

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) _____ *Waiver of First Requested*
X Recommendations of Boards, Commissions & Committees (Green)
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES
FROM: William T. Lichter, Village Manager
DATE: March 24, 2005 (BOT) Date: April 7, 2005
TITLE: PC 05-05: 610-690 East Butterfield Road
SUBMITTED BY: Department of Community Development *WTL*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration a petition requesting 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. This petition will amend the approved campus master plan to provide for a new administration building located within the OPD Office Planned Development District.

The petitioner also requests approval to waive the Village's portion of the public hearing fees. (DISTRICT 3)

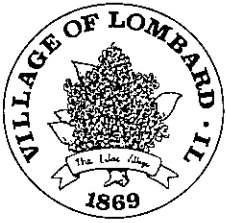
The Plan Commission recommended approval of this petition with conditions.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X *Leonard J. Flood* _____ Date *3/29/05*
acting Village Manager X *Leonard J. Flood* _____ Date *3/29/05*

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: William T. Lichter, Village Manager

FROM: William J. Heniff, AICP, Senior Planner, Department of Community Development *WJH*

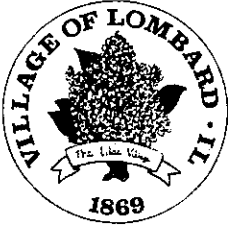
DATE: April 7, 2005

SUBJECT: **PC 05-05: 610-690 E. Butterfield Road; Northern Baptist Theological Seminary**

Attached please find the following items for Village Board consideration as part of the April 7, 2005 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 05-05 with copies of previously adopted Ordinances 4362 and 4691;
3. An Ordinance approving an amendment to the approved conditional use for a planned development; and
4. Plans associated with the petition. At the public hearing, the petitioner submitted a revised building elevations exhibit that further refines the building exterior. Attached to the booklet are copies of the revised building elevations that were submitted to the Plan Commission for your reference and the Ordinance approving the amendment references the revised building elevations.

Lastly, the petitioner also requests approval of a motion to waive of the Village's portion of the public hearing fees associated with the petition..



VILLAGE OF LOMBARD

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Village President
William J. Mueller

April 7, 2005

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

Trustees

Tyler L. Williams, Dist. 1
Richard J. Tross, Dist. 2
Karen S. Koenig, Dist. 3
Steven D. Sebby, Dist. 4
Kenneth M. Florey, Dist. 5
Rick Soderstrom, Dist. 6

**Subject: PC 05-05: 610-690 East Butterfield Road (Northern Baptist
Theological Seminary)**

Village Manager
William T. Lichter

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. This petition 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. This petition will amend the approved campus master plan to provide for a new administration building located within the OPD Office Planned Development District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on March 21, 2005. Eric Nolin, 260 Coe Road, Clarendon Hills, representative of the Northern Baptist Theological Seminary (NBTS); Bill Sitton, 265 N. Carter Street, Palatine; and Adam Maier, 233 N. Michigan Avenue, Chicago, both of Rada Architects, Inc., introduced themselves and presented the petition.

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

Mr. Nolin began the presentation by indicating that NBTS was requesting a modification of the planned development in order to build a new administration building on campus. He explained that the existing administration building as well as one part of one of the residence halls would be demolished. He referred to a display board showing the existing plan and indicated the buildings to be razed. The new building will be located in the same position as one of the wings of a residence hall and will occupy the corner of the two existing buildings. Mr. Nolin explained that the purpose of having the new building is to update the facilities with a current look and to better connect the campus. He then referred to the displayed elevations and explained that similar materials were to be used for the new building that will match the existing buildings. This included precast for the trim piece.

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

Mr. Nolin stated that additional changes to the planned development included on their submitted plans include roadway and parking modifications and potential future educational and housing buildings on campus. As each of these additional buildings are designed, NBTS will come back to the Plan Commission for site plan approval. Currently, they are just requesting that they be allowed as part of the planned development in the future.

Bill Sitton concluded the presentation by indicated that the existing parking will be reduced on Maxant Drive and replaced with new parking as shown on the plans.

Chairperson Ryan then opened the meeting for public comment. There was no one to speak for or against this petition. He then requested the staff report.

William Heniff, Senior Planner, presented the staff report. He summarized the key points in the staff report and restated their request. He referred to the Inter-Departmental Review comments within the staff report and specifically noted utility rerouting of existing utility lines, which will be coordinated and approved by staff along with the recommended public utility easements.

From a planning standpoint there were four items addressed as part of the requested amendment:

1. The new administration building which will be a 16,000 square foot, more modern two-story building with three elevations.
2. A future chapel building and the potential for another administration building. Staff has placed a condition that any future plans come back to the Plan Commission for site plan approval so specifics can be addressed.
3. Additional student housing to the north of Maxant Drive. The size and number will be a function of demand and currently have not been identified.
4. Minor changes to parking areas and companion landscaping and tweaks to Maxant Drive.

Mr. Heniff noted that in 1997 the master plan proposed a basketball court – they are now proposing a small garage instead.

Mr. Heniff stated that the Comprehensive Plan recommends public and institutional uses for the property and being that the amendment only modifies the layout and design of the buildings and structures on the property, the proposed amendment is compatible. The proposed administration building follows the concept of the surrounding land uses, which includes offices and retail commercial, and therefore is compatible with the surrounding land uses.

Mr. Heniff outlined the planned development history and the initial campus plan, which addressed their existing campus buildings and included the establishment of the Lindner Center.

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April 7, 2005
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He then addressed the compatibility with the approved planned development noting specific comments about the site plan as they related to traffic circulation and parking. He mentioned that Maxant Drive is proposed to bend to the east and have a drop off lane. The current parking is located off of Maxant Drive which will be removed and a new segregated parking area will be added on the west side. A separate drive aisle running east of Maxant Drive will be added to provide access to 13 new parking spaces. Staff supports this configuration as it removes any parking and traffic conflicts from Maxant Drive.

