

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

_____ 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: William T. Lichter, Village Manager

DATE: May 26, 2005 (BOT) Date: June 2, 2005

TITLE: PC 05-06: 210, 214, 215, 224 and 228 S. Lincoln Street & 205 W. Maple Street

SUBMITTED BY: Department of Community Development *DLH*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation requesting that the Village take the following actions on the property within the R2 Single Family Residence District:

1. Amend the Comprehensive Plan to designate the lots at 210, 214, 224 and 228 S. Lincoln Street and 205 W. Maple Street as Public and Institutional Use.
2. Approve an amendment to Ordinance 1816 granting approval of a conditional use for a noncommercial recreational building/community center.
3. Approve an amendment to Ordinances 4363 and 4363A granting approval of a conditional use for a religious institution and for a private elementary school.
4. Approve a conditional use for a planned development for all of the subject properties with the following deviations and variations from the Zoning Ordinance, as follows:
 - a. A variation from Section 155.508 (C)(6)(a) and a deviation from Section 155.406 (F)(1) to allow for a front yard setback of eighteen feet (18') where thirty feet (30') is required;
 - b. A deviation from Section 155.406 (F)(2) to allow for a corner side yard setback of one foot (1') where twenty feet (20') is required;
 - c. A deviation from Section 155.406 (G) to allow for a building height of up to thirty-five feet (35') from grade where thirty feet (30') maximum height is allowed by right; (this item was withdrawn by the petitioner at the 5/23/05 Plan Commission meeting)
 - d. A variation from Section 155.406 (H) and Section 155.508 (C) (7) reducing the minimum required open space below the minimum 75 percent requirement;

e. A variation from Sections 155.708 and 155.709 reducing the requisite foundation and perimeter lot landscaping along the corner side yard; and

f. A variation from Section 155.602 (C), Table 6.3 reducing the number of requisite parking spaces. (DISTRICT #1)

The petitioner is requesting a waiver of the Village's portion of the public hearing fees.

Staff and the petitioner are requesting a waiver of first reading.

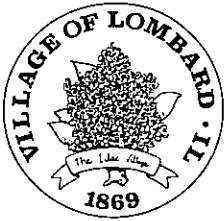
The Plan Commission recommended approval of this petition with amended conditions.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____	Date _____
Finance Director X _____	Date _____
Village Manager X <u>W. M. T. Lick</u>	Date <u>5/27/05</u>

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: David A. Hulseberg, AICP, Director of Community Development *Dah*

DATE: June 2, 2005

SUBJECT: **PC 05-06: 210, 214, 215, 224 and 228 S. Lincoln Street & 205 W. Maple Street (St. John's Evangelical Lutheran Church & School)**

At the May 19, 2005 Village Board meeting, the Board remanded PC 05-06 back to the Plan Commission for further consideration and a recommendation based upon the new information submitted to the file after the public hearing was completed. The Board directed the Plan Commissioners to review only the following items:

1. The building elevations and massing represented in the petitioner's and the objector's presentations;
2. The exterior building materials and exterior wall treatments for the proposed school; and
3. The proposed location of the school relative to the Zoning Ordinance bulk requirements.

The Plan Commission held a Special Meeting on May 19, 2005. In consideration of the additional information and the petitioner's commitment to incorporate masonry on all exterior elevations and withdrawal of the deviation to the building height for the gymnasium, the Plan Commission recommended approval of the petition. As such, please find copies of the following information for your reference:

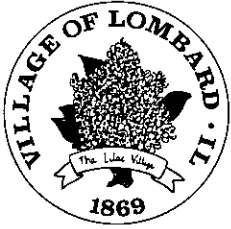
1. A referral letter from the Plan Commission from the May 23, 2005 meeting;
2. Staff's memorandum provided to the Commissioners;
3. An Ordinance granting approval of an amendment to the Comprehensive Plan;
4. An Ordinance approving amendments to Ordinances 1816, 4363 and 4363A and establishing a planned development with deviations and variations, subject to conditions;
5. PowerPoint presentations prepared by staff, the objector and the petitioner presented at the May 19, 2005 meeting; and

6. Correspondence received by the Village after May 10, 2005.
7. Annotated building elevations based upon the representations made at the May 23, 2005 Plan Commission meeting and in subsequent discussions with staff. The petitioner has stated that color depictions of this latest exhibit with a companion materials board will be made available at the Board meeting.

In light of the cancellations of the June 17 and July 7, 2005 Village Board meetings, the petitioner is also requesting a waiver of first reading of the aforementioned Ordinance. Additionally the petitioner is requesting a waiver of the Village's portion of the public hearing fees associated with the petition.

Lastly, the recommendation of approval from the Plan Commission included a condition to require the proposed driveway off of Maple Street to be constructed of grasscrete or comparable material. This condition was initially suggested by the Community Development staff to minimize the aesthetic impact of the driveway along Maple Street. This condition has been further reviewed by the Fire Chief. To ensure that the driveway is properly maintained and can adequately accommodate emergency vehicles, he is recommending that this condition be removed and that the driveway be constructed of asphalt or concrete. Should the petition be approved as its is currently proposed by the petitioner, staff supports of this amendment.

**REFERRAL LETTER FROM
PLAN COMMISSION**



VILLAGE OF LOMBARD

255 E. Wilson Avenue
Lombard, IL 60148-3926
(630) 620-5700 FAX: (630) 620-8222
TDD: (630) 620-5812
www.villageoflombard.org

Village President
William J. Mueller

May 19, 2005

Village Clerk
Brigitte O'Brien

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

Trustees
Greg Alan Gron, Dist. 1
Richard J. Tross, Dist. 2
John "Jack" T. O'Brien, Dist. 3
Steven D. Sebby, Dist. 4
Kenneth M. Florey, Dist. 5
Rick Soderstrom, Dist. 6

Subject: PC 05-06; 210, 214, 215, 224 and 228 S. Lincoln Street & 205 W. Maple Street (St. John's Evangelical Lutheran Church & School)

Dear President and Trustees:

Village Manager
William T. Lichter

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village take the following actions on the property located within the R2 Single Family Residence District:

1. Amend the Comprehensive Plan to designate the lots at 210, 214, 224 and 228 S. Lincoln Street and 205 W. Maple Street as Public and Institutional Use.
2. Approve an amendment to Ordinance 1816 granting approval of a conditional use for a noncommercial recreational building/community center.
3. Approve an amendment to Ordinances 4363 and 4363A granting approval of a conditional use for a religious institution and for a private elementary school.
4. Approve a conditional use for a planned development for all of the subject properties, with the following deviations and variations from the Zoning Ordinance, as follows:
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 - b. A deviation from Section 155.406 (F)(2) to allow for a corner side yard setback of one foot (1') where twenty feet (20') is required;
 - c. A deviation from Section 155.406 (G) to allow for a building height of up to thirty-five feet (35') from grade, where thirty feet (30') maximum height is allowed by right; (this was withdrawn at the meeting)
 - d. A variation from Section 155.406 (H) and Section 155.508 (C) (7), reducing the minimum required open space below the minimum 75 percent requirement;

"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."

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

- e. A variation from Sections 155.708 and 155.709 reducing the requisite foundation and perimeter lot landscaping along the corner side yard; and
- f. A variation from Section 155.602 (C), Table 6.3 reducing the number of requisite parking spaces.

Chairperson Ryan called the order of the agenda. He indicated that this public hearing was a result of the May 19, 2005 Board of Trustees meeting whereby the Trustees remanded the petition back to the Plan Commission to address specific issues. He read the public hearing request in its entirety and asked staff to state the procedures.

William Heniff, Senior Planner, stated that the meeting will follow a special format due to the remand by the Board of Trustees who asked for specific direction as it relates to three issues:

1. The building elevations and massing represented in the petitioner's and the objector's presentations;
2. The exterior building materials and exterior wall treatments for the proposed school; and
3. The proposed location of the school relative to the Zoning Ordinance bulk requirements.

Mr. Heniff then outlined the format of the meeting:

1. Staff will outline the reason for the Special Meeting and will note the actions to be considered as part of the meeting. Staff will provide a very brief history of the petition and will summarize the zoning actions and development regulations associated with the petition. Once completed, an opportunity to cross-examine staff by anyone in the public will be provided. The cross-examination will be limited to the items as set forth by the Village Board.
2. Upon completion of staff cross-examination, an objector (John DeSalvo) will be offered the opportunity to present his presentation depicting the building height and massing. Once completed, an opportunity to cross-examine the objector by anyone in the public will be provided. The cross-examination will be limited to the items as set forth by the Village Board and shall relate specifically to his presentation.
3. Upon completion of the objector's cross-examination, the petitioner (St. John's) will be given an opportunity to review their petition to the Village as it specifically relates to the Village Board remand. Once completed, an opportunity to cross-examine the petitioner by anyone in the public will be provided. The cross-examination will be limited to the items as set forth by the Village Board and shall relate specifically to the petitioner's presentation.
4. After completion of the cross-examination, the public participation period will be closed. The Plan Commissioner's shall then be given an opportunity to discuss the petition. Questions may be asked to staff, the objector or the petitioner.
5. The Plan Commissioners shall then vote to deny, approve or approve the petition subject to conditions. The Commissioners do have the ability to add any conditions they deem

appropriate (regardless of whether they relate to bulk and mass issues) should they recommend approval.

6. The recommendation will be forwarded to the Village Board for consideration at their June 2, 2005 meeting.

Chairperson Ryan asked Mr. Heniff if he was the only presenter on behalf of the Village. Mr. Heniff answered yes. He was then sworn in.

Mr. Heniff began his PowerPoint presentation, which included an explanation of the case history, the petitioner's requested actions with accompanying diagrams, and the actions that were to be taken. In conclusion, he indicated that any issues beyond the scope of what is outlined tonight must be shared with the Board of Trustees and is not part of the discussion this evening.

Chairperson Ryan asked if there was anyone who wanted to cross-examine staff and his presentation as it pertains to those three items to stand and be sworn in.

John Avila, 225 W. Maple, Lombard, had questions relative to the diagram with the red lines and blue shading and asked if there could be a structure located there. Mr. Heniff answered that yes there could be a building anywhere within the buildable area depicted in blue. He then pointed to the areas that necessitated relief.

Carl Prindiville, 219 W. Ash, Lombard, asked for the names of the institutions that were cited as examples of previously approved projects. Mr. Heniff indicated that he mentioned Christ the King, First Church of Lombard and Sacred Heart.

May Anstee, 219 W. Maple, Lombard, asked if there were any variance requests declined by staff. Mr. Heniff indicated that staff works with petitioners to minimize relief before they submit a petition. When the petition came to public hearing, staff recommended approval subject to conditions.

Ms. Anstee clarified that staff approved every variation. Mr. Heniff stated that staff only makes a recommendation. This petition was recommended for approval subject to conditions and cited staff's desire of masonry as an example.

Ms. Anstee asked about green space and referenced the same diagram. She first clarified that the light blue is where they could have built but staff recommended that they move the building to the east? She then asked what percentage of green space they would have had if they left the building in the light blue. Mr. Heniff answered it was in the 33-34 percent range.

Ms. Anstee asked if the driveway to the north is considered green space. Mr. Heniff indicated that would be counted as part of lot area coverage so it would not be included in the calculation of green space.

Chairperson Ryan asked if there was anyone else that wanted to cross-examine staff. Hearing none he indicated that John DeSalvo's presentation would be next.

John DeSalvo, 115 S. Charlotte, Lombard stated he is also representing his mother who lives at 220 W. Ash, Lombard, which is the property immediately to the west and adjacent to the project. He explained that he had a couple of images and had gotten the information from the neighborhood to make the massing study that he did. In a PowerPoint format, he showed the characteristics of the neighborhood traveling west on Maple Street as well as traveling west on Ash Street toward St. John's. He also showed various three-dimensional views of how the proposed building would appear with a 35' and 28' building height, as well as the footprint of St. John's with a 28' building height.

Mr. DeSalvo indicated that this presentation was prepared after the last public hearing as a result of the petitioner's comments. He knew that his initial presentation would be presented to the Board of Trustees at their meeting and he did not want any misinterpretation regarding the building height. He indicated that having a 28' box in the middle of the block was not characteristic of a residential neighborhood and that setting something back has nothing to do with height. He mentioned that the petitioner used peak heights not roof heights when comparing height differences. In his opinion setbacks and a 7' height difference does not matter with respect to the neighborhood.

Chairperson Ryan asked if there was anyone who wanted to cross-examine Mr. DeSalvo to stand and be sworn in.

Jim Urish, 216 W. Maple, Lombard, referred the slide showing the footprint with the 28' building height. He asked if he was aware that part of the building would be 32' while his presentation represents the whole building at 28'. Mr. DeSalvo answered he was aware that the gymnasium would be 32' in height but since he wasn't sure where the exact location of the gym was with respect to the building, he did not want to make any misrepresentations, so he did the whole building at 28'.

Mr. Avila asked if he had any input or assistance with his diagrams from the project architect or St. John's or if it was something he constructed himself based on the information provided at the meetings? Mr. DeSalvo stated it was his own drawing based on material he had. The elevations, massing, and the footprint did not change.

Mr. Avila commented that since he did this on his own and in order to be completely accurate, would it be necessary to have more resources than what you have had at your disposal? Mr. DeSalvo indicated that based on the information that was made public, yes, he tried to make it as accurately as possible and lower than proposed. The setback and height are most important but he was somewhat expecting that a three dimensional model would have been done. He was not in a position to make a three-dimensional model of the whole site himself.

Patrick Brosnan, of Legat Architects, 2015 Spring Rd., Oak Brook, was next to cross-examine Mr. DeSalvo.

1. Referring to the tour of the neighborhood he commented that it was lopsided as he only shot the residences. He asked what he meant when he said "neighborhood" and asked for his definition of the same.
Mr. DeSalvo answered that the neighborhood is bordered by Lincoln, Ash and Maple. The houses in the area on Maple and to the north are even nicer and grander, east of Lincoln is St. John's which is the largest structure. His definition of neighborhood is the people who live within the area and the fabric of the buildings and the houses.
2. Mr. Brosnan asked if there are any other institutions or large brick buildings in the neighborhood. Mr. DeSalvo answered that there are other buildings, such as the First Church on Main and Maple but that was not comparable. Sacred Heart is there which is an established church but it is contained on one corner near the railroad tracks. Once you cross the tracks it is a different type of neighborhood, which has been built up with condos. The St. John's neighborhood has Lilacia Park as a separation.
3. Mr. Brosnan asked if he attended any of the neighborhood meetings and if he requested a model? Mr. DeSalvo answered that he did not attend those meetings but was given information from his mother. He did not request a model.

Chairperson Ryan then asked if there was anyone else who wanted to cross-examine Mr. DeSalvo. Hearing none, he indicated that St. John's presentation dated May 23, 2005 would be next.

Joe Jaruseski, 1107 Michelle Lane, Lombard, gave the presentation overview. Their plans have been modified to make them more compatible. All elevations have been modified and they have updated massing renderings. The entire building is to be masonry and they brought material samples. He concluded by stating that Patrick Brosnan would continue.

