

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

SOARING EAGLE ACADEMY– 800 PARKVIEW BOULEVARD

February 3, 2020

Title

PC 20-06

Petitioner

Soaring Eagle Academy
Deanna Tyrpak
800 Parkview Blvd
Lombard, IL 60148

Property Owner

Brennan Investment Group
9450 W. Bryn Mawr Avenue
Suite 750
Rosemont, IL 60018

Property Location

800 Parkview Boulevard

Zoning

OPD – Office Planned Development
District

Existing Land Use

School

Comprehensive Plan

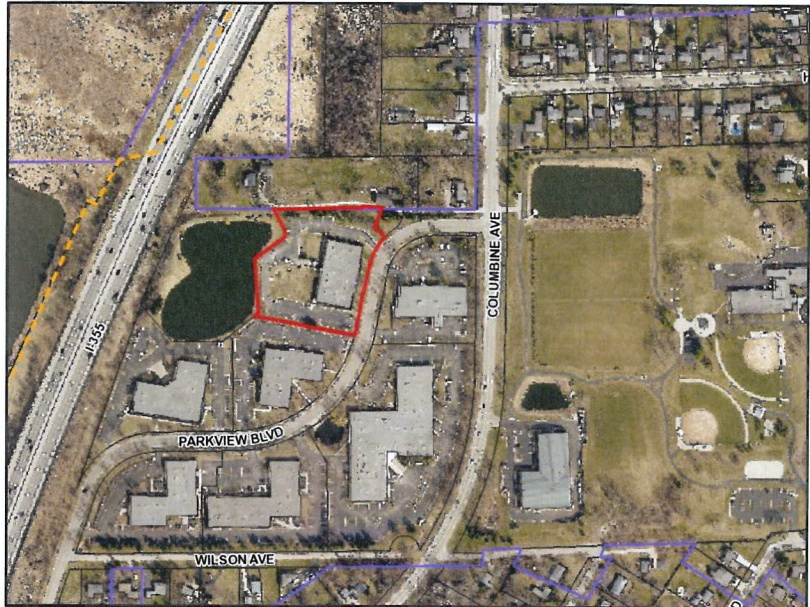
Mixed Office and Industrial

Approval Sought

Approval of an amendment to an existing conditional use per the conditions of approval of Ordinance 7103, pursuant to Section 155.412(C)(19) of the Village of Lombard Code of Ordinances, for a school, private, fulltime: elementary, middle and high, within the OPD Office District Planned Development.

Prepared By

Anna Papke, AICP
Senior Planner



LOCATION MAP

PROJECT DESCRIPTION

The petitioner currently operates Soaring Eagle Academy, a therapeutic day school for students ages 3 through 21, at the subject property in the Woodlake Corporate Park, which is zoned Office Planned Development. Schools are a conditional use in the Office Planned Development District. The Village approved the conditional use in 2015 when the petitioner initially began operations on the subject property.

The petitioner now proposes to expand the parking lot on the property to accommodate a growing staff and student population. The proposed improvements constitute an expansion of a conditional use, which requires approval through the Plan Commission/Village Board public hearing process.

APPROVAL(S) REQUIRED

The petitioner requests that the Village grant approval of an amendment to an existing conditional use per the conditions of approval of Ordinance 7103, pursuant to Section 155.412(C)(19) of the Village of Lombard Code of Ordinances, for a school, private, fulltime: elementary, middle and high, within the OPD Office District Planned Development.

PROJECT STATS

Lot & Bulk

Parcel Size:	3.24 acres
Building Area:	25,569 sq. ft.
Parking Spaces (total proposed):	154 stalls

Submittals

1. Petition for a public hearing, dated December 16, 2019;
2. Response to Standards for a Conditional Use, prepared by the petitioner;
3. Overview of organization and operating procedures, prepared by petitioner;
4. Plat of survey, prepared by Bock & Clark, dated July 22, 2016; and
5. Site plan and preliminary stormwater engineering, prepared by J. Condon & Associates, Inc., dated December 20, 2019.

EXISTING CONDITIONS

The subject property is currently developed with an office building of approximately 25,600 square feet. There is an on-site parking lot with 103 parking spaces.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has the following comment regarding the petition. Additional comments may be forthcoming during permit review.

