

May 20, 2019

Title

PC 19-12

Petitioner & Property Owner

ILM Montessori Academy
169 Mallard Ln
Bloomingdale IL 60108

Property Location

241 E Roosevelt Road
06-20-106-075
Trustee District #6

Zoning

B4A Roosevelt Road Corridor
District

Existing Land Use

School

Comprehensive Plan

Community Commercial

Approval Sought

Grant a zoning conditional use, pursuant to Section 155.417(G)(2)(b) of the Lombard Village Code, as amended by PC 19-11, to allow for schools, private, full-time: elementary, middle, and high in the B4A Roosevelt Road Corridor District.

Prepared By

Jennifer Ganser, AICP
Assistant Director
Joseph Hill, Community
Development Intern



PROJECT DESCRIPTION

The petitioner is currently operating as a school on the property and would like to build an addition. Schools are not currently permitted in the B4A Zoning District; therefore a conditional use is required. A companion request for a text amendment will precede this request as PC 19-11.

APPROVAL(S) REQUIRED

The petitioner, ILM Montessori Academy, requests that the Village grant a zoning conditional use, pursuant to Section 155.417(G)(2)(b) of the Lombard Village Code, as amended by PC 19-11, to allow for schools, private, full-time: elementary, middle, and high in the B4A Roosevelt Road Corridor District.

EXISTING CONDITIONS

The subject property is currently an operating school, ILM Montessori Academy. The owners would like to build an addition in the back of the existing building, as a result, the playground will be pushed back. They will need to receive a conditional use in order to complete the project as schools are not currently listed in the B4A District. Previously the property was operating as a school under Delphi Academy. The property was built in 1980.

PROJECT STATS

Lot & Bulk

Parcel Size: 0.85 acres

Submittals

1. Petition for a public hearing;
2. Response to Standards for a Conditional Use, prepared by the petitioner;
3. Site Plan, prepared by A&M Architects, LLC, dated 4/22/19;
4. Demo Plan, prepared by A&M Architects, LLC, dated 4/22/19; and
5. Plat of Survey.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issues or concerns regarding the project at this time. Should the petition be approved, additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no issues or concerns. Should the petition be approved, additional comments may be forthcoming during permit review.

Private Engineering Services:

Private Engineering Services (PES) has the following comments:

1. For permitting, a net new impervious calculation should be provided to verify they won't require any stormwater improvements.
2. The rest of the following comments are for general information to the petitioner as they move forward:
 - a. The sanitary sewer connection point is at the south property line.
 - b. If the plumbing fixtures increase to a point that requires a water service upgrade, they will need to obtain an IDOT permit for the disconnect and reconnect for a larger water line to the building.
 - c. If the roof drains are interior to the building, they may also run into the storm sewer line that would run to the storm sewer structure in the parking lot on the south end of the property located in the parking lot drive aisle.
3. Should the petition be approved, additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has no comments regarding the project at this time. Should the petition be approved, additional comments may be forthcoming during permit review.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	B4A	La-Z-Boy Furniture and strip center
South	B2 Local Business (DuPage County)	Storage Facility
East	B2 Local Business (DuPage County)	Highland Manor Motel
West	B4A	Viceroy of India

Staff finds that the use will be complementary in the B4A Roosevelt Road Corridor. The property has been operating as a school since before 2005, when it was annexed to the Village. Daycares are allowed in the B4A District with a conditional use permit. Staff notes that schools and daycares have similarities such as time of operations, parking, and traffic generation. Previously, the Village Board approved Pioneer Day Care to operate on Roosevelt Road.

2. Comprehensive Plan Compatibility

The use of the site as a school is consistent with the Comprehensive Plan’s recommendation of community commercial uses “providing services extending beyond daily living needs.” The site has been operating as a school for over ten years in the Roosevelt Road Corridor.

3. Zoning Compatibility

Should the text amendment associated with PC 19-11 be approved, schools in the zoning district would be a conditional use, and therefore subject to review of the Plan Commission on a case by case basis. This is similar to how daycare centers are reviewed in the B4A District. ILM has been operating without issue at this location. Previously, Delphi Academy operated at the site as a school. ILM has students from ages 3-9. Students are dropped off at the site with access from Highland Avenue. There is not any stacking or queuing on either Highland Avenue or Roosevelt Road.

4. Site Plan

Currently, ILM Montessori Academy is an operating school located on Roosevelt Road. The addition will be located in the rear of the building where there is currently a playground. The proposed addition area will add roughly 1,715 square feet to the building that is currently 5,900 square feet. There will be thirty parking stalls including two handicapped spots; where eighteen parking stalls are required. The addition will include a new concrete walk as well as a relocated playground area. The addition meets setbacks and no variances are required.

SITE HISTORY

PC 05-19

Annexed the property into the Village of Lombard as a legal non-conforming use.

FINDINGS & RECOMMENDATIONS

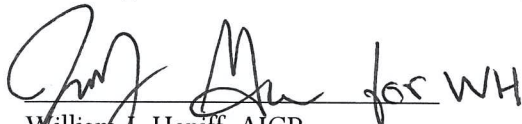
Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for a school, and finds that the use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 19-12:

Based on the submitted petition and the testimony presented, the proposed conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 19-12, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request; and
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP

Director of Community Development

c. Petitioner

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