Noting that the petitioner brought a materials board, he asked them to display the same. He described the brick elevations and glass element tones and stated they are compatible with the brick color. He mentioned the interesting architectural features that they have tied in. The petitioner has also completed a master landscaping plan which includes clustered tree plantings along Maxant Drive as well as within parking lot landscape islands.

Lastly, Mr. Heniff indicated that staff recommends approval subject to the four conditions noted in the staff report.

Chairperson Ryan then asked if there was anyone in the audience who had any questions. Hearing none he opened the meeting for discussion among the Plan Commission members.

Commissioner Olbrysh referred to last month's workshop and commented that there were two things he really liked that the petitioner had incorporated into their plans. The first was the use of similar building materials to make the project flow and the second was the reconfiguration of the parking, which eliminated the need to back up into the main drive, which was always dangerous.

Commissioner Sweetser stated that she thought the plan was interesting and ties well together and questioned how many levels there were. Mr. Nolin indicated that there were three levels, one entryway and two levels.

Commissioner Sweetser noted that there are two sidewalk connections from the administration building to the Lindner Center. However, one of the walkways is not clearly defined and questioned if the north sidewalk could be fully established and demarcated. Mr. Nolin indicated that the main pathway will be marked in front of the building and the other is a secondary pathway. He stated that their intent is that it will be carried through on both.

Commissioner Burke referenced the exhibits presented at the meeting and noted that they differed from the elevations noted in the plans. Mr. Nolin then displayed the elevations and noted the differences in greater detail to the Commissioners.

Chairperson Ryan referred to a previous workshop session that discussed the proposal. He indicated that the petitioner has addressed the Commissions' questions and comments and have done a nice job incorporating those into their plans.

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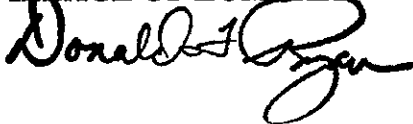
Commissioner Melarkey asked if the second level would be set further inside the first level. Mr. Nolin indicated that the second level floor plan is smaller and is set further back. Commissioner Melarkey then asked if there was open access. Mr. Nolin indicated that there is a student lounge which exits onto a terrace with a roof.

After due consideration of the petition and the testimony presented, the Plan Commission found that the requested Plan Development amendment complies with the standards required by the Lombard Zoning Ordinance; and, therefore, moved to accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission and recommended to the Corporate Authorities **approval** of PC 05-05, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with the Master Plan Exhibit, Site Plan of Administration Center Area, First & Second Floor Interior Building Plans, and Massing Studies, prepared by Rada Architects, Inc., dated February 14, 2005, updated March 21, 2005, as well as the Landscape Plans prepared by Hitchcock Design Group, dated March 4, 2005 and submitted as part of this request.
2. That the petitioner's building improvements shall be designed and constructed consistent with Village Code and shall also address the comments included within the IDRC report.
3. That any future proposed buildings approved by the amended master campus plan (i.e., the new residence dwellings and chapel building) shall be submitted to the Plan Commission for review and approval as part of a site plan approval application.
4. That the petitioner shall dedicate a thirty-foot (30') public utility easement to be placed over any existing or proposed public watermain on the subject property, where practicable. The petitioner shall also submit a plat of abrogation for any existing watermain easements that would be located within the proposed building footprints. The final location and placement of the watermains and their corresponding easements shall be reviewed and approved by the Departments of Community Development and Public Works.

Respectfully,

VILLAGE OF LOMBARD



Donald F. Ryan
Chairperson
Lombard Plan Commission

c. Petitioner

(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 petitioner's document submittal filed on February 16, 2005 with the Department of Community Development, and includes:

1. Petition letter by Applicant
2. Petitioner's Response to Standards
3. Copies of past Plan Commission Cases 97-20 (Ordinance 4362) & 99-25 (Ordinance 4691) with 1997 existing campus master plan exhibit
4. NBTS Mission Statement and Statistical Information
5. Design Statement and Material Statement, prepared by Rada Architects
6. Existing Topographic Plat of Survey, prepared by Engineering Enterprises, Inc., dated August 19, 2004
7. Master Plan Exhibit, prepared by Rada Architects, Inc., dated February 14, 2005
8. Site Plan of Administration Center Area, prepared by Rada Architects, Inc., dated February 14, 2005
9. Landscape Plan, packet, prepared by Hitchcock Design Group, dated March 4, 2005
10. First & Second Floor Interior Building Plans, prepared by Rada Architects, Inc., dated February 14, 2005
11. Massing Studies depicting Exterior Building Elevations, prepared by Rada Architects, Inc., dated February 14, 2005

DESCRIPTION

Northern Baptist Theological Seminary (NBTS) is an institution that offers graduate theological education for the preparation of individuals to serve as pastors of churches, educators, missionaries, and chaplains. NBTS has been at this location since 1963.

The petitioner is proposing to construct a new administration building on the NBTS premises replacing their existing building. They are also proposing other changes to their master plan. As the proposed building plans represent a departure from the previously approved campus master plan (approved by the Village as part of a planned development), they are seeking approval from the Village of a planned development amendment for an amended plan that incorporates their current development intentions.

INTER-DEPARTMENTAL REVIEW COMMENTS

PUBLIC WORKS

The Engineering Division of Public Works has reviewed the petition and notes that the proposed improvements will impact existing watermain and possibly other underground utilities. A preliminary plan showing how the existing utilities will be addressed is requested and detailed construction documents will also be required prior to final permit approval.

