

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE: November 22, 2016 (B of T) Date: December 1, 2016

TITLE: PC 16-26, Sacred Heart Church School Playground

SUBMITTED BY: Department of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, Michael Fitzpatrick on behalf of the Diocese of Joliet, requests that the Village take the following actions on the subject property located within the R2 PD Planned Development (Sacred Heart Planned Development:

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Sacred Heart Planned Development, as established by Ordinance No. 4936, as follows:
 - a. Amend the boundaries of the Planned Development to include the property identified as PIN 06-07-211-014, located behind the property at 336 W. Maple Avenue, for use as a playground associated with an existing school; and
 - b. Amend the approval of a conditional use for a religious institution to include the property identified as PIN 06-07-211-014, located behind the property at 336 W. Maple Avenue, in order that it may be used as a playground associated with an existing school;
2. Pursuant to Section 155.511 (site plan approval) of the Lombard Zoning Ordinance, approve a playground consisting of a playground structure associated with the existing school, based upon the submitted plans.

The Plan Commission recommended approval of this petition by a vote of 4-0.

The petitioner requests a waiver of first reading of the ordinance.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____

Finance Director X _____ Date _____


Village Manager X _____ Date _____

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: Scott R. Niehaus, Village Manager

FROM: Jennifer Ganser, Assistant Director of Community Development 

MEETING DATE: December 1, 2016

SUBJECT: **PC 16-26, Sacred Heart Church School Playground**

Please find the following items for Village Board consideration as part of the December 1, 2016 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 16-26; and
3. An Ordinance granting major changes to a planned development pursuant to Section 155.504 of the Lombard Zoning Ordinance.

The Plan Commission recommended approval of this petition by a vote of 4-0. Please place this petition on the December 1, 2016 Board of Trustees agenda with a waiver of first reading requested by the petitioner.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

December 1, 2016

Village President
Keith T. Giagnorio

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Village Clerk
Sharon Kuderna

Subject: PC 16-26, Sacred Heart Church School Playground

Trustees
Dan Whittington, Dist. 1
Michael A. Fugiel, Dist. 2
Reid Foltyniewicz, Dist. 3
Bill T. Johnston, Dist. 4
Robyn Pike, Dist. 5
William "Bill" Ware, Dist. 6

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, Michael Fitzpatrick on behalf of the Diocese of Joliet, requests that the Village take the following actions on the subject property located within the R2 PD Planned Development (Sacred Heart Planned Development):

Village Manager
Scott R. Niehaus

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

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

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Sacred Heart Planned Development, as established by Ordinance No. 4936, as follows:
 - a. Amend the boundaries of the Planned Development to include the property identified as PIN 06-07-211-014, located behind the property at 336 W. Maple Avenue, for use as a playground associated with an existing school; and
 - b. Amend the approval of a conditional use for a religious institution to include the property identified as PIN 06-07-211-014, located behind the property at 336 W. Maple Avenue, in order that it may be used as a playground associated with an existing school;
2. Pursuant to Section 155.511 (site plan approval) of the Lombard Zoning Ordinance, approve a playground consisting of a playground structure associated with the

existing school, based upon the submitted plans.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on November 21, 2016. Sworn in to present the petition was Anna Papke, Senior Planner, and Mike Fitzpatrick, petitioner.

Chairperson Ryan recused himself from discussion of this agenda item due to his involvement with the Sacred Heart finance committee, and passed the chairmanship to Commissioner Steve Flint for this agenda item.

Commissioner Flint read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, he proceeded with the petition.

Mr. Fitzpatrick explained that Sacred Heart Church had purchased a property adjacent to its campus with the intent of building a playground to serve the church's school.

Commissioner Flint asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked for the staff report.

Ms. Papke presented the staff report, which was submitted to the public record in its entirety. The petitioner is representing Sacred Heart Church. The Church operates a school on its campus at 114 S. Elizabeth Street. The Church recently acquired a piece of property adjacent to the west of its parking lot, with the intention of constructing a playground for use by the students of the school. The petitioner therefore is requesting an amendment to the Sacred Heart Planned Development to include the subject property and site plan approval of the playground.

The petition was reviewed by the Village's interdepartmental review committee, which offered minor comments of which the petitioner was aware. During review, Planning staff paid particular attention to the fact that the playground will be adjacent to a residential neighborhood. The petitioner has indicated that the playground will be fenced and hours of use limited to ensure no undue impacts to the neighbors. An adjacent neighbor had submitted a letter supporting the request but expressing some concerns about impacts. The petitioner's responses to these concerns were included in the staff report. Finally, Union Pacific Railroad had submitted a letter asking to meet with the petitioner before construction begins, which had been forwarded to the petitioner and the Plan Commission prior to the meeting.

In summary, staff finds the petition meets the standards of the Lombard Zoning Ordinance. Staff recommends approval of the petition subject to the conditions listed in the staff report.

Commissioner Flint asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

Commissioner Sweetser posed the question of whether the Plan Commission needed to address the letter submitted by Union Pacific. Commissioner Burke noted that he did not think it was necessary for the Plan Commission to stipulate conditions based upon the Union Pacific letter.

