

September 6, 2007

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

**Subject: PC 07-23 1025 E. Madison (St. Pius X Church & School)**

Dear President and Trustees:

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 subject property:

- A. Approval of a conditional use for an existing religious institution and elementary school on property located in the R2 Single Family Residence District;
- B. Approval of a conditional use for a Planned Development with the following variations:
  - 1. Allow a variation from Section 155.406 (H) of the Village Code to allow a reduction in the required open space and approval of a variation from Section 155.508 (C)(7) to allow for a reduction in the minimum open space requirements required for a planned development. Section 155.508 (C)(7) requires that open space in a planned development must be at least 25% more than is required in the underlying district;
  - 2. Allow a variation from Section 155.602 (C) to deviate from the design and dimension standards for parking lots;
  - 3. Allow a variation from Section 155.706 (B)(1) & (2) to reduce the minimum interior parking lot landscaping requirement;
  - 4. Allow a variation from Section 155.706 (C)(1) & (2)(a) to reduce the perimeter parking lot landscaping;
- C. Approval of a development agreement for the subject property.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on August 20, 2007. Chairperson Ryan asked if there was anyone to cross-examine the witnesses. Hearing none, he requested that the petitioner begin their presentation.

Commissioner Olbrysh excused himself from the petition. He stated he is a member of the parish and is on their Steering Committee, who developed the master plan and priest's residence. Commissioner Olbrysh then left the dais.

John Matyasik, 1025 E. Madison, presented the petition. He indicated that three other representatives of St. Pius parish were also present and introduced them. Mr. Matyasik stated that they are presenting plans for future development of the property. He explained that the planned development is set up in four phases. Phase I included the construction of a priest residence. Phase II is the construction of the parish center. Phase III was to remove rectory and administrative offices. Phase IV is to create a memorial garden. Mr. Matyasik mentioned that this is the same process that the Plan Commission approved for Christ the King Church.

Mr. Matyasik referred to the aerial photographs of their existing property. He described the various buildings on the property. He then showed where the memorial garden would go. Mr. Matyasik next displayed the site plan. On May 21, St. Pius X received permission from the Joliet Diocese to build a priest's residence. Mr. Matyasik gave the location of where it was going to be built and then showed it on the diagram. He stated that it will blend in with the neighborhood and will not have any impact on any surrounding properties. He referred to statement number two of the standards for conditional use. He added that the new buildings will have no impact on parking and there will not be a significant increase in the number of people in the school or who attend church services.

Mr. Matyasik then discussed the water detention issues. He stated that there are concerns with the southwest portion of the property, so they hired a civil engineer. He added that it was their recommendation to install a detention basin by the Community Presbyterian Church. He mentioned that the four-inch pipe will be replaced by an underground detention area. He then gave the specific dimensions and referred to the site plan as where the pipe would be located. He added that it will have a catch basin. Mr. Matyasik then explained that the stormwater runoff issue would be resolved to satisfy the Village's requirements. Mr. Matyasik stated that a shallow detention area will be dug in the northwest corner of the property for Phase II. He stated that the size will be determined when the size of the parish center has been determined.

Mr. Matyasik showed a picture of the existing pastor's residence. He explained that currently there is no privacy for the priests. He then showed where the priest's rooms in the current building are. He explained the proposed new pastor's residence and then showed the north elevation. He added that there will be no signs other than the address. He then mentioned the building materials and two car garage. Mr. Matyasik added that there will be two suites on the main level, a common great room, a laundry room, kitchen and dining room.

Mr. Matyasik mentioned that the parish has received sufficient contributions to build and resolve the southwest stormwater requirements. He then showed other elevations of the house and the layout of the first floor.

Mr. Matyasik then presented the parish center elevations. He added that the parish center is the second phase of development to start in 3-5 years. He explained that the timeframe depends on the ability to raise funds. He added that they are currently half-way to their goal. Mr. Matyasik stated that one hundred percent of the money must be pledged and seventy-five percent must be collected before they are given permission from the Joliet Diocese. He then explained the setup of the parish center rooms. He then stated that the parish center is being built to better serve the parishioners and provide more adequate meeting space. Mr. Matyasik added that he does not foresee any additional development on the property.

Mr. Matyasik stated that the people of St. Pius have studied this plan for over four years. He added that they shared the plans with the neighbors and hired professionals. He stated that he felt that this plan would improve the current situation.

Chairperson Ryan then opened the meeting for public comment.

There was no one to speak in favor or against the petition. Chairperson Ryan then requested the staff report.

Michael Toth, Associate Planner, presented the staff report. Mr. Toth stated that the petitioner has developed a master plan for the subject property that will allow St. Pius X Church to implement a three-phase plan for site improvements. He explained that the first phase will include zoning action (under this petition) to be granted in order to provide for a new priest's residence. He added that the second phase of site improvements will include the construction of a parish center that will provide office space for the Church. As the parish center is considered a future endeavor, Mr. Toth stated that the petitioner will need to return for separate site plan approval. As the new residence will provide housing for the priests and the parish center will provide office space, Mr. Toth stated that the current rectory will be obsolete and demolished as the final phase of the project.

As they propose future expansions of the parish center and construct a new priest residence, Mr. Toth stated that staff suggested that a planned development should be established for the site. He added that the initial parameters established by the Planned Development would consist of the existing site as an "as-is" situation, which means that any existing zoning issues that may exist would be covered under this blanket approval.

