

MEMORANDUM

TO: David A. Hulseberg, Village Manager
FROM: William J. Heniff, AICP, Director of Community Development
DATE: April 16, 2009
SUBJECT: PC 09-04; 528 E. Madison Street (Lombard Mennonite Church)

Attached please find the following items for Village Board consideration as part of the April 16, 2009 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 09-04;
3. An Ordinance granting approval of a planned development and religious institution, subject to conditions.
4. Plans associated with the petitioner's request.
5. Revised preliminary engineering plans attached as exhibit "A"

The Plan Commission recommended approval of zoning actions associated with this petition with conditions at their March 16, 2009 meeting. Subsequent to the meeting, the petitioner has revised their preliminary engineering plans to address some of the drainage concerns (attached as exhibit A), along with revising their site plan to accommodate conditions approved by the Plan Commission and items included in the IDRC. The petitioner has been working with staff to revise their preliminary engineering to address Village of Lombard and DuPage County stormwater requirements. Based on the petitioner's revised engineering plans, the final engineering review will require the petitioner to obtain an easement from the Creative Montessori Learning Center located to the northeast and provide an emergency overflow route to Madison Street or Edgewood Avenue.

The petitioner has requested a waiver of the first reading of the ordinance.