Mr. Fitzpatrick said that he would reach out to the railroad in order to make sure their concerns were addressed prior to construction of the playground.

On a motion by Commissioner Burke, and a second by Commissioner Sweetser, the Plan Commission voted 4-0 to recommend that the Village Board approve the petition associated with PC 16-26, subject to the following seven (7) conditions:

1. That the major changes to a planned development are valid only for the subject property (PIN 06-07-211-014, located north of the property at 336 W. Maple Avenue) in the Sacred Heart Planned Development;
2. That the petitioner shall develop the site in accordance with the site plan submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
3. That the petitioner shall develop the site as a playground associated with an existing school, and shall maintain appropriate fencing around the playground to prevent unauthorized use of the playground;
4. That the playground shall be intended for use by students and parishioners during the course of typical school and parish activities, and shall not be used for special events hosted by the church;
5. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
6. That mulch installed around the playground equipment shall be kept a minimum of five feet (5') from the property lines to allow for site drainage; and
7. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall be come null and void unless a time extension has been granted by the Village Board.

Respectfully,

VILLAGE OF LOMBARD

Steve Flint, Commissioner, Acting Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

November 21, 2016

Title

PC 16-26

Property Owner

Diocese of Joliet
16555 Weber Road
Crest Hill, IL 60403

Petitioner

Michael Fitzpatrick
114 S. Elizabeth Street
Lombard, IL 60148

Property Location

North of 336 W. Maple Street

Zoning

R2

Existing Land Use

Vacant/Undeveloped

Comprehensive Plan

Low Density Residential

Approval Sought

Approval for a major change to a planned development to amend the boundaries of the planned development and extend previous approval for a conditional use; site plan approval.

Prepared By

Anna Papke, AICP
Senior Planner



LOCATION MAP

DESCRIPTION

The petitioner represents Sacred Heart Church, which is located at 114 S. Elizabeth Street. The church campus (church, school and related buildings) is located in the Sacred Heart Planned Unit Development. The church has been at this location since 1912. In 2001, the church petitioned and received approval for a planned development with a conditional use for a religious and educational institution in order to address existing nonconformities and provide for future development on the site (PC 01-01, Ordinance 4936). The Sacred Heart Planned Development was amended in 2006 to accommodate a parking lot expansion (PC 06-21, Ordinance 5891).

Sacred Heart Church currently operates a school on its campus. The church recently acquired a piece of property adjacent to the west boundary of the campus, located north of the property at 336 W. Maple, with the intent to develop it into a playground for use by the students. This piece of property is not within the boundaries of the Sacred Heart Planned Development. The petitioner therefore requests the Village amend the Sacred Heart Planned Development to incorporate the subject property and approve development of the playground.

EXISTING CONDITIONS

The subject property is currently vacant.

Project Details

Parcel Size: 0.14 acres
Proposed Use: Playground, for use by existing school

Requested Actions

1. Amend the Sacred Heart Planned Development as follows:
 - a. Amend boundaries of the planned development to include the subject property;
 - b. Amend conditional use approval for a religious institution to include the subject parcel for use as a playground;
2. Approve a playground per the site plan approval process.

Submittals

1. Petition for public hearing, dated October 28, 2016;
2. Response to standards for amendment to a planned development, dated October 28, 2016;
3. Plat of survey, prepared by Tom W. Atkins;
4. Site plan for playground development, prepared by Burke, dated October 27, 2016.
5. Pictures of property, provided by petitioner;
6. Letter from property owner at 340 W. Maple Street, dated November 14, 2016; and
7. Response by petitioner to letter from property owner at 340 W. Maple Street, emailed November 14, 2016.

APPROVAL(S) REQUIRED

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Sacred Heart Planned Development, as established by Ordinance No. 4936 and later amended, as follows:
 - a. Amend the boundaries of the Planned Development to include the property identified as PIN 06-07-211-014, located behind the property at 336 W. Maple Avenue, for use as a playground associated with an existing school; and
 - b. Amend the approval of a conditional use for a religious institution to include the property identified as PIN 06-07-211-014, located behind the property at 336 W. Maple Avenue, in order that it may be used as a playground associated with an existing school;
2. Pursuant to Section 155.511 (site plan approval) of the Lombard Zoning Ordinance, approve a playground consisting of a playground structure associated with the existing school, based upon the submitted plans.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has the following comment on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

1. The new playground (PC 16-26) will have to have an accessible route (hard surface, 36" wide minimum, and 1:20 slope) to it per the Illinois Accessibility Code and the Federal ADA Standard. This may be achieved through their parking lot, curb cut, and small sidewalk. This will also be indicated on the plan set.

Fire Department:

The Fire Department has no issues or concerns with this proposal. Should the petition be approved, additional comments may be forthcoming during permit review.

Private Engineering Services (PES):

PES has the following comment on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

1. The mulch around the playground equipment, depicted by the ring outside the equipment on the plan, shall be kept at least five feet from the property lines to allow for site drainage. This should be a condition of approval.

Public Works:

The Department of Public Works has no comments on the petition. Should the petition be approved, additional comments may be forthcoming during permit review.