PRIVATE ENGINEERING

The Private Engineering Services (PES) Division has reviewed the petition and does not have any comments on the petition. However, PES recommends that a thirty-foot (30') public utility easement be placed over any existing or proposed public watermain on the campus property.

FIRE AND BUILDING

Fire and Building have reviewed the proposal and offer the following comments:

1. The new building should be designed for Type 1A or 1B construction and shall be fully sprinklered.
2. Any physical connections between the new administration building and any other existing building, at any other level, will require the existing building to be fully sprinklered (the plans as they currently are proposed may not require any additional sprinklering other than for the new administration building).
3. An outside-access only, first floor sprinkler/alarm room shall be provided.
4. The elevators shall be designed to accommodate a full size stretcher in the horizontal position.
5. All handicap requirements and areas of refuge must also be addressed.

PLANNING

NBTS is a graduate theological education for the preparation of individuals to serve as pastors of churches, educators, missionaries, and chaplains and has been at this location since 1963. In 1997, the Village approved a campus master plan, which pre-approved the location of future buildings and structures on the subject property, as shown in the attached Exhibit A. The intent of the master plan is to allow NBTS to improve and expand without being required to amend the Planned Development Ordinance each time a structure is proposed or expanded. However, they are limited to only those structures indicated on the Campus Master Plan. Any future proposed structures not shown on the master plan would require a request for an amendment to the Planned Development Ordinance. As the latest submittal differs from the approved master plan, a planned development amendment is required.

The master plan amendment proposes the following changes:

1. A new administration building to be located in between the Grow Library and Memory Hall. The proposed building will replace the existing administrative building and will be 16,000 square foot, two story building with three distinct elevations (a grade level entrance and two administrative floors).
2. A proposed chapel building to be located between the proposed administration building and the Lindner Center (the chapel could be shifted north of the administration building as well).
3. Additional student housing north of Maxant Drive, replacing a proposed administration building.
4. Minor changes (as defined by the Zoning Ordinance) to the corresponding parking areas and companion landscaping.

The submitted petition includes detailed development plans for the administration building as set for in item 1 above, with minor parking lot changes. The proposed building designs and plans and use for items 2 and 3 above are not being submitted for approval at this time.

Staff recommends that as a condition of approval of the planned development amendment, the petitioner shall be required to submit the building and site improvements for the proposed chapel and future residence facilities to the Plan Commission for Site Plan Approval.

Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends Public and Institutional uses for the subject property, reflecting its current use. The initial campus master plan was prepared for current and long-range planning and represents how the site should be developed. The Plan Commission and the Village Board found that the NBTS use is consistent with the plan objectives in the 1997 approval of the planned development. The proposed campus plan amendment only modifies the layout and design of the buildings and structures on the property. Therefore, the amendment is also compatible with the uses recommended by the Comprehensive Plan.

Compatibility with the Surrounding Land Uses

NBTS is compatible with the office uses to the north and south of the property. The properties to the west and far east are retail commercial. The campus is primarily located toward the center of the property and the buildings are positioned in a manner so as to direct their use and functions away from adjacent properties. The proposed administration building follows this concept, as its northwest orientation will minimize its exposure and impact. As the administration building is an office function, staff finds that its existence within an Office District makes it compatible with adjacent land uses.

Compatibility with the Zoning Ordinance

Planned Development History

Ordinance 4362 (PC 97-20) established the Northern Baptist Theological Seminary Planned Development. This Ordinance addresses their 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. The original Ordinance is silent with respect to signage on the property. 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.

The original planned development ordinance allows for the ongoing use of the property for activities related to an educational institution. The ordinance states that the location of all uses shall generally comply with the Campus Master Plan.

The approved planned development requires all non-residential developments to comply with the requirements of the O Office District and all residential improvements to comply with the R4 Limited General Residence District. All existing non-conforming buildings and structures shall be allowed to remain. However, future development shall meet full code provisions.

Compatibility with the Approved Planned Development

The amended plan meets the bulk requirements of the Zoning Ordinance. Specific comments about the site plan are noted below:

Traffic Circulation & Parking

The 1997 planned development approval stated that “at the time the Bethany Seminary property redevelops, and/or at the time the existing secondary access point is removed, NBTS shall provide a second access point”. The main access drive for the campus (Maxant Drive) will remain unchanged east of the administration building itself.

Between the Lindner Center and the new administration building, Maxant Drive is proposed to bend east of its current location. A new drop-off area is proposed for the Lindner Center main entrance. The drop-off lane will further move loading activities away from Maxant Drive and will provide for greater queuing. The new drive aisle will also create a center landscape ring.

With respect to parking, the existing 22 perpendicular parking spaces along Maxant Drive west of the existing administration building will be removed, in favor of the new parking configuration as depicted on the plans. A separate drive aisle running east of Maxant Drive will be added to provide access to thirteen new parking spaces. Staff finds this plan more desirable as it segregates the parking functions from the main access drive. Moreover, should additional parking be needed in this area (the revised plan reduces the number of spaces in this area from 22 to 13), the parking lot plan could be modified without negatively affecting Maxant Drive or the adjacent buildings.

The plans also include a new 21 space lot to be constructed northeast of the new administration building. These spaces will replace the loss of 22 additional spaces currently existing on the north side of Maxant Drive. Staff supports this change to the parking configuration as it eliminates backing movements on Maxant Drive and it creates a new parking lot meeting all Village Codes.

Building Elevations

As the plans show, the building site has substantial topographical changes – NBTS is proposing to integrate these changes into their building design accordingly. They are also attempting to tie in the distinctive architectural features of the Lindner Center into the administrative building, as evidenced by the curved glass exterior. The new administrative building will also provide linkage to Memory Hall and Grow Library. The petitioner is proposing to utilize comparable building materials (i.e., red masonry brick, pre-cast sections, glass panels, etc.) consistent to the adjacent buildings on the campus.

