

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

TO: Lombard Plan Commission

HEARING DATE: May 21, 2007

FROM: Department of Community  
Development

PREPARED BY: William Heniff, AICP  
Senior Planner

**TITLE**

**PC 07-19: 610-690 E. Butterfield Road** The petitioner, Northern Baptist Theological Seminary, requests approval of a major change to a conditional use for a planned development and for an educational institution, as set forth in Ordinances 4362 and 4691.

**GENERAL INFORMATION**

Petitioner: Lombard Public Facilities Corporation  
255 E. Wilson Avenue  
Lombard, IL 60148

Property Owner: Northern Baptist  
Theological Seminary  
660 E Butterfield Road  
Lombard, IL 60148

**PROPERTY INFORMATION**

Existing Zoning: O PD Office District – Planned Development

Existing Land Use: Private Institute of High Learning

Size of Property: 27.78 acres

Comprehensive Plan: The Comprehensive Plan identifies the site for Public & Institutional use.

**SURROUNDING ZONING AND LAND USE**

North: O Office District Planned Development; developed as the Mid-Con office complex planned development

South: B-3 Community Shopping District, O Office District and O PD Office District Planned Development; developed as the Butterfield Centre office development

(north of Butterfield Road); a commercial strip center, Magnum's, Benihana, and Taylor Brewing Restaurants (south of Roosevelt Road)

West: B3PD Community Shopping District, Planned Development; includes vacant property (proposed hotel/convention hall and developable pad sites) and a movie theatre

East: O Office District Planned Development, developed as an office complex; and B3PD Community Shopping District, Planned Development; developed as Dick's Sporting Goods retail store

## **ANALYSIS**

### **SUBMITTALS**

This report is based on the following documentation, which was filed with the Department of Community Development on April 27, 2007:

1. Petition for Public Hearing.
2. Proposed Final Plat of Subdivision – Westin Yorktown Lombard, prepared by Mackie Consultants, LLC, dated December 12, 2006.
3. Exhibit A – Northern Baptist Theological Seminary/Westin Hotel Property, prepared by Mackie Consultants LLC, dated February 9, 2007.

### **BACKGROUND**

As a companion petition to PC 07-17 also under consideration by the Plan Commission at its May 21, 2007 meeting, this petition is intended to amend the geographical boundaries of the previously approved Northern Baptist Theological Seminary (NBTS) planned development. The abutting property to the west is currently under development with the Lombard Yorktown Westin Hotel/Convention Center. A portion of the NBTS property included a stormwater line, a public watermain and a landscape retaining wall that was constructed as part of the hotel project. Through discussions between the Lombard Public Facilities Corporation (LPFC) representatives and NBTS, it was mutually agreed that the area impacted by the improvements (see attached plan) would be sold by NBTS to the LPFC. With the transaction complete, the previously approved NBTS planned development is being amended to change its geographical boundaries. No physical improvements are included as part of the petition.

## **INTER-DEPARTMENTAL REVIEW COMMENTS**

### **ENGINEERING**

From a construction or engineering perspective, the Private Engineering Services Division has no comments on the petition.

### **PUBLIC WORKS**

The Department of Public Works does not have any comments on the petition.

### **FIRE AND BUILDING**

The Bureau of Inspectional Services has no comments on the petition.

### **PLANNING**

#### **Compliance with the Zoning Ordinance**

##### *NBTS Planned Development History*

Ordinance 4362 (PC 97-20) established the Northern Baptist Theological Seminary Planned Development. This Ordinance addressed the existing campus buildings and includes the provisions for the long-term development of their property, consistent with their master plan. This approval ultimately resulted in the development of the Lindner Conference Center. In 1999, Ordinance 4691 (PC 99-25) amended the planned development to allow for the existing 169 square foot free-standing sign along Butterfield Road. Site Plan Approval (SPA) 03-07 granted approval of an amended signage plan for directional and way-finding signs for the campus. In 2005, NBTS applied for and received approval of a planned development amendment to provide for a new administration building (PC 05-05). However, NBTS has decided not to pursue this project and the conditional use approval for this item has since expired.

