

## 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