Patrick Brosnan, Architect for St. John's, then continued and reviewed the various neighbor's 32 and 28' building height views and perspectives, the Ash Street view, the various street elevations, site plan setbacks, height perception, and neighborhood compatibility components.

Chairperson Ryan requested that if anyone wanted to cross-examine the petitioner to stand up and be sworn in.

Sharon Herlache, 123 S. Elizabeth, Lombard, asked if the amount of landscaping shown at the 2.6 feet area located between the sidewalk and the building was the amount of landscaping going in and if the sizes of the trees represented were the actual sizes being installed or was that at maturity.

Mr. Brosnan indicated the 1' foot setback allows 30" of plantings under the windows but the rest is much larger.

Scott Czierkes, Legat Architects, 2015 Spring Rd., Oak Brook, stated he was working with the landscape architect and the plantings shown would be after one year of actual planting of that species. They did not want to show it when it goes in nor 20 years down the road.

Ms. Herlache asked the name of the landscape architect. Mr. Czierkes answered Couture Landscaping.

Linda Bohl, 213 W Ash, referred to Slide 10 and questioned the right to build. That red line shows where the setbacks are. What percentage of that would be included for 75 percent green space and what size building would you truly have if following all variations. Mr. Brosnan stated that the red line shows the setbacks and the area within the red line is the buildable area.

Ms. Bohl asked if they had the ability to build something of that size. Mr. Brosnan stated that in a planned development they might.

Ms. Bohl asked for the definition of buildable area and if anything could be built? Mr. Heniff stated the requirements for lot area coverage in an R2 district. The petitioner is proposing a planned development so there are criteria. So when you look at the red outline if that were to cover a greater portion than green space that would be required. It would be greater than code would allow but no setback variations would be needed.

Jim Urish, 216 W. Maple, Lombard, stated that the gym is small in comparison to the total. He asked if they had the volume and how wide and deep the gym would be. Mr. Brosnan stated that the gymnasium would be 7,100 square feet and the remaining school area would be 43,000 square feet. Mr. Czierkes answered the proportions is 70 x 100 ft.

Mr. Urish referred to slide 8 and asked if that was the Meek residence behind the trees covered up. Mr. Brosnan answered that it was. Mr. Urish asked if that was the house that was left out of the previous presentation. Mr. Brosnan referred to the next slide and indicated that the Meek house was shown and the trees are in front of the house. Mr. Urish asked if they had any slides showing the view from further east. Mr. Brosnan answered that they do not have them tonight.

May Anstee, 219 W. Maple, Lombard, asked when they modified their plans in response to the neighbor's issues, did the length or width of the building change? Mr. Brosnan answered no, just the height and materials have changed. Ms. Anstee asked if they considered lowering the level of the building. Mr. Brosnan answered that they did.

Ms. Anstee asked why that was not accepted or possibly sinking part of the building. Mr. Brosnan stated that there are ways to sink a building but the idea was to build a fully accessible building. He indicated how it would be difficult for someone to access the gym if sunken and described how they would have to access ramps and retrace steps to get to the gym.

Ms. Anstee asked how the height difference was achieved? Mr. Brosnan answered that working with a design committee to decrease the allowable area. They could change the type of steel to be used to accommodate the request.

Ms. Anstee asked what the difference was in elevation height. Mr. Brosnan answered 31' versus 32'.

Ms. Anstee mentioned there was a slope to the property. Mr. Brosnan answered that earth will be removed and the school won't be built on a hill. When they talk about height they refer to it after the grading is finished. He stated they wanted to keep less than 2'.

Ms. Anstee stated that they mentioned perspectives from a bird's eye point of view and asked if they ever considered the neighbor's point of view. Mr. Brosnan stated absolutely and showed the height diagram.

Ms. Anstee asked about the width of the building. Mr. Brosnan stated they showed this at the last meeting.

Ms. Anstee asked about the landscaping plans on the west side of the school. Mr. Brosnan stated that the landscaping plan has been submitted to the Plan Commissioners.

Ms. Anstee asked them to identify which trees they were planting as every drawing that they have shown includes trees that already exist on the lot line. Mr. Brosnan indicated on the diagram what landscaping they were adding.

Ms. Anstee inquired as to whether they added windows on the northwest side. Mr. Brosnan stated since that part of the building would house the mechanical room, windows are not appropriate in those areas.

Ms. Anstee asked about the masonry. Mr. Brosnan stated that there are a variety of masonry products today. The dark areas on the elevation are brick and the lighter areas are precast masonry.

Ms. Anstee asked if they considered the impact on the neighborhood or if he knew the history of the neighborhood. Mr. Brosnan answered that they did.

Karen Ness, 219 W. Ash, Lombard inquired about St. John's right to build a school on this property. She asked what law or document exists that gives St. John's or anyone else the right to build on a single-family property and asked if he was an attorney. Mr. Brosnan answered that he was not an attorney but an architect. He indicated that staff pointed out that in the R1 or R2 District schools can be built, so staff is telling us that it is appropriate.

John Avila 225 W. Maple, Lombard, thanked the Plan Commissioners and architects for being patient. He asked how they have changed their plans since the last Plan Commission meeting on April 18 whereby the petition was denied. Mr. Brosnan indicated that the building design has not changed except for the materials. He stated that the scale is very important. The Commissioners made the suggestion of using more brick and other masonry components to avoid looking at concrete panels. By utilizing texture and rhythm you can change the perceived feel of the building height. The majority of the variances were suggested by staff.

Mr. Avila then summarized that the dimensions have remained the same as has the location but the masonry has been improved. Mr. Brosnan stated that the building is now all masonry.

Chairperson Ryan asked if there was anyone else who wanted to cross-examine the petitioners. Hearing none, he indicated that the meeting was open to questions and comments by the Commissioners.

Commissioner Sweetser indicated that the changes that have been made are in response to some of the issues raised by the public and the Commissioners. Her question was to the architect. She referenced the west elevation and asked him to identify what foliage, if any, that does not currently exist and what would be part of the new landscaping. Mr. Czierkes answered that their intent was to show all of the trees, the ones west of the darker trees are currently existing. They wanted to show how the building would fit into the neighborhood. There will be additional relief such as smaller plantings and there will be lower plantings under the windows as shown on the landscape plan. He then mentioned four shade trees that align the south property line and the 6' cedar fence.

Commissioner Sweetser asked if the two smaller trees are existing. Mr. Czierkes stated that all are there now. All occur around the west property line.

Commissioner Olbrysh commented that feelings are running high on both sides and the Commissioners appreciate the professionalism and demeanor exhibited by all. He stated that he did not have a problem with the proposed exterior materials as the petitioner has made a vast improvement since the initial workshop and in response to the Plan Commissioners' and neighbor's comments. He understands the setbacks and the issue is a big building, massing and elevations. He indicated he has spent many afternoons going around the building and what he sees is the Village Public Library, Calvary Episcopal Church, as well as Sacred Heart and their new parish center. Commissioner Olbrysh agreed that this building would be located in a residential area but a religious residential area and a compromise needs to be reached. After taking another look at what St. John's wants to do and the area surrounding it, he finds the proposed plan acceptable.

Commissioner Burke stated that he had several questions for the architect. The objectors asked the question of what percentage of the footprint is 32' tall versus 28'. Your response was 7,000 square feet, which seem deceiving because it is 7,000 off a footprint, the footprint is not 43,000 square feet. How many square feet is the gym compared to rest of building? Mr. Brosnan calculated that the gymnasium would be about 30.8 percent of the overall ground floor area.

Mr. Brosnan indicated that was correct and went to the slide with the R2 building height requirements and explained the building heights. Discussion then continued as to where the proposed building roof would be 22 feet, 28 feet and 32 feet.

Commissioner Burke answered he was looking for the change from precast to masonry but it is concrete block. Commissioner Burke asked if precast is more expensive than concrete block, requires less maintenance, and is easier to erect. Mr. Brosnan answered no.

Commissioner Burke asked why the senior center lot is being used in the calculations. Mr. Heniff answered that they have the same property ownership and do not have to have separate lots. This lots consists of several lots of record and proceeded to show them on the diagram.

Commissioner Burke asked about the right to build with a conditional use in an R2 district and not having to adhere to those setbacks and restrictions. He then noted the Citgo station on Madison and Main and the restrictions placed on them. Mr. Heniff answered that conditional uses are reviewed on a case-by-case basis. The Village has looked at how the impact will be on adjacent properties. If they stayed in the buildable area of the lot, but for the open space requirements, there would be no variations needed for the property. If meeting all building setback requirements, the Village does not have the authority to look at design elements. Village Counsel suggested that as relief to the requested yards is part of the petition, this would enable us to look at the aesthetic attributes in order to make recommendations about the building design.

Commissioner Burke also commented on the professionalism of all and apologized to the petitioner stating that he was not inferring that they were trying to be deceptive about the footprint.

Mr. Heniff referenced Exhibit A.4.00, which shows the building heights north of the gym in the St. John's submittal packet. He stated there is a small segment shown that drops down to 22' but the lion's share is 28'.

Chairperson Ryan asked if that was the lower part of the structure? Mr. Heniff indicated yes it would require several steps up.

Chairperson Ryan asked for confirmation from the petitioner that what is represented in the darker color on all four sides of the building will be brick. Mr. Brosnan answered yes.

Commissioner Flint commended St. John's for their efforts in breaking up the building mass. He asked if there was any way they would reduce the gym height to 30' even though he understands about being accessible. He stated that the building is positioned that least impacts residents. He stated that using the masonry has helped reduce the impact. Mr. Brosnan stated that if the Commissioners felt that 30' was more appropriate, they would agree to lower the gym height.

Commissioner Burke indicated that while he appreciates the masonry, he still believes that the building is too big for the site, the mass is too great and the variances requested for setbacks, landscaping and building height are too numerous for an R2 district. He believes it is a wonderful project and would be a great asset to the community but not at the expense of the neighbors as it will have a big impact on the lives and the value of their homes.

Commissioner Sweetser stated that this is a challenging petition and explained that the Commissioners need to look at the entire community. As much as we would like to put ourselves in individual situations, we cannot because we are bound to say what is best for the community. She agreed with the description that Commissioner Olbrysh expressed relative to the Maple/Ash corridor. How one experiences a building is the ultimate measure and while a bird's eye view is important for some, rarely is anyone going to see the building from that sustained point of view. She agreed that although masonry helps to minimize the building mass, landscaping also accomplishes the same and suggested that the petitioner provide more trees that, when mature, would grow to the height of the west elevation so that the building would be further buffered.

Chairperson Ryan restated to the Commissioners that they could make a motion of approval based on the conditions set forth previously, add conditions, recommend denial, or not even use the prior recommendation.

On a motion by Commissioner Olbrysh and seconded by Commissioner Flint, the petition by a 4-1 vote, was recommended for **approval** to the Board of Trustees subject to the 8 conditions set forth in the staff report dated April 18, 2005 as well as adding conditions relative to additional landscaping on the west elevation, the building height of the gym be reduced to 30 feet, and that masonry be used on all four sides of the building.

Mr. Heniff then referenced the petitioner's material boards showing the brick styles and colors. He indicated that staff had not had the opportunity to look at the samples prior to the meeting and given the amount of context of this petition, asked for direction about the design or any comments that could be related back to staff or the Board of Trustees.

The Commissioners discussed the issue and felt there should be contrasting colors. Commissioner Flint suggested they look at a 4' base to break down the scale and also incorporate some banding. Commissioner Sweetser felt they should not get into specific colors but should have something that would blend with the St. John's campus as well as the neighborhood. If the split masonry is harder to maintain then that should be minimized. Mr. Heniff thanked the Commissioners for their input and stated he would share those comments with the Board of Trustees. He will match up those shades with the church and school to see if there is some unifying theme.

Chairperson Ryan personally thanked both sides for their professionalism and politeness to each other while working through trying times and he complimented all for what has been done. He stated they all handled themselves very well and hoped St. John's will work with the neighbors and try to come up with the best project possible.

Respectfully,

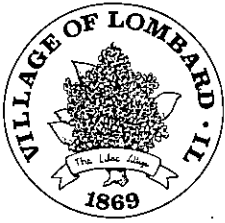
VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

att-

c. Petitioner
Lombard Plan Commission

**STAFF'S MEMORANDUM
PROVIDED TO THE
COMMISSIONERS**



MEMORANDUM

TO: LOMBARD PLAN COMMISSION
Donald Ryan, Chairperson

FROM: William Heniff, AICP, Senior Planner *WH*

DATE: May 24, 2005

SUBJECT: PC 05-06: St. John's Church and School

At the May 19, 2005 Village Board meeting, the Village Board remanded PC 05-06 back to the Plan Commission for further consideration based upon information submitted after the close of the public hearing. This memorandum outlines the process and steps associated with this action and provides direction to the Commissioners relative to this petition.

BACKGROUND

In a presentation to the Plan Commission at the April 18, 2005 meeting, an objector (John DeSalvo) presented evidence and testimony relative the proposed height and mass of the proposed St. John's school building. His presentation depicted the proposed building height to be a uniform 35 feet in height. This information was included and considered as part of the public record. Mr. DeSalvo has since submitted additional slides to the file that show the same building footprint but with a proposed 28 foot building height.

The petitioners have submitted correspondence to the file that states that Mr. DeSalvo's exhibits shown at the Plan Commission meeting overstate the building height by 20 percent. They note that the proposed classroom area is proposed to be up to 28 feet in height and the gymnasium will be up to 32 feet in height as depicted on their April submittal to the Plan Commission.

Staff has reviewed this issue with Village Counsel. As both the petitioner and an objector have submitted new information to the record after the public hearing process was closed and that the information relied on by the Plan Commissioners in making their recommendation may not have been correct, Counsel recommended that the petition should be remanded back to the Plan Commission and that this new information should be reviewed with the Commissioners as part of the public hearing process. This action ensures that the public hearing record has been perfected and that the public hearing provisions established in *Klaeren v. Lisle* are satisfactorily addressed.

In the Village Board's remand back to the Plan Commission, the Board specifically directed the Plan Commissioners to review only the following items:

1. The building elevations and massing represented in the petitioner's and the objector's presentations;
2. The exterior building materials and exterior wall treatments for the proposed school; and
3. The proposed location of the school relative to the Zoning Ordinance bulk requirements.

The Plan Commissioners are asked to review this information and offer a recommendation back to the Village Board accordingly.

MEETING FORMAT

The format of the Plan Commission meeting will be as follows:

1. Staff Presentation – staff will outline the reason for the Special Meeting and will note the actions to be considered as part of the meeting. Staff will provide a very brief history of the petition and will summarize the zoning actions and development regulations associated with the petition. Once completed, an opportunity to cross-examine staff by anyone in the public will be provided. The cross-examination will be limited to the items as set forth by the Village Board.
2. Upon completion of staff cross-examination, an objector (John DeSalvo) will be offered the opportunity to present his presentation depicting the building height and massing. Once completed, an opportunity to cross-examine the objector by anyone in the public will be provided. The cross-examination will be limited to the items as set forth by the Village Board and shall relate specifically to his presentation.
3. Upon completion of the objector's cross-examination, the petitioner (St. John's) will be given an opportunity to review their petition to the Village as it specifically relates to the Village Board remand. Once completed, an opportunity to cross-examine the petitioner by anyone in the public will be provided. The cross-examination will be limited to the items as set forth by the Village Board and shall relate specifically to the petitioner's presentation.
4. After completion of the cross-examination, the public participation period will be closed. The Plan Commissioner's shall then be given an opportunity to discuss the petition. Questions may be asked to staff, the objector or the petitioner.

