

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION

For Inclusion on Board Agenda  
Resolution or Ordinance (Blue)  Waiver of First Requested  
Recommendations of Boards, Commissions & Committees (Green)   
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Huliseberg, Village Manager *DAH*

DATE: January 27, 2010 (BOT) Date: February 4, 2010

TITLE: PC 10-01: 555 E. Butterfield Road

SUBMITTED BY: Department of Community Development *WV*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests the following actions on the property located within the 555 E. Butterfield Road O (Office) Planned Development:

1. Approval of a conditional use for a university (non-boarding); and
2. Site Plan Approval for minor changes to an approved planned development with the following deviations:
  - a. Pursuant to Section 155.502(C), a deviation from Section 153.503(B)(12)(a) of the Sign Ordinance to increase the maximum allowable area of a wall sign from one hundred (100) square feet to two hundred four (204) square feet;
  - b. Pursuant to Section 155.502(C), a deviation from Section 153.503(B)(12)(b) of the Sign Ordinance to increase the maximum number of allowable wall signs from two (2) to three (3).

*The Plan Commission recommended approval of the conditional use subject to conditions. The Plan Commission approved the site plan approval for signage deviations with conditions, including one condition that it shall only be effective upon the prior approval of the conditional use for a university.*

The petitioner is requesting waiver of first reading.

Please place this item on the February 4, 2010 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X

Finance Director X

Village Manager X *[Signature]*

Date

Date

Date *1/27/10*

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:** David A. Hulseberg, Village Manager

**FROM:** William Heniff, AICP *WH*  
Director of Community Development

**DATE:** February 4, 2010

**SUBJECT:** PC 10-01: 555 E. Butterfield Road (Comar Offices Planned Development)

Attached please find the following items for Village Board consideration as part of the February 4, 2009 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 10-01;
3. An Ordinance granting approval of a conditional use for a university (non-boarding); and
4. Plans associated with the petition.

The Plan Commission recommended approval of the zoning actions associated with the petition. Additionally, the Plan Commission granted site plan approval for signage deviations also associated with the proposed use. No Village Board action is required for the Site Plan Approval; however the Plan Commission did add a condition stating that the Site Plan Approval for the signage shall be effective only upon the prior approval of the conditional use for a university by the Board of Trustees.

The petitioner is requesting a waiver of the first reading.



**VILLAGE OF LOMBARD**  
 255 E. Wilson Ave.  
 Lombard, Illinois 60148-3931  
 (630) 620-5700 Fax (630) 620-8222  
 www.villageoflombard.org



February 4, 2010

Mr. William J. Mueller,

Village President, and

Board of Trustees

Village of Lombard

**Subject: PC 10-01: 555 E. Butterfield Road (Comar Offices Planned Development)**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that Village grant approval of the following actions for the subject property located within the OPD - Office District Planned Development:

1. Approval of a conditional use for a university (non-boarding).

The Plan Commission granted site plan approval for signage deviations also associated with the proposed use:

2. Site Plan Approval for minor changes to an approved planned development with the following deviations:

a. Pursuant to Section 153.503(B)(12)(a), a deviation from Section 153.503(B)(12)(a) of the Sign Ordinance to increase the maximum allowable area of a wall sign from one hundred (100) square feet to two hundred four (204) square feet; and

b. Pursuant to Section 155.502(C), a deviation from Section 153.503(B)(12)(b) of the Sign Ordinance to increase the maximum number of allowable wall signs from two (2) to three (3).

No Village Board action is required for the Site Plan Approval; however the Plan Commission did add a condition stating that the Site Plan Approval for the signage shall be effective only upon the prior approval of the conditional use for a university by the Board of Trustees.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on January 25, 2010.

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

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

Village Manager  
 David A. Hulseberg

Trustees  
 Greg Alan Cron, Dist. 1  
 Richard J. Tross, Dist. 2  
 Zachary C. Wilson, Dist. 3  
 Dana L. Moreau, Dist. 4  
 Laura A. Fitzpatrick, Dist. 5  
 William "Bill" Ware, Dist. 6

Village President  
 William J. Mueller  
 Village Clerk  
 Brigitte O'Brien

R. Michael Shehorn, 18 S. Stough Street, Hinsdale, IL, presented the petition. Mr. Shehorn stated that Olivet Nazarene University (ONU) is both an undergraduate and graduate continuing education school. They look forward to being a new entrant into the Lombard marketplace.

He stated he would like to give some background on ONU. ONU was founded 1907 in Danville, IL. In 1939 the university premises burned and relocated to Bourbonnais where they are today. Currently, ONU's enrollment is approximately 4,500 students. They offer 100 undergraduate programs and 12 graduate programs. Their graduate school primarily offers concentrations in nursing, business and education. The graduate school has had a regional center in Rolling Meadows since 2004. They have 150 other sites throughout central and northern Illinois. The regional site has 3 classrooms with about the same square footage being proposed at 555 E. Butterfield Road. That site accommodates 99 students; this site is expected to accommodate roughly 86 students.

Mr. Shehorn stated that ONU has prospered nicely from student enrollment growth with this trend continuing. ONU would like to have a regional facility in place along the I-88 corridor. They researched other locations but Lombard offered the best location. There are the two issues due to the request. First is the conditional use for a university. Second is a Site Plan Approval with deviations for wall sign size and the number of wall signs.

Mr. Shehorn stated that the conditional use is a request to establish a university and commented that there is not much that can be said about this, we are what we are. Hopefully, there will be room for us in that respect. Regarding the size of the sign, our name is what it is, a large name. In order to reduce the size some, we did remove our logo from the sign. The lettering is 3' high, and the sign is 204' square feet. The current lettering which is on the existing COMAR sign is 3'4" in height. So, our lettering is smaller but wider. It is worth noting the reference in the staff report to an analysis in Street Graphics and the Law. It sounds like the analysis is predicated on that publication which indicates that our proposed signage is appropriately sized.

Mr. Shehorn stated that ONU is aware that there were conditions proposed by the staff. He has conveyed to staff the university's policy to fully comply with rules and regulations that might be imposed upon us. They would comply with any conditional approvals from the Plan Commission or the Board of Trustees. He stated that they hope to add value to the community and give back as well. In closing, he stated that he wished to recognize the hard work of staff on behalf of the university. He stated they were very thorough and very protective of the Village interests. They were also very protective of ONU. He stated he would be happy to answer any questions.

Chairperson Ryan asked if anyone was present to speak in favor or against the petition. No one spoke in favor or against.

Chairperson Ryan then requested the staff report.

Stuart Moynihhan, Associate Planner, presented the staff report. The petitioner, Olivet Nazarene University (ONU), is proposing to occupy approximately six thousand (6,000) square feet on the

third floor of the building located at 555 E. Butterfield Road. The building is currently occupied by offices and a financial institution, TCF Bank. ONU will construct classrooms and offices as well as other student and faculty areas within the space. The subject property is zoned OPD – Office District Planned Development which lists colleges or universities (non-boarding) as conditional uses.

As part of this request, the petitioner also proposes to install a two hundred and four (204) square foot wall sign on the south elevation which will be visible from I-88. Walls signs in the O-Office District are limited to a maximum of one hundred (100) square feet. As two TCF Bank wall signs are currently installed on the building, the proposed sign would make a total of three (3) wall signs. The Sign Ordinance limits a parcel to one wall sign per street frontage. As 555 E. Butterfield Road fronts on two streets, two wall signs are permitted.

In order to address the zoning issues with their proposal, ONU has requested a conditional use for a university (non-boarding) along with companion deviations to increase the maximum allowable size of a wall sign and the number of permitted wall signs.

The zoning history on the subject property includes a 2009 Plan Commission case, PC 09-22. The property owner proposed to replace a freestanding sign with a new sign in the same location. As the sign did not meet the Sign Ordinance requirements for the size and height of a freestanding sign, associated deviations were required. A planned development was established as part of this request. Staff determined that with the exemption of the deviations for the freestanding sign all other non-conforming situations on the subject property would remain non-conforming, without additional zoning relief.

The petitioner has submitted a narrative describing their proposed use. The facility will house Olivet Nazarene University's School of Graduate and Continuing Studies. This program focuses on the continuing education of adult students.

ONU proposes to conduct classes Monday through Thursday beginning at 6 p.m. with the possibility of occasional Saturday classes. The property owner has indicated that the office uses in the building are normally closed before 6 p.m. TCF Bank's website shows business hours of 8 a.m. to 7 p.m. Monday through Friday and 8 a.m. to 4 p.m. on Saturday.

The petitioner has stated that at maximum capacity the university will accommodate eighty-eight (88) students and three (3) faculty members for evening classes. They have also represented that up to eight (8) staff members could be present before 6 p.m. ONU does have another facility in Rolling Meadows, Illinois which serves a similar function to the proposed use. The petitioner states that this facility experiences a maximum of fifty-six percent (56%) occupancy at any one time. If circumstances are similar at 555 E. Butterfield Road, a maximum of fifty-one (51) individuals would be present at any one time.

The subject property is currently non-conforming with regard to parking. The site has one hundred and three (103) parking spaces where one hundred and eighteen (118) are required. The required number of parking spaces will be unchanged by this proposal. Therefore, a parking

variation is not required because the proposed new use will not be increasing the degree of nonconformity.

While the petitioner's approximations indicate that they expect no more than fifty-one (51) individuals at the university at any one time, it is possible that as many as ninety-one (91) individuals could be present at maximum occupancy. While staff recognizes that this is an unlikely scenario, staff does expect that each student will drive their own vehicles to the subject property.

The petitioner has indicated that nearly all of the parking demand caused by the university will occur after 6 p.m. on weekdays. They state that the office uses within the building are closed by this time and that the bank closes by 7 p.m. Staff has visited the site on two occasions between 6 p.m. and 6:30 p.m. Both times fewer than ten (10) cars were parked on the property. It is staff's opinion that there is unlikely to be a conflict due to the university's parking demand as long as these circumstances continue and the students arrive after 6 p.m. As such, staff recommends that a condition be added that restricts classes before 6 p.m. Monday through Friday.

The petitioner is proposing to install a two hundred and four (204) square foot wall sign on the south elevation of the building. This sign is intended to advertise to I-88. In order to accommodate this sign, an existing COMAR sign will be removed from the south elevation of the building. The existing COMAR sign is approximately sixty-two (62) square feet in area. The Sign Ordinance limits wall signs in the O-Office District to a maximum of one hundred (100) square feet. Therefore, the petitioner is requesting a deviation to increase the maximum allowable size of a wall sign.

In addition to the COMAR wall sign, two TCF Bank wall signs are currently installed on the building. One of these is on the east elevation, the other on the west. The proposed sign would make a total of three (3) wall signs. The Sign Ordinance limits parcels in the O-Office District to one wall sign per street frontage. As 555 E. Butterfield Road fronts on two streets, two wall signs are permitted. Therefore, the petitioner is requesting a deviation to increase the maximum allowable number of wall signs.

As a planned development was established on the subject property, Section 155.504(C) of the Zoning Ordinance (Minor Changes with Deviations to the Sign Ordinance) allows that the requested signage relief can be approved through Site Plan Approval.

It is staff's opinion that the request to display a third wall sign on the south elevation of the building will not be damaging to the quality of the planned development or harmful to any adjacent properties. As the sign will be directed at I-88, it is unlikely to affect the Butterfield Road corridor in any way.

The proposed size of the ONU wall sign is more than double the maximum size permitted by the Sign Ordinance. The petitioner has expressed that the request is due to the large size of the university's name, "Oliver Nazarene University." The petitioner also states that the two hundred and four (204) square foot size is necessary for the size to be visible from I-88. Staff has consulted Street Graphics and the Law, Revised Edition 1988. This book provides analysis on



the appropriate signage size for advertising to vehicles at certain speeds and distances. The book explains that in order to respond to a graphic while traveling at 55 mph the driver will need to be able to see it from one thousand fifty-six feet (1056') away. This corresponds to a sign which is two hundred (200) square feet in area. Therefore, the analysis provided in Street Graphics and the Law would indicate that the proposed wall sign is an appropriate size.