Landscaping

From a code standpoint, the proposed addition only requires additional planting materials around the perimeter of the building (foundation landscaping) and around the proposed parking lot (parking lot landscaping). All other plantings are intended to enhance the overall campus. The petitioner's submitted landscape plan incorporates clustered street tree plantings along Maxant Drive and within the parking lot landscape islands. Additional trees and shrubs are proposed for the center landscape ring as well. Staff supports the revised landscape plan and will work with the petitioner to ensure that an appropriate mix of coniferous and deciduous trees and shrubs are mixed into the final landscape plans.

FINDINGS AND RECOMMENDATIONS

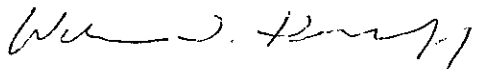
The request for the planned development amendment is compatible with the surrounding uses, the Comprehensive Plan and is consistent with the intent of the 1997 planned development approval.

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 described below:

Based on the submitted petition and the testimony presented, the requested Plan Development complies with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission. There, I move that the Plan Commission recommend to the Corporate Authorities **approval** of PC 05-05, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with the Master Plan Exhibit, Site Plan of Administration Center Area, First & Second Floor Interior Building Plans, and Massing Studies, prepared by Rada Architects, Inc., dated February 14, 2005 as well as the Landscape Plans prepared by Hitchcock Design Group, dated March 4, 2005 and submitted as part of this request.
2. That the petitioner's building improvements shall be designed and constructed consistent with Village Code and shall also address the comments included within the IDRC report.
3. That any future proposed buildings approved by the amended master campus plan (i.e., the new residence dwellings and chapel building) shall be submitted to the Plan Commission for review and approval as part of a site plan approval application.
4. That the petitioner shall dedicate a thirty-foot (30') public utility easement to be placed over any existing or proposed public watermain on the subject property, where practicable. The petitioner shall also submit a plat of abrogation for any existing watermain easements that would be located within the proposed building footprints. The final location and placement of the watermains and their corresponding easements shall be reviewed and approved by the Departments of Community Development and Public Works.

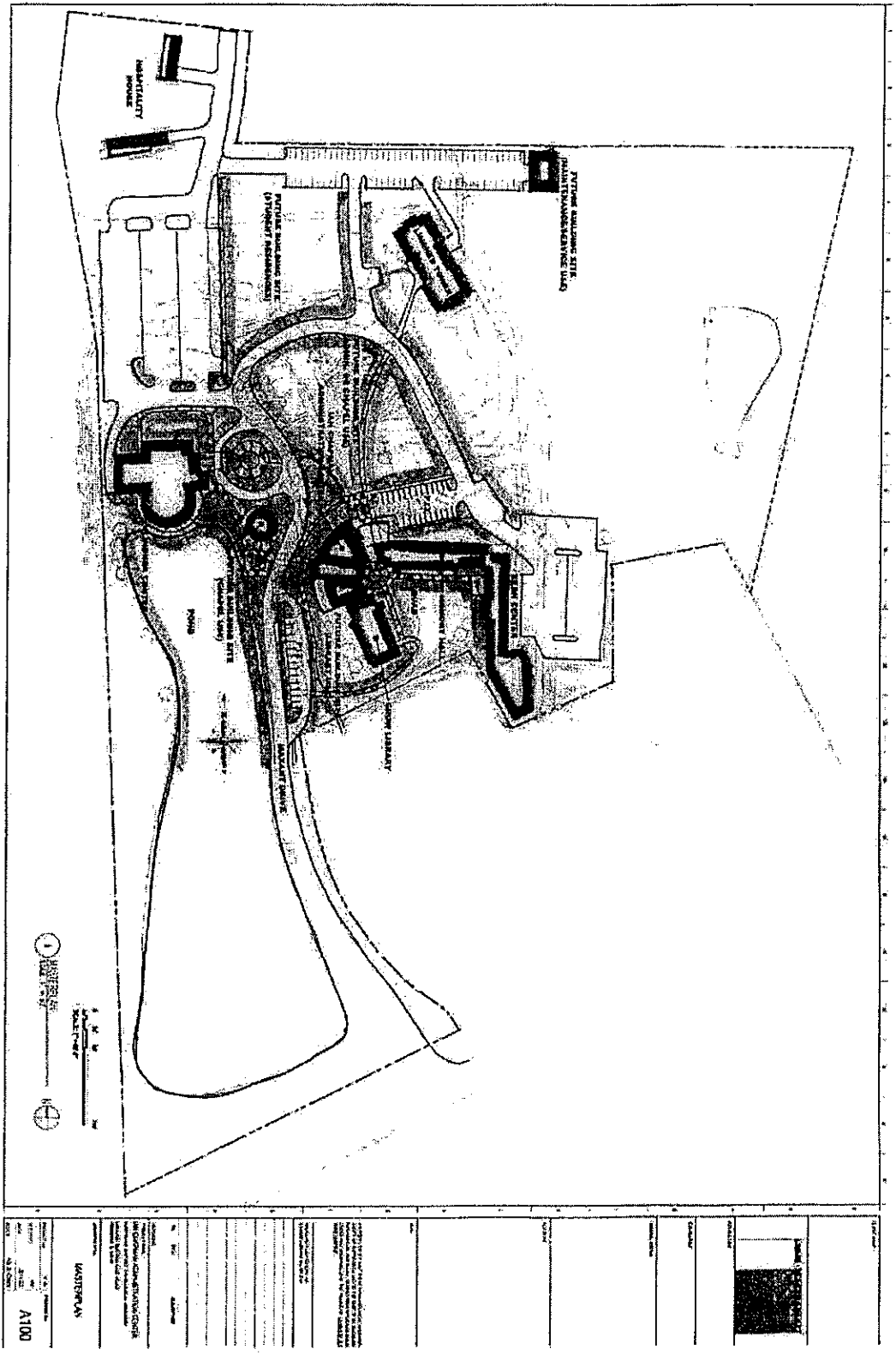
Inter-Departmental Review Group Report Approved By:



William J. Heniff, AICP
Senior Planner
Department of Community Development

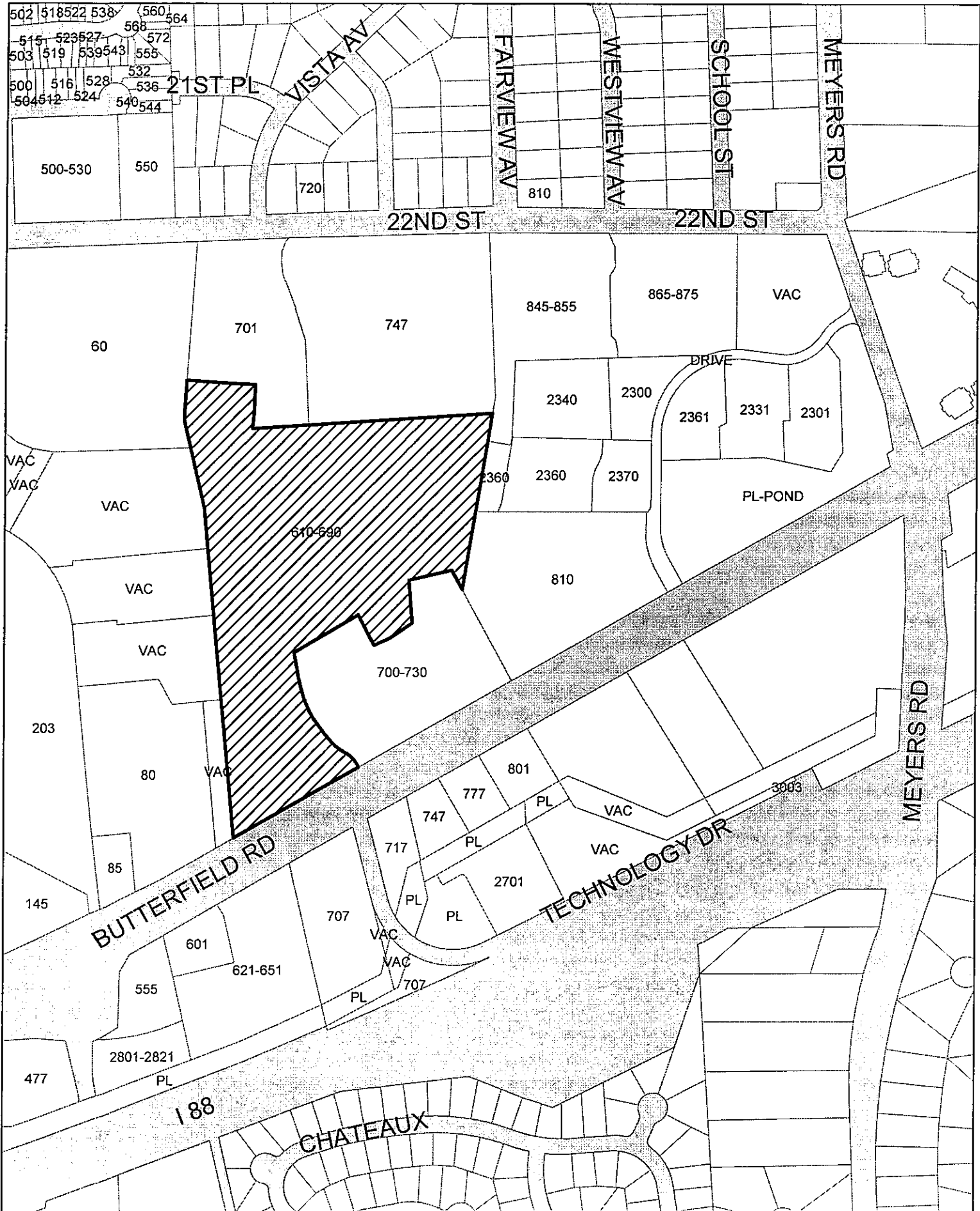
att
c. Petitioner

Exhibit B – 2005 Proposed NBTS Campus Master Plan



Location Map

PC 05-05: Northern Baptist Theological Seminary



C D

ORDINANCE 4362

**AN ORDINANCE GRANTING A PLANNED DEVELOPMENT
PURSUANT TO THE LOMBARD ZONING ORDINANCE,
TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

(PC 97-20: Northern Baptist Theological Seminary; 660 East Butterfield Road)

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 Lombard Village Code; and,

WHEREAS, the subject property is currently zoned O Office District; and,

WHEREAS, an application has been filed requesting approval of a Planned Development to provide for the ongoing use of the property described in Section 2 below for professional education, office, conference, religious activities, and other activities related to a religious educational institution hereinafter referred to as the Northern Baptist Theological Seminary; and,

WHEREAS, a public hearing on such application for Planned Development approval has been conducted by the Village of Lombard Plan Commission on September 10, 1997, 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 Planned Development described herein; and

WHEREAS, the President and Board of Trustees of the Village of Lombard have reviewed the request and find it would be in the best interest of the Village to grant said Planned Development subject to the terms and conditions established by this ordinance, and in accordance with the findings and recommendations of the Plan Commission which are incorporated herein by reference.

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 Planned Development is hereby approved for the property described in Section 2 below and pursuant to Sections 501-510 of the Lombard Zoning Ordinance (Title 15, Chapter 155 Section 155.501-155.510 of the Lombard Village

Code), to provide for the ongoing use of the property described in Section 2 below for professional education, office, conference, religious activities, and other activities related to a religious educational institution hereinafter referred to as the Northern Baptist Theological Seminary, subject to the conditions set forth in Section 3 hereof.