5. The Plan Commissioners shall then vote to deny, approve or approve the petition subject to conditions. The Commissioners do have the ability to add any conditions they deem appropriate (regardless of whether they relate to bulk and mass issues) should they recommend approval.
6. The recommendation will be forwarded to the Village Board for consideration at their June 2, 2005 meeting.

REFERENCE MATERIALS

For the Commissioner's reference, staff is providing a copy of the following information:

1. Copies of the IDRC staff reports as previously presented to the Commissioners;
2. Minutes of the March and April Plan Commission meetings;
3. Copies of past PowerPoint presentations made to the Commissioners;
4. A copy of the amended slides submitted to the file after the close of the public hearing; and
5. Correspondence submitted by the petitioner with a building elevation plan showing the relationship of their proposed school building to adjacent properties.

ACTION TO BE TAKEN

At such time that the Plan Commission is ready to make a motion, the Commissioners have the following options:

1. If the motion is to approve the petition, the language included within the April 18, 2005 IDRC staff report can be used. The Plan Commission does have the ability to add or strike any conditions as they deem appropriate.
2. If the motion is for denial, the language included on Pages 18 and 19 of the April 18, 2005 approved Plan Commission minutes served as the basis of the original denial. The Commissioners could reiterate this motion or amend it as they deem appropriate, provided that the reasons for denial are tied to the standards for planned development.

ORDINANCES

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NUMBER 4403,
ADOPTED JANUARY 22, 1998, AMENDING THE COMPREHENSIVE PLAN
FOR THE VILLAGE OF LOMBARD, ILLINOIS**

(PC 05-06: 210, 214, 224 and 228 S. Lincoln Street & 205 W. Maple Street (St. John's
Evangelical Lutheran Church & School)

(See also Ordinance No.(s)_____)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted Ordinance 4403, the Lombard Comprehensive Plan; and,

WHEREAS, an application has heretofore been filed requesting a map amendment for the purpose of changing the Comprehensive Plan's Long Range Land Use Plan designation for the property described in Section 2 hereto from Low-Density Residential to Public and Institutional; and,

WHEREAS, a public hearings have been conducted by the Village of Lombard Plan Commission on March 21 and April 18, 2005, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending denial of the petition as described herein; and,

WHEREAS, at the Village Board meeting of May 19, 2005, the President and Board of Trustees remanded the petition back to the Plan Commission to consider additional information received by the Village Board pertaining to the proposed building massing, building materials and the provisions of the Zoning Ordinance as it relates to the petitioner's submittal; and

WHEREAS, the Plan Commission, at its Special Meeting of May 23, 2005, considered the additional testimony and materials relative to the remand from the Village Board; and

WHEREAS, in consideration of this additional information, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the petition as described herein, subject to terms and conditions; and,

Ordinance No. _____
Re: PC 05-06; Comp. Plan Amendment
Page 2

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 Ordinance 4403, otherwise known as the Comprehensive Plan of the Village of Lombard, Illinois, be and is hereby amended so as to redesignate the property described in Section 2 hereof from Low-Density Residential to Public and Institutional.

SECTION 2: The Comprehensive Plan redesignation is limited and restricted to the properties generally located at 210, 214, 224 and 228 S. Lincoln Street & 205 W. Maple Street, Lombard, Illinois, and legally described as follows:

LOT 1 IN ST. JOHN'S RESUBDIVISION OF LOT 1 IN BLOCK 28 IN THE TOWN OF "LOMBARD", A SUBDIVISION OF PARTS OF SECTIONS 5, 6, 7, 8, AND 18, TOWNSHIP 39 NORHT, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLATOF SAID ST. JOHN'S RESUBDIVISION RECORDED SEPTEMBER 8, 1982 AS DOCUMENT R82-40632, IN DUPAGE COUNTY, ILLINOIS.

LOTS 2, 3, 4, AND THE EAST HALF OF LOTS 5 IN BLOCK 28 IN THE TOWN OF 'LOMBARD', A SUBDIVISION IN SECTIONS 5, 6, 7, 8, AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1868 AS DOCUMENT 9483, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-07-216-024, 014, 015, 016 and 018

SECTION 3: That the official Long Range Land Use Plan map (Figure 1 in the Comprehensive Plan) of the Village of Lombard be changed in conformance with the provisions of this Ordinance.

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 _____, 2005.

Ordinance No. _____
Re: PC 05-06; Comp. Plan Amendment
Page 3

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:

Brigitte O'Brien, Village Clerk

ORDINANCE _____

**AN ORDINANCE GRANTING APPROVAL OF AMENDMENTS TO
ORDINANCES 1816, 4363 AND 4363A AND
GRANTING A CONDITIONAL USE FOR A PLANNED DEVELOPMENT
WITH DEVIATIONS AND VARIATIONS PURSUANT TO
THE LOMBARD ZONING ORDINANCE**

(PC 05-06: 210, 214, 215, 224 and 228 S. Lincoln Street & 205 W. Maple Street (St. John's
Evangelical Lutheran Church & School))

(See also Ordinance No.(s) _____)

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 is zoned R2 Single Family Residence District;
and,

WHEREAS, an application has been requesting approval of an amendment to Ordinance 1816 granting approval of a conditional use for a noncommercial Recreational building/community center and an amendment to Ordinances 4363 and 4363A granting approval of a conditional use for a religious institution and for a private elementary school.

WHEREAS, said application also requests approval of a conditional use for a planned development with deviations and variations to the Lombard Zoning Ordinance as set forth herein for the property described in Section 6 below; and,

WHEREAS, a public hearings have been conducted by the Village of Lombard Plan Commission on March 21 and April 18, 2005, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending denial of the petition as described herein; and,

WHEREAS, at the Village Board meeting of May 19, 2005, the President and Board of Trustees remanded the petition back to the Plan Commission to consider additional information received by the Village Board pertaining to the proposed building massing, building materials and the provisions of the Zoning Ordinance as it relates to the petitioner's submittal;
and

WHEREAS, the Plan Commission, at its Special Meeting of May 23, 2005, considered the additional testimony and materials relative to the remand from the Village Board; and

WHEREAS, in consideration of this additional information, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the petition as described herein, subject to terms and conditions; 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 an amendment to Ordinance 1816, adopted August 1, 1974, granting approval of a conditional use for a noncommercial recreational building/community center (Senior Center) is hereby granted for the property described in Section 4 below, subject to compliance with the conditions set forth in Section 5 below.

SECTION 2: That an amendment to Ordinances 4363 and 4363A adopted September 18, 1997 granting approval of a conditional use for a religious institution and for a private elementary school (with companion variations) is hereby granted for the property described in Section 4 below, subject to compliance with the conditions set forth in Section 5 below.

SECTION 3: That a conditional use is hereby granted for the property described in Section 4 below and pursuant to Title 15, Chapter 155, Section 406(C)(6) of the Village of Lombard Zoning Ordinance so as to allow said property to be used for a planned development with the following deviations and variations, subject to compliance with the conditions set forth in Section 5 below:

- a. A variation from Section 155.508 (C)(6)(a) and a deviation from Section 155.406 (F)(1) to allow for a front yard setback of eighteen feet (18') where thirty feet (30') is required;

- b. A deviation from Section 155.406 (F)(2) to allow for a corner side yard setback of one foot (1') where twenty feet (20') is required;
- c. A variation from Section 155.406 (H) and Section 155.508 (C) (7), reducing the minimum required open space below the minimum 75 percent requirement;
- d. A variation from Sections 155.708 and 155.709 reducing the requisite foundation and perimeter lot landscaping along the corner side yard; and
- e. A variation from Section 155.602 (C), Table 6.3 reducing the number of requisite parking spaces.

SECTION 4: This ordinance is limited and restricted to the properties generally located at 210, 214, 215, 224 and 228 S. Lincoln Street & 205 W. Maple Street, Lombard, Illinois, and legally described as follows:

Parcel 1:

LOT 1 IN ST. JOHN'S PLAT OF CONSOLIDATION OF PART OF LOT 8, ALL OF LOTS 9, 10, AND 11, AND PART OF LOT 12 IN BLOCK 27 IN THE TOWN OF "LOMBARD", BEING A SUBDIVISION IN SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF CONSOLIDATION RECORDED OCTOBER 17, 1997 AS DOCUMENT R97-158850, IN DUPAGE COUNTY, ILLINOIS.

Parcel 2:

LOT 1 IN ST. JOHN'S RESUBDIVISION OF LOT 1 IN BLOCK 28 IN THE TOWN OF "LOMBARD", A SUBDIVISION OF PARTS OF SECTIONS 5, 6, 7, 8, AND 18, TOWNSHIP 39 NORHT, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ST. JOHN'S RESUBDIVISION RECORDED SEPTEMBER 8, 1982 AS DOCUMENT R82-40632, IN DUPAGE COUNTY, ILLINOIS.

Parcel 3:

LOTS 2, 3, 4, AND THE EAST HALF OF LOTS 5 IN BLOCK 28 IN THE TOWN OF 'LOMBARD', A SUBDIVISION IN SECTIONS 5, 6, 7, 8, AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1868 AS DOCUMENT 9483, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-07-217-017; 06-07-216-024, 014, 015, 016 and 018

SECTION 5: This ordinance shall be granted subject to compliance with the following conditions:

1. The petitioner shall develop the site essentially in accordance with site plan prepared by Legat Architects, Inc., dated February, 2005 and as amended by the petitioners submittal dated April, 2005 and made a part of this request, except where amended by the conditions of approval.
2. That upon the opening of the new school, the existing school building shall be used exclusively for capital plant, storage purposes, offices and/or meeting space. Should the petitioner or any subsequent property owners seek to operate uses such as, but not limited to, day care facilities, pre-school activities or elementary school activities within the old school building, a conditional use amendment will be required.
3. That the requisite open space shall be provided in accordance with the submitted site plan and that the open space within the overall planned development shall not be lower than 30% of the overall planned development area.
4. That the petitioner shall apply for and receive a building permit for the proposed improvements. Said permit shall also include the following elements:
 - a. That the petitioner shall submit a photometric lighting plan for the property consistent with Village Code.
 - b. That the proposed trash enclosure shall be constructed of the same materials as the principal building and shall be designed consistent with Village Code.
 - c. That rooftop mechanical units shall be screened from adjacent residential properties.
 - d. That the petitioner shall satisfactorily address the comments included within the IDRC report.
 - e. That a Plat of Consolidation shall be submitted to the Village for review and approval consolidating the parcels on the west side of Lincoln owned by the petitioner into a single lot of record.
5. That the petitioner shall designate the following areas accordingly:

- a. The proposed driveway located west of the recreation/senior center building shall be designated as a no parking lane.
 - b. The delivery/emergency access area shall be used for loading activities only and visitor parking shall not be allowed at this location.
 - c. The driveway shall be constructed of a grasscrete or comparable material, as determined by the Director of Community Development.
 - d. A collapsible bollard shall be placed at the driveway entrance with the final design and placement of the bollard subject to the Director of Community Development.
6. That the site shall be constructed and operated in conformance with the Lombard Village Code.
 7. That the following changes be made to the building elevations:
 - a. The east elevation of the school building shall be modified to include a brick/masonry component, with the design subject to the review and approval of the Director of Community Development.
 - b. The west elevation shall include additional window treatments on the second level of the gymnasium building elevation, with the design subject to the review and approval of the Director of Community Development.
 8. That trash collection shall not occur on the school property prior to 8:00 a.m.
 9. That the petitioner shall provide additional landscape plant materials along the west property line, consisting of a mix of higher growing evergreen and shade trees that at maturity will provide additional screening of the school building.
 10. That the building shall not exceed 30 feet in building height.
 11. That all exterior elevations of the building shall be constructed of brick and masonry.

SECTION 6: 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.

Ordinance No. _____
Re: PC 05-06
Page 6

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

Ayes: _____

Nayes: _____

Absent: _____

Approved this _____, day of _____, 2005.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

POWERPOINT PRESENTATION

PREPARED BY STAFF

***PC 05-06: St. John's Lutheran
Church/School Planned Development***

210, 214, 215, 224 and 228 S. Lincoln
Street & 205 W. Maple Street

Special Meeting of the Lombard Plan Commission
May 23, 2005

***PC 05-06: St. John's Church/School
Planned Development***

Plan Commission Case History

- Public Hearing conducted March 21 and April 18, 2005
- Plan Commission recommended denial (4-1 vote)

***PC 05-06: St. John's Church/School
Planned Development***

- After public hearing was completed, updated information was provided by objector and petitioner relative to the bulk and massing of the proposed school.

- Village Counsel notes that in light of *Klaeren V. Lisle*, this additional information should be considered within the context of the public hearing process. This will ensure that the recommendation brought forth by the Commissioners is based upon correct information and that an opportunity for cross-examination has been provided.

3

***PC 05-06: St. John's Church/School
Planned Development***

Village Board remanded the petition back to Plan Commission to address three issues only:

- The building elevations and massing represented in the petitioner's and the objector's presentations;

- The exterior building materials and exterior wall treatments for the proposed school; and

- The proposed location of the school relative to the Zoning Ordinance bulk requirements.

4

***PC 05-06: St. John's Church/School
Planned Development***

Village Board remanded back to Plan Commission to address three issues only:

- The building elevations and massing represented in the petitioner's and the objector's presentations;
- The exterior building materials and exterior wall treatments for the proposed school; and
- The proposed location of the school relative to the Zoning Ordinance bulk requirements.

5

***PC 05-06: St. John's Church/School
Planned Development***

- Building/massing to be provided by objectors with opportunity for cross-examination
- Building/massing to be provided by petitioner with opportunity for cross-examination

6

***PC 05-06: St. John's Church/School
Planned Development***

Village Board remanded back to Plan Commission to address three issues only:

- The building elevations and massing represented in the petitioner's and the objector's presentations;
- The exterior building materials and exterior wall treatments for the proposed school; and
- The proposed location of the school relative to the Zoning Ordinance bulk requirements.

7

***PC 05-06: St. John's Church/School
Planned Development***

- At the April 18, 2005 Plan Commission meeting, the petitioner represented that they would be willing to amend their plans to include masonry on the east exterior wall.
- Remand provides an opportunity for this issue to be reviewed/considered by Commissioners.

8

PC 05-06: St. John's Church/School Planned Development

Village Board remanded back to Plan Commission to address three issues only:

- The building elevations and massing represented in the petitioner's and the objector's presentations;
- The exterior building materials and exterior wall treatments for the proposed school; and
- The proposed location of the school relative to the Zoning Ordinance bulk requirements.