The petitioner has expressed some concern about the future redevelopment of the property to south, 2801-2821 S. Fairfield Avenue, being developed with a large building that would block views of the proposed sign. The petitioner would like to have the option of moving the sign to the north elevation facing Butterfield Road should this occur. Staff recommends that any changes to the location of the proposed sign proceed through the Site Plan Approval process.

The Comprehensive Plan recommends office uses at this location. The primary use of this building will remain offices and a financial institution. It is staff's opinion that the proposed use is a compatible use. If the comments and conditions noted in this report are incorporated into the petitioner's final plans, this development will meet the recommendations of the Comprehensive Plan. The site is surrounded by other office uses, a restaurant to the east, and commercial uses to the north. The university is unlikely to negatively impact surrounding land uses.

Staff is recommending approval of this petition subject to conditions. Staff notes that the approval of the petition will require two motions, one for the conditional use and one for Site Plan Approval.

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

Commissioner Sweetser said that it was nice to have this petition to consider. She asked staff if there had been enough conversation with Mr. Danos, the property owner, to ensure that the existing code violations on the property will be rectified by the mid 2010 opening date. Chris Stilling answered yes. The property is scheduled for reinspection at the beginning of next week. Commissioner Olbrysh stated that the university would be a welcome addition. They did select an excellent location. He stated that he had a question for staff. He asked if, with exception of the third floor, the rest of the building is fully occupied.

Mr. Moynihan stated that he believes the rest of the building is not fully occupied.

Commissioner Olbrysh stated that he had visited the site during business hours and counted 47 empty parking spaces. If classes begin after 6 p.m., there should not be an issue.

Mr. Stilling stated that a permit has been submitted for a new tenant build-out. There is vacancy in the building but the property owner is working hard to fill it.

On a motion by Commissioner Olbrysh and a second by Commissioner Sweetser, the Plan Commission voted 5 to 0 that the Village Board **approve** the conditional use based on the finding that the petitioner had met the required Standards as set forth in the Zoning Ordinance.

Based on the submitted petition and the testimony presented, the proposed conditional use complies with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission adopt the findings included within the Inter-department Group Report, as the findings of the Lombard Plan Commission, and recommend **approval** of PC 10-01 to the Corporate Authorities subject to the following conditions:

1. Olivet Nazarene University shall not begin classes prior to 6 p.m. on Monday through Friday.
2. Olivet Nazarene University shall be limited to a maximum enrollment of eight-eight (88) students. Should they wish to increase enrollment, the university shall seek a conditional use amendment and a parking deviation along with any other necessary zoning relief. Consideration of any other requested relief shall be subject to review by the Village as part of a public hearing petition.
3. The property owner shall submit a Plat of Resubdivision to establish a Lot of Record on the subject property.
4. Prior to the issuance of a Certificate of Occupancy/Zoning Certificate for Olivet Nazarene University, all fire code violations and deficiencies shall be addressed.
5. As part of the approval, the petitioner shall also address the comments included within the IDRC Report.

On a motion by Commissioner Sweetser and a second by Commissioner Flint, the Plan Commission voted 5 to 0 to **approve** the deviations for sign size and number of signs based on the finding that the petitioner had met the required Standards as set forth in the Zoning and Sign Ordinances.

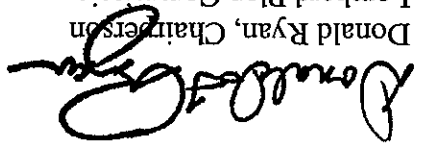
Based on the submitted petition and the testimony presented, the proposed minor changes to an approved planned development comply with the standards required by the Lombard Zoning and Sign Ordinances; and, therefore, I move that the Plan Commission 1) adopt the findings included within the Inter-department Group Report, as the findings of the Lombard Plan Commission, and specifically find that the petition meets the standards for planned developments and variations and that the quality of design of the signage enhances the overall planned development, and 2) **approve** the minor changes to an approved planned development in PC 10-01, subject to the following conditions:

1. The proposed sign shall be installed on the south elevation in accordance with the plans prepared by Vital Signs, dated November 16, 2009, revised December 16, 2009, and made a part of this petition.

2. Any future proposal to move the proposed wall sign by the petitioner or property owner shall be subject to future Site Plan Approval petition to the Village.
3. The existing COMAR sign on the south elevation of the building shall be removed.
4. The approval of the minor changes in PC 10-01 shall be effective only upon the prior approval of the conditional use for a university by the Board of Trustees.

Respectfully,

**VILLAGE OF LOMBARD**



Donald Ryan, Chairman  
Lombard Plan Commission

c. Petitioner  
Lombard Plan Commission



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

**TO:** Lombard Plan Commission  
**FROM:** Department of Community Development  
**PREPARED BY:** Stuart Moynihan  
Associate Planner

**TITLE**

**PC 10-01; 555 E. Butterfield Road (Comar Offices Planned Development):** The petitioner requests the following actions on the property located within the 555 E. Butterfield Road (Office) Planned Development:

1. Approval of a conditional use for a university (non-boarding); and
2. Site Plan Approval for minor changes to an approved planned development with the following deviations:

- a. Pursuant to Section 155.502(C), a deviation from Section 153.503(B)(12)(a) of the Sign Ordinance to increase the maximum allowable area of a wall sign from one hundred (100) square feet to two hundred four (204) square feet; and
- b. Pursuant to Section 155.502(C), a deviation from Section 153.503(B)(12)(b) of the Sign Ordinance to increase the maximum number of allowable wall signs from two (2) to three (3).

**GENERAL INFORMATION**

**Petitioner:**

Olivet Nazarene University  
One University Avenue  
Bourbonnais, IL 60914-2345

**Property Owner:**

Gus Danos  
Comar Properties  
15660 Midwest Road  
Oakbrook Terrace, IL 60181

**PROPERTY INFORMATION**

**Existing Zoning:**

OPD – Office District Planned Development

Existing Land Use: Financial Institution and Office Building

Size of Property: Approximately 1.8 acres

Comprehensive Plan: Recommends Office

Surrounding Zoning and Land Use:

North: B3PD – Community Shopping District Planned Development; developed as Yorktown mall.

South: O – Office District; developed as office buildings.

East: OPD – Office District Planned Development; developed as TGI Friday's restaurant and office buildings.

West: O – Office District; developed as an office building.

### ANALYSIS

### SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on December 22, 2009:

1. Petition for Public Hearing.
2. Narrative prepared by the petitioner.
3. Applicable Response to Standards for:
  - a. Conditional Uses
  - b. Variations
  - c. Planned Developments
  - d. Planned Development with Other Exceptions.
4. ALTA/ACSM Land Title Survey, prepared by Webster, McGrath, and Ahlberg, Ltd., dated May 16, 2007.
5. Interior improvements plan, prepared by Silva Architects, dated November 16, 2009.
6. Plans associated with the proposed sign, prepared by Vital Signs, dated November 15, 2009, revised December 16, 2009.

7. Letters from the owner of the subject property and the owner of a neighboring property regarding parking, dated December 16, 2009.

## DESCRIPTION

The petitioner, Olivet Nazarene University (ONU), is proposing to occupy approximately six thousand (6,000) square feet on the third floor of the building located at 555 E. Butterfield Road. The building is currently occupied by offices and a financial institution, TCF Bank. ONU will construct classrooms and offices as well as other student and faculty areas within the space. The subject property is zoned OPD – Office District Planned Development which lists colleges or universities (non-boarding) as conditional uses.

As part of this request, the petitioner also proposes to install a two hundred and four (204) square foot wall sign on the south elevation which will be visible from I-88. Walls signs in the O-Office District are limited to a maximum of one hundred (100) square feet. As two TCF Bank wall signs are currently installed on the building, the proposed sign would make a total of three (3) wall signs. The Sign Ordinance limits a parcel to one wall sign per street frontage. As 555 E. Butterfield Road fronts on two streets, two wall signs are permitted.

In order to address the zoning issues with their proposal, ONU has requested a conditional use for a university (non-boarding) along with companion deviations to increase the maximum allowable size of a wall sign and the number of permitted wall signs.

## INTER-DEPARTMENTAL REVIEW COMMENTS

### ENGINEERING

#### Private Engineering Services

The PES Division of Community Development has no comments on the above petition.

#### Public Works Engineering

Public Works Engineering has no comments regarding this request.

### FIRE DEPARTMENT

The Fire Department has reviewed the petition and has no comments regarding the proposed occupancy and use. However, the Bureau of Fire Prevention conducted an annual fire inspection at 555 E Butterfield Road on October 23, 2009. A fire inspection report was generated listing several fire code violations throughout the building. To date, those code violations have not been

corrected. Prior to any new occupancy, all fire code violations and deficiencies shall be addressed.

## **BUILDING DIVISION**

Upon review of the above referenced subject for conditional use for a university and increase in signage size, the Building Division has the following comments:

1. The interior build out of the third floor space will need to meet all current Village of Lombard building codes, fire codes and life safety codes. Egress capacities will have to be reviewed as to the maximum allowable student capacity to ensure proper occupancy egress widths. Architect prepared construction documents will need to be submitted for review and approvals.

2. As to the allowable number of signs and allowable square footage of the signs, the Building Division has no comments at this time.

## **PLANNING**

### Zoning History

The zoning history on the subject property includes a 2009 Plan Commission case, PC 09-22. The property owner proposed to replace a freestanding sign with a new sign in the same location. As the sign did not meet the Sign Ordinance requirements for the size and height of a freestanding sign, associated deviations were required. As Section 155.503(F)(3) of the Zoning Ordinance requires that a planned development be established with any variation request on a property which is zoned O – Office District and meets the minimum requirements for lot area and frontage, a planned development was established as part of this request. Staff determined that with the exemption of the deviations for the freestanding sign all other non-conforming situations on the subject property would remain non-conforming, without additional zoning relief.

### Compliance with the Zoning Ordinance

### Conditional Use

The petitioner has submitted a narrative describing their proposed use. The facility will house Olivet Nazarene University's School of Graduate and Continuing Studies. This program focuses on the continuing education of adult students. Specifically, ONU plans to provide undergraduate and graduate programs in business, education, and nursing.



ONU proposes to conduct classes Monday through Thursday beginning at 6 p.m. with the possibility of occasional Saturday classes. The property owner has indicated that the office uses in the building are normally closed before 6 p.m. TCF Bank's website shows business hours of 8 a.m. to 7 p.m. Monday through Friday and 8 a.m. to 4 p.m. on Saturday.

The petitioner has stated that at maximum capacity the university will accommodate eighty-eight (88) students and three (3) faculty members for evening classes. They have also represented that up to eight (8) staff members could be present before 6 p.m. ONU does have another facility in Rolling Meadows, Illinois which serves a similar function to the proposed use. The petitioner states that this facility experiences a maximum of fifty-six percent (56%) occupancy at any one time. If circumstances are similar at 555 E. Butterfield Road, a maximum of fifty-one (51) individuals would be present at any one time.

The proposed improvements associated with this petition include one wall sign and a six thousand (6,000) square foot interior build-out on the third floor of 555 E. Butterfield Road. The interior build-out will consist of three classrooms, a student lounge, study and meeting areas, and staff offices.

Parking

The subject property is currently non-conforming with regard to parking. The site has one hundred and three (103) parking spaces where one hundred and eighteen (118) are required. As shown below, the required number of parking spaces will be unchanged by this proposal. Therefore, a parking variation is not required because the proposed new use will not be increasing the degree of nonconformity.

Office Square Footage	University Square Footage	Required Parking Spaces for Office	Required Parking Spaces for University	Total Required Parking Spaces
29,600	6,000	118.4	23.5	118
Existing Conditions	As Proposed	118.4	23.5	118

\* Parking requirement for office space is 4 spaces per 1,000 square feet.

\*\* Parking requirement for universities is 1 space per 4 students at maximum capacity and 1 space per 2 employees

Although a parking variation is not needed, staff feels that a parking review is necessary as the use of the parking areas on the subject property could be affected. While the petitioner's approximations indicate that they expect no more than fifty-one (51) individuals at the university at any one time, it is possible that as many as ninety-one (91) individuals could be present at

maximum occupancy. While staff recognizes that this is an unlikely scenario, staff does expect that each student will drive their own vehicles to the subject property.