Section 2: That this ordinance is limited and restricted to the property generally located at 660 East Butterfield Road, Lombard, Illinois and legally described as follows:

That part of Lot 1 in Northern Baptist Theological Seminary Subdivision, being a subdivision of part of the Northeast 1/4 of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded October 4, 1983 as Document R83-71622, described as follows:

Commencing at the Northeast corner of said Section 29; thence South 89 degrees 57 minutes 16 seconds West along the North line of said Section 29, a distance of 70.00 feet to a point on the Northeast corner of Northern Baptist Theological Seminary Assessment Plat, according to the plat thereof recorded R66-5885, in DuPage County, IL; thence South 0 degrees, 09 minutes 06 seconds East along the East line of said Northern Baptist Theological Seminary Assessment Plat, a distance of 736.60 feet to an angle point in said East line; thence South 11 degrees 41 minutes 16 seconds West along the East line of said Northern Baptist Theological Seminary Assessment Plat, passing at 69.66 feet the Northeast corner of Lot 1 in the Northern Baptist Theological Seminary Subdivision and continuing for a total distance of 787.50 feet; thence North 27 degrees 17 minutes 19 seconds West along the common line between Lot 1 and Lot 2 in said Northern Baptist Theological Seminary Subdivision, a distance of 93.42 feet; thence South 78 degrees 33 minutes 40 seconds West, along said common line between Lot 1 and Lot 2, a distance of 173.39 feet; thence South 0 degrees 03 minutes 28 seconds West, along said common line between Lot 1 and Lot 2, a distance of 186.00 feet; thence South 62 degrees 55 minutes 32 seconds West along said common line between Lot 1 and Lot 2, a distance of 107.50 feet; thence South 69 degrees 13 minutes 32 seconds West along said common line between Lot 1 and Lot 2, a distance of 67.43 feet to the point of beginning; thence continuing South 69 degrees 13 minutes 32 seconds West, along said common line between Lot 1 and Lot 2, a distance of 167.57 feet; thence North 27 degrees 17 minutes 19 seconds West, along said common line between Lot 1 and Lot 2, a distance of 120.50 feet; thence North 62 degrees 55 minutes 32 seconds East, a distance of 167.01 feet; thence South 27 degrees 04 minutes 28 seconds East, a distance of 138.89 feet to the point of beginning, in DuPage County, IL.

Parcel No. 06-29-200-045

Section 3: That the aforementioned Planned Development approval is subject to the following terms and conditions:

A. CAMPUS MASTER PLAN: Future development of the subject property and the location of all uses listed below shall generally comply with the Campus Master Plan attached hereto as Exhibit A.

B. PERMITTED USES: The uses listed below shall be permitted on the subject property. The location of uses shall generally comply with the Campus Master Plan referenced above. All such uses shall be subject to Village of Lombard regulations for Certificates of Occupancy but shall not require issuance of business licenses, conditional use approvals, or Planned Development amendments.

1. Post-secondary Education including:

a. Graduate Theological programs leading to a degree for the preparation of individuals to serve as pastors of churches, educators, missionaries, and chaplains in the military and in healthcare and penal institutions.

b. Undergraduate educational programs leading to associate or bachelors degrees;

c. Professional and educational programs other than theological education;

d. Educational training programs.

2. Administration and Support Services related to other listed uses including:

a. Business and management offices;

b. Receiving, storage, and distribution functions;

c. Physical plant operations and maintenance functions;

d. Common use facilities providing meeting, study, lounge, recreation, seminar, and conference spaces;

E. Library services for the Seminary community and other surrounding areas with interest in theological education.

3. Student Activities and Special Events related to a Religious Educational Institution including:

a. Indoor and outdoor concerts, lectures, dramatic presentations, celebrations, art shows, church picnics, worship activities and other social events- including the use of temporary tents or exhibit structures;

b. Day care center and children's playground;

c. Indoor and/or outdoor community service events - fund-raisers including; blood drives, food drives, clothing drives and meal events;

d. Support services for student activities and special events - including parking and traffic control, security, toilet facilities, trash handling, and light and sound systems and structures.

4. Housing and Recreation for Students, Faculty, Staff, and Guests including:

a. Single-family homes occupied by a maximum of two unrelated adults per bedroom for each residence (e.g. a two bedroom house may be occupied by a maximum of 4 unrelated adults);

b. Multiple occupancy dormitories and apartments - including studio units and one, two, and three bedroom units in low-rise and/or medium rise structures with the exception being an existing eighty-six (86) unit, seven (7) story building;

c. Dwelling units for guests and visitors;

d. Common-use facilities providing meeting, study, lounge, and recreation spaces;

e. Shared exterior recreational and gardening areas.

f. Residential Life Care for senior citizens

5. Those uses permitted within the O Office District (Section 155.411-B of the Lombard Village Code).

C. BULK STANDARDS: All buildings, structures, and improvements shall comply with the following standards:

1. Non-Residential Areas: All non-residential improvements and development within this Planned Development shall comply with the standards of the O Office District unless specifically modified by this ordinance.

2. Residential Areas: The areas developed for residential uses shall comply with the standards of the R4 Limited General Residence District of the Lombard Zoning Ordinance including but not limited to standards for density, building setbacks and heights, transitional yards, and landscaping unless specifically modified by this ordinance.

3. Existing Development: All existing, non-conforming development shall be permitted to remain.

4. Off-Street Parking: The number of off-street parking spaces shall comply with the Lombard Village Code unless it can be demonstrated that the total amount of on-campus parking is sufficient to preclude the use of peripheral public streets or properties for campus related parking, subject to the review and approval of the Director of Community Development.