9

Requested Actions

- Amend the Comprehensive Plan to designate the lots at 210, 214, 224 and 228 S. Lincoln Street and 205 W. Maple Street as Public and Institutional Use.
- Approve an amendment to Ordinance 1816 granting approval of a conditional use for a noncommercial recreational building/community center.
- Approve an amendment to Ordinances 4363 and 4363A granting approval of a conditional use for a religious institution and for a private elementary school.

10

Requested Actions

- Approve a conditional use for a planned development for all of the subject properties, with deviations and variations:
 - allow for a front yard setback of eighteen feet (18') where thirty feet (30') is required;
 - allow for a corner side yard setback of one foot (1') where twenty feet (20') is required;
 - allow for a building height of up to thirty-five feet (35') from grade, where thirty feet (30') maximum height is allowed; *(this request was amended through plan revisions)*

11

Requested Actions

- a reduction in the minimum required open space below the minimum 75 percent requirement;
- a variation from Sections 155.708 and 155.709 reducing the requisite foundation and perimeter lot landscaping along the corner side yard; and
- a variation from Section 155.602 (C), Table 6.3 reducing the number of requisite parking spaces.

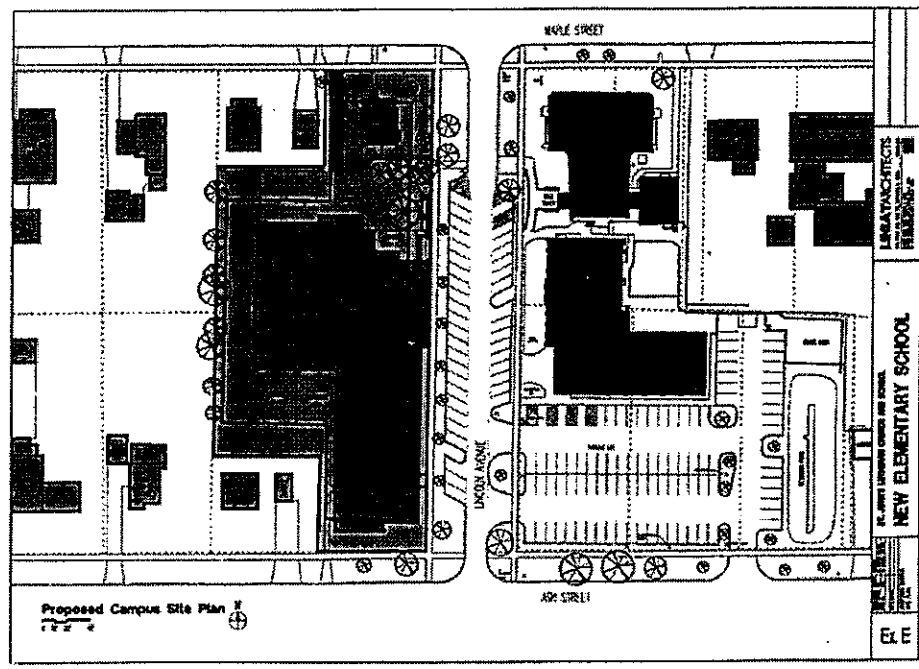
12

PC 05-06: St. John's Church/School Planned Development

- Private schools are conditional uses in R Districts and prohibited in business districts.
- To help ensure neighborhood compatibility, staff suggested to petitioner to shift building as far east as practicable to maximize distance from adjacent properties.
- Trade-off - grant yard relief along Ash & Lincoln for greater separation from adjacent residences.
- Yard encroachment also allows Village to incorporate design review comments.

13

R2 District Setback Requirements

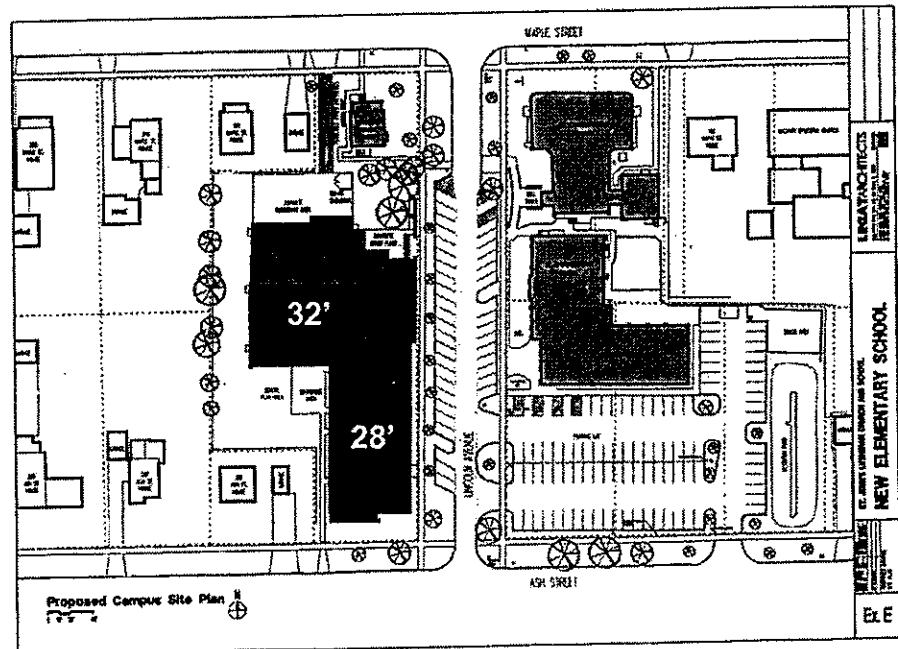


PC 05-06: St. John's Church/School Planned Development

- Zoning Ordinance: In R2 Districts, maximum building height is less of 2 stories or 30' by right; 3.5 stories or 45' via conditional use.
- Most of school building proposed to be 2 stories/28' in height.
- Gymnasium will be 32' in height.

15

R2 District Building Height Requirements



PC 05-06: St. John's Church/School Planned Development

Actions to be Taken Tonight:

- Review objector and petitioner testimony.
- Provide opportunity for cross-examination after each presentation.
- Provide opportunity for Plan Commissioners to review information.
- Provide recommendation to Village Board for consideration at their June 2, 2005 meeting.

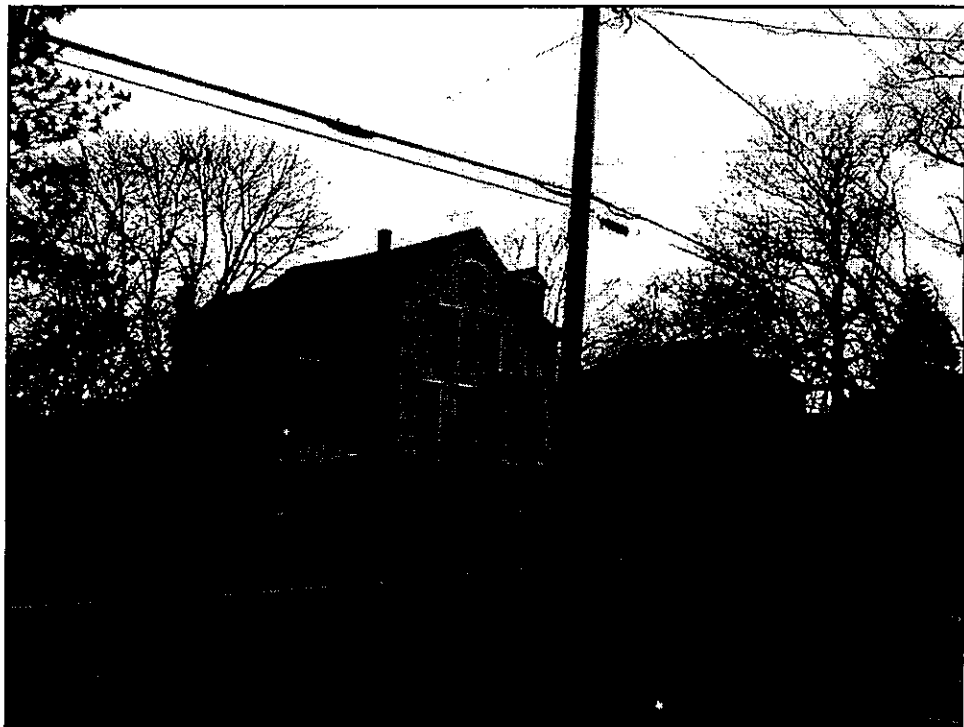
POWERPOINT PRESENTATION

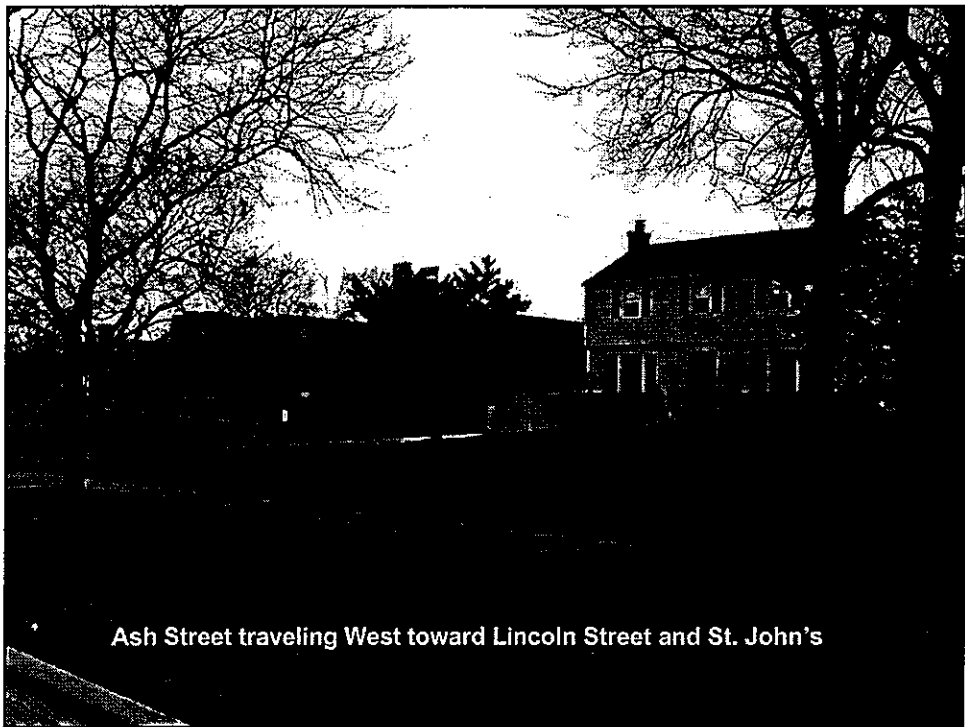
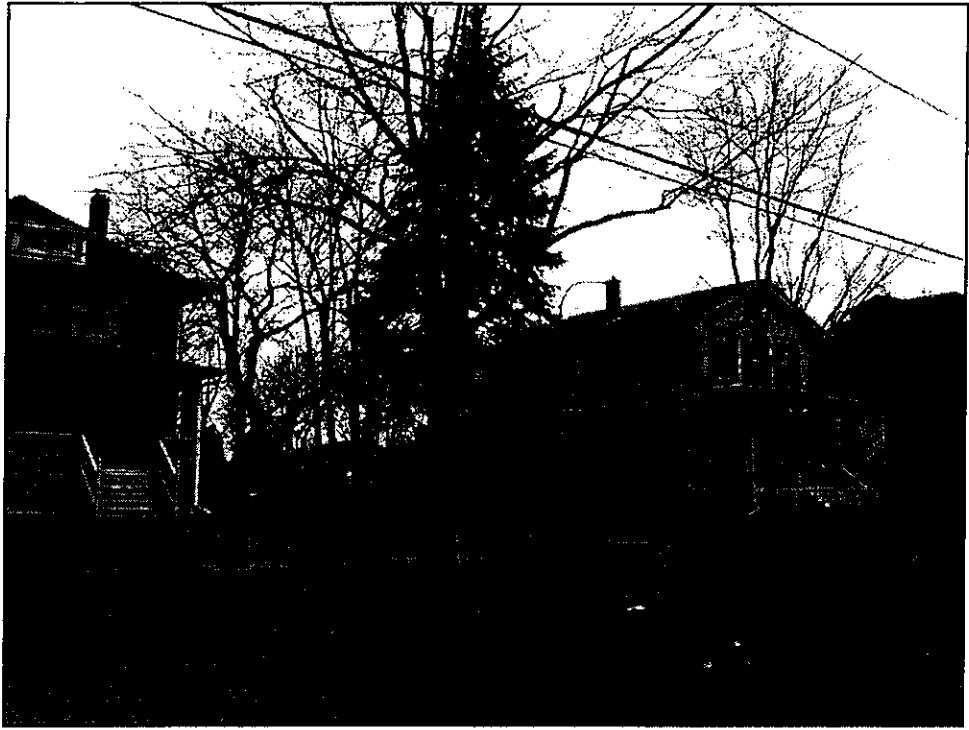
PREPARED BY OBJECTOR



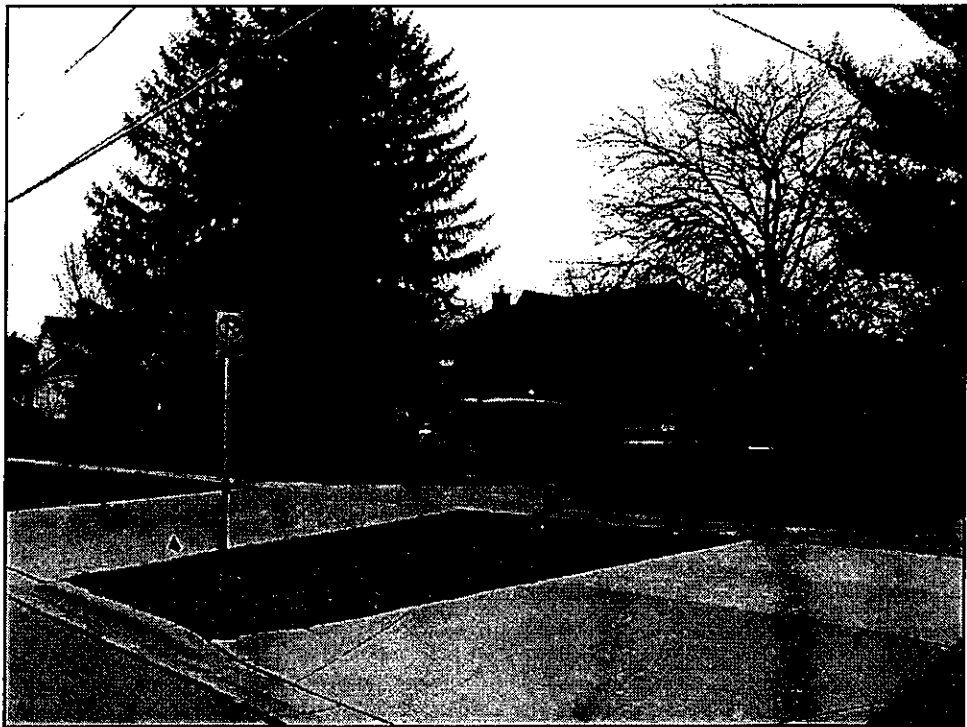
Maple Street traveling west toward St. John's Church







