

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 **October 19, 2016**, at the hour of **7 p.m.** in the Lisle Village Hall, 925 Burlington Avenue, Lisle, Illinois 60532, to consider the following request:

- 1) Approval of rezoning pursuant to Section 5-1-3 (Establishment of Districts; Zoning Map; Automatic Zoning Upon Annexation) of the Village Code to rezone the SOS Parcel from R-1 (Single-Family Residence District) to O-R (Office-Research District) upon approval of annexation pursuant to Section 1-12-1 of the Village Code; and
- 2) Approval of rezoning pursuant to Section 5-1-3 of the Village Code to the Daycare parcel from O (Office District) to O-R (Office-Research District); and
- 3) Approval of a Preliminary Plat of Subdivision pursuant to Section 6-2 (Preliminary Plats) to consolidate the SOS Parcel, the Daycare Parcel, and the Navistar Parcel into a single lot of record; and
- 4) A Special Use Permit for a "Church" or "Religious Institution" as permitted under Section 5-11-2(C) (O-R District Uses Permitted, Special and Accessory; Special Uses); and
- 5) A Special Use Permit for a Planned Unit Development, as required by Section 5-11-2 (O-R Office Research District), pursuant to Chapter 14 (Planned Unit Developments) of the Village code; with approval of a Preliminary Plat of Planned Unit Development pursuant to Section 5-14-4 (Applicant Procedure) and Section 5-14-4-3 (Preliminary Plat Stage) of the Village Code, including certain departures from standards as depicted on the Preliminary Plat of Planned Unit Development, specifically including the following:
 - a. A departure from Section 5-11-3D1 (O-R District Requirements; Yards) to reduce the required front yard setback from 100' to not less than 75' for the main architectural feature of the proposed worship center; and
 - b. A departure from Section 5-11-3D2 (O-R District Requirements; Yards) to reduce the required side yard setback from 50' to not less than 15' for the trash enclosure and the greenhouse proposed along the south property line; and
 - c. A departure from Sections 5-11-3G (O-R District Requirements; Off Street Parking and Loading) and 5-13-1-2H3 (Off Street Parking and Load Requirements; General Requirements for Parking Spaces) to reduce the required rear yard setback from 10' to 5' for that portion of the proposed parking lot located on the Navistar Parcel, and to permit a vehicular connection to the adjacent Lisle Executive Center in the event a shared parking agreement is secured; and
 - d. A departure from Sections 5-11-3G (O-R District Requirements; Off Street Parking and Loading) and 5-13-2H1d (Off Street Parking and Loading Requirements; General Requirements for Parking Spaces) to permit approximately 10 parking spaces located along the south property line to encroach into the required front yard setback; and
 - e. A Departure from Section 5-13-1-2H2 (Off Street Parking and Loading Requirements; General Location for Parking Spaces) to reduce the required side yard setback for parking from 20' to 18' along the south property line and from 20' to approximately 10' along the north property line; and
 - f. A departure from Sections 5-13-2-5 and 5-13-2-6 (Off Street Parking and Loading Requirements; Design, Development and Maintenance of Loading Spaces/Amount of Loading Space Required) to reduce the required dimensions for a loading space, to eliminate the required loading space for the daycare building and to reduce the number of required loading spaces for the sanctuary building from 3 spaces to 1 space; and
 - g. A departure from Section 5-11-3Ia (O-R District Requirements; Performance Standards) to permit certain outdoor activities specifically including, but not limited to, outdoor dining, outdoor services and/or classes and outdoor recreation associated with the play areas presently located on the Daycare Parcel; and
 - h. A departure from Section 5-11-3Ic (O-R District Requirements; Performance Standards) to permit the retail sale of goods or materials within the proposed religious institution; and