The petitioner has indicated that nearly all of the parking demand caused by the university will occur after 6 p.m. on weekdays. They state that the office uses within the building are closed by this time and that the bank closes by 7 p.m. Staff has visited the site on two occasions between 6 p.m. and 6:30 p.m. Both times fewer than ten (10) cars were parked on the property. It is staff's opinion that there is unlikely to be a conflict due to the university's parking demand as long as these circumstances continue and the students arrive after 6 p.m. As such, staff recommends that a condition be added that restricts classes before 6 p.m. Monday through Friday.

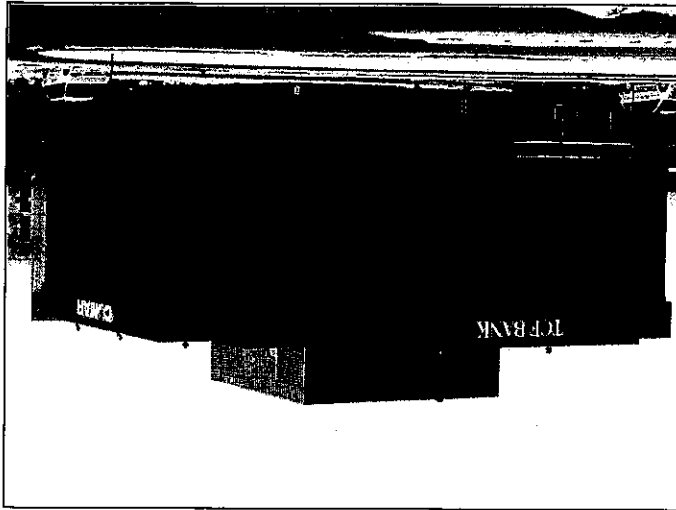
Staff notes that the petitioner has provided documentation as part of this case that the owner of the property to the east, 611 E. Butterfield Road, would be willing to enter into a month-to-month lease to provide additional parking for the university, if necessary. However, as the owner of 611 E. Butterfield Road has indicated, the lease would no longer be applicable should the property be redeveloped. While this documentation is encouraging, the Zoning Ordinance only recognizes long-term leases for off-site parking. In this case, staff does not believe such a lease is necessary.

### Compliance with the Sign Ordinance

The petitioner is proposing to install a two hundred and four (204) square foot wall sign on the south elevation of the building. This sign is intended to advertise to I-88. In order to accommodate this sign, an existing COMAR sign will be removed from the south elevation of the building. The existing COMAR sign is approximately sixty-two (62) square feet in area. The Sign Ordinance limits wall signs in the O-Office District to a maximum of one hundred (100) square feet. Therefore, the petitioner is requesting a deviation to increase the maximum allowable size of a wall sign.

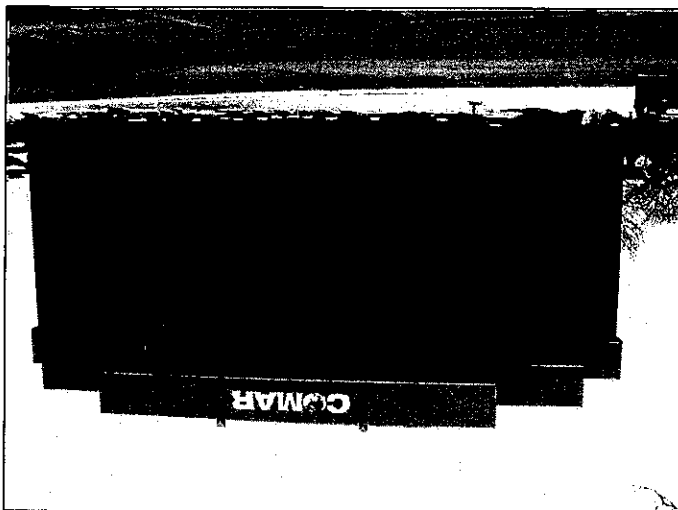
In addition to the COMAR wall sign, two TCF Bank wall signs are currently installed on the building. One of these is on the east elevation, the other on the west. The proposed sign would make a total of three (3) wall signs. The Sign Ordinance limits parcels in the O-Office District to one wall sign per street frontage. As 555 E. Butterfield Road fronts on two streets, two wall signs are permitted. Therefore, the petitioner is requesting a deviation to increase the maximum allowable number of wall signs.

*West and south elevations.*



As a planned development was established on the subject property, Section 155.504(C) of the Zoning Ordinance (Minor Changes with Deviations to the Sign Ordinance) allows that the requested signage relief can be approved through Site Plan Approval.

It is staff's opinion that the request to display a third wall sign on the south elevation of the building will not be damaging to the quality of the planned development or harmful to any adjacent properties. As the sign will be directed at I-88, it is unlikely to affect the Butterfield Road corridor in any way. Staff's concerns about excessive signage on the building are alleviated by the property owner's proposal to remove the existing COMAR wall sign.



*South elevation.*

The proposed size of the ONU wall sign is more than double the maximum size permitted by the Sign Ordinance. The petitioner has expressed that the request is due to the large size of the university's name, "Olivet Nazarene University." The petitioner also states that the two hundred and four (204) square foot size is necessary for the size to be visible from I-88. The letters of the proposed sign are three feet (3') in height while the letters of the COMAR sign are 3.4' in height. Staff has consulted Street Graphics and the Law, Revised Edition 1988. This book provides analysis on the appropriate signage size for advertising to vehicles at certain speeds and distances. The book explains that in order to respond to a graphic while traveling at 55 mph the driver will need to be able to see it from one thousand fifty-six feet (1056') away. This corresponds to a sign which is two hundred (200) square feet in area. Therefore, the analysis provided in Street Graphics and the Law would indicate that the proposed wall sign is an appropriate size.

The petitioner has expressed some concern about the future redevelopment of the property to south, 2801-2821 S. Fairfield Avenue, being developed with a large building that would block views of the proposed sign. The petitioner would like to have the option of moving the sign to the north elevation facing Butterfield Road should this occur. Staff recommends that any changes to the location of the proposed sign proceed through the Site Plan Approval process.

### Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends office uses at this location. The primary use of this building will remain offices and a financial institution as the university will occupy

approximately one-fifth of the building. It is staff's opinion that the proposed university provide a compatible user where there is currently a vacancy.

The Comprehensive Plan suggests several policies that should be used to guide improvement to commercial developments. One of those policies is ensuring the highest quality of design, including signage. If the comments and conditions noted in this report are incorporated into the petitioner's final plans, this development will meet the recommendations of the Comprehensive Plan.

#### Compatibility with Surrounding Land Uses

The site is surrounded by other office uses, a restaurant to the east, and commercial uses to the north. The university is unlikely to negatively impact surrounding land uses as they are of a similar nature in that they draw the patrons and employees to the area.

### FINDINGS AND RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards required by the Lombard Zoning Ordinance and the Sign Ordinance, subject to conditions of approval. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition, subject to the attached conditions:

Based on the submitted petition and the testimony presented, the proposed conditional use and deviations **do comply** with the standards required by the Lombard Zoning and Sign Ordinances; and, therefore, I move that the Plan Commission adopt the findings included within the Inter-department Group Report as the findings of the Lombard Plan Commission, and recommend to the Corporate Authorities **approval** PC 10-01, subject to the following conditions:

1. Olivet Nazarene University shall not begin classes prior to 6 p.m. on Monday through Friday.

2. Olivet Nazarene University shall be limited to a maximum enrollment of eighty-eight (88) students. Should they wish to increase enrollment, the university shall seek a conditional use amendment and a parking variation along with any other necessary zoning relief. Consideration of the requested relief shall be subject to review by the Village as part of a public hearing petition.

3. The proposed sign shall be installed on the south elevation in accordance with the plans prepared by Vital Signs, dated November 16, 2009, revised December 16, 2009 and made a part of this petition.

4. Any future proposal to move the proposed wall sign by the petitioner or property owner shall be subject to future Site Plan Approval petition to the Village.

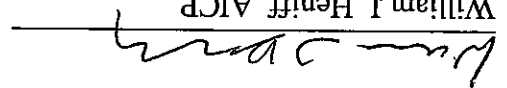
5. The existing COMAR sign on the south elevation of the building shall be removed.

6. The property owner shall submit a Plat of Resubdivision to establish a Lot of Record on the subject property.

7. Prior to the issuance of a Certificate of Occupancy/Zoning Certificate for Olivet Nazarene University, all fire code violations and deficiencies shall be addressed.

8. As part of the approval, the petitioner shall also address the comments included within the IDRC Report.

Inter-Departmental Review Group Report Approved By:



William J. Heniff, AICP

Director of Community Development

WJH

c: Petitioner



**Moynihhan, Stuart**

**From:** Michael Shehorn [mshehor2@olivet.edu]  
**Sent:** Tuesday, January 26, 2010 4:03 PM  
**To:** Moynihhan, Stuart  
**Cc:** Bruce.Granger@Grubb-Ellis.com; David Pearson; Jeremy Alderson; Ryan Spittal  
**Subject:** Re: Waiver of First Reading

Stuart  
Please accept this email as our formal request for the Board of Trustees to waive the first reading for PC 10-01.  
Thanks again for the diligent follow-up.

Regards

Mike

>>> "Moynihhan, Stuart" <Moynihhan@villageoflombard.org> 01/26/10 3:40 PM  
>>> Mr. Shehorn,

If you wish to request a waiver of first reading for PC 10-01, please provide me with something in writing which asks for the Board of Trustees to do so. We will need this as soon as possible (preferably today).

Thank you,

Stuart W. Moynihhan  
Associate Planner  
Village of Lombard Community Development Department  
255 E. Wilson Ave.  
Lombard, IL 60148  
Phone: 630-620-5967  
Fax: 630-629-2374





**AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.412(C)(3) OF THE LOMBARD ZONING ORDINANCE**

(PC 10-01; 555 E. Butterfield Road [Comar Offices Planned Development])

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 as defined below is zoned OPD – Office District Planned Development; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Section 155.412(C)(3) of the Lombard Zoning Ordinance for a university (non-boarding) as set forth herein for the property described in Section 2 below; and,

WHEREAS, a public hearing on the foregoing application was conducted by the Village of Lombard Plan Commission on January 25, 2010 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 zoning actions described herein, subject to conditions; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions 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 a conditional use is hereby granted for the property described in Section 2 below and pursuant to Title 15, Chapter 155, Section 155.412(C)(3) of the Village of Lombard Zoning Ordinance so as to allow said property to be used for a

university (non-boarding), subject to compliance with the conditions set forth in Section 3 below:

**SECTION 2:** That this Ordinance is limited and restricted to the properties located at 555 E. Butterfield Road, Lombard, Illinois and legally described as follows:

THAT PART OF LOTS 1 AND 2 (TAKEN AS A TRACT) IN NABEGLE'S RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOTS 2 AND 3 IN NABEGLE'S ASSESSMENT PLAT IN SECTIONS 29 AND 32, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED SEPTEMBER 22, 1959, AS DOCUMENT 940835, DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 14 DEGREES 01 MINUTE WEST, ALONG THE EAST LINE OF SAID LOT 2, 38.50 FEET FOR A POINT OF BEGINNING; THENCE SOUTHWESTERLY, ALONG A CURVE TO THE RIGHT, HAVING A CHORD BEARING SOUTH 77 DEGREES 50 MINUTES 12 SECONDS WEST AND A RADIUS OF 840.00 FEET FOR A DISTANCE OF 359.60 FEET ARC MEASURE, TO A POINT ON A LINE CONVEYED FOR HIGHWAY FROM LOT 1 (SAID LINE CONVEYED FOR HIGHWAY HAVING A BEARING OF SOUTH 57 DEGREES 59 MINUTES WEST AND A DISTANCE OF 100.14 FEET), SAID POINT ON SAID HIGHWAY LINE BEING 17.50 FEET FROM THE WESTERLY END OF SAID HIGHWAY LINE, AS MEASURED ALONG SAID LINE; THENCE NORTH 57 DEGREES 59 MINUTES EAST, ALONG SAID HIGHWAY LINE, 82.64 FEET; THENCE NORTH 5 DEGREES 27 MINUTES EAST, ALONG THE SOUTHEASTERLY LINE OF SAID HIGHWAY, 230.82 FEET TO A POINT IN THE WEST LINE OF SAID LOT 2, 36.31 FEET SOUTH 13 DEGREES 42 MINUTES EAST FROM THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 44 DEGREES 40 MINUTES EAST, ALONG THE SOUTHERLY LINE OF SAID HIGHWAY, 71.76 FEET; THENCE NORTH 55 DEGREES 10 MINUTES EAST, ALONG THE SOUTHERLY LINE OF PROPERTY CONVEYED FOR HIGHWAY, 151.51 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 14 DEGREES 01 MINUTE EAST, ALONG THE EAST LINE OF SAID LOT 2, 347.06 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-29-402-016; (the "Subject Property").