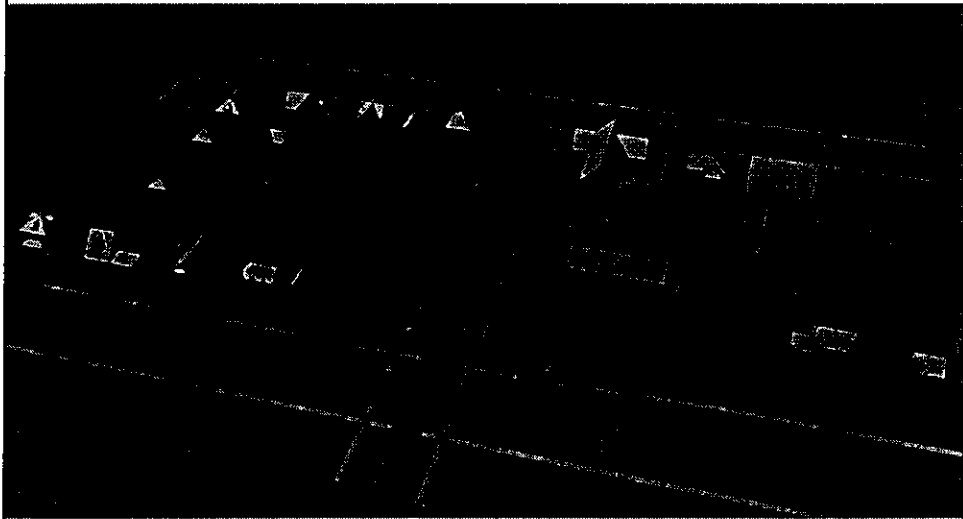




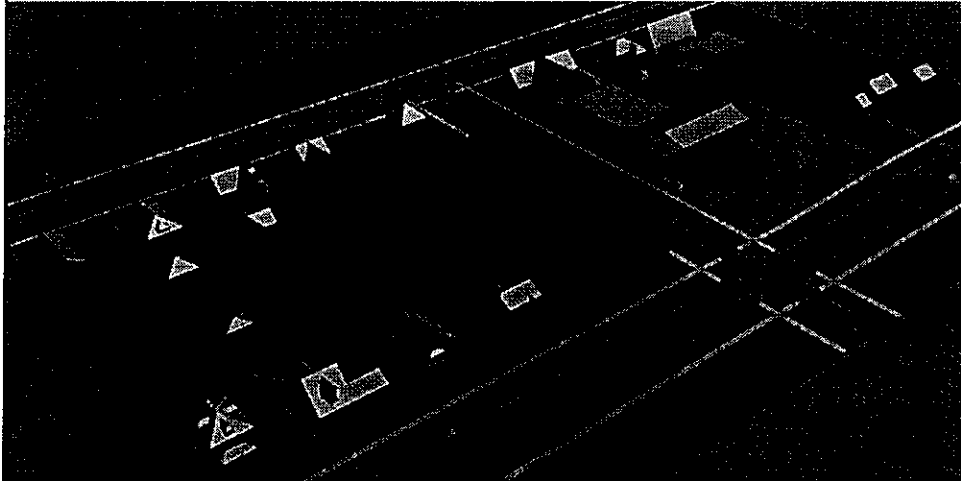




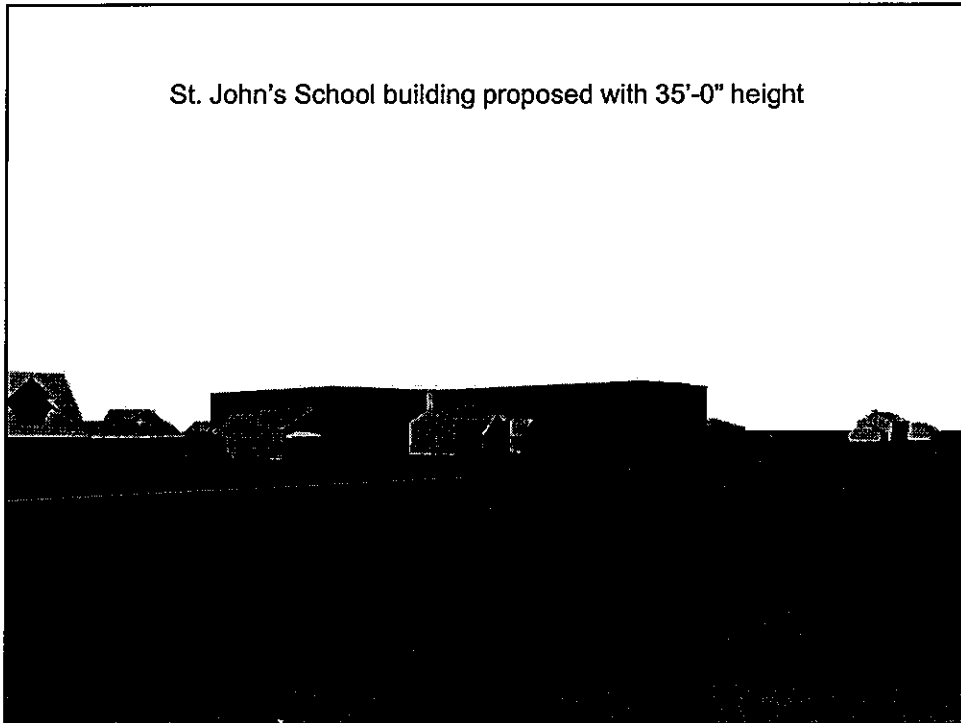
St. John's School building proposed with 35'-0" height



St. John's School building proposed 35'-0" height



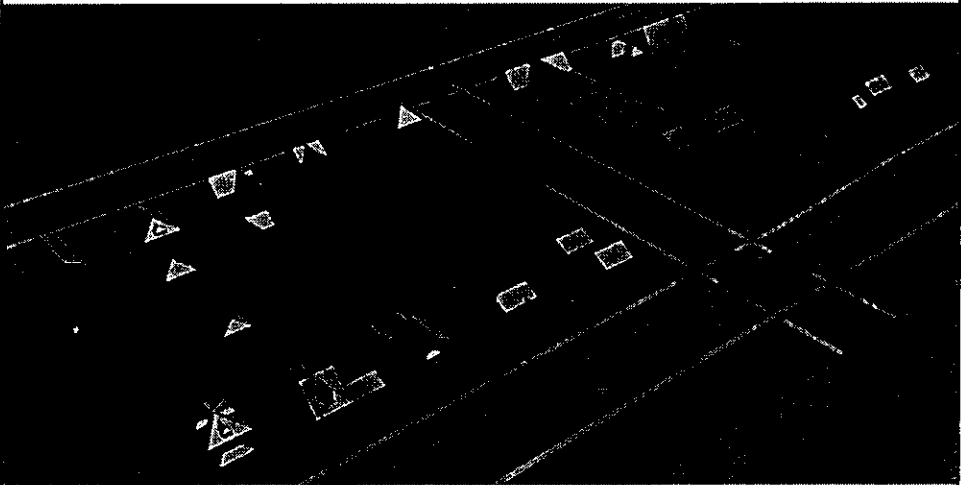
St. John's School building proposed with 35'-0" height



St. John's School building with limited size and 28'-0" height



St. John's School building with limited size and 28'-0" height



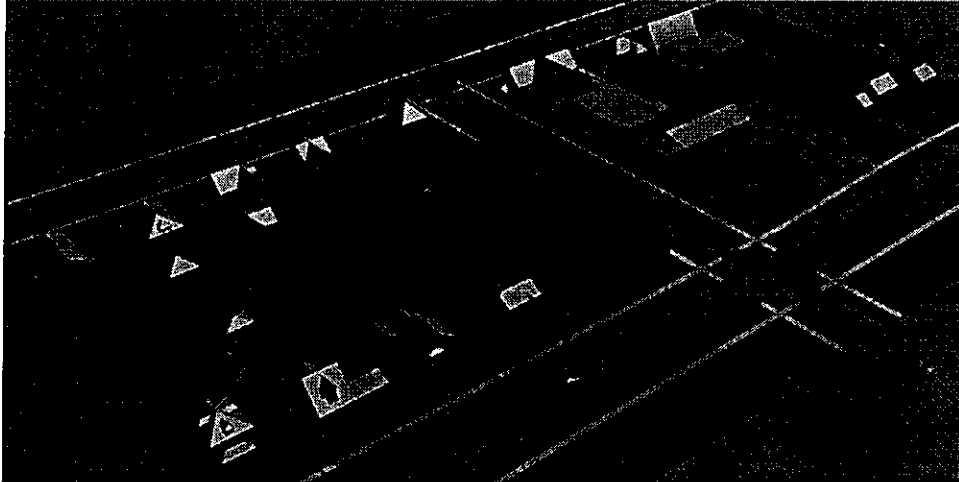
St. John's School building with limited size and 28'-0" height



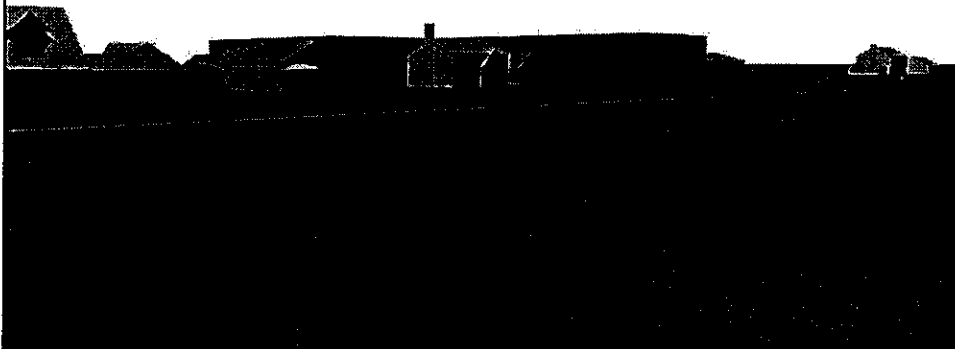
St. John's School building proposed foot print and 28'-0" height



St. John's School building proposed foot print and 28'0" height

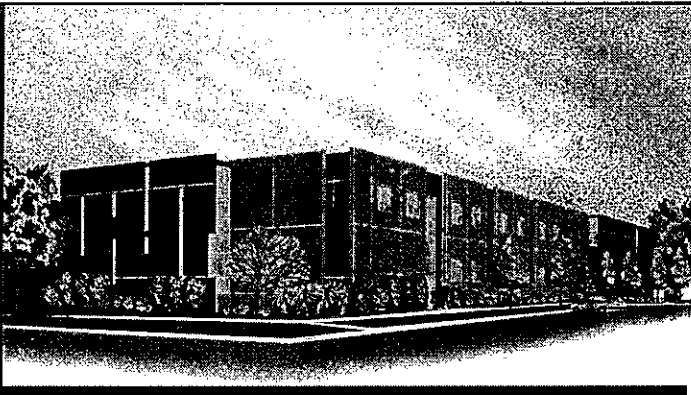


St. John's School building proposed foot print and 28'0" height



POWERPOINT PRESENTATION

PREPARED BY PETITIONER



**Building
CHRIST**

St. John's Lutheran Church and School
Presentation to the Village Planning Commission

May 23, 2005

Joe Jaruseski - St. John's Lutheran Church and School
Patrick Brosnan - Legat Architects

Presentation Overview

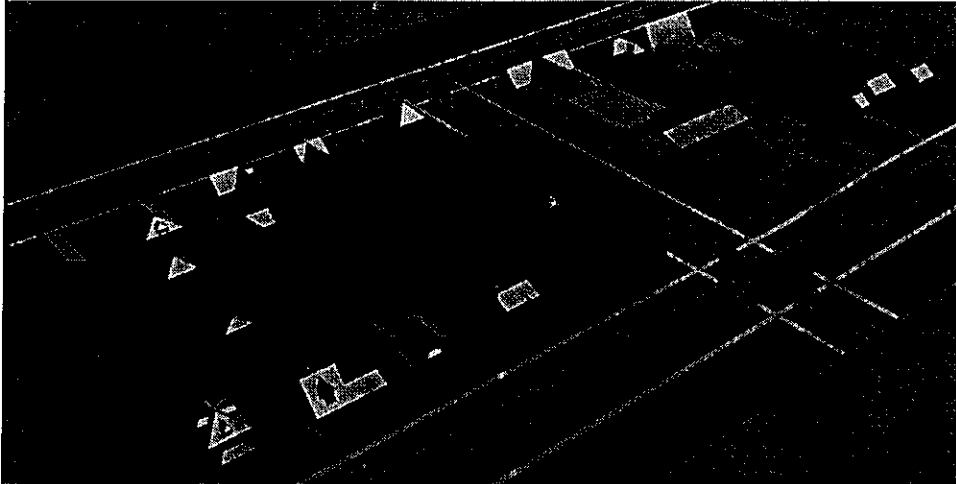
- **Building elevations and massing**
 - All elevations modified
 - Updated massing renderings
- **Exterior materials**
 - Entire structure to be masonry
 - Masonry samples
- **Location of school in relation to current Village of Lombard zoning ordinances**



*"I have fought the good fight, I have finished the race, I have kept the faith."
2 Timothy 4:7*

Neighbor's Images

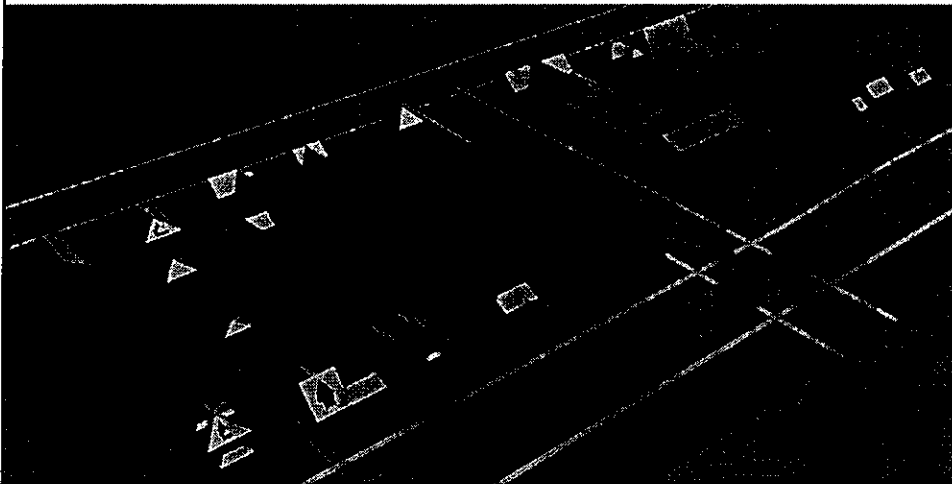
▪ **Neighbor's 35'-0" Building View**



*"I have fought the good fight, I have finished the race, I have kept the faith."
2 Timothy 4:7*