Planning Services Division:

The Planning Services Division notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning	Land Use
North	B5APD and R4	Union Pacific railroad, drugstore and residential neighborhood
South	R2	Single-family neighborhood
East	R2PD	Sacred Heart Church campus
West	R2	Single-family neighborhood

Sacred Heart Church is located in an established single-family residential neighborhood. The subject property directly abuts the rear yards of 336 and 340 W. Maple Street as well as the rear yard of the Sacred Heart Planned Development. The Union Pacific railroad line and St. Charles Road corridor sit north of the site. The proposed extension of the planned development to include the subject property will not materially change the composition of the neighborhood. Staff considers the playground proposed for the subject property to be consistent with the surrounding land uses and zoning districts.

2. Comprehensive Plan Compatibility

The Comprehensive Plan designates the subject property as suitable for low-density residential development. The existing Sacred Heart campus is designated as suitable for public and institutional uses. Religious institutions and schools are commonly located in single-family residential neighborhoods within Lombard. The proposed playground to serve the church's school is compatible with surrounding development.

3. Zoning Ordinance Compatibility

The underlying zoning of the subject property is R2, Single Family Residence District. Staff notes the following with respect to this petition's consistency with the Zoning Ordinance and Ordinances 4936 and 5891:

- Religious institutions and schools are conditional uses in the R2 district. Ordinance 4936 approved a conditional use for a religious institution with school in the Sacred Heart Planned Development. A playground, ancillary to the existing school and church, is consistent with the original conditional use approval.
- The playground equipment will meet setback and open space requirements for the Sacred Heart Planned Development.

4. *Neighborhood Compatibility*

As previously noted, Sacred Heart has been at its present location since 1912. The church, school and associated activities are an established component of the neighborhood. The proposed playground is intended for use by the students of the existing school, and will not increase the scope or intensity of activities within the Sacred Heart Planned Development.

The petitioner is aware of the playground's location adjacent to a single-family neighborhood and has indicated the church will take steps to limit impacts to neighbors. The application notes that the playground will be for use by school and parish attendees only. Normal times of use will be on weekdays during recess and after-school activities. The playground is surrounded by a fence with a locked gate to prevent unauthorized use. In response to an inquiry from a nearby property owner, the petitioner states that the playground will not be used for activities associated with the church's annual Germanfest special event.

5. *Requests for Major Changes to a Planned Development*

- A. *Major Change: Pursuant to Section 155.504(A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the boundaries of the Sacred Heart Planned Development to include the subject property.*

The petitioner requests amendment to the boundaries of the planned development in order to develop a playground which will be ancillary to the school already in operation. Space constraints preclude installation of a playground within the current boundaries of the Sacred Heart Planned Development. Staff finds the expansion of the planned development will not create incompatibilities with the surrounding neighborhood. Staff supports this major change.

- B. *Major Change: Pursuant to Section 155.504(A) (major changes to a planned development) of the Lombard Zoning Ordinance, amend the approval of a conditional use for religious institution to include the subject property in order that it may be used as a playground associated with an existing school.*

The 2001 approval of the Sacred Heart Planned Development included approval of a conditional use for a religious and educational facility. The proposed expansion of the geographic boundaries of the planned development necessitates an extension of the conditional use approval to the subject property. Staff supports this major change.

6. *Email from Adjacent Property Owner*

Staff received an email from the adjacent property owner at 340 W. Maple Avenue. The letter expressed support for the proposed playground and also contained five questions about the project. The questions and the petitioner's responses are below:

1. Will the playground have official hours? If not, later night noise could adversely impact the nearby residences. I believe that both the Village of Lombard and Sacred Heart are sensitive to the issues of noise in this area.

Yes, there will be specific hours. The playground is intended for private use to Sacred Heart School and Parish children. Normal use will be on weekdays at recess and after school, when school is in session. The playground is not intended to be used after dark.

2. Will the playground be locked and secured after official hours? If there are no plans to secure the playground, it could serve as an ideal secluded location for parties wishing not to draw attention to their late night activities.

The playground lot area is completely enclosed by fences on all sides along with a locking entry gate. The playground is intended for private use to Sacred Heart School and Parish children.

3. Is it safe to assume there will be no additional lighting adding to this area? It already has bright lighting through the night?

There will no additional lighting on or at the playground property.

4. Since the proposed playground will now be adjacent to residences, will there be an official plan to reduce the litter and food wrappers currently blowing to the nearby residences?

This area will be restricted to playground activities only. There will be no Germanfest activities on or in this area.

5. Are there any plans to alter the surface features of the proposed playground? If so, what will Sacred Heart and the Village of Lombard do to minimize the adverse draining impacts that are already occurring to neighboring residences?

There are no plans to alter the playground surface area other than to add mandatory mulch under the playground equipment for the safety of the children.

SITE HISTORY (NON SIGN-RELATED)

BOT 98-14: Variation to flood control ordinance

PC 01-01: Sacred Heart Planned Development (Ordinance 4936)

Sacred Heart Planned Development approved for existing church and school in order to address nonconformities and provide for future development. Conditional use for religious/educational institution in the R2 district approved.

BOT 02-01: Variation to requirements for sidewalk replacement

PC 06-21: Amendment to Sacred Heart Planned Development (Ordinance 5891)

Sacred Heart Planned Development amended to accommodate parking lot expansion.