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. Olivet Nazarene University shall not begin classes prior to 6 p.m. on Monday through Friday.

2. Olivet Nazarene University shall be limited to a maximum enrollment of eight-eight (88) students. Should they wish to increase enrollment, the university shall seek a conditional use amendment and a parking deviation along with any other necessary zoning relief. Consideration of any other requested relief shall be subject to review by the Village as part of a public hearing petition.

3. The property owner shall submit a Plat of Resubdivision to establish a Lot of Record on the subject property.

4. Prior to the issuance of a Certificate of Occupancy/Zoning Certificate for Olivet Nazarene University, all fire code violations and deficiencies shall be addressed.

5. As part of the approval, the petitioner shall also address the comments included within the IDRC Report.

SECTION 4: This Ordinance, upon approval, shall be recorded by the Village with the Office of County Recorder.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2010.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2010, pursuant to a roll call vote as follows:

Ayes: \_\_\_\_\_  
Nays: \_\_\_\_\_  
Absent: \_\_\_\_\_

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

William J. Mueller, Village President

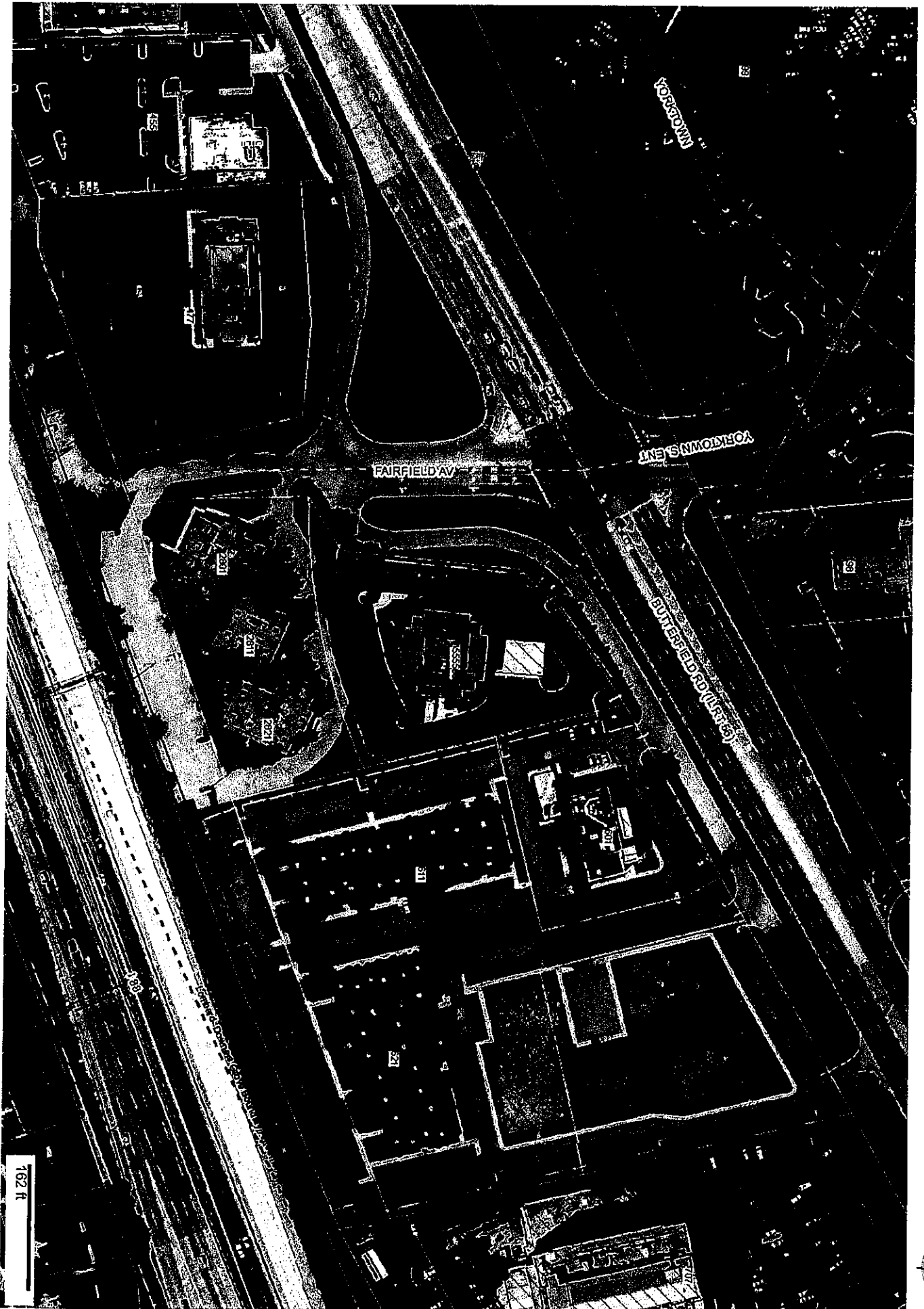
ATTEST:

Brigitte O'Brien, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Brigitte O'Brien, Village Clerk

# 555 E. Butterfield Rd.





December 22, 2009

Mr. Christopher Stilling  
Assistant Director of Community Development  
VILLAGE OF LOMBARD  
255 e. Wilson Avenue  
Lombard, IL 60148-3931

RE: OLIVET NAZARENE UNIVERSITY APPLICATION

Dear Chris:

Pursuant to our recent discussions, please accept this letter in support of our subject application which was delivered on December 17, 2009. More specifically, the following responds to your request that we provide background on the Olivet Nazarene University and it's School for Graduate and General Studies along with addressing the rationale for the following requests for zoning relief as they relate to both our proposed use and existing non-conformities.

- A conditional use for college / university;
- A variation to reduce the number of requisite parking spaces on the property
- A variation to increase the maximum allowable square footage of wall sign; and
- A variation to increase the number of permitted wall signs from two to four.

By way of background, the following provides an overview of the University and it's SGCs affiliate.

Olivet Nazarene University / School for Graduate and Continuing Studies

Founded in 1907 as a Christian-focused institution of higher learning, Olivet Nazarene University's 220-acre main campus is located in Bourbonnais, Illinois. Today Olivet enrolls in excess of 4,500 students who pursue offerings in more than 100 undergraduate and 12 graduate programs . Olivet continues to be one of the top-ranked liberal arts institutions in Illinois per U.S. News & World Report. It is also well known as the summer home of the Chicago Bears.

With current enrollment of 2,500 , Olivet's School of Graduate and Continuing Studies primary focus is on adult learning. Classes are held in the evenings 6:00 PM to 10:00 PM Monday through Thursday, and on rare occasions , on Saturday mornings. Specific course offerings include undergraduate and graduate degree programs in Business, Education and Nursing. In addition to offering courses on line and on main campus, SGCs has had a regional center in Rolling Meadows since early 2004. Also, it is currently seeking to establish a similar site in the Lombard area along the I-88 corridor with mid-2010 the targeted opening date. Lombard's course offerings will be identical to those offered by Rolling Meadows.

Standards for  
Conditional Uses  
(this labeled)

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;

As a Christian-based institution, it is ONU's policy to fully comply with both the letter and spirit of all laws, regulations and ordinances. More specifically, we strongly believe that the high ethical content of our programs and the three key programs themselves ( business, nursing and education) contribute greatly to the community's health, safety, morals, comfort and general welfare. Consistent with our experience in Rolling Meadows, the Lombard student population will have a significant favorable impact on the Village economy as they make frequent access of local businesses for shopping, dining and other service needs. Note that if students do not dine locally before class it is common for the class to have standing catering arrangements with local vendors.

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 to be located;

We believe that the proposed signage is very consistent with the level of signage evidenced elsewhere along I-88 and throughout the Village.

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;

Our lease space within the building and proposed signage should have no impact on contiguous property developments.

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

Comar Properties, Inc, the building owner, has entered into an informal agreement with next door property owner for additional parking space, if and as needed. ( Comar Properties letter dated December 16, 2009 which forms an integral part of our initial application refers.) Since our classes are held in the evenings or weekends only, and we will only have a staff of six present during normal working hours, we believe there will be no need for additional parking space.

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 current configuration will allow for comfortable ingress and egress with minimal traffic congestion.

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

We have been advised that the proposed conditional use is in conformity with the current Comprehensive Plan for the Village of Lombard.

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.

We believe that our proposed use and related plan are in full compliance with local regulations save for the petitions noted herein.

We are advised that this is not applicable to our application as this is an existing building of long

4. That the overall floor area of the planned development shall not exceed by more than 40% the maximum floor area permitted for the individual uses in each applicable district.

As noted elsewhere herein, we strongly believe that the proposed relief which is a precondition to our market entry would be of direct benefit not only to our student and local community constituents alike.

3. That such exceptions are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned development as well as those of the surrounding properties.

As an abundance of caution, Mr. Danos has already received assurances from an adjoining property owner that, in case of need, additional parking can be made available for our use. ( Mr. Danos's letter dated December 16, 2009 accompanying our original application filing refers.)

While one might wish to extrapolate the Rolling Meadows data and apply it in pro forma analysis to the 555 Butterfield site, we are cognizant that there can be no guarantee that the two sites will exhibit identical occupancy trends on ramp-up. Accordingly, it is critical that we maintain the flexibility to fully utilize our maximum design capacity from day one.

By way of comparison, the University's Rolling Meadows facility, which opened in 2004, has a maximum occupancy of approximately 99 ( inclusive of students and faculty). Our analysis of the last two year's evening utilization profile indicates that Rolling Meadows's maximum and average utilization factors have been 56% and 35% respectively. As indicated before, the composition of the student body on any given evening can vary widely as one evening you might have a class of 30 business students and another with 15 nursing students. The following evening the ratio might well be reversed or differ altogether.

- Day: 8 Staff ( no classes are held during daytime hours)
- Evening: 88 students (3 classrooms per floor plan) plus 3 adjunct faculty for a maximum evening occupancy of 91.

More specifically, our 555 Butterfield plan calls for us to have the following maximum occupancy characteristics:

We further believe that our proposed entry into the Village of Lombard at the 555 Butterfield site should have no adverse impact on use at any other property owner. In concert with our experience at Rolling Meadows we believe that the 555 Butterfield site will provide more than ample parking space for evening students without infringement on neighboring properties.

As a matter of policy, Olivet Nazarene University sets a high standard for its physical premises as evidenced by our beautiful main campus in Bourbonnais and it's Rolling Meadows regional site. That said, we have been very selective in identifying suitable candidate sites for our proposed I-88 corridor presence. We are especially pleased at the possibility of being associated with a highly respected owner such as Mr. Gus Danos and Comar Properties, Inc, as it is clear to us from both observation of several of his properties , and interaction with him personally, that he too subscribes to maintaining a high standard with the buildings he owns. Thus, we have a mutual interest in maintaining the overall attractiveness of the building which in turn favorably impacts valuation. In normal market conditions, we presume that this should also have a favorable impact on contiguous property valuations and the Village as a whole.

2. The proposed exceptions would not adversely impact the value or use of any other property.

relief items are considered to be essential to the University's mission as described above.



We believe that the upgrades Mr. Danos currently has underway greatly enhance the essential character of the neighborhood. Again, neither our evening parking requirements for students, ( class hours generally being post-work hours for most other building tents) nor our proposed signage, which will be very attractively done along the lines of our Rolling Meadows signage, albeit much smaller in dimension, will in any way alter the essential character of the neighborhood.

7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

From our perspective, issues such as property attractiveness, tenant safety and community impact (as a matter of policy we always strive to be good neighbors within the community) are of paramount importance to the University. As such, we believe that 555 Butterfield affords us the best opportunity to meet this criteria within the Village of Lombard. As stated previously, we recognize that it is in our mutual interest to contribute to the support of property values as it's a reflection on the University.