Neighbor's Images

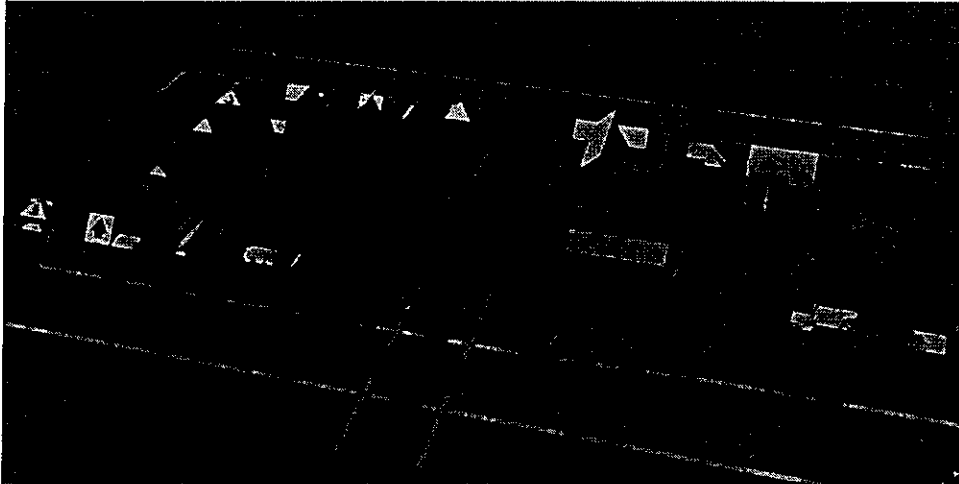
▪ **Neighbor's 28'-0" Building View**



*"I have fought the good fight, I have finished the race, I have kept the faith."
2 Timothy 4:7*

Neighbor's Images

- Neighbor's 28'-0" Building View



*"I have fought the good fight, I have finished the race, I have kept the faith."
2 Timothy 4:7*

Page 5

Neighbor's Images

- Neighbor's 35'-0" Building Perspective



*"I have fought the good fight, I have finished the race, I have kept the faith."
2 Timothy 4:7*

Page 6

Neighbor's Images

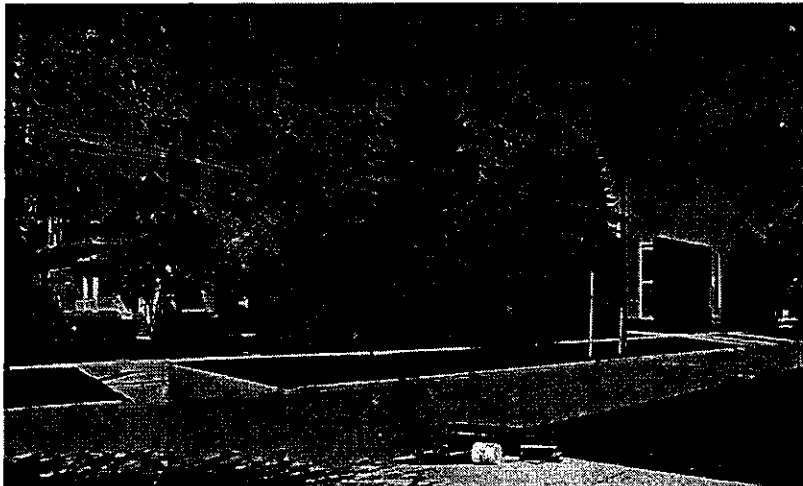
- Neighbor's 28'-0" Building Perspective



*"I have fought the good fight, I have finished the race, I have kept the faith."
2 Timothy 4:7*

Page 7

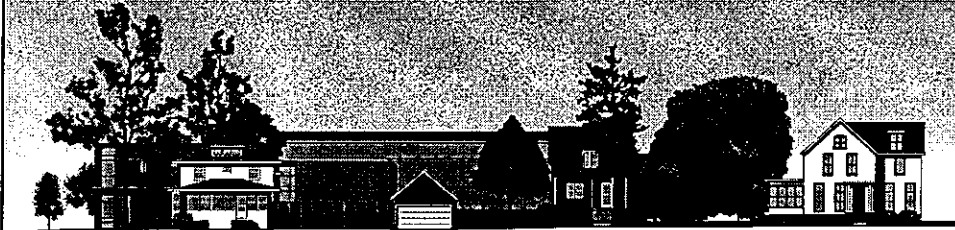
Ash Street View



*"I have fought the good fight, I have finished the race, I have kept the faith."
2 Timothy 4:7*

Page 8

Street Elevations



North Elevation - Maple Street



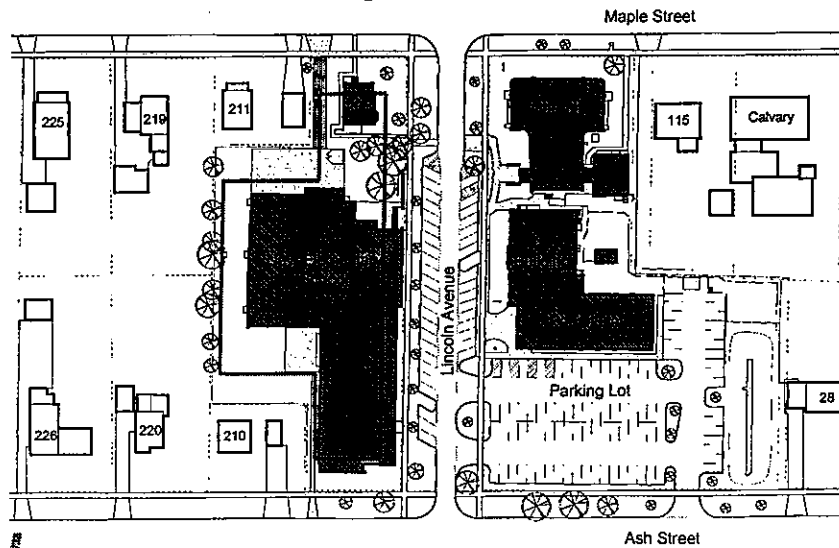
South Elevation - Ash Street



*"I have fought the good fight, I have finished the race, I have kept the faith."
2 Timothy 4:7*

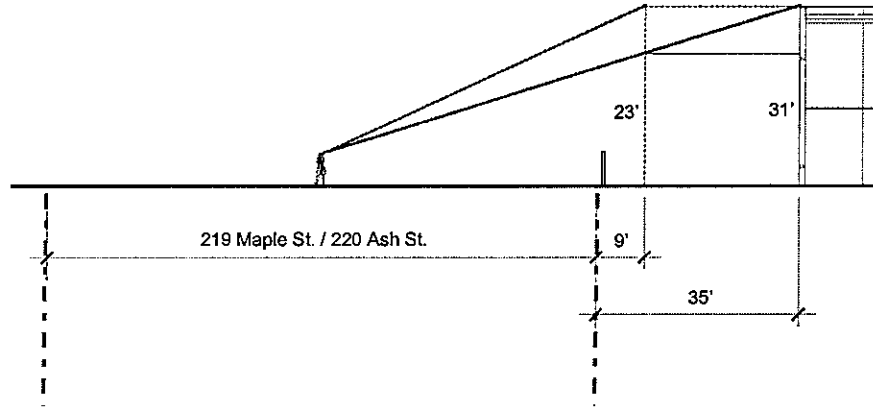
Village Ordinance

• Site Plan - R2 Minimum Building Setbacks



*"I have fought the good fight, I have finished the race, I have kept the faith."
2 Timothy 4:7*

Height Perception



*"I have fought the good fight, I have finished the race, I have kept the faith."
2 Timothy 4:7*

Neighborhood Compatibility

▪ Previous Elevations



East Elevation



West Elevation



*"I have fought the good fight, I have finished the race, I have kept the faith."
2 Timothy 4:7*

Neighborhood Compatibility

- **Building Elevations**



East Elevation



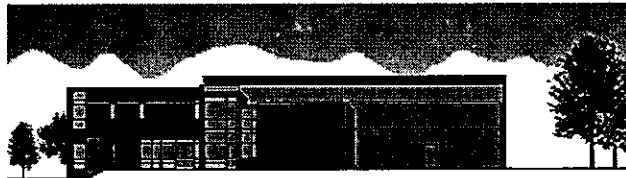
West Elevation



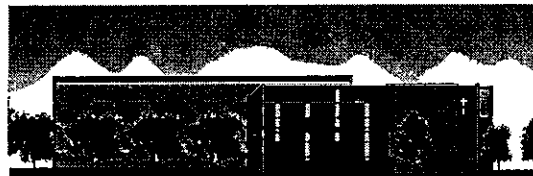
*"I have fought the good fight, I have finished the race, I have kept the faith."
2 Timothy 4:7*

Neighborhood Compatibility

- **Building Elevations**



North Elevation



South Elevation



*"I have fought the good fight, I have finished the race, I have kept the faith."
2 Timothy 4:7*

Neighborhood Compatibility

▪ **Perspective Rendering**



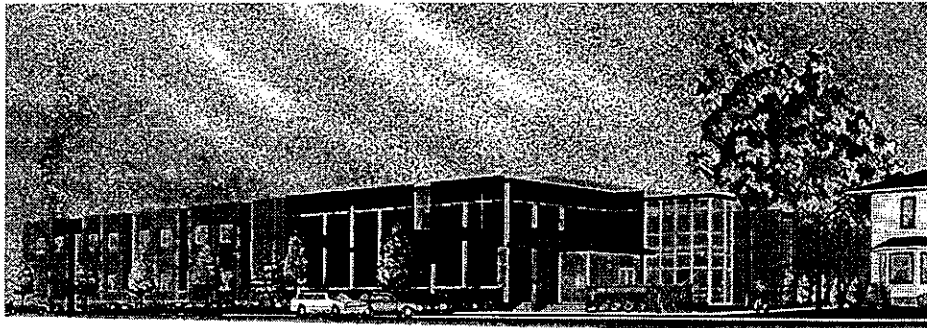
View from Ash Street



*"I have fought the good fight, I have finished the race, I have kept the faith."
2 Timothy 4:7*

Neighborhood Compatibility

▪ **Perspective Rendering**



View from Maple Street



*"I have fought the good fight, I have finished the race, I have kept the faith."
2 Timothy 4:7*

Street Elevations



North Elevation - Maple Street



South Elevation - Ash Street



*"I have fought the good fight, I have finished the race, I have kept the faith."
2 Timothy 4:7*

**CORRESPONDENCE RECEIVED
BY THE VILLAGE AFTER
MAY 10, 2005**

April 29, 2005

To: The Village Trustees

**RE: St. John's Lutheran Church – PC 05-06
Approval for the new school**

Dear Trustees,

Our congregation had a great disappointment when the Plan Commission voted 4 to 1 to not approve our new school plans.

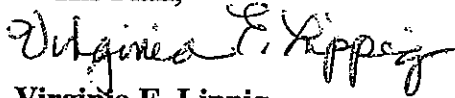
Needless to say, we started to review what actually took place and our findings are as follows:

- **Our organization met with the Village planning departments and planning commission workshop and addressed all of their concerns.**
- **It appeared as though Mr. Burke showed an unfair alliance to his neighbors and his close proximity to the project should have excluded him from the proceedings.**
- **The Commission appears to want to hold St. John's to a higher standard than other projects and Religious Institutions in the immediate area.**
- **The issue of a concrete cast building being questioned seems absurd and prejudice based on the recent additions of Sacred Heart, Safety Storage on St. Charles, the new convention center, and ALL the village buildings being of the same construction.**
- **Our research indicates that every variance we have requested has been granted within the past few years and within 1,500 feet of our proposed project, yet we have been denied.**
- **They are questioning the minor height variance requested (2-3 feet) when there are currently dozens of projects both commercial and residential that exceeds the building code height requirement taking place right now.**
- **They questioned our green space of 33% when Sacred Heart has 16%.**
- **They told us that all exhibits needed to be recorded and approved prior to the meeting and then let the neighborhood offer additional exhibits during the meeting.**
- **The chairman asked to have the discussion held to an hour or so many of our members deferred comment to uphold the commissions request and then they let the neighbors talk for well over an hour themselves.**

The members of St. John's feel that the decision was made in an unfair manner. God does not want us to walk away when this decision appeared to have been made before we gave our new and improved information to the commission. The fact that

the village staff had asked for the commission to approve our plan, we are asking you to wave the first reading and vote to reverse the plan commission decision and vote to approve the new school plan of St. John's God does not ever say doing his work will be an easy task.

In His Plan,

A handwritten signature in cursive script that reads "Virginia E. Lippig".

**Virginia E. Lippig
Member of St. John's Building Committee**

P.S. A Fact Sheet is enclosed.

Fact Sheet



- St. John's has worked extensively in planning of the project with the Village Staff and has been responsive in incorporating their recommendations into the design of the project, from preliminary meetings through the Village Plan Commission hearings. Examples include:
 - Underground storm water detention
 - Fencing around the western edge of the site
- St. John's was asked to address 7 issues/concerns from the March 21st Plan Commission Meeting
 - Building elevations
 - Develop & provide a long-range master campus plan for the site.
 - Provide a revised landscaping plan
 - Look at the trash enclosure/dumpster issue to minimize impacts on adjacent properties
 - Drainage issues - provide additional details and engineering regarding the proposed drainage swales
 - Remove gathering area at Ash & Lincoln and show depicted area with grass/low shrub landscaping.
 - Review open space
- St. John's responded to all issues and only "pushed back" on the use of a masonry component.
- St. John's redesign the elevations to enhance the compatibility of the school into the neighborhood at an estimated cost of ~\$250,000
- St. John's lowered the height of the gym by 2'
- Village Staff, the professionals responsible for community development, recommended approval of the petition, with a masonry component on the East elevation
- During the public hearing on April 18th, St. John's agreed to apply a masonry component to the East elevation to further increase neighborhood compatibility at an estimated additional cost of ~\$200,000
- St. John's has agreed to all stipulations requested by the Village Staff
- St. John's shifted the building to the South to preserve the look and feel of Maple Street corridor and to retain the Senior Center for use by all senior residents of Lombard
- We have documented cases that indicate that Village Plan Commission ignored precedents.
 - E.g. water detention, pre-cast, green space
- The neighbors presentation was inaccurate
 - The 3-d diagram depicted the entire building to be 35 foot tall, when in reality the gym is 32 foot tall, and the rest of the structure is 28 foot tall or less, thus misstating the volume of the building by almost 20%
 - To accurately construct a document of this nature each property would have had to be surveyed to determine the exact scale and height
- Several projects within 1500' of St. John's have requested and received similar variances
- St. John's seems to be being held to a higher standard than like institutions within the Village

*'I have fought the good fight. I have finished the race. I have kept the faith'
2 Timothy 4 - 7*

5-2-05

To Whom It May Concern,

Virginia Lippig has been a friend of ours for many, many years. When she spoke to us recently she mentioned the proposed new school for St. Johns. Sounded terrific!