D. AMENDMENTS: This Planned Development Ordinance may be amended in compliance with the following procedures:

1. Procedures for requesting amendments shall comply with Section 155.103-F of the Lombard Village Code.

2. The Northern Baptist Theological Seminary must amend this ordinance to add any other uses not indicated within this document.

E. DEVELOPMENT APPROVALS: All future development and land uses shall be subject to the terms and conditions of this ordinance and the review and approval of the Village of Lombard Department of Community Development. Approvals from the Lombard Plan Commission or Lombard Board of Trustees shall not be required unless the development or land use does not comply with the terms of this ordinance.

Ordinance No. 4352

Re: PC 97-20

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F. SECONDARY ACCESS: At the time the Bethany Seminary property redevelops, and/or at the time the existing secondary access point is removed, Northern Baptist Theological Seminary shall make its best effort to provide a secondary access point.

Section 4: That 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 _____, 1997.

First reading waived by action of the Board of Trustees this 18th day of September 1997.

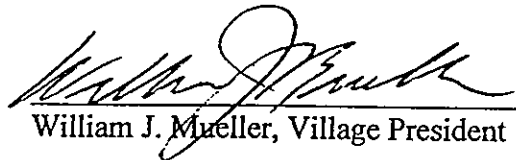
Passed on second reading this 18th day of September, 1997.

Ayes: Trustees Tross, Schaffer, Gatz, Kuitrin and Borgatelli

Nays: None

Absent: Trustee Jaugilas

Approved this 18th day of September, 1997.


William J. Mueller, Village President

ATTEST:


Lorraine G. Gerhardt, Village Clerk

ORDINANCE NO. 4691

AN ORDINANCE AMENDING ORDINANCE NUMBER 4362,
ADOPTED SEPTEMBER 18, 1997, GRANTING A CONDITIONAL USE
FOR A PLANNED DEVELOPMENT

(PC 99-25: 660 East Butterfield Road)

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, on September 18, 1997, the President and Board of Trustees adopted Ordinance 4362, granting conditional use approval for a planned development for the property legally described in Section 4 below and pursuant to Title 15, Chapter 155, et seq. Section 155.501 of the Code of Lombard; and

WHEREAS, Title 15, Chapter 155, Section 155.504 allows for amendment of an ordinance granting a conditional use for a Planned Development after a public hearing before the Village's Plan Commission; and

WHEREAS, pursuant to an application to amend Ordinance 4362, proper and legal notice was provided and a public hearing was held before the Village's Plan Commission on July 19, 1999; and

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the amendment described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations 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:

Ordinance No. 4691

Re: PC 99-25

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SECTION 1: That Section 4 of Ordinance 4362 is hereby renumbered as Section 5.

SECTION 2: That Ordinance 4362 is hereby amended to add a new Section 4 as follows:

SECTION 4: That exceptions are hereby granted for the property described in Section 2 above and pursuant to Title 15, Chapter 153, Section 503.B.4 of the Lombard Sign Ordinance to increase the maximum allowable sign surface area from thirty (30) square feet to one hundred sixty-nine (169) square feet.

SECTION 3: That Section 3 of Ordinance 4362 is hereby amended to add a new Section G as follows:

G. SIGNAGE: That the total sign surface area for a freestanding sign be a maximum of one hundred sixty-nine (169) square feet and have a maximum height of six feet (6').

SECTION 4: That this ordinance is limited and restricted to the property generally located at 660 East Butterfield Road, Lombard, Illinois and legally described as follows:

That part of Lot 1 in Northern Baptist Theological Seminary Subdivision, being a subdivision of part of the Northeast $\frac{1}{4}$ of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded October 4, 1983 as Document R83-71622, described as follows:

Commencing at the Northeast corner of said Section 29; thence South 89 degrees 57 minutes 16 seconds West along the North line of said Section 29, a distance of 70.00 feet to a point on the Northeast corner of Northern Baptist Theological Seminary Assessment Plat, according to the plat thereof recorded R66-5885, in DuPage County, IL; thence South 0 degrees, 09 minutes 06 seconds East along the East line of said Northern Baptist Theological Seminary Assessment Plat, a distance of 736.60 feet to an angle point in said East line of said Northern Baptist Theological Seminary Assessment Plat, passing at 69.66 feet the Northeast corner of Lot 1 in the Northern Baptist Theological Seminary Subdivision and continuing for a total distance of 787.50 feet; thence North 27 degrees 17 minutes 19 seconds West along the common line between Lot 1 and Lot 2 in said Northern Baptist Theological Seminary Subdivision, a distance of 93.42 feet; thence South 78 degrees 33 minutes 40 seconds West, along said common line between Lot 1 and Lot 2, a distance of 173.39 feet; thence South 0 degrees 03 minutes 28 seconds

Ordinance No. 4691

Re: PC 99-25

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West, along said common line between Lot 1 and Lot 2, a distance of 186.00 feet; thence South 62 degrees 55 minutes 32 seconds West along said common line between Lot 1 and Lot 2, a distance of 107.50 feet; thence South 69 degrees 13 minutes 32 seconds West, along said common line between Lot 1 and Lot 2, a distance of 167.57 feet; thence North 27 degrees 17 minutes 19 seconds West, along said common line between Lot 1 and Lot 2, a distance of 120.50 feet; thence North 62 degrees 55 minutes 32 seconds East, a distance of 167.01 feet; thence South 27 degrees 04 minutes 28 seconds East, a distance of 138.89 feet to the point of beginning, in DuPage County, IL.

Parcel No.: 06-29-200-045

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 19th day of August, 1999.

First reading waived by action of the Board of Trustees this _____ day of _____, 1999.

