

Draft (2-10-09)

Proposed List of Conditions Zoning Petition Z08-037A Church of the Resurrection

County Board: February 10, 2009: To Approve the Following Zoning Relief:

- A. Conditional Use for a Religious Institution; and
- B. Conditional Use for Planned Development

Subject to the following conditions :

1. That prior to the submittal of the Final Planned Development Plat to the County Plat Committee petitioner provide a revised site plan to the DuPage County Department of Economic Development and Planning indicating all off-site road improvements relative to the subject development pursuant to the requirements of the DuPage County Division of Transportation, Winfield Township Highway Department and the Illinois Department of Transportation (IDOT); to wit:
 - a. Documentation from IDOT indicating at least conceptual approval for any new or alteration to existing access from Indian Knoll Road to Illinois Rt. 38.
 - b. Site plan to show Indian Knoll Road pavement improvements including pavement widening to 21 feet width and new gravel “shoulders” from Illinois Rt. 38 to the subject property and any improvements required by IDOT or the Winfield Township Highway Department relative to the access point of Indian Knoll Road at Illinois Rt. 38.
 - c. Site plan to show a southbound left-turn lane at the Purnell Road entrance to the Church.
 - d. Site plan to show a northbound deceleration lane at the Purnell Road entrance to the Church.
 - e. Site plan to show that Indian Knoll Road will be gated and signage to indicate that the access to Indian Knoll Road be for emergency access only and egress only from the property after mass.
2. That prior to the submittal of the Final Planned Development Plat to the County Plat Committee petitioner provide a revised site plan to the DuPage County Department of Economic Development and Planning showing the following:
 - a. A revised footprint for the main sanctuary building commensurate with the design rated occupancy level of the main worship area not to exceed 1,400 seats; and

- b. That the site plan show parking for 800 parking spaces; to wit:
- (1) To show paved and stripped parking areas for 584 parking spaces; and
 - (2) To show a land bank easement, (i.e.: an area of land set aside for a specific purpose) consisting of not less than 30,000 square feet of green “grass-crete” type parking space area on site to accommodate the parking of up to 193 additional vehicles for overflow parking needs of the church where such area is outside of the paved parking and access aisles.
3. That the entire project (including but not limited to the main worship and sanctuary areas, chapel, “Sending Center”, offices and administrative areas and temporary dormitories, etc.) all be developed on public sewer and that each building be served with a private separate well.
4. That the Conditional Use Zoning Relief shall be valid for one (1) year from the date of approval by the County Board and that within one (1) year of approval of the Conditional Use the developer shall commence development of one of the buildings of the project. Failure to commence building one of the buildings of the project within one (1) year from the zoning approval by County Board shall render the zoning relief null and void.
- a. Furthermore, that the County Board authorizes that application may be made for an extension of the one (1) year time period herein to commence the authorized conditional use. Any such extensions in the conditional use schedule may be granted by the County Development Committee for periods of time not to exceed a total of one year each.
5. That the project be developed in no more than three (3) phases; to wit:
- a. Phase One (1) development to include (and to be completed prior to any development of Phase two {2} or Phase Three {3}) all infrastructure improvements to wit:
- (1) Pavement widening of Indian Knoll Road to 21 feet width and new gravel “shoulders” from Illinois Rt. 38 to the subject property and any improvements required by IDOT and the Winfield Township Highway Department relative to the access point of Indian Knoll Road to Illinois Rt. 38; and
 - (2) A southbound left-turn lane at the Purnell Road entrance to the Church; and
 - (3) A northbound deceleration lane at the Purnell Road entrance to the Church; and

- (4) Construction of all stormwater detention facilities; and
 - (5) Installation of all required landscaping.
- b. Phase two (2) developments to be developed only after final “as-built” approval for Phase one (1) to include the chapel as part of the “Sending Center” and all development as part of the sending center and any parking associated with those buildings including the ancillary overflow grass-crete parking areas.
- c. Phase three (3) development to only after final “as-built” approval for Phase One (1) to include the main sanctuary building housing the main worship area with a design rated seating capacity not to exceed 1,400 seats and all parking associated with those buildings

(Please note that Phase 2 and Phase 3 can be developed at any time after final as built approval of Phase 1.)

- 5. That there be no outside amplification other than carillon bells (as requested by petitioner) on Sunday Morning for no longer than a short period of time (not to exceed ten (10) minutes) before each of the regularly scheduled mass times.
- 6. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
- 7. That all construction access be from Indian Knoll Road other than construction which occurs for the land improvements to Purnell Road.
- 8. That in conjunction with the submittal of a building permit as part of Phase one (1) the developer provides a landscape plan showing full landscape screens around the perimeter of the development including preservation for existing vegetation.
- 9. That the property be developed in accordance with all other codes and Ordinances of DuPage County.