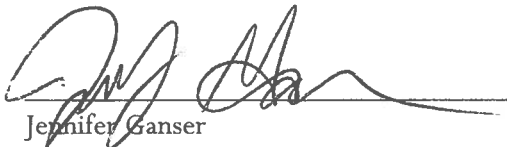
FINDINGS & RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards for a major change to a planned development and site plan approval, as established by the Lombard Zoning Ordinance. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and testimony presented, the proposed site plan with companion major changes to a planned development **complies** with the standards required by the Village of Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 16-26, subject to the following conditions:

1. That the major changes to a planned development are valid only for the subject property (PIN 06-07-211-014, located north of the property at 336 W. Maple Avenue) in the Sacred Heart Planned Development;
2. That the petitioner shall develop the site in accordance with the site plan submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
3. That the petitioner shall develop the site as a playground associated with an existing school, and shall maintain appropriate fencing around the playground to prevent unauthorized use of the playground;
4. That the playground shall be intended for use by students and parishioners during the course of typical school and parish activities, and shall not be used for special events hosted by the church;
5. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;

6. That mulch installed around the playground equipment shall be kept a minimum of five feet (5') from the property lines to allow for site drainage; and
7. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall be come null and void unless a time extension has been granted by the Village Board.



Jennifer Ganser
Assistant Director of Community Development

c. Petitioner

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Sacred Heart – Plan Commission: Standards for the Planned Developments

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.

This playground is considered complementary to Sacred Heart School. We believe it is common for a school to have a playground with playground equipment. The playground lot area is completely enclosed by fences on all sides along with a locking entry gate. The playground is intended for private use to Sacred Heart School and Parish children. Normal use will be on weekdays at recess and after school, when school is in session. The playground is not intended to be used after dark.

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

Sacred Heart Church and School are already connected to the sewer and water lines. The playground will not be needing any changes or modifications to the sewer or water systems.

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 use of the land is intended for playground equipment. There is no other intention for this land.

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

There is no conflict of public interest with Sacred Heart's intention of assembling and installing playground equipment on this land.

5. That the streets have been designed to avoid:

- a. Inconvenient or unsafe access to the planned development;

This question does not apply as the playground area is landlocked and does not interfere with any streets, public or private.

- b. Traffic congestion in the streets which adjoin the planned development;

There will be no additional traffic coming in and out of Sacred Heart with the addition of playground equipment.

- c. An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned development.

There will be no burden on any public areas or resources as a result of assembling and installing the playground equipment on Sacred Heart's property.

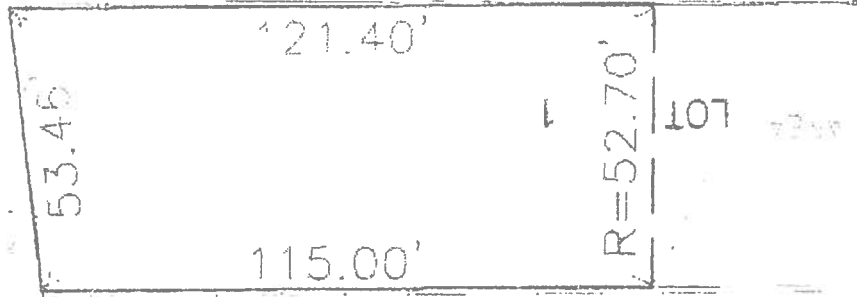
11/15/2011 10:11 AM
dickj_fir@mcinstitute.com

JIM W. ALKIND

11/15/2011 10:11 AM
McHenry, IL 60056

PLAT OF SURVEY

LOT 1 (EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 TO A POINT THAT IS 115 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 1; THENCE EAST PARALLEL WITH THE SOUTH LINE OF LOT 1 TO THE EAST LINE OF LOT 1; THENCE SOUTH ALONG THE EAST LINE OF LOT 1 TO THE SOUTHEAST CORNER OF LOT 1; THENCE WEST TO THE POINT OF BEGINNING) IN CANTERBURY'S MAPLE STREET ADDITION TO LOMBARD, IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPage COUNTY, ILLINOIS.



RECORDED
MAR 15 2011
MARIKSH CONSULTING, INC.

Oak Brook, IL 60523

AFTER RECORDING, PLEASE MAIL TO:
SEND FUTURE TAX BILLS TO:
BISHOP R. DANIEL CONLON
1655 Weber Road
Crest Hill, IL 60403

INFORMATION
MINIMUM FALL ZONE
SURFACED WITH
RESILIENT MATERIAL
AREA

1713 SQ.FT.

PERIMETER

235 FT.

STRUCTURE SIZE

52' 6" x 51' 11"

STRUCTURE IS DESIGNED
FOR CHILDREN AGES:

- 6-23 MONTH OLDS
- 2-5 YEAR OLDS
- 5-12 YEAR OLDS
- 13 + YEAR OLDS

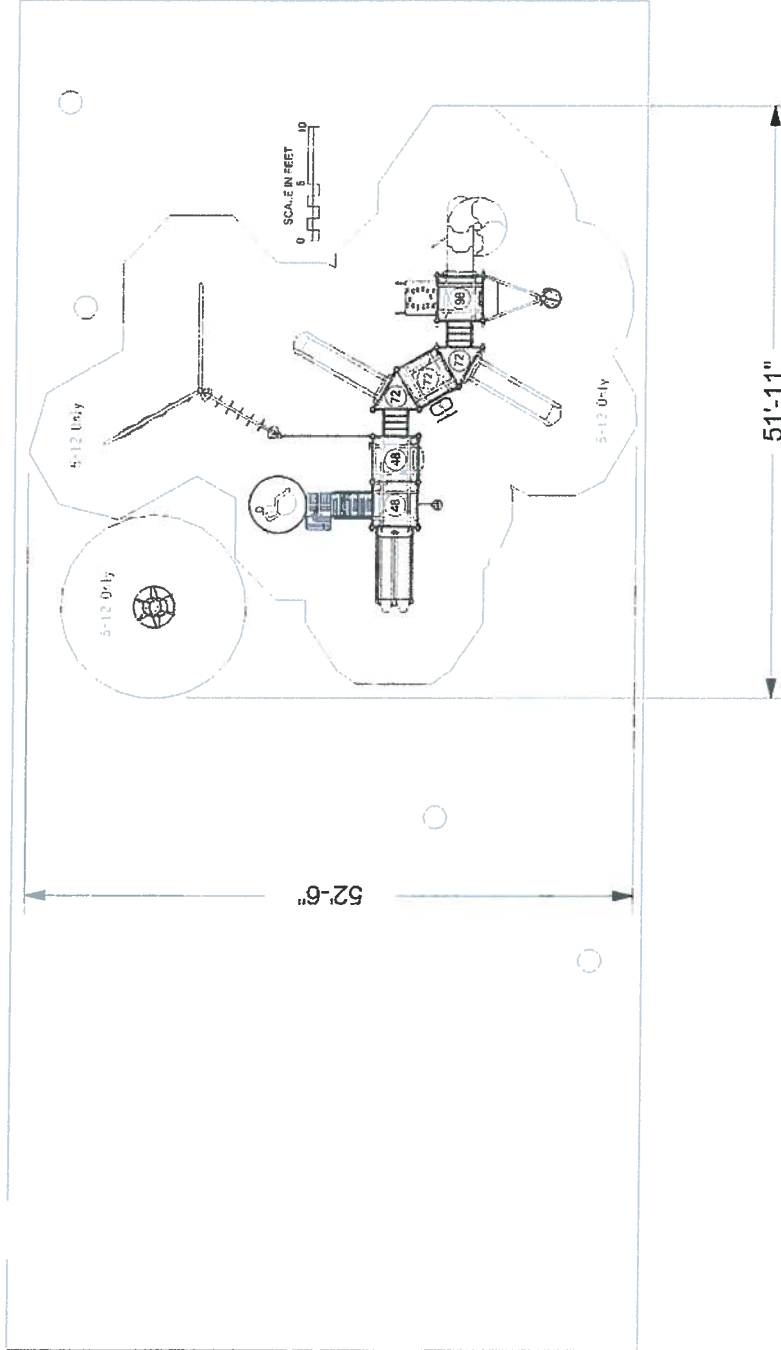


To verify product certification, visit www.ipema.org

The play components identified in this plan are IPEMA certified. The use and layout of these components conform to the requirements of ASTM F1487. To verify product certification, visit www.ipema.org

The space requirements shown here are to ASTM standards. Requirements for other standards may be different.

The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.



WARNING!

ACCESSIBLE SAFETY SURFACING MATERIAL IS REQUIRED BENEATH AND AROUND THIS EQUIPMENT
FOR SLIDE FALL ZONE SURFACING AREA SEE CPSC's Handbook for Public Playground Safety.
PLATFORM HEIGHTS ARE IN INCHES ABOVE RESILIENT MATERIAL.

ADA ACCESSIBILITY GUIDELINE (ADAAG CONFORMANCE)

NUMBER OF PLAY EVENTS	16
NUMBER OF ELEVATED PLAY EVENTS	10
NUMBER OF ELEVATED PLAY EVENTS ACCESSIBLE BY RAMP	PROVIDED: 0
NUMBER OF ELEVATED PLAY EVENTS ACCESSIBLE BY TRANSFER SYSTEM	PROVIDED: 10
NUMBER OF ELEVATED PLAY EVENTS ACCESSIBLE BY RAMP OR TRANSFER SYSTEM	PROVIDED: 6
NUMBER OF GROUND LEVEL PLAY EVENTS	PROVIDED: 5
NUMBER OF TYPES OF GROUND LEVEL PLAY EVENTS	RECD: 0
	RECD: 5
	RECD: 3
	RECD: 3



October 27, 2016

SERIES: Basics, Intensity, Nucleus

Sacred Heart School Playground

Play Illinois, LLC

SITE PLAN

322 W Maple St.

129-91822-2

DRAWN BY: Kari Champeau

Lombard, IL 60148

163711



2



November 14, 2016

Anna Papke
Senior Planner
Village of Lombard
Department of Community Development
255 East Wilson Ave
Lombard, Illinois 60148

VIA EMAIL

**Subject: Comments for 11/20/2016 Lombard Plan Commission Public Hearing
Sacred Heart proposed playground expansion**

Dear Ms. Papke,

For the last 10 years, my wife and I have been the owners and occupants of the property at 340 West Maple Street. Up until last year, we have had 336 West Maple Street serve as a one-lot buffer between our property and Sacred Heart. Now, we are adjacent neighbors divided by the fence line, which is on our property.