In closing, I hope the foregoing does justice to the questions and issues applicable to our application. Please do not hesitate to contact me should there be any further need for clarification and/or amplification.

Also, I would be remiss if we didn't express our appreciation to you and Stu Moynihan for all of the helpful assistance rendered to date. We're especially grateful for your efforts to give us fast track feedback on the key issues in recognition of the University's urgent timeline.

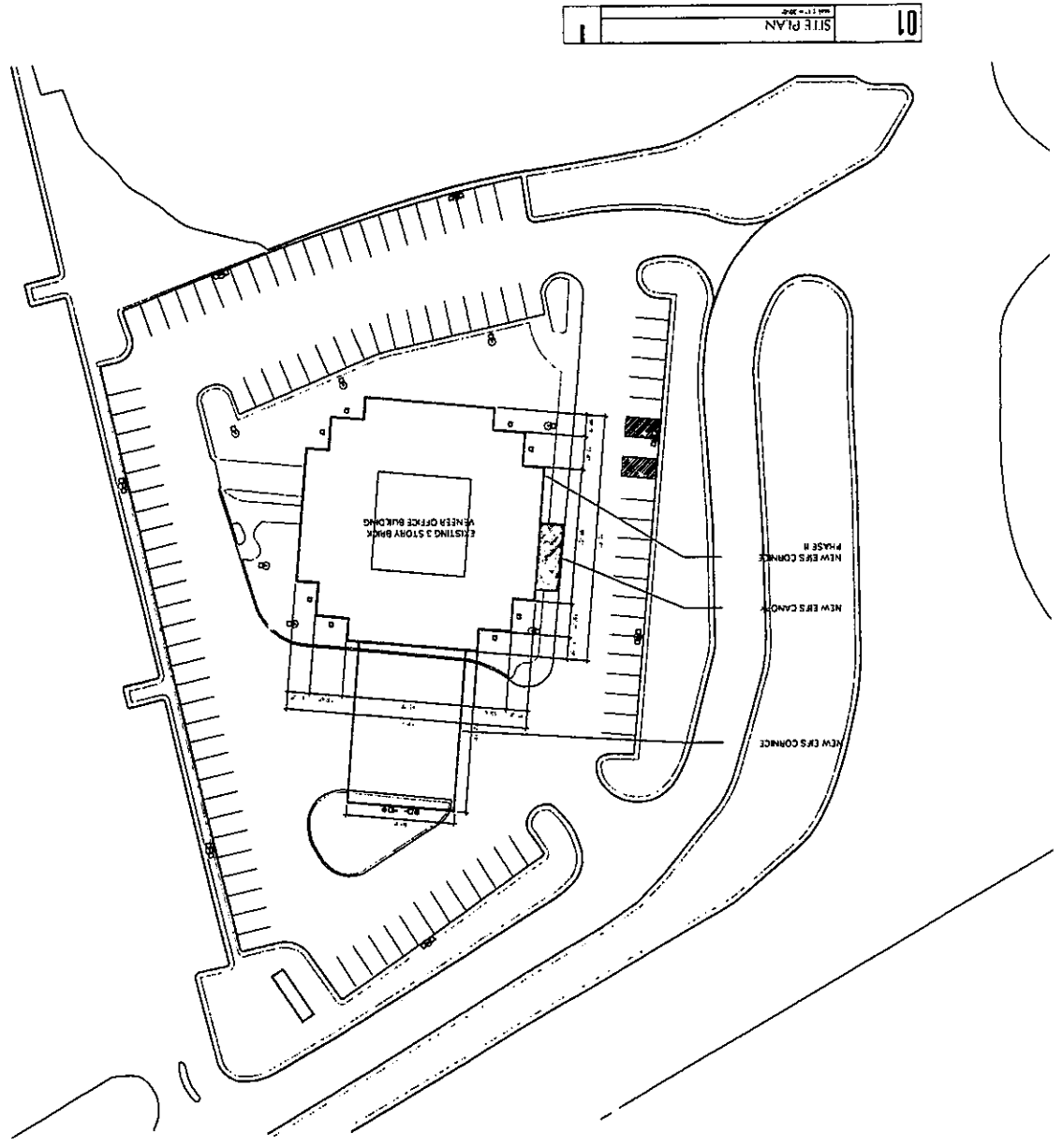
Sincerely,

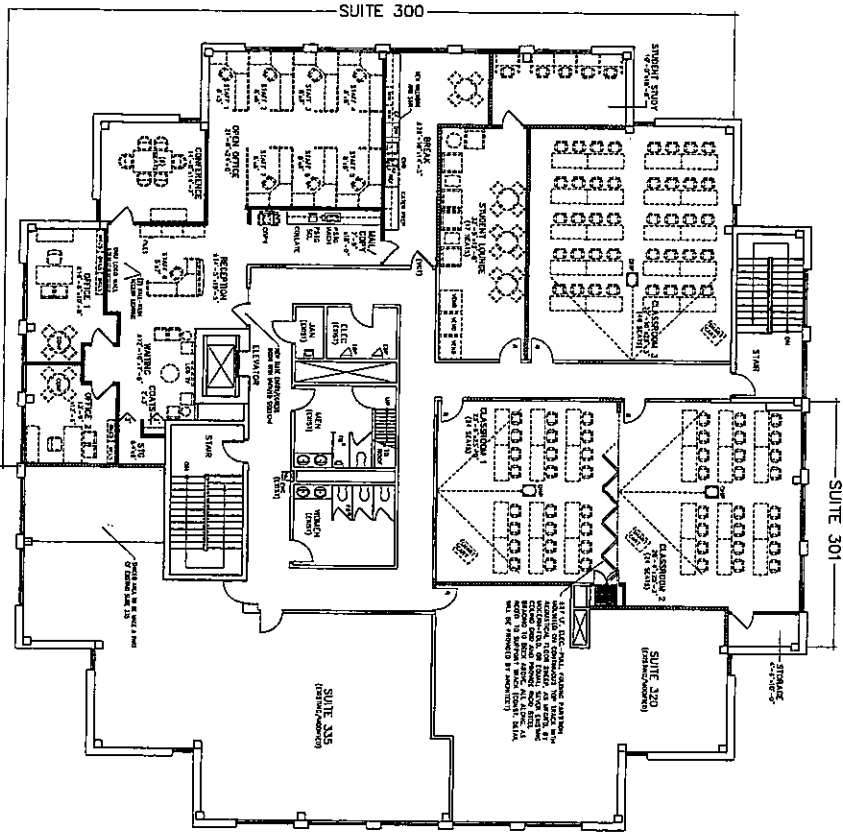


R, Michael Shehorn  
Strategic Site Coordinator  
& Executive-In-Residence



555 EAST BUTTERFIELD ROAD  
LOMBARD, ILLINOIS





**1 SPACE PLAN # Prelim - 5/976 RSF**  
 SCALE: 1/8" = 1'-0"

**CONST. LEGEND**

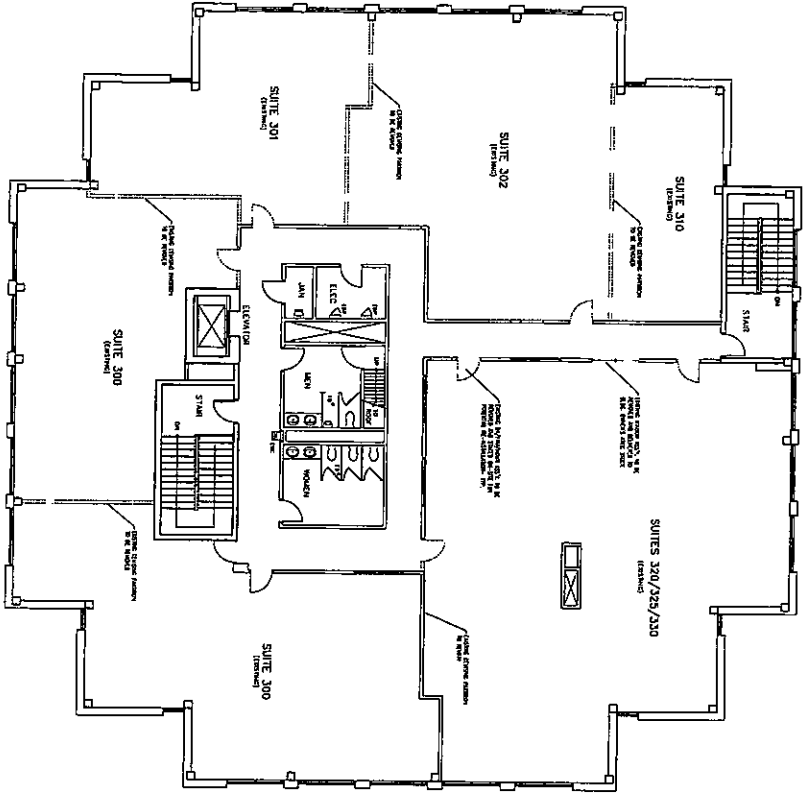
	DOOR, CASE, PARTITION CONSTRUCTION
	NEW GLAZING PARTITION CONSTRUCTION
	NEW GLAZING PARTITION CONSTRUCTION WITH 3/4\"/>
	CAST, CORE/PARTITION CONCRETE PARTITION CONSTRUCTION WITH INSULATION TO REDUCE NOISE
	NEW TENANT INTERIOR PARTITION CONSTRUCTION RECORDED AS SHOWN
	NEW DRYWALL/WOOD ASSY
	TENANT FURNITURE
	EXISTING ITEM ON SPACE - RELOCATED

**PLAN NOTE:**  
 PROVIDING SPACE PLANS FOR THE PROPOSED TENANT IMPROVEMENTS. THESE PLANS ARE SUBJECT TO THE FINAL CONSTRUCTION RECORDS.

SUITE 300 - 4,294 RSF  
 SUITE 301 - 1,424 RSF  
 TOTAL O.N.U. - 5,976 RSF

THIS PLAN PREPARED FOR DESIGN AND CONSTRUCTION OF THE PROPOSED TENANT IMPROVEMENTS. ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SHALL BE SUBJECT TO THE FINAL CONSTRUCTION RECORDS.  
**NOT FOR CONSTRUCTION**  
 BY: SHIRT & PAW ARCHITECTS

SHEET NUMBER <b>SP1p</b>	DESIGNED BY JWD	PROPOSED TENANT IMPROVEMENTS FOR: <b>OLIVET NAZARENE UNIVERSITY</b> 555 E. BUTTERFIELD RD. - SUITES 300/301 LOMBARD, IL 60148	<b>SILVA ARCHITECTS</b> ARCHITECTURE PLANNING INTERIORS 100 E. HIGHLAND AVE., SUITE 100 ELGIN, IL 60120 847-441-1300
	DATE 11-16-09		
SHEET TITLE PRELIMINARY SPACE PLAN	JOB NUMBER		



1 REMOVAL PLAN #10101m  
SCALE: 1/8" = 1'-0"

REMOVAL LEGEND	
	EXIST. CORE/BACK PARTITION CONSTRUCTION TO REMAIN
	EXIST. CORE/BACK PARTITION WALL TO BE REMOVED
	EXISTING DR./TR./WALKWAY ASSTY TO REMAIN
	EXISTING DR./TR./WALKWAY ASSTY TO BE REMOVED

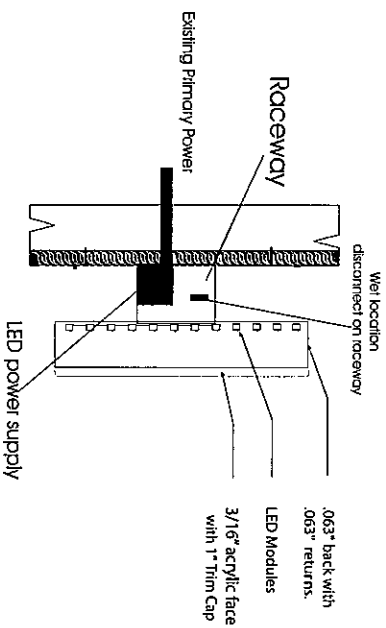
THIS PLAN PREPARED FOR DESIGN, CONSTRUCTION AND FINISHING ONLY. ALL DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY ALL DIMENSIONS AND MAKE CORRECTIONS IN FIELD. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. NOT FOR CONSTRUCTION BY OWNER OF SILVA ARCHITECTS