Mr. Toth stated that the subject property has been used a religious institution since 1955. He added that the site contains the church building, the school building and the rectory. As there are no records as to any zoning actions for the subject property and since the use was established

prior to current Zoning Ordinance regulations, Mr. Toth stated that the existing use is considered legal nonconforming. He explained that the proposed site improvements constitute a substantial change to the property and zoning actions are required before the petitioner can proceed with their improvements.

Mr. Toth stated that establishing a planned development for the St. Pius X campus is consistent with other church/school uses in the Village. He then mentioned that the Village previously established planned developments for Sacred Heart in 2001, Christ the King in 2004 and St. John's in 2005.

Mr. Toth stated that multiple principal buildings are only allowed on R2 zoned properties through approval of a planned development. He added that the petitioner will be proposing improvements, which will occur in at least two Phases.

Mr. Toth stated that Phase I will include the construction of a new priest's residence. He added that this phase of development will consist of a single family residence to be located on the northeast portion of the subject property. As shown on the submitted floor plan, Mr. Toth explained that the priest's residence will be designed in a manner to provide housing for up to three priests. He then stated that to maximize privacy and provide compatibility with the surrounding neighborhood, the residence will not contain any on-site signage, nor will any informational signage from the St. Pius X Church be provided. Mr. Toth added that the design and placement of the residence is also intended to be compatible with the surrounding neighborhood. Lastly, Mr. Toth explained that the area of development will allow the residence to be subdivided out of the planned development, should the petitioner want to sell the residence at a later date.

Mr. Toth stated that Phase II will include a parish center addition, as depicted in the submitted plan packet. While the Church does not have a definitive timetable for when such improvements would occur, Mr. Toth explained that they are providing the building footprints of the proposed expansion for reference purposes. He added that this information is offered so that should they decide to proceed with a building expansion, they will have assurances that the addition as shown in the petitioner's packet would be acceptable. Moreover, by creating a long-range master plan, Mr. Toth stated that the Village can be assured that the public improvements will be efficiently and properly designed.

Mr. Toth then stated that the proposed building additions and site improvements will meet the bulk requirements of the underlying R2 District and staff is supportive of the proposed addition as depicted on the site plan. He explained that if the bulk requirements are not met for Phase II, the pertinent deviations will be examined as part of the site plan approval process. He added that staff also suggests that the final approval of Phase II should be considered as part of a separate site plan approval application.

Mr. Toth then explained that the site currently has 216 parking spaces (9 handicap) on site and is used for both school and church use. He stated that the proposed building addition is for ancillary space uses. He added that the chapel worship area itself will remain unaffected by the addition. As the parking requirements are based upon seating in the worship area, Mr. Toth mentioned that no additional parking is required on the premises as part of this addition.

Staff notes that the requested relief is intended to memorialize the existing design of the lot. As the current church and school are not proposed to be expanded as part of this petition, Mr. Toth mentioned that the overall required parking for the site does not change. As the subject property is being considered for approval as a planned development, Mr. Toth explained that the existing parking situation would become memorialized under this approval, so long as the number of spaces is not reduced or that the church or school are increased.

Mr. Toth stated that, currently, the subject property consists of 8.19 acres of land. He added that 4.25 acres of the subject property are considered impervious surface, as they contain a number of structures, walkways, and parking amenities. With a total of 3.94 acres of land left as pervious surface, Mr. Toth stated that the subject property contains only forty-eight percent (48%) open space for the absorption of surface water.

As the phased site improvements begin, Mr. Toth mentioned that the amount of open space will fluctuate as certain structures are demolished and erected, according to the master plan. He added that the final building footprints for each structure have not been finalized. Therefore, when each phase of the plan is implemented and the structures are either demolished or erected, the total amount of open space shall be calculated accordingly. Staff notes that many other similar properties have been granted open space lot area coverage relief.

Concluding, Mr. Toth stated that staff recommended approval of the petition with the conditions noted in the staff report.

Chairperson Ryan then opened the meeting for discussion among the Commissioners.

Commissioner Sweetser commented that the petition was straightforward and a lot of planning had gone into it. She added that it is compatible with the neighborhood.

After due consideration of the petition and the testimony presented, the Plan Commission accepted the findings of the Inter-departmental Review Report as the findings of the Plan Commission found that the petition complies with the standards required by the Lombard Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 4-0, recommended to the Corporate Authorities **approval** of the petition associated with PC 07-23 subject to the following conditions:

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1. The site shall be developed substantially in accordance with the site plans prepared by Gewalt Hamilton Associates, Inc. dated July 10, 2007 and the building plans submitted by Ruck Pate Architecture, dated July 12, 2007.
2. All comments in the Inter-Departmental Review Committee Report shall be satisfactorily addressed as part of a building permit application.
3. A final planned development plat/plat of subdivision shall be submitted to the Village for approval, making the site a lot of record.
4. The Plan Commission shall be granted site plan approval authority for the subject property.
5. The petitioner shall be required to apply for and receive Site Plan Approval for the proposed Parish Center and/or any future development activity for the site.

Respectfully,

**VILLAGE OF LOMBARD**

Donald F. Ryan  
Lombard Plan Commission

c. Petitioner  
Lombard Plan Commission

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