This letter is to support the proposed expansion of the playground at Sacred Heart to the grassy area west of the parking lot and east of our property. We believe this will be a positive experience for the children who attend Sacred Heart. With this support, we are formally requesting both the Village of Lombard and Sacred Heart answer the following questions regarding the proposed expansion:

1. Will the playground have official hours? If not, later night noise could adversely impact the nearby residences. I believe that both the Village of Lombard and Sacred Heart are sensitive to the issues of noise in this area.
2. Will the playground be locked and secured after official hours? If there are no plans to secure the playground, it could serve as an ideal secluded location for parties wishing not to draw attention to their late night activities.
3. Is it safe to assume there will be no additional lighting adding to this area? It already has bright lighting through the night?
4. Since the proposed playground will now be adjacent to residences, will there be an official plan to reduce the litter and food wrappers currently blowing to the nearby residences?
5. Are there any plans to alter the surface features of the proposed playground? If so, what will Sacred Heart and the Village of Lombard do to minimize the adverse draining impacts that are already occurring to neighboring residences?

I continue to respectfully request and would welcome meaningful dialogue with both Sacred Heart and the Village of Lombard regarding activities at Sacred Heart which have a direct bearing on the quality of life of its neighbors. Thank you in advance for your consideration.

Sincerely,



Naren Prasad (property owner)
340 West Maple St.
Lombard, IL 60148

cc: 336 West Maple Street

Nowakowski, Tamara

From: Papke Anna
Sent: Tuesday, November 15, 2016 9:05 AM
To: Nowakowski, Tamara
Subject: FW: 340 West Maple St comments on proposed Sacred Heart playground expansion



From: Michael Fitzpatrick [mailto:mikef0970@yahoo.com]
Sent: Monday, November 14, 2016 3:11 PM
To: Papke Anna
Cc: Ganser, Jennifer
Subject: Re: 340 West Maple St comments on proposed Sacred Heart playground expansion

Anna -

Please see my responses in **bold** below:

This letter is to support the proposed expansion of the playground at Sacred Heart to the grassy area west of the parking lot and east of our property. We believe this will be a positive experience for the children who attend Sacred Heart School. With this support, we are formally requesting both the Village of Lombard and Sacred Heart answer the following questions regarding the proposed expansion:

1. Will the playground have official hours? If not, later night noise could adversely impact the nearby residences. I believe that both the Village of Lombard and Sacred Heart are sensitive to the issues of noise in this area.

Yes, there will be specific hours. The playground is intended for private use to Sacred Heart School and Parish children. Normal use will be on weekdays at recess and after school, when school is in session. The playground is not intended to be used after dark.

2. Will the playground be locked and secured after official hours? If there are no plans to secure the playground, it could serve as an ideal secluded location for parties wishing not to draw attention to their late night activities.

The playground lot area is completely enclosed by fences on all sides along with a locking entry gate. The playground is intended for private use to Sacred Heart School and Parish children.

3. Is it safe to assume there will be no additional lighting adding to this area? It already has bright lighting through the night?

There will no additional lighting on or at the playground property.

4. Since the proposed playground will now be adjacent to residences, will there be an official plan to reduce the litter and food wrappers currently blowing to the nearby residences?

This area will be restricted to playground activities only. There will be no Germanfest activities on or in this area.

5. Are there any plans to alter the surface features of the proposed playground? If so, what will Sacred Heart and the Village of Lombard do to minimize the adverse draining impacts that are already occurring to neighboring residences?

There are no plans to alter the playground surface area other than to add mandatory mulch under the playground equipment for the safety of the children.

We too want to maintain a meaningful dialog between the surrounding property owners and Sacred Heart. You are always welcome at Sacred Heart to worship and or have a relationship that includes respectful consideration.

From: Michael Fitzpatrick <mikef0970@yahoo.com>
To: Papke Anna <PapkeA@villageoflombard.org>
Cc: "Ganser, Jennifer" <GanserJ@villageoflombard.org>
Sent: Monday, November 14, 2016 2:04 PM
Subject: Re: 340 West Maple St comments on proposed Sacred Heart playground expansion

Hi Anna -

I received your email with the questions from our neighbor at 340 W. Maple St. I am working on responses right now and will forward them to you as soon as possible today.

Mike Fitzpatrick

From: Papke Anna <PapkeA@villageoflombard.org>
To: 'Michael Fitzpatrick' <mikef0970@yahoo.com>
Cc: "Ganser, Jennifer" <GanserJ@villageoflombard.org>
Sent: Monday, November 14, 2016 1:48 PM
Subject: FW: 340 West Maple St comments on proposed Sacred Heart playground expansion

Mike,

We received the attached letter from the adjacent property owner. They included some questions about the development and operating procedures. Can you provide answers for me to include in the staff report?

I need these by 8:00 tomorrow morning, as the staff report will be going out on Wednesday.

