

Surrounding Zoning and Land Use:

North: R3 Single-Family Residence District (DuPage County); developed as single-family residences

South: R3 Single-Family Residence District (DuPage County); developed as single-family residences

East: R3 Single-Family Residence District (DuPage County); developed as York Center Park District property (open space detention)

West: R3 Single-Family Residence District (DuPage County); developed as single-family residences

ANALYSIS

SUBMITTALS

This report is based on the following documents, which were filed with the Department of Community Development on October 12, 2007 and included within the petitioner's application packet:

1. Petition for Public Hearing
2. Plat of Survey, prepared by Michael L. Krisch surveyor, dated September 16, 2005.
3. Aerial Photograph of Subject Property, prepared by the Village of Lombard.
4. Application packet, prepared by John Weis Architects, dated October 16, 2007 and includes:
 - a. Phase I floor plan improvements – Dominic Hall
 - b. Aerial rendering of the Phase I – Dominic Hall plans
 - c. Phase II remodel plans – New Chapel
 - d. Aerial rendering of the Phase II – New Chapel plans
 - e. Phase III floor plan – renovation
 - f. Aerial rendering of Phase III Renovation Showing Student Fitness Center & additional parking
 - g. Aerial rendering showing completed renovation plan

DESCRIPTION

The petitioner is seeking approval of an annexation agreement with the Village of Lombard. As the agreement includes provisions to provide zoning approvals as part of this petition, the Plan Commission is being requested to make a recommendation through the public hearing process for the subject property, as noted in the public hearing notice above.

The requested zoning actions would only be effective upon approval of the annexation agreement by the Village Board and annexation of the property into the Village Corporate limits, once the property is contiguous to the Corporate limits of the Village.

INTER-DEPARTMENTAL REVIEW REPORT

ENGINEERING

The Village and DuPage County have each adopted the DuPage County Stormwater and Floodplain Ordinance. If the proposed site improvements are constructed after annexation into the Corporate limits occurs, the petitioner will be required to provide stormwater detention improvements, per Village Code and permitting requirements. If the campus improvements occur prior to annexation, the petitioner shall meet the DuPage County provisions.

FIRE

The Fire Department has provided its comments relative to this petition within the annexation agreement itself.

PLANNING

Compliance with the Zoning Ordinance

DuPage County currently regulates the subject property. DuPage County has previously approved a campus plan along with amendments for the existing campus and all existing site improvements.

Upon annexation, the property would be automatically zoned into the Village's new R0 District. The zoning actions included within the petition are intended to address site-specific relief for the property. Staff's response to each of the items included within the petition is noted below:

- *Grant a conditional use for a planned development for the existing campus which would establish a master campus plan;*

As with other larger-scale private educational institutions in the Village (such as Northern Baptist Theological Seminary, Sacred Heart Church/School, Christ the King Church/School, St. Pius X Church/School and St. John's Church/School), establishing an overall planned development is an appropriate way to address the long range planning issues for such facilities. Additionally, with the establishment of a planned development provides for a systematic way to review all development on the respective campus. From the petitioner's perspective, it provides assurances that they can undertake large-scale capital improvements and funding programs with assurances that they have approvals in place to proceed with such improvements. The Village would benefit, as it would be able to review and consider all long range plans and to be able to plan accordingly.

The proposed planned development would address all previously constructed buildings, structures and site improvements on the subject property. It will also consider all future site and building improvements considered as part of this petition.

As shown on the submitted concept plans, the petitioner is proposing three future building phases. Phase I will be the reconstruction of Dominic Hall, Phase II will be the remodel of the Chapel and Phase III will consist of the Student Fitness Center and a small parking lot to the southwest of the existing school. Definitive timelines have not been established for when these improvements will occur.

- *Grant a conditional use for an educational institution (senior high school) and its related educational, social, athletic, theatrical and other attendant uses;*

By definition, conditional uses are intended to provide a way to review site-specific components of each proposed use – their location on a property may or may not be appropriate at a given location. However, in this instance the use is already well established on the property and they have received past zoning approvals by DuPage County to operate the high school on the premises in its current state. Other than minor nonconformities (i.e., parking lot landscape islands), the site meets DuPage County regulations. The intent of this petition is to essentially grant the same zoning approvals that they currently enjoy.

