Ayes: _____

Nayes: _____

Absent: _____

Approved this _____, day of _____, 2007.

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William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk