

1. Public Hearing PZC 2019-15

Documents:

[PZC 2019-15_6462-6464 COLLEGE RD_FIT FAB.PDF](#)

2. Public Hearing PZC 2019-16

Documents:

[PZC 2019-16_BENET ACADEMY.PDF](#)

3. Public Hearing PZC 2019-17

Documents:

[PZC 2019-17_TXT AMENDMENT TITLE 5 CHAPTER 16.PDF](#)

4. Public Hearing PZC 2019-18

Documents:

[PZC 2019-18_1111 BURLINGTON AVE_BLEND.PDF](#)

BY ORDER OF THE VILLAGE OF LISLE PLANNING AND ZONING COMMISSION

PZC 2019-15
Published by:

Lorna Turner
Village Clerk

Derek Rockwell, AICP
Village Planner

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 2, 3, 4 AND 5 IN GREEN TRAILS COMMERCIAL CENTER II, PHASE TWO, BEING A SUBDIVISION OF LOT 2 IN GREEN TRAILS COMMERCIAL CENTER II, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1984, AS DOCUMENT R84-45852 AND CERTIFICATE OF CORRECTION RECORDED AUGUST 2, 1984 AS DOCUMENT R84-61454, AND AMENDED FINAL SUBDIVISION PLAT OF GREEN TRAILS COMMERCIAL CENTER II PHASE TWO, BEING A SUBDIVISION OF LOT 2 IN GREEN TRAILS COMMERCIAL CENTER II, PHASE TWO RECORDED NOVEMBER 7, 1984 AS DOCUMENT R84- 90427, (EXCEPT THAT PART OF LOTS 2, 3, 4 AND 5 IN AMENDED GREEN TRAILS COMMERCIAL CENTER II, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 01 DEGREES, 36 MINUTES, 32 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOTS 2, 3 AND 4 A DISTANCE OF 506.0 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 81 DEGREES, 10 MINUTES 28 SECONDS EAST ALONG THE NORTHERLY LINES OF SAID LOTS 4 AND 5 A DISTANCE OF 345.67 FEET TO THE NORTHEAST CORNER OF SAID LOT 5;

THENCE SOUTH 08 DEGREES 49 MINUTES 32 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 5 A DISTANCE OF 20.0 FEET;. THENCE SOUTH 81 DEGREES, 10 MINUTES, 28 SECONDS WEST ALONG THE LINE PARALLEL WITH AND 20 FEET SOUTHERLY OF THE NORTHERLY LINES OF SAID LOT 4 AND 5 A DISTANCE OF 328.04 FEET TO A POINT ON A LINE PARALLEL WITH AND 20 FEET EASTERLY OF THE WESTERLY LINE OF SAID LOTS 2, 3 AND 4; THENCE SOUTH 01 DEGREES 36 MINUTES 32 SECONDS EAST ALONG SAID LINE PARALLEL WITH AND 20 FEET EASTERLY OF THE WESTERLY LINE OF LOTS 2, 3 AND 4 A DISTANCE OF 498.88 FEET TO A POINT ON A CURVE, BEING SOUTHERLY LINE OF SAID LOT 2; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 765.22 FEET, HAVING A CHORD BEARING OF NORTH 63 DEGREES, 53 MINUTES, 07 SECONDS WEST FOR A DISTANCE OF 22.60 FEET TO THE PLACE OF BEGINNING), IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER PORTIONS OF LOT 1 AS SHOWN ON THE FINAL SUBDIVISION PLAT OF GREEN TRAILS COMMERCIAL CENTER II RECORDED JUNE 4, 1984 AS DOCUMENT R84-90427.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER PORTIONS OF LOT 6 AS SHOWN ON THE AMENDED FINAL SUBDIVISION PLAT OF GREEN TRIALS COMMERCIAL CENTER II PHASE TVVO RECORDED NOVEMBER 7, 1984 AS DOCUMENT R84-90427.

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER PORTIONS OF LOT 1 AS SHOWN ON THE AMENDED FINAL SUBDIVISION PLAT OF GREEN TRAILS COMMERCIAL CENTER II PHASE TVVO RECORDED NOVEMBER 7, 1984 AS DOCUMENT R84-90427.

This property is commonly known as 6462-6464 College Road, Lisle, Illinois 60532

Permanent Index Number: 08-21-223-030

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing of the Village of Lisle Planning and Zoning Commission will be conducted on **June 19, 2019**, at the hour of **7 p.m.** in the Lisle Village Hall, 925 Burlington Avenue, Lisle, Illinois 60532, to consider the following requests:

- 1) A Major Change to the Benet Academy Planned Unit Development.
- 2) Approval of a final planned unit development plat.
- 3) Approval of the following departures from standards:
 - a. To allow for an increase in the number of freestanding signs per lot from 1 to 2. (Existing Signs A and G)
 - b. To allow for an increase in the size of a freestanding sign from 24 square feet to 51 square feet. (Existing Signs A and G)
 - c. To allow for an increase in the maximum height of a freestanding sign from 6 feet to 6 feet 4 inches. (Existing Sign G)
 - d. To allow for a decrease to the minimum setback for a freestanding sign from 10 feet to 9 feet. (Existing Sign A)
 - e. To allow for an increase in the size of a directional sign from 4 square feet to 30.75 square feet. (Existing Sign T)
 - f. To allow for an increase in the maximum height of a directional sign from 4 feet to 6 feet 10 inches. (Existing Sign T)
 - g. To allow for an increase to the maximum height of an open fence in the required front yard from 3 feet to 6 feet along Maple Avenue and Yackley Avenue.
 - h. To allow for a waiver from the following Planned Unit Development specific content items:
 - i. Tax Impact Study
 - ii. Environmental Impact Study
 - iii. Market Study

The subject property is commonly known as **2200 Maple Avenue, Lisle, IL 60532** in the Village of Lisle. The subject property is legally described upon **Exhibit A** attached hereto and incorporated herein.

The following documents comprise part of the application and are open to inspection until **June 19, 2019** between the hours of 8:30 a.m. and 4:30 p.m. at the office of the Village Clerk of the Village of Lisle, 925 Burlington Avenue, Lisle, Illinois, after which the documents will be available pursuant to the Village Freedom of Information Act procedures:

- 1) Zoning Application
- 2) School Impact Statement from Stephen A. Marth, Principal / CEO of Benet Academy
- 3) Applicant Findings of Fact
- 4) Affidavit of Owner's Consent
- 5) Disclosure of Beneficiaries
- 6) Cover Letter and Narrative
- 7) Construction Schedule Exhibit
- 8) Master Plan Exhibit

- 9) Final Planned Unit Development Plat
- 10) Site Civil Engineering Plans
- 11) Planting Plan
- 12) Site Lighting Photometric Study
- 13) Lighting Fixture Catalogue Cut Sheets
- 14) Existing Signage Exhibit
- 15) Arts and Ideas Center Architectural Plans and Building Elevations
- 16) Existing Lot Coverage, Signage & Fence Exhibit
- 17) Proposed Lot Coverage Exhibit
- 18) Village Staff and Consultant Review Comments
- 19) Applicant Review Comment Responses
- 20) DuPage County Tabular Submittal
- 21) Benet Academy Campus Traffic Analysis
- 22) Village of Lisle Police Department Response to Traffic Analysis
- 23) Public Hearing Notice
- 24) List of Surrounding Property Owners

All persons interested in this public hearing are encouraged to review the Village Planning and Zoning Commission public hearing rules and procedures. Copies of these rules and procedures are available from the Village's Development Services Department. All participants in the public hearing process are expected to abide by these rules and procedures.

OWNER St. Procopius Abbey
 Abbot Austin G. Murphy, OSB (100% interest as Abbot of the Owner)

APPLICANT: Benet Academy (Stephen Marth, Principal and Owner's Representative)

BY ORDER OF THE VILLAGE OF LISLE PLANNING AND ZONING COMMISSION

PZC 2019-16
Published by:

Lorna Turner
Village Clerk

Derek Rockwell, AICP
Village Planner

EXHIBIT A

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND PART OF THE NORTHEAST QUARTER OF SECTION 16, T-38-N, R-10-E OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 OF THE PLAT OF LANDS OWNED BY THE BOHEMIAN BENEDICTINE SISTERS, THENCE S 4°37' 15" ON THE WEST SIDE OF SAID LOT 1 FOR A DISTANCE OF 857.14 FEET FOR A PLACE OF BEGINNING, THENCE W 89° 55' 21" E ON A LINE PARALLEL TO THE EAST WEST DIVISION LIKE OF SAID SECTION 9 FOR A DISTANCE OF 1288.92 FEET TO A POINT IN THE CENTER LINE OF YACKLEY AVENUE, THENCE S 29° 00' 30" W ON SAID CENTER LINE FOR A DISTANCE OF 198.42 FET MEASURED (109.52 FEET RECORDED), THENCE SOUTHERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 1432.39 FEET FOR A DISTANCE OF 672.7 FEET, THENCE S 2° 06' W ON SAID CENTER LINE FOR A DISTANCE OF 875.83 FEET TO THE CENTER LINE OF MAPLE AVENUE AS NOW PAVED AND DESCRIBED IN DOCUMENT 960111, THENCE S 81° 51' 40" W ON SAID CENTE LINE FOR A DISTANCE OF 127.42 FEET, THENCE WESTERNLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5111.6 FEET FOR A DISTANCE OF 599.22 FEET, THENCE S 88° 34' 40" W FOR A DISTANCE OF 232.4 FEET MEASURED (233.95 RECORDED), THENCE WESTERNLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 4560.53 FEET FOR A DISTANCE OF 169.83 FEET TO THE POINT IN THE WEST LINE OF LOT 1 OF THE PLAT OF LANDS OWNED BY THE BOHEMIAN BENEDICTINE SISTERS, THENCE N 4° 37' 15" E ON SAID WEST LINE FOR A DISTANCE OF 1775.99 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Permanent Index Number: 08-16-201-006

This property is commonly known as 2200 Maple Avenue, Lisle, IL 60532

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing of the Village of Lisle Planning and Zoning Commission will be conducted on **June 19, 2019**, at the hour of **7 p.m.** in the Lisle Village Hall, 925 Burlington Avenue, Lisle, Illinois 60532, to consider the following requests:

1. Text amendments to Title 5, Chapter 16, of the Village of Lisle Village Code revising regulations pertaining to 2019 FEMA Flood Insurance Study and Flood Insurance Rate Map.

The following documents comprise part of the application and are open to inspection until **June 19, 2019** between the hours of 8:30 a.m. and 4:30 p.m. at the office of the Village Clerk of the Village of Lisle, 925 Burlington Avenue, Lisle, Illinois, after which the documents will be available pursuant to the Village Freedom of Information Act procedures:

1. Petition
2. Proposed text amendments to Title 5, Chapter 16, of the Village of Lisle Village Code.
3. 2019 FEMA Flood Insurance Study and Flood Insurance Rate Map

All persons interested in this public hearing are encouraged to review the Village Planning and Zoning Commission public hearing rules and procedures. Copies of these rules and procedures are available from the Village's Development Services Department. All participants in the public hearing process are expected to abide by these rules and procedures.

PETITIONER:

Village of Lisle
925 Burlington Avenue
Lisle, Illinois 60532

BY ORDER OF THE VILLAGE OF LISLE PLANNING AND ZONING COMMISSION

PZC 2019-17
Published by:

Lorna Turner
Village Clerk



Michael Smetana, AICP
Development Services Director

BY ORDER OF THE VILLAGE OF LISLE PLANNING AND ZONING COMMISSION

PZC 2019-18

Published by:

Lorna Turner

Village Clerk

Derek Rockwell, AICP

Village Planner

EXHIBIT A

LEGAL DESCRIPTION

LOT 1 IN LISLE TOWN CENTRE CONSOLIDATION, BEING A CONSOLIDATION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND 9 IN BLOCK 49, AND A PART OF SECTIONS 3 AND 10, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF SAID BLOCK 49 IN ARTHUR T. MC INTOSH AND COMPANY' S LISLE DEVELOPMENT UNIT NO 4, BEING A SUBDIVISION OF PART OF SECTIONS 3 AND 10, IN TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CONSOLIDATION RECORDED FEBRUARY 24, 1999 AS DOCUMENT NO R99- 045713, IN DUPAGE COUNTY, ILLINOIS.

This property is commonly known as 1111 Burlington Avenue, Suite 102 and Suite 103, Lisle, Illinois 60532

Permanent Index Number: 08-10-227-001