It seems there is opposition in the adjacent neighborhoods. Objections to property values decreasing has surfaced.

My husband Rollin, 3rd generation broker/owner of Roath Realtors was involved in appraising properties for 45 years. I too worked in the business for 31 years, in Lombard on Main.

It's our opinion that the proposed school project will not be detrimental to property values in the immediate area or overall.

Respectfully Yours,
Rollin Roath Dorothy Roath



FREESE & ASSOCIATES, INC.

Real Estate Appraisers & Consultants 812 E. St. Charles Rd. • Lombard, IL 60148 • Office 630.932.7649 • Fax 630.932.7641

April 27, 2005

To: The Village Trustees

Re: St. John's Lutheran School

Dear Trustees,

I am writing this letter in response to the planning commission's recent decision not to support St. John's Lutheran School's proposed building plans. There were and are a number of issues that were brought by both sides, but based on the two page motion to reject this project it was primarily for the "well being" of the surrounding neighbors and their home values.

During the second meeting a letter was read from a local realtor stating that the values of surrounding homes were going to depreciate due to this project, in her opinion. As a licensed and certified appraiser in the state of Illinois I would strongly urge you to consider facts, not opinions in that matter.

The fact that a home or homes is in close proximity of an elementary school does not automatically lower the value of a property. Our firm has prepared over 75,000 appraisals and we currently review several hundred appraisals for major lenders each year. I can not recall ever reading or performing an appraisal that reduced a homes value due to that type of external factor.

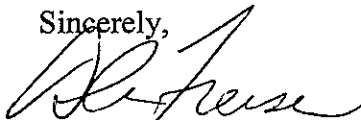
Half of the properties in question are located on a major east-west arterial road which receives heavy traffic during peak times. All of the homes in question are located within 1,000 feet of a major railroad line that produces excessive noise day and night. These are factors that can be analyzed and conclusions can be drawn from other sales that experience similar external situations that would result in negative values as compared to homes that do not have those situations. For example: The fact that homeowners have difficulty pulling out of their driveways or will not let young children play in the front yard due to heavy traffic has a negative affect on value. Or the fact that while sitting in their yards they have to raise their voices or stop talking due to a train rumbling by would affect the marketability. Studies have been done with vacant land sales and matched paired home sales which support those conclusions. This is both supportable and defensible!

The fact that there is an elementary school which is primarily open 9 months a year, from around 7:30am to 3:30pm does not seem to impact values of single family homes. In general when most of the neighbors wish to be out enjoying their properties the school is not occupied. In fact, most homeowners enjoy the added green space, playground and privacy being adjacent to an elementary school provides.

I have read countless appraisals that have stated that the subject is adjacent to an elementary school although that did not appear to affect the marketability of a property. I wonder if that realtor can provide any proof of the claim that it will have a negative impact on the property values. An appraisal is a "supportable and defensible estimate of value based on historical facts" where is the support for her or the neighbors claims?

In closing I hope the Trustees consider the facts of this case before them and do not make decisions based on unsupported opinions. I have enclosed a brief summary of our company and my experience in the real estate appraisal field, and would be happy to discuss this issue in detail should you have any questions or concerns.

Sincerely,

A handwritten signature in cursive script, appearing to read "D. Freese".

David A. Freese
President



Real Estate Appraisers & Consultants 812 E. St. Charles Rd. • Lombard, IL 60148 • Office 630.932.7649 • Fax 630.932.7641

May 9, 2005

To Whom It May Concern:

I'm writing this letter in regards to our firm's ability and qualifications to fulfill your appraisal needs.

I opened my own firm in 1991, since that time I have experienced steady growth by providing quality service in a timely manner. Currently, we have 21 appraisers working out of our office, which enable us to maintain the highest quality service and turnaround times even during peak periods in the market. Our goal is to customize our service to meet the client's needs. That has included speaking at lenders First Time Home Buyers Seminars along with training sessions for underwriting departments. For the past 15 years, I have been an approved senior and staff appraiser for several national and regional banking institutes, along with several community banks and smaller mortgage companies. Previous to opening my own firm, I was the head appraiser of a small firm based in La Grange, Illinois where my duties included appraising, review appraising and scheduling.

PROFESSIONAL LICENSE AND AFFILIATION

- ◆ State of Illinois Certified Residential Real Estate Appraiser, July 1993.
- ◆ State of Illinois Licensed Residential Real Estate Appraiser, November 1991
- ◆ State Accredited Affiliate member of the Appraisal Institute.
- ◆ Candidate member for SRA designation from the Appraisal Institute.
- ◆ Realtor member of DuPage Association of Realtors.
- ◆ Affiliate member of Greater Aurora Association of Realtors.
- ◆ Member of MAP Multiple Listing Service
- ◆ Member of ICAP (Illinois Coalition of Appraisal Professionals)

My education background in the field of appraising has been primarily from classes and programs offered by the Appraisal Institute and the Society of Real Estate Appraisers. I have also attended seminars conducted by FEMA, Fannie Mae, OBRE, ICAP and local lender workshops. In the past ten years, I have attended several fair lending and housing classes and seminars, along with working on a task force with the Office of Banks and Real Estate, and IAMB. The following is a partial list of courses I have completed:

- Intro to Real Estate Appraising 101
- Professional Practice of Appraising I & II
- Appraisal Procedures 120
- Applied Residential Property Valuation
- Code of Professional Ethics of the Appraisal Institute
- Loss Prevention for Real Estate Appraisers
- Reviewing Real Estate Appraisals
- Residential Consulting
- Alternative Residential Reporting Forms
- Real Estate Fraud
- Fair Lending and the Real Estate Appraiser
- Appraising Manufactured Housing
- USPAP – (every two years)
- Litigation and the Real Estate Appraiser

The following is just a brief summary regarding some of our office policies and procedures:

- ◆ Customers are contacted within 24 hours of receiving an order.
- ◆ Full appraisal assignments typically are completed in 4 to 5 business days.
- ◆ Drive-by appraisals are typically completed in 3 business days.
- ◆ Evaluation products are typically completed in 24 hours.
- ◆ Upon completion, we will mail or e-mail the original appraisal.
- ◆ Any delays in setting up an appraisal inspection will be faxed or verbally reported to the person who ordered the appraisal.
- ◆ Our office is completely EDI capable.
- ◆ We currently provide service in DuPage, Cook, Lake, McHenry, Kane, Kendall and Will Counties and perform over 9,000 appraisals a year.

Please feel free to call me if you have any questions.

Sincerely,



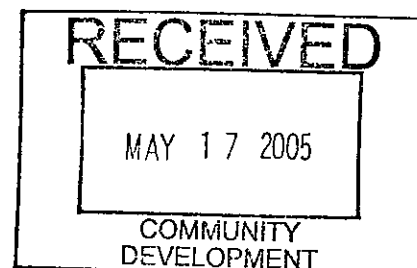
David A. Freese
President

X-WTL

May 11, 2005

The Honorable William J. Mueller
President, The Village of Lombard

RE: PC 05-06-St. John's School



Dear Bill:

You and I have known one another for a long time and I would guess that you might think of me as a guy that's more comfortable in just doing a job without feeling any necessity to talk a lot about it. In this particular situation, however I feel compelled to speak out. I believe the matter will be included on the May 19th agenda.

Now, we've lived in Lombard a long time and you know that St. John's School has been there for a long time, a very long time, 117 years to be exact and doing the same old job, providing a Christian education for kids whose parents believe that that is important.

About 20 years ago, the congregation came to the realization that the current school needed to be replaced. It wasn't going to fall down or anything like that, but it's almost 80 years old and lacks the modern facilities that most people would consider necessary.

So they went to work on the preliminary planning acquiring the site that seemed the most logical, right across the street from the present school and church. They bought the land, parcel by parcel as it became available and began the task of raising the funds needed for construction.

So as the project progressed, an architect was hired, plans were drawn and submitted to Community Development. Without going into a lot of detail, there were a number of recommendations offered and complied with and the project was forwarded to the Plan Commission for final approval on April 18th.

At this point, the ninth hour, so to speak, a well organized vocal objection was presented principally orchestrated by two families whose homes aren't even contiguous to the site. Their objection: "The school will diminish the quality of life in our neighborhood and reduce the values of our homes" - "We all love the school, but keep it on your own side of the street". I guess their argument must have been pretty effective because the petition was denied by a 4 to 1 vote.

Now I've lived on Ash Street in that neighborhood for over 30 years and I think it's a special place. I go down Elizabeth Street and I pass Sacred Heart School; I go down Ash and I pass St. John's School. I see a lot of happy kids. I see them coming and going to school. I see their parents dropping them off and

their mothers chatting on the sidewalk as they wait to pick them up. I see them at recess playing in the parking lot.

Now I'm sure that some might read this and think "how corny", but I see Lombard's and America's future right before my eyes. I see an enhancement in the quality of life, not a diminishment. I see these two long established Christian institutions and realize that they have added so much to this neighborhood, so much that makes it the special place it is today.

This decision comes to Lombard's Board later this month. I hope a majority of the trustees recognize that there are a lot of things that are more important than keeping a Christian school "on the other side of the street."

Respectfully,

A handwritten signature in black ink that reads "Jack". The signature is written in a cursive, slightly slanted style.

John H. Jones
241 West Ash Street
Lombard

cc: Greg Gron, District 1 Trustee
Richard J. Tross, District 2 Trustee
Jack O'Brien, District 3 Trustee
Steven Dale Seby, District 4 Trustee
Kenneth Florey, District 5 Trustee
Richard Soderstrom, District 6 Trustee

May 16, 2005

To: Mayor William Mueller
The Board of Trustees
Mr. William Heniff, Community Development
The Plan Commission
St. John's Lutheran School

Re: St. John's Church School Proposal and Variance Requests

The neighbors of St. John's Church School are confused about why St. John's will have another opportunity to come before the Plan Commission to discuss the size and location of their proposed school building. The proposal was handily voted down at the last meeting.

The height difference of a reduction of 3 feet for the gym was clearly explained to all who attended and makes very little difference to the neighbors. It was made very clear at each of the other meetings that the neighbors of the school directly impacted by the size and location of the building are against the school being built on the west side of the street because of the negative impact of such a building on the surrounding home owners. The neighbors of St. John's support a new school building – but not on the west side of the street in the middle of a single family residential block.

This additional meeting is a waste of time for everyone. For the Village to send this petition to the Plan Commission sounds like the Village does not want to be the one to say "NO" to St. John's Church School. What is heard by the neighbors of St. John's is that the Village is giving St. John's one more opportunity to get their proposal passed. Does the Village imagine that by delaying the meetings into the summer months that the neighbors will go on vacation and this proposal can be passed quietly?

Speaking specifically to St. John's Church School, as Christian leaders in our own church, my husband and I were offended by the use of the t-shirts that had "We fought the good fight of faith..." from 1 Timothy printed on them. We were made to feel by the t-shirts and by many of the comments made by the St. John's parishioners that if we did not support the proposed school building that we were stopping the school from "saving souls for Christ."

We believe that good schools benefit everyone in the community – and that opportunities for religious education are vital to the quality of life within that community – but to make the neighbors feel that by protecting our investment in our homes that we are stopping the church/school from teaching children about God is very offensive.

Churches are supposed to serve their communities – and the neighbors of St. John's are part of this community.

St. John's has not raised enough money to build the kind of school building it requires in its current location. For the Village of Lombard to allow them to build an inferior school building just because it is all they can afford, will be at the expense of the property values and quality of life of the neighbors. The Village has already wasted St. John's time and money spent on an architect by even allowing them to believe that such a building might actually be built. The Village should have told them straight away that it would not consider a building of this size on the west side of Lincoln Avenue.

Please do the right thing for all of the taxpayers and homeowners in this community and tell St. John's to develop a better plan and to consider the many alternatives put forth on how to build their school on the east side of Lincoln.

Thank you,

Jim and Lynnda Nelson
207 W. Ash Street
Lombard, IL

889-8430



Louise Anderson
<louisea1@sbcglobal.net>
05/17/2005 07:57 PM

To heniffw@villageoflombard.org
cc
bcc
Subject St.Johns school

Donald Ryan

Re: St. John's desire to build a new elementary school on property across Lincoln St. from their church.

Yes - St. John's does have the right to build on property they own - but - it should ENHANCE the neighborhood not DETRACT from it.

I understand that the church does not have more than 1/3 of the cost of the building on hand and that is through pledges and donations. Pledges of course do not have to be paid if circumstances prevent the money being given.

Too many variances are being asked of the Village. They are not allowing for sufficient green space - the neighborhood is entitled to have a building built with enough green space around it so that a 28 foot high building is not just on the other side of a present resident's property line and consequently have to face that wall at all times. The church should not be allowed to squeeze a large unattractive building into too small a piece of property. This is an "historic" area of town and the building should COMPLIMENT the area - not DETRACT from it.

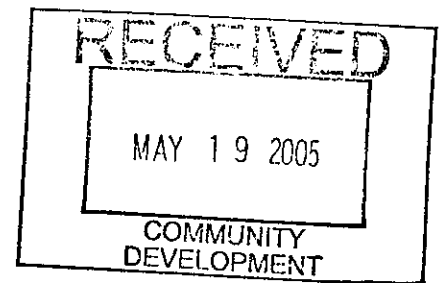
As I understand from the taped meeting of the Plan Commission, they want to build right up to the sidewalk. This is a residential area - not a commercial/industrial area. HOME OWNERS ARE ENTITLED TO HAVE THEIR PROPERTY VALUES WATCHED OVER BY THE VILLAGE!

St. John's has almost private use of Lincoln St. now - with private parking spaces for teachers - this is a public street and the public should be allowed to park along at least one side. They have a large piece of property next to the church where they can accommodate a new school. (They are not saying what they REALLY plan on doing with that property!) As mentioned at the Plan Meeting - mobile school rooms across the street for one year would be acceptable while they build a new building - they do not have to squeeze a large unattractive building into a small space and make neighbors hostile to them.

We have too many teardowns with rebuilding of large homes that are not compatible with the areas. These, also, need to be zoned for green space and height consideration given to the neighbors and neighborhood.

Louise Anderson

John & Peggy Avila & family
225 W. Maple St.
Lombard, IL 60148



May 18, 2005

Re: Case #PC 05-06

To the Members of the Plan Commission

We along with our Maple and Ash St. neighbors were disappointed to find that PC 05-06 is being returned to the Plan Commission for another vote.

In reality, nothing has changed. The objections the Plan Commission and the neighbors had to the St. Johns School building project on the west side of Lincoln remain the same. The scope and the magnitude of the project is unsuited to the proposed location on the west side of Lincoln, on an exclusively residential block. Plans must be amended to enable the school to be built on the east side of Lincoln.

While the visual presentation made by one of the neighbors may not have been accurate in every detail, the presentation succeeded in illustrating the extreme mass of the proposed school. In fact, the issue of the difference in heights was acknowledged at the 4/18 meeting, prior to the commission's "No" vote. Please realize that the neighbors do not possess the design materials and technological resources that belong to St. John's and Legat Architects. The presentations did, however, "tell it like it is," so much so that even the members of St. John's congregation gasped in surprise at the too large size of the building.