1. All new and existing parking spaces are to comply with the 2018 Illinois Accessibility Code. This would apply to the following elements: the number of spaces being added must also be included in the number of ADA parking spaces provided; an accessible route from Accessible parking spaces; required signage, etc.. All ADA spaces being added must be in the closest location to the entrance doors. This can be reviewed as part of the permit for construction, but we did want to identify this so the required spaces can be added into the plan.

Fire Department:

The Fire Department has no comments regarding the petition. Additional comments may be forthcoming during permit review.

Private Engineering Services:

Private Engineering Services (PES) has the following comments regarding the petition, which will be addressed during permit review. Additional comments may be forthcoming during permit review.

1. Provide information on how the detention requirement will be met by this development.
2. It appears the engineer is providing detention for the entire development as if it is impervious but then also installing pervious pavement. This is based on their calculations only.
3. Additional comments regarding stormwater regulations will be sent at a later date when more details are available.

Public Works:

The Department of Public Works has no comments regarding the petition. 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	R-4 (DuPage County)	Single-family residence
South	OPD	Office building
East	OPD	Office building
West	OPD	Stormwater pond

The subject property is located in the Woodlake Corporate Park, which consists of office buildings. Schools are conditional uses in the Office District. Soaring Eagle Academy has been operating on the subject property since 2015 with a conditional use permit. The proposed parking lot expansion would be compatible with surrounding land uses.

2. Comprehensive Plan Compatibility

The Comprehensive Plan recommends office and light industrial uses in this area. The existing school and proposed parking lot expansion is consistent with this designation.

3. Zoning Compatibility

Public and private elementary, middle, and high schools are conditional uses in the Office District. The petitioner received a conditional use permit to operate Soaring Eagle Academy on the subject property in 2015. The school has been operating without issue since that time.

Staff has reviewed the petitioner’s request and finds the parking lot expansion is consistent with the Zoning Ordinance as it relates to setbacks and parking lot landscaping. The additional parking will also bring the site into compliance with the parking requirement for schools, as discussed in more detail below. The planned development as a whole will remain compliant with open space requirements.

4. Parking and Circulation

The proposed parking lot expansion will bring the site into compliance with the parking requirements in the Village Code. Elementary and middle schools are required to have one space per employee plus eight spaces for visitors. Though Soaring Eagle serves students up to age 21, the petitioner has represented that the student population does not drive. Village staff therefore determined that the parking metric for elementary and middle schools would apply to Soaring Eagle. In correspondence with Village staff, the petitioner states that there are currently 141 employees at Soaring Eagle Academy. 149 parking spaces are required by Code. The site currently has 103 parking spaces, as verified using a recent aerial photo. The petitioner’s plans propose a net increase of 51 parking spaces, resulting in 154 spaces total.

The petitioner’s 2015 conditional use permit included construction of an internal driveway to connect two parking areas and improve internal circulation. The parking lot expansion proposed as part of the current petition would maintain the existing internal circulation pattern, with no impact on circulation

on Parkview Boulevard. On a recent site visit staff noted that school buses queue on Parkview Boulevard prior to student pick-up time in the afternoon. Two-way traffic was still able to pass along Parkview Boulevard while the buses were queued, and the Village is not aware of any complaints about circulation on Parkview. The proposed parking lot changes will not impact the school bus queuing activity.

SITE HISTORY

PC 80-13

Annexing Peter Hoy Farm/Woodlands of Lombard to the Village of Lombard and authorizing an annexation agreement.

PC 84-14

Amending the annexation agreement, rezoning the property to O/I Office/Institutional District, and granting a conditional use permit to allow a mixed-use office planned unit development with conditions.

SPA 08-08

Site plan approval with signage deviations for informational signs throughout the Woodlake Corporate Center.

PC 15-11

Request for a conditional use to operate a school in the Office Planned Development District.

FINDINGS & RECOMMENDATIONS

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

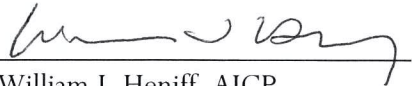
The Inter-Departmental Review Committee has reviewed the standards for the requested amendment of a conditional use for a school and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 20-06:

Based on the submitted petition and the testimony presented, the proposed amendment to a conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the amendment to 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 20-06, subject to the following conditions:

1. The conditional use permit is exclusively for the tenant space at 800 Parkview Boulevard. Any expansion of the establishment within the existing building or site beyond the plans submitted as part of PC 15-11 and PC 20-06 shall require an amendment to the conditional use;
2. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and

4. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the animal rescues organization's operations at the subject property are not established by said date, this relief shall be deemed null and void.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP

Director of Community Development

c. Petitioner

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PETITIONERS' GUIDE TO THE PLAN COMMISSION

VII. STANDARDS FOR CONDITIONAL USES

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all conditional uses of the Lombard Zoning Ordinance.

