



**LISLE PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF OCTOBER 19, 2016**

**A. CALL TO ORDER/ROLL CALL**

Chairman Rego called the meeting to order at 7:00 pm. Village Planner Herman took the roll.

Present: Members Fancler, Gaven, LaFond, Murphy, Patt, and Chairman Rego  
Absent: Member Rogers  
Staff Present: Mark Herman, Village Planner; and Paula Garcia, Recording Secretary

**B. APPROVAL OF MINUTES**

Approve the minutes of September 14, 2016 Planning and Zoning Commission (Special Meeting) and September 21, 2016 Planning and Zoning Commission meeting.

Motion by: Member LaFond  
Second by: Member Patt

All Ayes Approved: (6-0)

**C. CONTINUED REVIEW OF APPLICATIONS**

None.

**D. REVIEW OF NEW APPLICATIONS**

- Public Hearing:** Rezoning, Special Use, Preliminary Plat of Subdivision, Preliminary Plat of Planned Unit Development, Departure from Standards  
Petitioner: Science of Spirituality (SOS)  
Location: 4S175 Naperville Road, 4045 Naperville Road,  
and part of 2701 Navistar Drive

The petitioner, Science of Spirituality, requests 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; approval of rezoning pursuant to Section 5-1-3 of the Village Code to rezone the Daycare parcel from O (Office District) to O-R (Office-Research District); 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; 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); approval of a Preliminary Plat of Planned Unit Development along with

certain departures from standards; and such other relief as may be deemed necessary and appropriate to facilitate the proposed development of the Property; to allow for the construction and operation of new 55,000 sf sanctuary building with ancillary improvements at the subject property.

Mark Herman, Village Planner, read the public hearing notice. All persons intending to speak were sworn in by Chairman Rego.

Attorney for the petitioner, Russ Whitaker, came forward and gave a brief overview of the presentation for the proposal from Science of Spirituality. He requested that the board waive some requirements of the Preliminary PUD.

**The Planning and Zoning Board motioned to recommend approval of the petitioner's request to waive the following nine (9) documents otherwise required by Section 5-14-4-3B of the Village Code for the Science of Spirituality project as outlined in the petitioner's letter of September 21, 2016 and the staff memo of October 19, 2016:**

- 4. Names**
- 5. Schedule**
- 6. Covenants**
- 7. Densities**
- 8. Nonresidential**
- 13. School Impact Study**
- 14. Tax Impact Study**
- 16. Environmental Impact Study**
- 17. Market Study**

Motion by: Member Gaven  
Second by: Member LaFond

**Roll Call:**

Member Gaven - Aye  
Member LaFond - Aye  
Member Fancier - Aye  
Member Murphy - Aye  
Member Patt - Aye  
Chairman Rego - Aye

All Ayes Approved: (6-0)

Mr. Whitaker gave a history and a description of the current condition of the buildings on the 3 parcels. The property with the Science of Spirituality has been used as a religious institution for over 50 years and of that 20 years as the SOS; the daycare parcel has the history of being built when Lucent owned the property and then when Navistar bought the property the parcel became separate and was bought by Science of Spirituality in 2011 and SOS has used the building since 2015; and the Navistar parcel which is less than an acre was purchased by SOS to have enough property to plan for this specific project.

Paul Gilbert, chairman of the Science of Spirituality building committee, came forward and thanked the board members for their service. He explained that SOS was a religious organization that was started in 1979 as an all-volunteer organization dedicated to the practice of meditation and encouraging community service as a means to achieve inner and outer peace, plus to encourage a vegetarian lifestyle. Mr. Gilbert stated that this will be the US headquarters for SOS. He stated that their attendance has grown and so has their need for a larger meeting space. Mr. Gilbert stated that their location attracts people from all around the globe and because of that local hotels benefit and have sent in letters of thanks and support for this petition. He added SOS is a member of the local chamber of commerce.

Mr. Gilbert stated normal business hours of operation are Monday through Friday, 10 am to 5 pm. He stated the main programs are on Saturday and Sundays with members coming and going at all different times. He added that their services attendance times varies so traffic will be staggered.