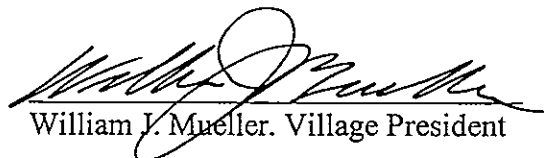
Passed on second reading this 2nd day of September, 1999.

Ayes: Trustees Borgatell, Tross, Schaffer, Sebby, Florey and Kufrin

Nayes: None

Absent: None

Approved this 2nd day of September, 1999.


William J. Mueller, Village President

ATTEST:


Lorraine G. Gethardt, Village Clerk

ORDINANCE NO. _____

**AN ORDINANCE FURTHER AMENDING ORDINANCE NUMBER 4362,
ADOPTED SEPTEMBER 18, 1997, AND AS AMENDED BY ORDINANCE 4691,
ADOPTED SEPTEMBER 2, 1999, GRANTING A CONDITIONAL USE
FOR A PLANNED DEVELOPMENT**

(PC 05-05: 610-690 East Butterfield Road; Northern Baptist Theological Seminary)

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, on September 18, 1997, the President and Board of Trustees adopted Ordinance 4362, granting conditional use approval for a planned development for the property legally described in Section 4 below and pursuant to Title 15, Chapter 155, et seq. Section 155.501 of the Code of Lombard; and

WHEREAS, on September 2, 1999, the President and Board of Trustees adopted Ordinance 4691, granting approval of signage amendments to the aforementioned planned development; and

WHEREAS, Title 15, Chapter 155, Section 155.504 allows for amendment of an ordinance granting a conditional use for a Planned Development after a public hearing before the Village's Plan Commission; and

WHEREAS, pursuant to an application to amend Ordinances 4362 and 4691, proper and legal notice was provided and a public hearing was held before the Village's Plan Commission on March 21, 2005; and

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the amendment described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations 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 Section 3 of Ordinance 4362 is hereby amended to replace the previously approved Campus Master Plan with the new Campus Master Plan attached hereto as Exhibit A.

SECTION 2: That all other Sections of Ordinance 4362 and Ordinance 4691 not amended by this Ordinance shall remain in full force and effect.

SECTION 3: That the approval of this amendment shall be subject to the following conditions:

1. That the petitioner shall develop the site in accordance with the Master Plan Exhibit, Site Plan of Administration Center Area, First & Second Floor Interior Building Plans, and Massing Studies, prepared by Rada Architects, Inc., dated February 14, 2005, revised March 21, 2005, as well as the Landscape Plans prepared by Hitchcock Design Group, dated March 4, 2005 and submitted as part of this request.
2. That the petitioner's building improvements shall be designed and constructed consistent with Village Code and shall also address the comments included within the IDRC report.
3. That any future proposed buildings approved by the amended master campus plan (i.e., the new residence dwellings and chapel building) shall be submitted to the Plan Commission for review and approval as part of a site plan approval application.
4. That the petitioner shall dedicate a thirty-foot (30') public utility easement to be placed over any existing or proposed public watermain on the subject property, where practicable. The petitioner shall also submit a plat of abrogation for any existing watermain easements that would be located within the proposed building footprints. The final location and placement of the watermains and their

corresponding easements shall be reviewed and approved by the Departments of Community Development and Public Works.

SECTION 4: This ordinance is limited and restricted to the property generally located at 610-690 East Butterfield Road, Lombard, Illinois and legally described as follows:

That part of Lot 1 in Northern Baptist Theological Seminary Subdivision, being a subdivision of part of the Northeast $\frac{1}{4}$ of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded October 4, 1983 as Document R83-71622, described as follows:

Commencing at the Northeast corner of said Section 29; thence South 89 degrees 57 minutes 16 seconds West along the North line of said Section 29, a distance of 70.00 feet to a point on the Northeast corner of Northern Baptist Theological Seminary Assessment Plat, according to the plat thereof recorded R66-5885, in DuPage County, IL; thence South 0 degrees, 09 minutes 06 seconds East along the East line of said Northern Baptist Theological Seminary Assessment Plat, a distance of 736.60 feet to an angle point in said East line of said Northern Baptist Theological Seminary Assessment Plat, passing at 69.66 feet the Northeast corner of Lot 1 in the Northern Baptist Theological Seminary Subdivision and continuing for a total distance of 787.50 feet; thence North 27 degrees 17 minutes 19 seconds West along the common line between Lot 1 and Lot 2 in said Northern Baptist Theological Seminary Subdivision, a distance of 93.42 feet; thence South 78 degrees 33 minutes 40 seconds West, along said common line between Lot 1 and Lot 2, a distance of 173.39 feet; thence South 0 degrees 03 minutes 28 seconds West, along said common line between Lot 1 and Lot 2, a distance of 186.00 feet; thence South 62 degrees 55 minutes 32 seconds West along said common line between Lot 1 and Lot 2, a distance of 107.50 feet; thence South 69 degrees 13 minutes 32 seconds West, along said common line between Lot 1 and Lot 2, a distance of 167.57 feet; thence North 27 degrees 17 minutes 19 seconds West, along said common line between Lot 1 and Lot 2, a distance of 120.50 feet; thence North 62 degrees 55 minutes 32 seconds East, a distance of 167.01 feet; thence South 27 degrees 04 minutes 28 seconds East, a distance of 138.89 feet to the point of beginning, in DuPage County, IL.

Parcel No.: 06-29-200-045

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Re: PC 05-05
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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 _____, 2005.

First reading waived by action of the Board of Trustees this ____ day of _____, 2005.

Passed on second reading this ____ day of _____, 2005.

Ayes: _____

Nayes: _____

Absent: _____

Approved this _____, day of _____, 2005.

William J. Mueller, Village President

ATTEST:

Barbara A. Johnson, Deputy Village Clerk