As part of the long-range plan for the site, the petitioner notes that they plan on remodeling/reconstructing Dominic Hall, located on the northwest corner of the existing high school building, chapel modifications and a student fitness center. The addition would meet all setback requirements and would not encroach into the existing parking lot. A definitive timetable has been not set for this improvement – it would only come under building permit review of the Village if the addition occurs after the property is annexed into the Village.

The petitioner has submitted concept building floor plan drawings of the remodeling project. Staff suggests that the exterior building elevations be of compatible building materials as the

existing elevations (i.e., combination of masonry and pre-cast) so that the addition is in harmony with the existing building and subject to Plan Commission review and approval.

- *Grant a deviation from Section 155.210(A)(3) to provide for future light poles for the existing ball fields.*

One item that the petitioner has requested is the right to erect light poles at some point in the future for the existing ball fields on the site. The lighting would be used for high school sporting events in a manner that other public and private schools use such lights. There are no definitive plans or timetables to erect the light poles.

The Zoning Ordinance regulates height of poles for parking lots, but is silent on other types of light poles. As such, staff would consider the light poles accessory structures. This interpretation is similar to the opinion offered to the Lombard Park District in its consideration of lighting at Sunset Knoll Park in 1993.

In review of this request, staff notes that the primary concern directly related to lighting would be light glare concerns. Staff recommends as a condition of approval that the petitioner still be required to meet the required foot candle level at the adjacent residential property lines (i.e., 0.5 foot candles).

- *Grant site plan approval authority to the Plan Commission.*

Granting site plan approval authority was included as part of the request in order to allow the Plan Commission to review and approve signage deviations or consider other site specific elements (such as the exterior building elevations) that do not require zoning relief or planned development/annexation agreement amendments.

Compliance with the Comprehensive Plan

The Comprehensive Plan is an advisory and visionary document that identifies appropriate land uses and policies. The property is designated within the 1998 Comprehensive Plan for public and institutional uses, reflecting the current land use of the property at the time the Plan was adopted. The petitioner's requested zoning actions are intended to reflect the institutional use of the property and provide for their future needs on their property. Therefore the existing use is compatible with the Plan.

Compatibility with the Surrounding Land Uses

The north, south and west sides of the property are designated for low density residential uses. East of the subject property is public owned land owned by the York Center Park District and York Township and used for open space (park and stormwater detention) and institutional purposes. The historic presence of the school relative to the adjacent residences provides some

level of compatibility. From a physical standpoint, the relationship of the school to the adjacent properties would be unaffected by the approval of the annexation and zoning actions itself, as the improvements could be constructed under County regulations.

FINDINGS AND RECOMMENDATIONS

With the comments and recommendations noted within this staff report, the proposed conditional use for a planned development is compatible with the surrounding land uses and is in compliance with the Zoning Ordinance and the recommendation of the Comprehensive Plan. Staff has also reviewed the standards submitted by the petitioner and finds they meet the standards set forth in the Zoning Ordinance. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending approval of this petition subject to the conditions as outlined:

Based on the submitted petition and the testimony presented, the proposed conditional use and deviation do comply with the standards required by the Lombard Zoning Ordinance and that granting approval of a planned development is in the public interest; 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, I move that the Plan Commission recommend to the Corporate Authorities approval of PC 07-38, subject to the following conditions:

1. The approval of any associated zoning actions as part of the petition are subject to approval of an annexation agreement between the petitioner and the Village. Moreover, the zoning actions shall not be effective until such time that the subject property is annexed into the Corporate limits of the Village and Ordinance granting approval of the aforementioned zoning relief.
2. The petitioner shall develop and operate the site essentially in accordance with site plan prepared by John Weis Architects, dated October 16, 2007 and made a part of this petition.
3. That any additions to the exterior elevations of the school building addition shall be compatible with the exterior of the existing high school building, with the design subject to the review and approval by the Plan Commission.

Inter-Departmental Review Group Report Approved By:

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

DAH:WJH:

Att
c. Petitioner