Mr. Gilbert added this site is centrally located nationally and the proximity of the many nearby highways makes this an ideal location.

Scott Hurst, Gensler Architects, came forward to give an overview of the buildings in the proposal. The daycare building is to remain basically as is and is to be used for classrooms for children and office space. A slide show was presented to show the plans for the new SOS building. He explained the design was to incorporate a physical and spiritual side and the building areas were to show that with the low white building for office/classroom/dining hall areas and the higher, circular, gold colored areas to be for sanctuary and mediation areas - much like a lotus flower blooming. Mr. Hurst stated the intent was to make the building attractive from all sides. He explained the enclosed dumpster area will be to the south of the building, along with an area for a proposed future greenhouse.

Mr. Hurst explained that most of the building will be behind the building setback line and so there will be a large landscape area between Naperville Road and the building.

Mr. Hurst stated the entrance courtyard will be on the east with a sculpture pond out front. He added the sanctuary will have 1200 seats but the area will have moveable walls so the area can be broken up into break out classrooms.

Dave Frigo, Hitchcock Landscape Architects, came forward and gave a presentation of the parcel conditions now and renderings of the proposed plantings and landscape plan. He stated the requirement was to have at least 40% open space and the plan is to have almost 42% open space.

Mr. Whitaker acknowledged a letter was sent to the PZC from the DuPage Forest Preserve with concerns regarding setbacks and the addition of more impervious surface. He stated per the plans the open space requirement is met and exceeded and the plan is under the maximum allowable impermeable surfaces amount.

Steve Corcoran, Eriksson Engineering – traffic engineering, came forward and explained that traffic signals are already at all the main exits to help control flow. He added that this is not a new use so the traffic is already here and that the main attendance times are when traffic is lighter. Mr. Corcoran stated the traffic on those afternoons is spread out over a 2 ½ hour period as people arrive and leave

at all different times. He added that 300 parking places will be provided which meets requirements and Lisle office park allows shared parking during larger events.

Lou Morris, Roake and Associates – Civil engineer – came forward and stated there are no special management areas, no wetlands, regulatory floodplain or floodway on the site. He gave an overview of the BMP areas, the detention plans, the subdivision plans and the PUD plans.

Mr. Whitaker gave a summary of the main points of the presentations and stated the plan does fit with the Village of Lisle Comprehensive Land Use Plan. He stated the departures of standards being requested are appropriate as they cause positive accrual to both the petitioner and the community.

**Planning and Zoning Commission inquired about:**

- Chairman Rego asked if Veggie Fest was still planned on being held onsite. Mr. Whitaker answered the goal is to be held on the property or adjacent so fest attendees will visit the facility.
- Chairman Rego asked if the amount of trees along Naperville Road is necessary as they hide the new building. Mr. Whitaker answered they too have the same concerns but Village of Lisle tree preservation has requirements that they may be asking for a waiver. The plan is to have a lush landscaping but to see the building also.
- Member LaFond asked if the schedule of activities submitted is for the evening, not the morning. Mr. Whitaker stated yes it was for the evening.
- Member La Fond asked for the status of the shared parking agreement with the Lisle Executive Center. Mr. Whitaker stated the discussions are still going on with the center and with other businesses and that this project is offering parking on weekdays for overflow for those businesses and a new exit/entrance onto Naperville Road.
- Member LaFond asked for clarification of the location of the right in/right out exit/entrance. Village Planner Herman stated the traffic consultant stated it should be the one farthest to the east to avoid a conflict with the turn lane and the one to the south.
- Member LaFond asked if the landscape plans and storm water plans have been reviewed by village consultants. Village Planner Herman stated that they had been reviewed with just minor issues needing to be addressed.
- Member Fancler asked if the petitioner is anticipating a growth in membership as the seating capacity is much larger. Mr. Whitaker stated the space is designed to accommodate the larger special events.
- Member Gaven asked if the sealcoat issue brought up in the Forest Preserve letter would be addressed. Mr. Whitaker stated it was too soon but they will talk to the Forest Preserve before applying.