SHEET NUMBER <b>RMVL</b> <b>1p</b>	SHEET TITLE <b>PRELIMINARY REMOVAL PLAN</b>	JOB NUMBER <b>11-18-03</b>	DATE <b>11-18-03</b>	DRAWN BY <b>JWD</b>	PROPOSED TENANT IMPROVEMENTS FOR: <b>OLIVET NAZARENE UNIVERSITY</b> <b>555 E. BUTTERFIELD RD. - SUITES 300/301</b> <b>LOMBARD, IL 60148</b>	<b>SILVA ARCHITECTS</b> <input type="checkbox"/> ARCHITECTURE <input type="checkbox"/> PLANNING <input type="checkbox"/> INTERIORS 980 E. HIGHLAND AVE. SUITE 602 ELGIN, IL 60120 847-841-5800

36 in **OLIVET NAZARENE UNIVERSITY** 68 ft

raceway mounted channel letters  
8"x12' raceways (5) - painted to match facade

Typical Raceway Mount channel Letters with LED's



**Vital Signs**  
Interior & Exterior Signs & Graphics  
791 Industrial Dr. Eimhurst Illinois 60126  
630.832.9600 Fax: 630.832.9669  
www.vital-signs.com

Client: Grubb & Ellis  
Job #: \*\*  
Location: \*\*  
Date: 11-16-09  
Sign Type: Channel Letters  
Quantity:

Scale:  
Drawn by: Matthew G  
Revised: 12-16-09  
Notes:

Approved  Approved with changes noted  
 Not Approved - Revise & Resubmit  
 Date / / signed: \_\_\_\_\_

This drawing has been made available to the client to illustrate design or manufacturing details and are not to be distributed for bid without the written consent of VITAL SIGNS USA. Copyright 2007.



This is how the sign will be produced.  
Any errors not noted will be on the finished product.





December 16, 2009

**VIA PICK UP**  
Stuart W. Moynihan  
Associate Planner  
**Village of Lombard**  
255 E. Wilson Avenue  
Lombard, IL 60148

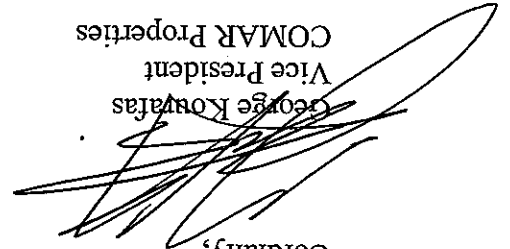
**Re: 555 East Butterfield Road  
Lombard, IL 60148**

Dear Stuart:

As requested, the total number of parking spaces at the above referenced location has a total of 103 parking spaces. Attached, please view an informal agreement with the owner next door offering to accommodate us with additional parking spaces if needed. That agreement would be considered a Month to Month Lease.

Should you have any further questions, comments, or concerns, please feel free to contact us at anytime at 630.889.9600.

Cordially,



George Kouvaras  
Vice President  
COMAR Properties

Comar Properties, Inc.  
15660 Midwest Road • Suite 300  
Oakbrook Terrace, Illinois 60181  
Phone (630) 889-9600  
www.comarproperties.com

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# Bilger Corporation

December 16, 2009

Gus Danos

Comar Properties

2208 Midwest Road - Suite 1N

Oak Brook IL 60523

**Subject: Additional Parking**

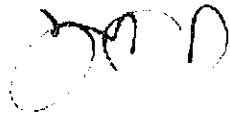
Dear Gus:

To reaffirm yesterday's phone conversation, should you need additional parking to accommodate your prospective tenant's needs, I would be happy to set aside an area on my property immediately to the east of your property to accommodate that need.

Obviously, accommodating this need is subject to the future redevelopment of my property. As we discussed, the redevelopment of the site is not likely in the near term.

Should you want to proceed to formalize this use, please contact me at your convenience. Have a joyous Holiday Season.

Sincerely,



---

---

Manager, 611 Butterfield LLC

400 North Michigan Ave. - Suite 1616, Chicago, IL 60611  
Phone 312 970 9830 - E-mail ross@me.com





December 22, 2009

Mr. Christopher Stilling  
Assistant Director of Community Development  
VILLAGE OF LOMBARD  
255 e. Wilson Avenue  
Lombard, IL 60148-3931

RE: OLIVET NAZARENE UNIVERSITY APPLICATION

Dear Chris:

Pursuant to our recent discussions, please accept this letter in support of our subject application which was delivered on December 17, 2009. More specifically, the following responds to your request that we provide background on the Olivet Nazarene University and it's School for Graduate and General Studies along with addressing the rationale for the following requests for zoning relief as they relate to both our proposed use and existing non-conformities.

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Olivet Nazarene University / School for Graduate and Continuing Studies

Founded in 1907 as a Christian-focused institution of higher learning, Olivet Nazarene University's 220-acre main campus is located in Bourbonnais, Illinois. Today Olivet enrolls in excess of 4,500 students who pursue offerings in more than 100 undergraduate and 12 graduate programs . Olivet continues to be one of the top-ranked liberal arts institutions in Illinois per U.S.News & World Report. It is also well known as the summer home of the Chicago Bears.

With current enrollment of 2,500 , Olivet's School of Graduate and Continuing Studies primary focus is on adult learning. Classes are held in the evenings 6:00 PM to 10:00 PM Monday through Thursday, and on rare occasions , on Saturday mornings. Specific course offerings include undergraduate and graduate degree programs in Business, Education and Nursing. In addition to offering courses on line and on main campus, SGCs has had a regional center in Rolling Meadows since early 2004. Also, it is currently seeking to establish a similar site in the Lombard area along the I-88 corridor with mid-2010 the targeted opening date. Lombard's course offerings will be identical to those offered by Rolling Meadows.

Standards for  
Conditional Uses  
(has labeled)

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;

As a Christian-based institution, it is ONU's policy to fully comply with both the letter and spirit of all laws, regulations and ordinances. More specifically, we strongly believe that the high ethical content of our programs and the three key programs themselves ( business, nursing and education) contribute greatly to the community's health, safety, morals, comfort and general welfare. Consistent with our experience in Rolling Meadows, the Lombard student population will have a significant favorable impact on the Village economy as they make frequent access of local businesses for shopping, dining and other service needs. Note that if students do not dine locally before class it is common for the class to have standing catering arrangements with local vendors.

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 to be located;

We believe that the proposed signage is very consistent with the level of signage evidenced elsewhere along I-88 and throughout the Village.

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;

Our lease space within the building and proposed signage should have no impact on contiguous property developments.

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

Comar Properties, Inc, the building owner, has entered into an informal agreement with next door property owner for additional parking space, if and as needed. ( Comar Properties letter dated December 16, 2009 which forms an integral part of our initial application refers.) Since our classes are held in the evenings or weekends only, and we will only have a staff of six present during normal working hours, we believe there will be no need for additional parking space.

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 current configuration will allow for comfortable ingress and egress with minimal traffic congestion. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and

We have been advised that the proposed conditional use is in conformity with the current Comprehensive Plan for the Village of Lombard.

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.

We believe that our proposed use and related plan are in full compliance with local regulations save for the petitions noted herein.

A. General Standards

1. Except as modified 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.

As part of the request seeking relief for signage and parking.

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

Village of Lombard already provides utilities inclusive of sewer and water.

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

We are advised that the proposal at hand is consistent with the Comprehensive Plan of the Village.

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

Consistent with our experience in Rolling Meadows, Olivet Nazarene University's entry into the Village of Lombard will directly benefit local businesses in omnibus ways. Those likely to be most favorably impacted would be food establishments as the evening students either buy dinner locally before class or have it catered in for the class as a whole. Students and staff would also avail themselves of the shopping opportunities afforded by Yorktown Mall across the street as well as other businesses along the Butterfield corridor. Again, this would be consistent with the precedent set in Rolling Meadows and our close proximity to Woodfield Mall.

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

We are advised that this section does not apply to our current proposal as there will be no reconfiguration of the existing site.

B. Standards for Planned Developments with Use Exceptions (1-3)

We are advised that this section does not apply to our proposal.

C. Standards for Planned Developments and Other Exceptions

1. Any reduction in the requirements of this ordinance is in the public interest.

Favorable consideration of the proposed requests for relief are indispensable prerequisites to our moving from a non-binding letter of intent to a final execution lease at 555 Butterfield. The University considers these issues vital to its ability to maintain brand awareness and the quality of service delivery to student constituents. Stated perhaps more succinctly, the proposed

2. The proposed exceptions would not adversely impact the value or use of any other property. relief items are considered to be essential to the University's mission as described above.

As a matter of policy, Olivet Nazarene University sets a high standard for its physical premises as evidenced by our beautiful main campus in Bourbonnais and it's Rolling Meadows regional site. That said, we have been very selective in identifying suitable candidate sites for our proposed I-88 corridor presence. We are especially pleased at the possibility of being associated with a highly respected owner such as Mr. Gus Danos and Comar Properties, Inc. as it is clear to us from both observation of several of his properties, and interaction with him personally, that he too subscribes to maintaining a high standard with the buildings he owns. Thus, we have a mutual interest in maintaining the overall attractiveness of the building which in turn favorably impacts valuation. In normal market conditions, we presume that this should also have a favorable impact on contiguous property valuations and the Village as a whole.

We further believe that our proposed entry into the Village of Lombard at the 555 Butterfield site should have no adverse impact on use at any other property owner. In concert with our experience at Rolling Meadows we believe that the 555 Butterfield site will provide more than ample parking space for evening students without infringement on neighboring properties.

More specifically, our 555 Butterfield plan calls for us to have the following maximum occupancy characteristics:

- Day: 8 Staff ( no classes are held during daytime hours)
- Evening: 88 students (3 classrooms per floor plan) plus 3 adjunct faculty for a maximum evening occupancy of 91.

By way of comparison, the University's Rolling Meadows facility, which opened in 2004, has a maximum occupancy of approximately 99 ( inclusive of students and faculty). Our analysis of the last two year's evening utilization profile indicates that Rolling Meadow's maximum and average utilization factors have been 56% and 35% respectively. As indicated before, the composition of the student body on any given evening can vary widely as one evening you might have a class of 30 business students and another with 15 nursing students. The following evening the ratio might well be reversed or differ altogether.

While one might wish to extrapolate the Rolling Meadows data and apply it in pro forma analysis to the 555 Butterfield site, we are cognizant that there can be no guarantee that the two sites will exhibit identical occupancy trends on ramp-up. Accordingly, it is critical that we maintain the flexibility to fully utilize our maximum design capacity from day one.

As an abundance of caution, Mr. Danos has already received assurances from an adjoining property owner that, in case of need, additional parking can be made available for our use. ( Mr. Danos's letter dated December 16, 2009 accompanying our original application filing refers.)

3. That such exceptions are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned development as well as those of the surrounding properties.

As noted elsewhere herein, we strongly believe that the proposed relief which is a precondition to our market entry would be of direct benefit not only to our student and local community constituents alike.

4. That the overall floor area of the planned development shall not exceed by more than 40% the maximum floor area permitted for the individual uses in each applicable district.

We are advised that this is not applicable to our application as this is an existing building of long

standing.

5. That in residential planned developments the maximum number of dwelling units allowed shall not exceed by more than 40% the number of dwelling units permitted in the underlying district.

We are advised that this is not applicable to our application.

6. That all buildings are located within the planned development in such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:

We are advised that this section in its entirety (a-c) does not apply to our application.

7. That the area of open space provided in a planned development shall be at least 25% more than that required in the underlying zone district.

We are advised that this section does not apply to our application.

Petitioner's Response to Standards for Variations (with regard to all of the above variations) (Page 17)

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.

As noted above, the University's inability to secure favorable consideration on relief sought in its application would be extremely detrimental to its brand awareness and mission execution. As such, the University would be obliged to reconsider alternatives to the proposed 555 Butterfield site.

2. The conditions upon which an application for a variance is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification.