SECTION 155.103 (F)(8) OF THE LOMBARD ZONING ORDINANCE:

No conditional use shall be recommended by the Plan Commission unless it finds:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;

*Soaring Eagle Academy, an Illinois State Board of Education approved not for profit therapeutic day school, offers a new look at children with Autism and related disorders as individuals with **great potential for interacting, communicating and thinking**. It is the only school in the world to integrate Developmental Language Models and DIR®/Floortime approach principles and is dedicated to providing its students ages 3 through 21, with a nurturing social and academic environment which respects their individual differences. We embrace their individuality to help them **soar to higher levels of learning**. SEA commenced classes in 2010 with seven students with current enrollment at 75 students placed by over 40 public school districts, including the Village of Lombard. It is Soaring Eagle's intent to stabilize at 75 students going forward.*

2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;

Due to the need to expand staff to 150 to meet the operational and safety requirements of its complex student population, 800 Parkview has provided the opportunity to grow to 75 students. However, the increased staff requirement as well as the lack of parking at adjacent parking lots has resulted in the need to consolidate parking on the campus. The configuration of 800 Parkview property and its dimensions provides an exclusive setting that will continue to not disrupt neighboring occupants' access to its properties while further insuring the safety and welfare of Soaring Eagle students. It is our belief that this school which will be committing to a long term lease should enhance property value by minimizing transient nature associated with tenant turnover.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

Soaring Eagle has a long-term lease commitment with the Brennan Group. The physical characteristics of the property continue to provide the exclusive environment required by the school to ensure the well-being and safety of its students. Situated on approximately 3.25 acres of land, 800 Parkview can provide the additional parking for staff and parents, on site staging areas for student drop off and pick as well as outdoor green area adjacent to the building but within the property's boundaries providing students with a secured outdoor area as well as a secured internal educational environment.

4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;

800 Parkview has adequate infrastructure. The school will not require from the community additional infrastructure to accommodate its needs. However, subject to review and approval from the Village, the Landlord on Soaring Eagle's wishes to make the following improvements to the property (improvements highlighted on the Site Plan).

1. Add an additional net 51 parking spaces.

It is the Academy's desire to have the improvements completed by June 15, 2020

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

The school operates between the hours of 8:45am and 2:05pm daily except for Wednesdays during Summer session which is between 8:45am and 12:00pm. There are no weekend classes. The regular school year of 181 days is extended for an additional 39 days in the summer. Staged student drop off is between 8:15 and 8:45am with staged student pick up between 1:30pm and 2:00pm. Periodically there are Saturday morning special events as well as parent teacher conferences in the evening between 4:00-6:00p. The property and building as currently configured provides two points of entry for student drop off and pick up segregating elementary age students from high school students. Safety protocol includes a 2:1 ratio of staff to student insuring that all students are escorted off and on to its transport by a staff member. Please review the drop off plan for the students that has been in place since 2015 (Site Plan Exhibit 1)

6. That the proposed conditional use is not contrary to objectives of the current Comprehensive Plan for the Village of Lombard;

The proposed additional parking does not alter or challenge the vision of the Comprehensive Plan for Lombard. The property will be accepted in its as is condition with the only property modification in addition to those 2015 modification being that of additional parking for staff members. The addition of additional staff employees should provide addition support and revenue the retail business along Roosevelt Road.

7. That the conditional use shall, in all other aspects, conform to the applicable regulations of the district in which is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

Soaring Eagle Academy is subject to ISBE guidelines and regulations, State Fire Marshal approval, which include providing a secured school environment as well as meeting all applicable local life safety and fire codes. Soaring Eagle will request that the appropriate Lombard Agencies be involved throughout the process work to establish the required protocols that support the vision of community and school.

Additional operation information on Soaring Eagle Academy as well as its business plan follow these responses. An in-depth understanding of Soaring Eagle Academy, its mission and value can be found on their web site