

June 7, 2007

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

**Subject: PC 07-19: 610-690 E. Butterfield Road (Northern Baptist
Theological Seminary Planned Development)**

Dear President and Trustees:

Your Plan Commission submits for your consideration its recommendation on the above referenced petition. The petitioner, Northern Baptist Theological Seminary (NBTS), 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.

The Plan Commission conducted a public hearing on May 21, 2007. William Heniff, Senior Planner, stated that he received correspondence from the petitioner, NBTS, that he is authorized to present the petition on their behalf. He also stated that representatives from NBTS are in the audience in the event there are any questions associated with the petition.

He then referenced the Village's IDRC report that was submitted to the public record. As a companion petition to PC 07-17, this petition is intended to amend the geographical boundaries of the previously approved 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.

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Chairperson Ryan then opened the meeting for public comment. No one spoke in favor of or against the petition. He then opened the meeting for comments from the Commissioners. No comments were offered by the members.

After due consideration of the petition and the testimony presented, the Plan Commission found that the requested relief does comply with the standards of the Lombard Zoning Ordinance and with the standards established by the NBTS Planned Development, and that granting the relief is in the public interest, and therefore, the Plan Commission accepted the findings of the Inter-departmental Review Report as the findings of the Plan Commission, and recommended to the Corporate Authorities **approval** of PC 07-19 consisting of an amendment to a planned development.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

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