We believe the foregoing to be the case.

3. The purpose of the variation is not based primarily upon a desire to increase financial gain.

ONU is a non-for-profit institution pursuing the mission of delivering a quality Christian-focused education at all program levels. As such, maintaining the integrity of brand awareness is of paramount importance to us and our constituents. We believe that the inability to fully use our lease space (if occupancy caps less than full design capacity were imposed) and the absence of adequate signage would seriously detract from our brand and the SGCSS's ability to fulfill its mission.

4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.

The existing structure has been in place for many years prior to current ownership's purchase.

5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

For the reasons previously noted herein, we strongly believe that our proposal for relief would not adversely impact public welfare.

6. The granting of the variation will not alter the essential character of the neighborhood; and

We believe that the upgrades Mr. Danos currently has underway greatly enhance the essential character of the neighborhood. Again, neither our evening parking requirements for students, ( class hours generally being post-work hours for most other building tents) nor our proposed signage, which will be very attractively done along the lines of our Rolling Meadows signage, albeit much smaller in dimension, will in any way alter the essential character of the neighborhood.

7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

From our perspective, issues such as property attractiveness, tenant safety and community impact (as a matter of policy we always strive to be good neighbors within the community) are of paramount importance to the University. As such, we believe that 555 Butterfield affords us the best opportunity to meet this criteria within the Village of Lombard. As stated previously, we recognize that it is in our mutual interest to contribute to the support of property values as it's a reflection on the University.

In closing, I hope the foregoing does justice to the questions and issues applicable to our application. Please do not hesitate to contact me should there be any further need for clarification and/or amplification.

Also, I would be remiss if we didn't express our appreciation to you and Stu Moynihan for all of the helpful assistance rendered to date. We're especially grateful for your efforts to give us fast track feedback on the key issues in recognition of the University's urgent timeline.

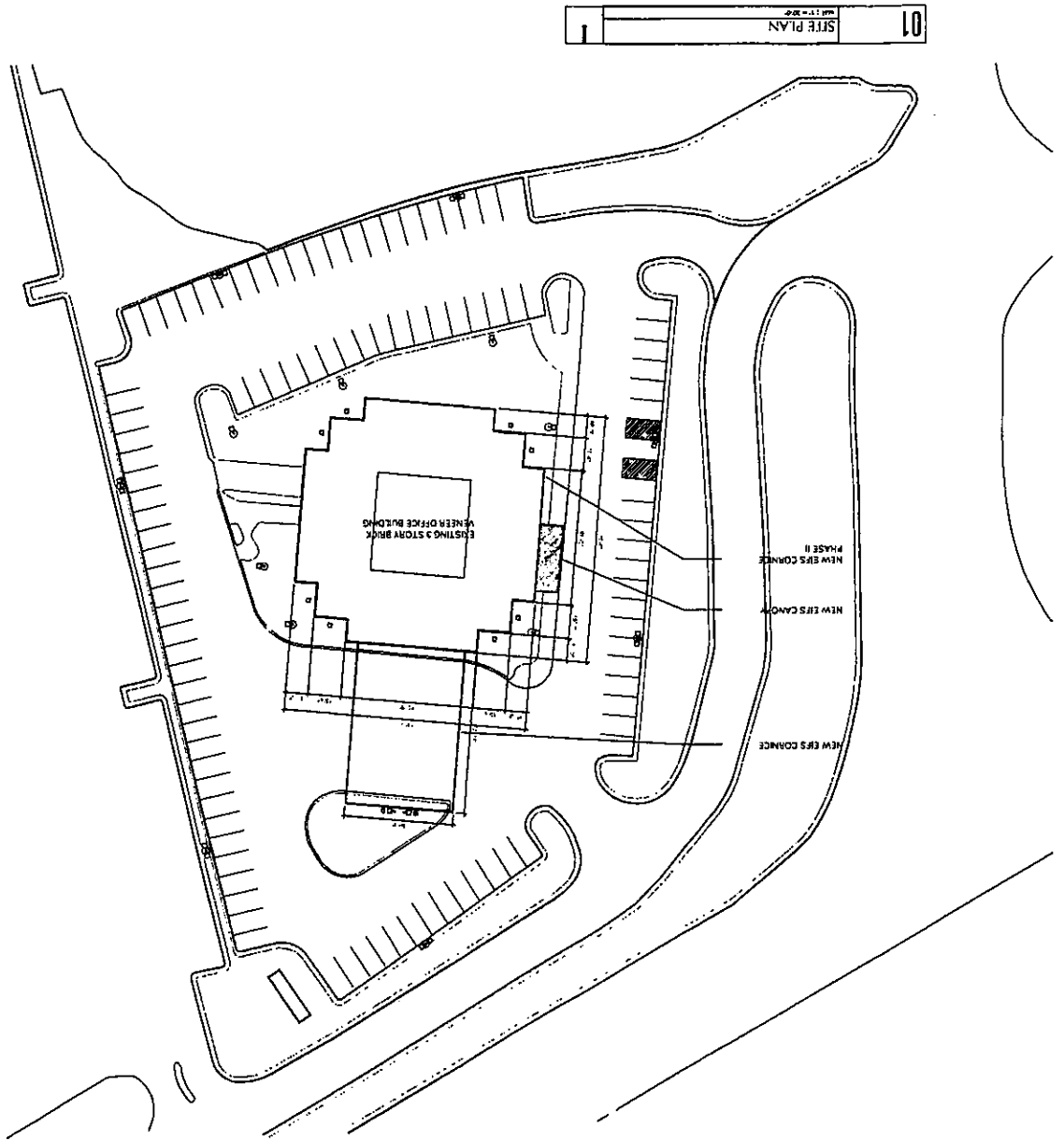
Sincerely,



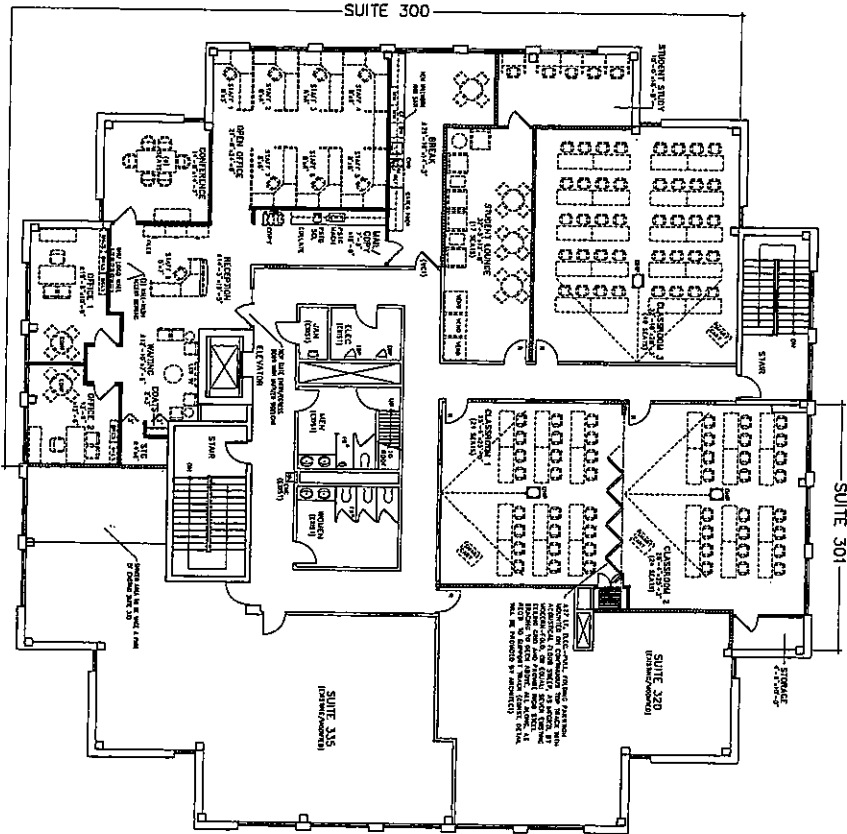
R, Michael Shehorn  
Strategic Site Coordinator  
& Executive-In-Residence



555 EAST BUTTERFIELD ROAD  
LOMBARD, ILLINOIS







1 SPACE PLAN # Prelim - 5,976 RSF  
SCALE: 1/8" = 1'-0"

**CONST. LEGEND**

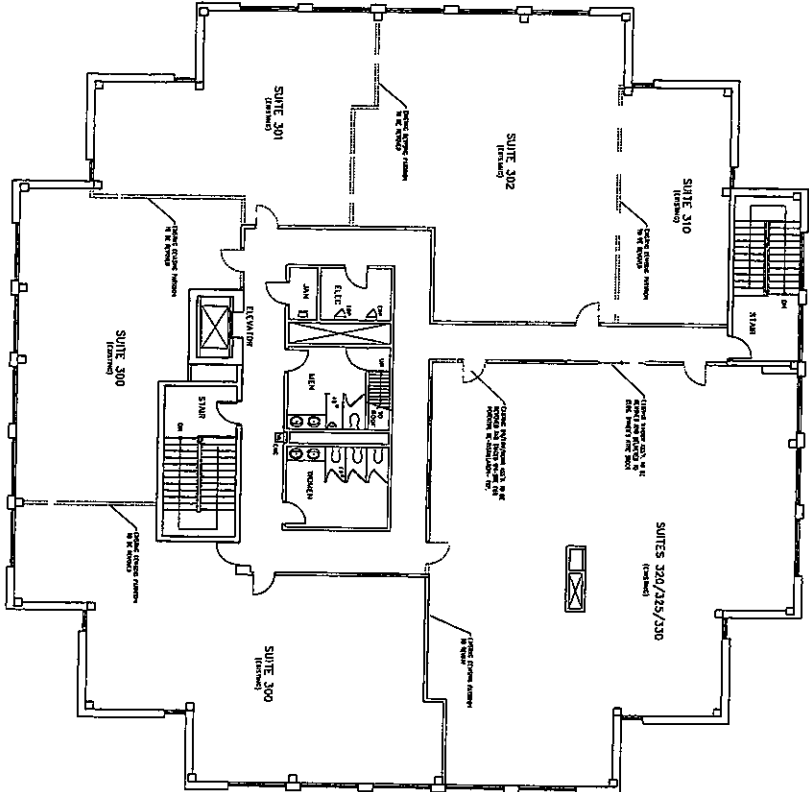
- EXIST. LOBBY/RECEIVING PARTITION CONSTRUCTION
- NEW LOBBY/RECEIVING PARTITION CONSTRUCTION
- NEW OFFICE PARTITION CONSTRUCTION WITH GLASS
- EXIST. OFFICE PARTITION CONSTRUCTION WITH GLASS
- NEW TENANT RECEPTION PARTITION CONSTRUCTION WITH GLASS
- EXISTING OR NEW/NEW ASST. RELOCATED AS SHOWN
- NEW PARTITION/FORM ASST.
- TRIM/FRONTLINE
- EXISTING TRIM OR DEMO - RELOCATED

**PLAN NOTE:**  
FURNITURE SPACE PLANS PROVIDED FOR SUITE 300, SUITE 301, SUITE 305, AND SUITE 305. FURNITURE IS TO BE PROVIDED BY THE CLIENT. FURNITURE IS TO BE PROVIDED BY THE CLIENT. FURNITURE IS TO BE PROVIDED BY THE CLIENT.