In 2003, the Village approved a 500-room hotel/69,300 gross square foot convention hall facility on the abutting property to the west. The approved site improvement plans depicted the following improvements on the NBTS property:

1. An 18" RCP (reinforced concrete pipe) for stormwater;
2. A 10" watermain connection between the NBTS site and the Yorktown peripheral sites;
3. A sidewalk encroachment for pedestrian access around the building and to the NBTS Lindner Center parking lot (the sidewalk link was removed in subsequent plans); and
4. Associated retaining wall improvements

The LPFC hotel development team sought to address the encroachments onto the NBTS property through easement agreements between the LPFC and the NBTS. Through extensive discussions and negotiations, the LPFC and the NBTS ultimately agreed to convey the land subject to the encroachment in title from the NBTS to the LPFC. This activity was completed in March, 2007.

*Planned Development Amendment Discussion*

Pursuant to Section 155.504(A) of the Zoning Ordinance, the change in the overall geographical boundaries is considered a major change to a planned development. As such, a planned development amendment is requested. Staff notes that the proposed amendment will not alter or change the intent of the NBTS planned development. Nor will it affect the master plan, as the area subject to the property transfer was not intended to be developed. Lastly, the area subject to the conveyance is largely unusable as it consists of a strip of green space behind the abutting Lindner Center parking lot. Based upon a review of the petition, the existing conditions and the standards, staff offers its favorable recommendation accordingly.

**Compatibility with the Comprehensive Plan**

The Comprehensive Plan recommends Public and Institutional uses for the subject property, reflecting its current use. The Plan Commission and the Village Board found that the NBTS use and master plan is consistent with the plan objectives in the 1997 zoning approvals. The proposed campus plan amendment only modifies its geographical boundaries. Therefore, the amendment is also compatible with the uses recommended by the Comprehensive Plan.

**Compatibility with the Surrounding Land Uses**

The NBTS is compatible with the adjacent office uses to the north and south. The properties to the west and east are retail commercial. The campus buildings are positioned in a manner that directs their use and functions away from adjacent properties. Staff finds that the amendment is intended to maximize compatibility between the NBTS property and the abutting hotel property.

**FINDINGS AND RECOMMENDATIONS**

Staff has reviewed the response to standards included as part of the petition and concurs that the petition meets the standards set forth in the Zoning Ordinance and that the requested relief is consistent with the NBTS planned development. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of PC 07-19:

Based on the submitted petition, accompanying plans and the materials and testimony presented, the petition **complies** with the standards established by the NBTS Planned Development, and, therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission, and therefore recommend to the Corporate Authorities **approval** of PC 07-19.

Inter-Departmental Review Group Report Approved By:

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

c: Petitioner

**Appendix A**  
**STANDARDS FOR PLANNED DEVELOPMENTS**  
**Staff Discussion, Commentary and Findings**

Noted below, in italics, are the planned development standards. Staff's comments and responses are offered as well.

*SECTION 155.508 (A) (B) (C) OF THE LOMBARD ZONING ORDINANCE*

*Except as provided below, no planned development shall be approved unless the Village Plan Commission and the Village Board find that the development meets the standards for conditional uses, and the standards set forth in this Section. Notwithstanding the foregoing, the Village Board may approve a planned development which does not comply with these standards or with the standards for conditional use, if the Board finds that the application of such standards, to the development being considered, would not be in the public interest.*

*A. General Standards*

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

The NBTS existing development and the approved master plan would not be significantly affected by the boundary amendment. The area subject to the amendment is largely unusable and does not contribute to the overall benefit of the planned development.

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

This petition does not pertain to utility issues.

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

The principal land use (higher education institution) is not affected by the requested relief.

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

The Zoning Ordinance provides for the establishment of planned developments as a means to provide for a better development. Amending the boundaries of the planned development to address the current ownership and the associated use of the subject property is consistent with the Zoning Ordinance.

5. *That the streets have been designed to avoid:*

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

The petition does not affect any of the items noted above.

B. *Standards for Planned Developments with Use Exceptions*

The petition does not modify the uses permitted within the planned development.

C. *Standards for Planned Developments with Other Exceptions (Deviations)*

The petition does not establish any additional variation and/or deviations.

**STANDARDS  
FOR CONDITIONAL USES**

*SECTION 155.103 (F)(8) OF THE LOMBARD ZONING ORDINANCE:*

*No conditional use shall be recommended by the Plan Commission unless it finds:*

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

The NBTS conditional use approval would largely remain unaffected by this petition. The amendment is primary to address the lot boundary change.

- 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;*

The amendment was partly created to address the impacts of the hotel on the NBTS property.

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

The amendment would not impact NBTS from developing their campus to its fullest extent.

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

The requested action will not affect this standard.

- 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 requested action will not affect this standard.

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

The request is consistent with the original requested relief and of the Comprehensive Plan.

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

The request is consistent with this standard.