- i. A departure from Section 5-11-3H (O-R District Requirements, Open Space) to allow open space to be less than 40% of the site area; and
 - j. A departure to affirm, as part of the planned unit development for the Property, the variances granted for the benefit of the Daycare Parcel pursuant to Ordinance No. 2010-4348, specifically the following variances:
 - i. Variance from Subsection 5-13-1-5H of the Zoning Ordinance to permit and allow a reduction in the parking stall length from 19 feet to 18 feet and a reduction in the bay width from 65 feet to 60 feet; and
 - ii. Variance from Subsections 4-4-14B1 and 4-4-14B4 of the Lisle Village Code, as amended, to permit and allow the installation of two freestanding signs closer than 10 feet to the Property line; and
 - iii. Variance from Subsection 5-16-4K8 of the Zoning Ordinance to permit and allow maximum slopes in a detention basin exceeding a 3:1 ratio of run over rise.
- 6) Such other relief as may be deemed necessary and appropriate to facilitate the proposed development of the Property.

The Subject Properties are commonly known as **4045 North Naperville Road** and **part of 2701 Navistar Drive** in the Village of Lisle, and **4S175 Naperville Road**, Naperville, Illinois. The subject properties are legally described upon **Exhibit A** attached hereto and incorporated herein.

The following documents comprise part of the application and are open to inspection until **October 19, 2016** 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) Application
- 2) Annexation Petition
- 3) Cover Letter (dated September 21, 2016)
- 4) Findings of Fact
- 5) Legal Descriptions
- 6) Disclosure of Beneficiaries
- 7) Proof of Ownership
- 8) Reimbursement of Fees Agreement
- 9) Land Use Application Submittal
- 10) Traffic and Parking Analysis
- 11) Alta Survey
- 12) Planned Unit Development Plat
- 13) Plat of Annexation
- 14) Plat of Subdivision
- 15) Engineering Plans
- 16) Landscape Plans
- 17) Floor Plan, Building Elevations, and Renderings
- 18) Public Hearing Notice
- 19) List of Surrounding Property Owners

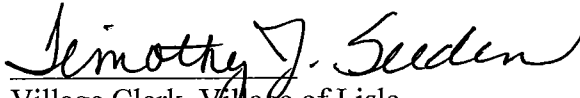
All persons interested in this public hearing are encouraged to review the Village Planning and Zoning Commission public hearing rules and procedures. Copies of these rules and procedures are available from the Village Community Development office. All participants in the public hearing process are expected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

OWNER AND PETITIONER: Science of Spirituality
4S175 Naperville Road
Naperville, IL 60563

BY ORDER OF THE VILLAGE OF LISLE PLANNING AND ZONING COMMISSION

PZC 2016- 22

Published by:


Village Clerk, Village of Lisle
By Kristine Curran, Deputy Village Clerk



Mark Herman
Village Planner, Village of Lisle

EXHIBIT A

LEGAL DESCRIPTION

“DAYCARE PARCEL”:

LOT 2 IN ALCATEL-LUCENT SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 4 AND THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON NOVEMBER 22, 2010 AS DOCUMENT NUMBER R2010-162368, IN DUPAGE COUNTY, ILLINOIS.

PROPERTY INDEX NUMBER: 08-05-201-022

COMMONLY KNOWN AS: 4045 NORTH NAPERVILLE ROAD, LISLE, ILLINOIS

AND

“NAVISTAR PARCEL”:

LOT 2 IN THE NAVISTAR, INC. SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 2016 AS DOCUMENT NO. R2016-097997, IN DUPAGE COUNTY, ILLINOIS, BEING PART OF THE NORTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE AFOREMENTIONED PLAT, AND CONTAINING .922 ACRES MORE OR LESS.

PROPERTY INDEX NUMBER: PART OF 08-04-100-022

COMMONLY KNOWN AS: PART OF 2701 NAVISTAR DRIVE, LISLE, ILLINOIS

AND

“SOS PARCEL”:

LOT 7 IN MILTON AND LISLE TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 7 AND 1, RESPECTIVELY, IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 10, AND THE EAST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1944 AS DOCUMENT 466491, IN DUPAGE COUNTY, ILLINOIS.

PROPERTY INDEX NUMBER: 08-05-201-008

COMMONLY KNOWN AS: 4S175 NAPERVILLE ROAD, NAPERVILLE, ILLINOIS, 60563