SUITE 300 - 4,284 RSF  
SUITE 301 - 1,772 RSF  
TOTAL OMA - 5,976 RSF

THIS PLAN PREPARED FOR BECOM MENTY AND ASSOCIATES, ARCHITECTS AND ENGINEERS, AND SUBJECT TO FIELD VERIFICATION AND FINAL CONSTRUCTION DETAILS.  
NOT FOR CONSTRUCTION  
BY: SP1P & ASSOCIATES

SHEET NUMBER <b>SP1P</b>	SHEET TITLE PRELIMINARY SPACE PLAN	JOB NUMBER 11-16-09	DATE 11-16-09	DRAWN BY JMD	REVISIONS	PROPOSED TENANT IMPROVEMENTS FOR: <b>OLIVET NAZARENE UNIVERSITY</b> 555 E. BUTTERFIELD RD. - SUITES 300/301 LOMBARD, IL 60148	<b>SILVA ARCHITECTS</b> <input type="checkbox"/> ARCHITECTURE <input type="checkbox"/> PLANNING <input type="checkbox"/> INTERIORS 188 E. HIGHLAND AVE. SUITE 105 ELGIN, IL 60120 847-641-1288
						PROJECT ADDRESS: 555 E. BUTTERFIELD RD., SUITES 300/301, LOMBARD, IL 60148	



1 REMOVAL PLAN # Prelim  
 BDL:JW-10

**REMOVAL LEGEND**

	EXIST. CORE/PARTITION CONSTRUCTION TO REMAIN
	EXIST. CORE/BACK INTERIOR WALL TO BE REMOVED
	EXISTING IN/FR/OUT/ASM ASSY TO BE REMOVED
	EXISTING IN/FR/OUT/ASM ASSY TO BE RETAINED

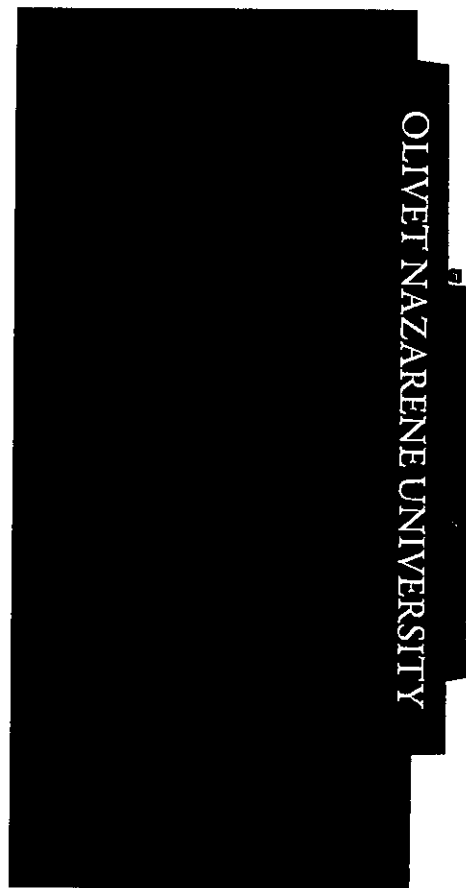
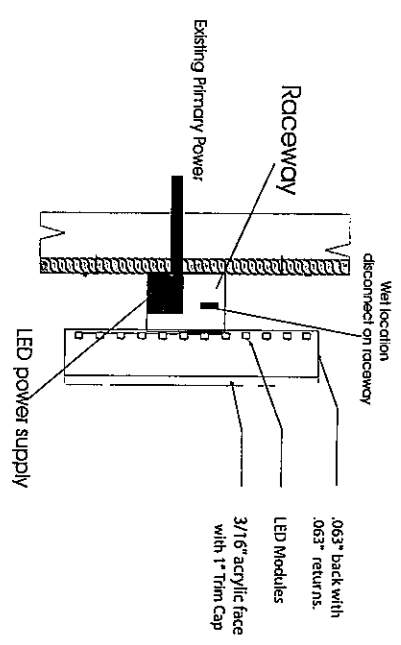
THIS PLAN PREPARED FOR DESIGN AND CONSTRUCTION OF TENANT IMPROVEMENTS AND SHALL BE SUBJECT TO THIS SPECIFICATION AND FINAL CONSTRUCTION DETAILS AS ORDERED BY SILVA ARCHITECTS

SHEET NUMBER <b>RMVL</b> 1P	SHEET TITLE PRELIMINARY REMOVAL PLAN	DATE 11-1-8-09	PROPOSED TENANT IMPROVEMENTS FOR: <b>OLIVET NAZARENE UNIVERSITY</b> 555 E. BUTTERFIELD RD. - SUITES 300/301 LOMBARD, IL 60146	<b>SILVA ARCHITECTS</b> <input type="checkbox"/> ARCHITECTURE <input type="checkbox"/> PLANNING <input type="checkbox"/> INTERIORS 180 E. HIGHLAND AVE. SUITE 102 ELGIN, IL 60120 847-641-1320
		JOB NUMBER		
DESIGNER JMD	DRAWN BY	DATE	PROPOSED TENANT IMPROVEMENTS FOR:	<b>SILVA ARCHITECTS</b> <input type="checkbox"/> ARCHITECTURE <input type="checkbox"/> PLANNING <input type="checkbox"/> INTERIORS 180 E. HIGHLAND AVE. SUITE 102 ELGIN, IL 60120 847-641-1320
DATE 11-1-8-09	JOB NUMBER	REVISIONS	PROPOSED TENANT IMPROVEMENTS FOR:	

36 in **OLIVET NAZARENE UNIVERSITY** 68 ft

raceway mounted channel letters  
8"x12' raceways (5) - painted to match facade

Typical Raceway Mount channel Letters with LED's



<p><b>Vital Signs</b> Interior &amp; Exterior Signs &amp; Graphics 791 Industrial Dr. - Elmhurst Illinois 60126 630.832.9200 Fax 630.832.9269 www.vital-signs.com</p>	
<p><b>Client:</b> Grubb &amp; Ellis <b>Job #:</b> ** <b>Location:</b> ** <b>Date:</b> 11-16-09</p>	<p><b>Scale:</b> <b>Drawn by:</b> Matthew G <b>Revised:</b> 12-16-09 <b>Notes:</b></p>
<p><b>Sign Type:</b> Channel Letters <b>Quantity:</b></p>	<p><input type="checkbox"/> Approved    <input type="checkbox"/> Approved with changes noted <input type="checkbox"/> Not Approved - Revise &amp; Resubmit</p> <p><b>Date</b> / / <b>Signed:</b> _____</p>
<p><b>STOP</b> This is how the sign will be produced. Any errors not noted will be on the finished product. <b>STOP</b></p>	
<p><small>This drawing has been made available to the client to illustrate design or manufacturing details and are not to be distributed for bid without the written consent of VITAL SIGNS USA, Copyright 2007.</small></p>	

December 16, 2009

Gus Danos

Comar Properties

2208 Midwest Road - Suite 1N

Oak Brook IL 60523

**Subject: Additional Parking**

Dear Gus:

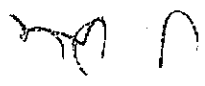
To reaffirm yesterday's phone conversation, should you need additional parking to accommodate your prospective tenant's needs, I would be happy to set aside an area on my property immediately to the east of your property to accommodate that need.

Obviously, accommodating this need is subject to the future redevelopment of my property. As we discussed, the redevelopment of the site is not likely in the near term.

Should you want to proceed to formalize this use, please contact me at your convenience.

Have a Joyous Holiday Season.

Sincerely,



Call 847-590-0675 for more information regarding the rental of Chicago Regional Center's facilities.



# CHICAGO REGIONAL CENTER

OLIVET NAZARENE UNIVERSITY  
School of Graduate and Continuing Studies  
3601 Algonquin Road  
Rolling Meadows, Illinois 60008

NON-PROFIT ORG.  
U.S. POSTAGE  
PAID  
BOURBONNAIS, IL  
PERMIT NO. 61



OLIVET NAZARENE UNIVERSITY  
SCHOOL OF GRADUATE  
AND CONTINUING STUDIES

OLIVET NAZARENE UNIVERSITY

CHICAGO REGIONAL CENTER  
3601 Algonquin Road  
Rolling Meadows, Illinois

SPACE AVAILABLE FOR DAYTIME  
MEETINGS AND CONFERENCES

# CHICAGO REGIONAL CENTER

## About the Chicago Regional Center

### Space

In addition to hosting numerous graduate and continuing education evening programs, Olivet Nazarene University's Chicago Regional Center is now available for day-time rental.

Four classrooms, designed to accommodate from nine to thirty persons, are ideally suited for off-site strategic meetings or training. Most rooms can be configured to suit the purpose and objectives of your gathering.

The Center is available for use 8 a.m. - 5 p.m., Monday through Friday. Our staff is happy to assist with lodging, catering or special need requirements that you might have.

### Technology

All rooms are equipped with the following:



- Smart Boards
- Traditional Audio Visual
- Teleconferencing
- Computer and Internet

Poly-Com Video Conferencing is also available in Reed room.

### Location

The Chicago Regional Center is conveniently located in Rolling Meadows, a northern suburb of Chicago. Only 20 minutes from O'Hare Airport, the CRC is close to many of the area's finest hotels and restaurants.



For information concerning room rental, call 847-590-0675 Ext. 25

3601 Algonquin Road Rolling Meadows, Illinois 60008

# OLIVET NAZARENE UNIVERSITY

School of Graduate and Continuing Studies

## SGCS Mission Statement

We serve Olivet by taking the ONU mission to new locations and extended audiences.

## Message from the Dean

The School of Graduate and Continuing Studies was formally designed to serve as an academic unit in response to a strong commitment to graduate and adult continuing education. We actively search to find ways to meet the changing needs of the marketplace. Our Rolling Meadows facility is optimally located to meet not only the needs of our learners, but also to serve the growing needs of the community. Please contact us today to discover the many ways we can serve you and your organization.



## Graduate and continuing studies programs offered at CRC

- Master of Arts in Education, Curriculum & Instruction
- Master of Arts in Education, School & Improvement Leadership
- Master of Arts in Education, Reading Specialist
- Master of Arts in Education, Teacher Leadership
- Associate of Arts in Business
- Bachelor of Business Administration
- Master of Business Administration
- Master of Organizational Leadership
- Bachelor of Science in Nursing
- Master of Science in Nursing

For information concerning Olivet Nazarene University programs, call 815-939-5291

One University Avenue Bourbonnais, Illinois 60914

# EXECUTIVE MASTER OF BUSINESS ADMINISTRATION

OLIVET NAZARENE UNIVERSITY  
SCHOOL OF GRADUATE  
AND CONTINUING STUDIES



## THE OLIVET EXECUTIVE MBA AT A GLANCE

**Format:** Online learning combined with five short residencies.

**Program Length:** 16 months

**Location:** Olivet Nazarene University Bourbonnais, Illinois

**Typical Candidate:** Professionals with at least five years business experience.

**Program Start Date:** March 2010

### MAJOR OBJECTIVES AND RELEVANT COURSE WORK:

Developing Character-Driven Leadership

Understanding and Creating

Successful Organizations

Ethics and Leadership

Non-Profit Growth and Development

Communicating and Leading

Across Boundaries

Thriving in a Global Environment

Global Business Strategy and Economics

Sustainable Business Practices

Strategy and Execution

Strategies for a Networked Economy

Creating and Measuring Value

Data Acquisition, Analysis and Presentation

Managing Growth and Risk

Entrepreneurship and Value Creation

Brand Management



The Olivet Executive MBA is designed for business professionals who want to advance their education, but can't put life on hold. Designed to be relevant, current and challenging, this program equips students to meet the challenges of today's business world.

The Olivet Executive MBA intentionally focuses on the ethical elements of leadership, alongside traditional business studies. We simply couldn't see creating an executive level program without including a rigorous discussion of ethics. This program is designed to build your knowledge and skills, balance personal and professional growth, and provide you with dynamic leadership training.

### PROGRAM FORMAT

The Olivet Executive MBA is presented in a blended format, offering the convenience and flexibility of online learning combined with five residential weekend sessions. As a learner in this 16 month program, you will complete three sequential online courses followed by an intensive Leadership In-Focus weekend session held on Olivet's main campus in Bourbonnais, Ill.

### LEADERSHIP IN FOCUS WEEKENDS

Designed to build skills, advance your leadership abilities, and provide an opportunity for face-to-face networking, Leadership In Focus weekends will move you forward. The five weekends in Focus sessions meet from Thursday afternoon to Saturday afternoon. Each Leadership In Focus weekend will feature:

- One class session for each online course
- Relevant guest speakers and discussion
- Opportunities to present and develop leadership skills
- The Inside-Out Leadership course

The Inside-Out Leadership course will be presented by McKinley Leadership, a highly sought-after leadership consultancy that focuses on proactive leadership development. This course will help advance your leadership abilities by focusing on the character and dynamics of leadership.

*Serve. Lead. Inspire.*

For more information, call 815-928-5527 or visit [www.olivet.edu](http://www.olivet.edu)