**Public Testimony:**

None.

Member Gaven motioned to close the public hearing. Seconded by Member LaFond.

**Roll Call:**

Member Gaven - Aye  
Member LaFond - Aye  
Member Fancier - Aye  
Member Murphy - Aye  
Member Patt - Aye  
Chairman Rego - Aye

All Ayes Approved: (6-0)

**Motion:**

**The Planning and Zoning Commission motioned to recommend approval of the following requests of the petitioner, Science of Spirituality, at the properties commonly known as 4045 Naperville Road and part of 2701 Navistar Drive in the Village of Lisle and 4S175 Naperville Road, Naperville IL:**

- 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. Approval of 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).**
- 5. Approval 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(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 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 and 5-13-1-2H3 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 and 5-13-2H1d 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 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 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 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 to permit the retail sale of goods or materials within the proposed religious institution; and
  - i. 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. And in accordance with the findings of fact (prepared by the petitioner) and subject to the following staff recommendations:
- a. The petitioner shall be required to have all of the preliminary plans and plats in technical compliance prior to consideration of the ordinance by the Village Board.
  - b. That the proposed access from Naperville Road and easterly access on Navistar Drive should both be right-in-right-out to avoid potential conflicts as recommended by the Village's consulting engineer.
  - c. Curb cuts on Naperville Road for the new access will require a permit from DuPage County Department of Transportation prior to the start of construction.
  - d. In the event a shared parking agreement is reached, a vehicular connection from the "Navistar parcel" to the Lisle Executive Center (3030 Warrenville Rad) would require Village of Lisle staff approval prior to construction.

Motion by: Member Gaven  
Second by: Member Murphy

**Roll Call:**

Member Gaven - Aye  
Member Murphy - Aye  
Member Fancier - Aye  
Member LaFond - Aye  
Member Patt - Aye  
Chairman Rego - Aye

All Ayes Approved: (6-0)

**E. PUBLIC COMMENT (items not related to the agenda)**

None.

**F. OTHER BUSINESS**

Village Planner Herman

1. Downtown Master Plan:

Mr. Herman stated a Community Workshop will be held October 26, 2016 at the Village of Lisle board room beginning at 6:30 pm. He asked if any board member, not already on the Downtown Master Plan committee, would like to attend to please see him so he can verify the rules for open meeting act.

2. Development Update:

Mr. Herman provided a development update on recent Planning & Zoning Commission cases. He stated the BodyRox Fitness petitioner withdrew his request on October 11<sup>th</sup> due to failure to reach an agreed upon lease with the landlord.

**G. ADJOURNMENT**

Member LaFond motioned to close the meeting. Seconded by Member Murphy.

All Ayes Approved: (6-0)


The meeting was adjourned at 8:36 pm.

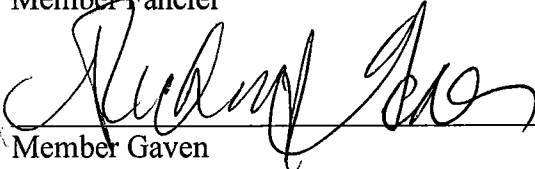
**Planning and Zoning Commission**

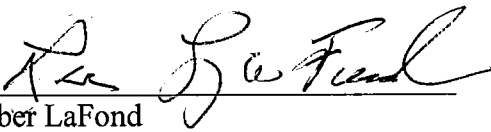
**October 19, 2016**

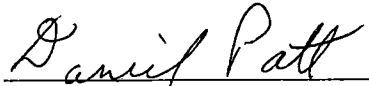
These minutes of October 19, 2016 were passed and approved this 21<sup>st</sup> day of December, 2016.


**PLANNING AND ZONING COMMISSION:**

  
Chairman Rego

Member Fancier  
  
Member Gaven

  
Member LaFond

Member Murphy  
  
Member Patt

  
Member Rogers