Realize that, if this was a proposal for a public school building, there would be no question that the space available is much too small for such a large school. We and our neighbors are not against St. John's wanting to build a new school, but the west side of Lincoln is not the place for it.

We are counting on the Plan Commission to stand behind their original vote on this matter.

Sincerely,

A handwritten signature in cursive script that reads "John & Peggy Avila".

John & Peggy Avila



Susie and Rich
<jeffersonhome@sbcglobal.net>

05/23/2005 11:23 AM

To communitydevelopment@villageoflombard.org

cc

bcc

Subject St. John's Proposal

History: This message has been forwarded.

May 20, 2005

Village of Lombard
Department of Community Development
Attn: William Heniff
RE: St. John's Proposal

Dear Mr. Heniff,

What can I say that hasn't been said before? All of us would like St. John's to have a new school, we just would like it on the East side of Lincoln Street, leaving the West side residential. St. John's has everything they want and need including the zoning on the East side, and the historic value of this neighborhood would not be disturbed.

Twenty years ago, **IF** St. John's would have asked us if we would want this massive structure (whatever size it is) in our face or our backyards, the answer would have been the same, **NO** ! I am sure that any St. John's parishioner, having to face this same problem, would not want this building disturbing the serenity and value of their home.

I pray that the board will see the catastrophic affect that a change like this would be to this historic area. Thank you for your time and consideration in this matter.

Sincerely,

Carl and Marilyn Socha
203 W. Ash
Lombard, IL 60148

May 23,2005

TO: Village of Lombard Trustees
FROM: J. D. Urish 216 West Maple St. Lombard
RE: PC 05-06

I would like the following objections to be considered concerning this petition.

- 1: **The undeveloped land in the proposal is designated R2. Before their destruction, the properties had been occupied by single family homes. The adjacent property owners and neighbors in general owned/purchased properties with the knowledge that the petitioner's properties were zoned R2 and should not be forced to incur the financial burden of the Village changing the designation for the petitioner's private use.**
- 2: **The proposed development is too large for the petitioner's property. The total mass of the proposed building is not only too large for the site but the type of structure does not meld into the historic neighborhood block upon which it is encroaching.**
- 3: **The number of amendments (specifically, Ordinances 1816, 4363, and 4363A) and variances needed by the petitioner shows the inappropriateness of the property for the proposed development. These variances are not to build an addition to an existing structure but rather a completely new building. To grant such extreme concessions to open land is grossly unfair to all adjacent property owners.**
- 4: **The reason given by the petitioner for the needed amendments and variances is strictly monetary. Many options exist that have not been explored fully. Claiming monetary distress to solve all outstanding issues does not give adjacent property owners the protection they deserve under zoning law.**

I do understand the Village's desire to support the petitioner, but to do so on such an unequal and uncompromising basis is nothing less than governmental redistribution of wealth. While the petitioner may add an amount of community value it removes an amount from the existing property and the adjacent area. I find that this largess of required assistance pushes the boundary limit of separation between church and state.

I respectfully ask the board to refuse this petition.

Thank you for your time and consideration.



Linda Bohl
<lindajbohl@yahoo.com>
05/24/2005 09:22 PM

villageboard@villageoflombard.org,
To heniffw@villageoflombard.org,
muellerw@villageoflombard.org,
cc
bcc
Subject School Proposal (PC 05-06), Variances, and Conditional Use
Proposal

Date: May 24, 2005

To: William Mueller, Village President
The Board of Trustees
William Heniff
The Planning Commission

From: Linda Bohl
213 West Ash Street, Lombard

Re: School Proposal (PC 05-06), Variances, and
Conditional Use Proposal

The ongoing discussions have already covered most of the key issues regarding this petition. The purpose of this letter is to focus on the safety of the children of St John's school.

If the petition is granted and the school is built on the west side of Lincoln, each of the school children will need to cross Lincoln Street twice to continue to enjoy their recess on the parking lot on the east side of Lincoln. During the mild weather, gym class is often held on the parking lot ... requiring a 3rd and 4th trip across Lincoln Street.

Lincoln Street is fairly quiet and not a major security risk, but I'll point out that St John's successfully petitioned to have Lincoln changed to be a one-way street due to the perceived danger to the children.

I request that a security study be completed to determine if there are any safety concerns with having the children cross Lincoln potentially multiple times per day. If there are safety concerns ... and if the resolution of those safety concerns is to close Lincoln Street, then I ask that this closure be included in this petition.

The neighbors on Ash Street strongly oppose the closure of Lincoln street to traffic, as it will eliminate our walking access to the train and library.

Past experience has shown that the plowing of St John's parking lot causes a snow mound over the sidewalk that prevents foot traffic during the winter months. We have called St Johns multiple times over the years to complain about this practice in the past ... and found that walking down the middle of Lincoln

Street remains the only negotiable path during the winter. Please do not take this away from us.

The only equitable way to make a determination in this case is to weigh ALL the ramifications of the petition. This petition should not be allowed to pass without a review of the potential security issue ... and later have a second petition to close Lincoln Street to protect the children. If this closure is required for safety reasons, then let's get this requirement on the table now so that the Board can make a fully informed decision on this petition.

Respectfully yours,

Linda Bohl

DATE: MAY 24, 2005

TO: VILLAGE PRESIDENT, WILLIAM MUELLER
VILLAGE BOARD OF TRUSTEES
VILLAGE PLAN COMMISSIONERS
VILLAGE DEPARTMENT OF COMMUNITY DEVELOPMENT

RE: PC 05-06 ST JOHN'S SCHOOL EXPANSION

FROM: KAREN NESS
219 W. ASH, LOMBARD, ILLINOIS

AT THE PLAN COMMISSION MEETING HELD ON MAY 23, 2005,
I WAS PROHIBITED BY THE VILLAGE OF LOMBARD, TO SPEAK
OR ASK QUESTIONS ABOUT ANY ISSUE REGARDING THIS
PETITION, NOT DIRECTLY RELATING TO 3 SPECIFIC ITEMS:

1. "THE BUILDING ELEVATIONS AND MASSING
REPRESENTED IN THE PETITIONER'S AND THE OBJECTOR'S
PRESENTATIONS:
2. THE EXTERIOR BUILDING MATERIALS AND EXTERIOR
WALL TREATMENTS FOR THE PROPOSED SCHOOL; AND
3. THE PROPOSED LOCATION OF THE SCHOOL RELATIVE TO
THE ZONING ORDINANCE BULK REQUIREMENTS."

THE AGENDA OF THIS MEETING WAS NOT PUBLISHED ON THE
VILLAGE'S WEBSITE PRIOR TO THE MEETING AS MOST VILLAGE
MEETING AGENDAS ARE. I WAS NOT MADE AWARE THAT THE
FORMAT OF THIS MEETING WOULD NOT ALLOW ME OR MY
NEIGHBORS TO SPEAK FREELY.

I DID NOT UNDERSTAND AT THE TIME OF THIS MEETING, WHAT
ALL OF THESE SPECIFIC ITEMS MEANT. I DID NOT HAVE AN
OPPORTUNITY TO SEEK COUNSEL PRIOR TO THE MEETING, IN
ORDER TO UNDERSTAND THE SCOPE AND INTENT OF THIS
SPECIAL PLAN COMMISSION MEETING.

WHEN I ASKED QUESTIONS AT THE MEETING REGARDING THESE ITEMS, I WAS INTERRUPTED AND STOPPED BY COMMISSIONER RYAN. I WAS NOT GIVEN THE OPPORTUNITY TO UNDERSTAND THE SCOPE AND INTENT OF THE MEETING. I DO NOT UNDERSTAND WHY I WAS PROHIBITED FROM ASKING QUESTIONS IN ORDER TO UNDERSTAND THE VILLAGE'S REMAND AND PURPOSE OF THE MEETING. OTHER OBJECTOR'S QUESTIONS AND TESTIMONY WERE ALSO PROHIBITED BY COMMISSIONER RYAN.

I STILL DO NOT UNDERSTAND THE PURPOSE, INTENT AND SCOPE OF THIS MEETING.

SIGNED,

KAREN NESS
219 W. ASH STREET, LOMBARD

Please forward to Mayor Mueller.

I just wanted to express my surprise at the outcome of Monday night's Plan Commission Meeting regarding St. John's School. My husband and neighbors attended the meeting and were shocked when the commissioners changed their votes from NO to YES. I have to say that there is no other explanation for this change in vote other than "politics." By using the word "politics" I am trying to be polite.

After receiving a letter I wrote to the Village and the Plan Commission last week regarding the opportunity for St. John's to resubmit their plans, Mayor Mueller called to personally assure me that this revote was merely a technicality and a process that must be gone through in order to be legally correct. Obviously, this was not the case and the Village is motivated by other things - or should I say "people with money in this community who want this school".

I will be pursuing this matter further - I am not sure how at this time - whether legally or by just spending as much time as I can letting the people of Lombard know how the Village and Plan Commission can be bought off - even by a religious institution. (I am also shocked at the behavior of the church itself - but I have spoken to the minister about this issue) The actions of the Plan Commission surely were not those of people protecting the rights of individual tax payers.

I've got to wonder how the Plan Commission will vote when I try and add a second floor to my garage (against current code) in order to house my aging parents (who can't afford a retirement facility and will be depending on me to care for them in the near future.) I am pretty sure that I will never receive a variance for my garage - I am not politically connected enough.

By the way, I have heard from the parents at St. John's that the Village has promised them Lincoln St. many times. I wonder when the Village will hand this over as well. Denials from the Village can hardly be believed.

Between the loss of opportunities for my children at Glenbard East and the new school across from my home, I can only guess at what my home will be worth in a few years. Too bad I can't afford to move. If I could, I would.

It's reassuring to know that tax payers like myself can depend on the community and its elected officials to protect us. Glad my taxes go to a good cause.

Lynnda Nelson
889-8430

PS - I hope Mayor Mueller's granddaughter enjoys her new school.



Linda Bohl
<lindajbohl@yahoo.com>
05/24/2005 09:22 PM

villageboard@villageoflombard.org,
To heniffw@villageoflombard.org,
muellerw@villageoflombard.org,

cc

bcc

Subject School Proposal (PC 05-06), Variances, and Conditional Use
Proposal

Date: May 24, 2005

To: William Mueller, Village President
The Board of Trustees
William Heniff
The Planning Commission

From: Linda Bohl
213 West Ash Street, Lombard

Re: School Proposal (PC 05-06), Variances, and
Conditional Use Proposal

The ongoing discussions have already covered most of the key issues regarding this petition. The purpose of this letter is to focus on the safety of the children of St John's school.

If the petition is granted and the school is built on the west side of Lincoln, each of the school children will need to cross Lincoln Street twice to continue to enjoy their recess on the parking lot on the east side of Lincoln. During the mild weather, gym class is often held on the parking lot ... requiring a 3rd and 4th trip across Lincoln Street.

Lincoln Street is fairly quiet and not a major security risk, but I'll point out that St John's successfully petitioned to have Lincoln changed to be a one-way street due to the perceived danger to the children.

I request that a security study be completed to determine if there are any safety concerns with having the children cross Lincoln potentially multiple times per day. If there are safety concerns ... and if the resolution of those safety concerns is to close Lincoln Street, then I ask that this closure be included in this petition.

The neighbors on Ash Street strongly oppose the closure of Lincoln street to traffic, as it will eliminate our walking access to the train and library.

Past experience has shown that the plowing of St John's parking lot causes a snow mound over the sidewalk that prevents foot traffic during the winter months. We have called St Johns multiple times over the years to complain about this practice in the past ... and found that walking down the middle of Lincoln

Street remains the only negotiable path during the winter. Please do not take this away from us.

The only equitable way to make a determination in this case is to weigh ALL the ramifications of the petition. This petition should not be allowed to pass without a review of the potential security issue ... and later have a second petition to close Lincoln Street to protect the children. If this closure is required for safety reasons, then let's get this requirement on the table now so that the Board can make a fully informed decision on this petition.

Respectfully yours,

Linda Bohl

DATE: MAY 24, 2005

TO: VILLAGE PRESIDENT, WILLIAM MUELLER
VILLAGE BOARD OF TRUSTEES
VILLAGE PLAN COMMISSIONERS
VILLAGE DEPARTMENT OF COMMUNITY DEVELOPMENT

RE: PC 05-06 ST JOHN'S SCHOOL EXPANSION

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SIGNED,

KAREN NESS
219 W. ASH STREET, LOMBARD

May and Dick Anstee
219 W. Maple St.
Lombard, IL 60148

May 25, 2005

Board of Trustees
Village of Lombard
255 East Wilson
Lombard, IL 60148

Re: Case No. PC 05-06

Throughout the discussions surrounding this project, we have learned a great deal about the zoning ordinances of the Village of Lombard, but more importantly, we have learned how hard the Village Trustees work on behalf of the residents of Lombard. Even though we may not agree with the outcome of the discussion of Case No. PC 05-06, we have been very impressed with the time and effort put into this matter by our Trustees and by members of the Plan Commission. Thank you very much.

We were disappointed that the Plan Commission has seen fit to overturn its previous ruling and has approved St. John's petition for zoning variances, even though there was no change in the location or size of the footprint for the proposed school. The proposed structure is still simply too large for the available land. We want the Board of Trustees to know that we disagree with this finding. We feel that placing a school of this size within a residential neighborhood will cause irreparable harm to the character of the neighborhood, and will negatively impact property values.

That being said, if this project is going to proceed, we would ask that you help to minimize the negative impact on the neighborhood. It is essential to us that all of the conditions agreed to at the May 23, 2005 Planning Commission meeting be fully complied with, namely, the maximum height of 30 feet, masonry finishes on all four sides, and additional landscaping on the west. It is also critical that the proposed service drive, now shown as entering from Maple Street, be moved to Lincoln. There is less traffic on Lincoln, it would avoid placing the service drive immediately adjacent to a private residence and, I believe, save two more healthy trees. We would also ask that the use of permeable pavers be extended beyond the driveway to all of the area on the Proposed Campus Site Plan marked "asphalt emergency area" in order to further increase the amount of green space on the campus.

Thank you for the opportunity to comment on this matter.

Very truly yours,


May Anstee Dick Anstee



"Karen Ness"
<grendel1@ameritech.net>
05/26/2005 12:16 PM

To <heniffw@villageoflombard.org>
cc
bcc
Subject Correction to Minutes

Bill,

Thank you again for allowing me to present my request for a correction to my testimony.

In the Plan Commission Meeting Minutes dated April 18, 2005, it was stated that "She felt that St John's wants to build on the other side of Lincoln because they cannot tolerate the disruption..."

I in fact stated "The reason the church has given for not rebuilding on the east side of Lincoln is that they couldn't tolerate the disruption." This was the reason the Petitioner gave in the March meeting when asked why the building could not be built on the east side of Lincoln.

It may seem like a small point, but I want the Trustees and others to know that this was not my opinion but a statement made by the Petitioner.

Thank you again for accommodating my request.

Karen Ness
219 W. Ash
630-661-6065