Thanks,
Anna

Anna Papke, AICP
Senior Planner
Village of Lombard

255 E Wilson Ave. Lombard, IL 60148

Phone: (630) 620-5758

Fax: (630) 620-2374

Email: papkea@villageoflombard.org

Web: www.villageoflombard.org

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-----Original Message-----

From: Naren Prasad [mailto:

Sent: Monday, November 14, 2016 1:16 PM

To: Papke Anna

Cc: Emily

Subject: 340 West Maple St comments on proposed Sacred Heart playground expansion

> Dear Ms. Papke,

> Thank you for taking the time to talk with me about the proposed playground expansion at Sacred Heart. Our support, along with associated questions and concerns, is attached.

> Please don't hesitate to contact me know if you have any questions and we look forward to a response.

> Thanks in advance.

> Naren Prasad

> 340 West Maple St.

UNION PACIFIC RAILROAD
1400 Douglas Street, Stop 1580
Omaha, Nebraska 68179

Patrick R. McGill/UPC Senior Counsel-Real Estate, Law Dept.

P 402 544 5761
F 402 997 3603
prmcgill@up.com

November 18, 2016

VIA EMAIL ONLY: papkea@villageoflombard.org

Village of Lombard
Department of Community Development
Attn: Anna Papke
255 East Wilson Avenue
Lombard, Illinois 60148

Re: Comments to proposed playground associated with an existing school
at 336 W. Maple Avenue (the "Project")

Dear Ms. Papke:

Thank you for allowing Union Pacific Railroad Company ("UP") the opportunity to submit the following comments in response to the notice on the above-referenced Project. UP is a Delaware corporation that owns and operates a common carrier railroad network in the western half of the United States, including the State of Illinois. UP's rail network is vital to the economic health of Illinois and the nation as a whole and its rail service to customers in the Village of Lombard and Greater Chicago Area is crucial to the future success and growth of those customers.

The proposed Project location is adjacent to UP's Geneva Subdivision with traffic including dozens of Metra trains and dozens of freight trains each day. Additionally, there are at-grade rail crossings over these tracks at nearby locations. Any land planning decisions should consider that train volumes near the Project area may increase in the future. UP also asks that the Village and the Project developers keep in mind that this is a vital and growing rail corridor and nearby land uses should be compatible with this continuing rail use. UP requests that if the Village considers approving the Project, the Village and the Project developers should examine and mitigate the risks associated with locating a playground so near to an active rail corridor.



At-Grade Rail Crossing Safety and Education

The safety of UP's employees, customers, adjoining land owners, and the communities we operate through is our top priority. At-grade rail crossings are areas where railroad operations and the public come into close contact. Should the Project be approved, UP suggests the Village consider holding railroad and crossing safety presentations, such as Operation Lifesaver, for the public and Sacred Heart School, on an appropriate basis.

Trespassing

UP requests that the developer and the Village examine the Project impacts associated with the increased likelihood of trespassing and set forth appropriate mitigation measures. In particular, the developer should install barrier walls or block fences, pavement markings and/or "no trespassing" signs designed to prevent children and other individuals from trespassing onto the railroad tracks. Buffers and setbacks should also be required adjacent to the right-of-way. Should the Project be approved, UP requests a meeting with Sacred Heart School and the Village to discuss appropriate fencing, right-of-way setbacks and education requirements to ensure the safety of the Project.

Noise and Vibration Impact

UP's 24-hour rail operations generate the noise, vibration and mechanical odor one would expect from an active railway. Any increase in pedestrian traffic near the railway may result in additional horn use by UP employees. UP requests that, as a mitigation measure, the developer disclose to the public, including Sacred Heart School parents and staff, the daytime and nighttime noise levels naturally occurring with UP's long-standing freight rail service, including sounding horns at vehicle crossings where required, as well as the pre-existing and predictably-occurring vibration and mechanical odor. These disclosures should note UP's anticipation that train volume may increase in the future. The Project's development plans should also include appropriate mitigation measures, such as construction of sound barrier walls or landscape buffers, and/or use of sound-proofing materials and techniques.

Drainage and Project Construction

UP requests the Village ensure that the drainage plan relating to the Project does not shift storm water drainage toward UP property and infrastructure. Any runoff onto UP's property may cause damage to its facilities resulting in a potential public safety issue. If the Project is approved, we ask that the Village require the applicant to mitigate all safety risks and the impacts of the railroad's 24-hour operations during the construction of the Project, including contacting UP to arrange for flaggers for work performed within twenty-five feet (25') of the nearest track.

Village of Lombard
November 18, 2016

UP appreciates the developer and the Village giving due consideration to the above concerns, as this proposed Project may result in impacts to land use and public safety. Please give notice to UP of all future hearings and other matters with respect to the Project as follows:

Austin Fearnow, Manager - Real Estate
Union Pacific Railroad Company
1400 Douglas Street - STOP 1690 Omaha, NE 68179
(402) 544-8593
afearnow@up.com

Please do not hesitate to contact Austin Fearnow if you have any questions or concerns.

Sincerely,



Patrick R. McGill
Senior Counsel – Real Estate
Union Pacific Railroad Company

cc: Austin Fearnow

Papke Anna

From: Michael Fitzpatrick <mikef0970@yahoo.com>
Sent: Tuesday, November 22, 2016 8:57 AM
To: Papke Anna
Subject: Re: Waiver of First

Hi Anna -

Yes, that would be great. We would like to start preparing the site for the playground equipment as soon as possible.

Mike Fitzpatrick

From: Papke Anna <PapkeA@villageoflombard.org>
To: 'Michael Fitzpatrick' <mikef0970@yahoo.com>
Sent: Tuesday, November 22, 2016 8:42 AM
Subject: Waiver of First


Mike,

Is the church planning to request a waiver of first reading? I need to prepare the documents for the Board Meeting this morning, and if you want a waiver of first I need to include that in our memo to the Board.

Thanks,
Anna



Anna Papke, AICP
Senior Planner
Village of Lombard
255 E Wilson Ave. Lombard, IL 60148
Phone: (630) 620-5758
Fax: (630) 620-2374
Email: papkea@villageoflombard.org
Web: www.villageoflombard.org

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ORDINANCE NO. _____

**AN ORDINANCE GRANTING MAJOR CHANGES TO A
PLANNED DEVELOPMENT PURSUANT TO TITLE 15,
CHAPTER 155, SECTION 155.504 OF THE LOMBARD ZONING
ORDINANCE FOR THE SACRED HEART PLANNED
DEVELOPMENT, AS ESTABLISHED BY ORDINANCE 4936
AND AMENDED BY ORDINANCE 5891**

(PC 16-26: Sacred Heart Planned Development – PINS 06-07-211-012 and 06-07-211-014)

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, the Subject Property, as described in Section 2 below, is zoned R2 Single Family Residence District Planned Development; and,

WHEREAS, on March 1, 2000, the Corporate Authorities approved Ordinance 4936, granting approval of a conditional use for a planned development, granting a conditional use for a religious institution and granting variations from the Zoning Ordinance; and,

WHEREAS, on August 17, 2006, the Corporate Authorities approved Ordinance 5891, granting an amendment to Ordinance 4936, granting a conditional use for a religious institution and granting variations from the Zoning Ordinance; and

WHEREAS, an application has heretofore been filed requiring approval of the following major changes a planned development, commonly referred to Sacred Heart Planned Development, pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code):

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Sacred Heart Planned Development, as established by Ordinance No. 4936, as follows:
 - a. Amend the boundaries of the Planned Development to include the property identified as PIN 06-07-211-014 and more specifically legally described in Section 2, located behind the property at 336 W. Maple Avenue, for use as a playground associated with an existing school; and

- b. Amend the approval of a conditional use for a religious institution to include the property identified as PIN 06-07-211-014 and more specifically legally described in Section 2, located behind the property at 336 W. Maple Avenue, in order that it may be used as a playground associated with an existing school;

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on November 21, 2016, 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 major changes; 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 major changes to a planned development as set forth below are hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3:

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Sacred Heart Planned Development, as established by Ordinance No. 4936, as follows:
 - a. Amend the boundaries of the Planned Development to include the property identified as PIN 06-07-211-014 and more specifically legally described in Section 2, located behind the property at 336 W. Maple Avenue, for use as a playground associated with an existing school; and
 - b. Amend the approval of a conditional use for a religious institution to include the property identified as PIN 06-07-211-014 and more specifically legally described in Section 2, located behind the property at 336 W. Maple Avenue, in order that it may be used as a playground associated with an existing school;

SECTION 2: That this ordinance is limited and restricted to the subject property generally identified as PIN 06-07-211-014 and more specifically legally described as set forth below:

LOT 1 (EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 TO A POINT THAT IS 115 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 1; THENCE EAST PARALLEL WITH THE SOUTH LINE OF LOT 1 TO THE EAST LINE OF LOT 1; THENCE SOUTH ALONG THE EAST LINE OF LOT 1 TO THE SOUTHEAST CORNER OF LOT 1, THENCE WEST TO THE POINT OF BEGINNING) IN CANTERBURY'S MAPLE STREET ADDITION TO LOMBARD, IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PIN: 06-07-211-014

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. That the major changes to a planned development are valid only for the subject property (PIN 06-07-211-014, located north of the property at 336 W. Maple Avenue) in the Sacred Heart Planned Development;
2. That the petitioner shall develop the site in accordance with the site plan submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
3. That the petitioner shall develop the site as a playground associated with an existing school, and shall maintain appropriate fencing around the playground to prevent unauthorized use of the playground;
4. That the playground shall be intended for use by students and parishioners during the course of typical school and parish activities, and shall not be used for special events hosted by the church;
5. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;

- 6. That mulch installed around the playground equipment shall be kept a minimum of five feet (5') from the property lines to allow for site drainage; and
- 7. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall be come null and void unless a time extension has been granted by the Village Board.

SECTION 4: 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 _____, 2016.

First reading waived by action of the Board of Trustees this _____ day of _____, 2016.

Passed on second reading this _____ day of _____, 2016, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this _____ day of _____, 2016.

Keith T. Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this _____ day of _____, 2016.

Ordinance No. _____

Re: PC 16-26

Page 5

Sharon Kuderna, Village Clerk