

May 20, 2019

Title

PC 19-11

Petitioner

ILM Montessori Academy
169 Mallard Ln
Bloomingdale IL 60108

Property Location

B4A Roosevelt Road Corridor
Zoning District

Approval Sought

The petitioner is requesting Zoning Ordinance text amendments to Section 155.417(G)(2) of the Lombard Village Code (and any other relevant sections for clarity) to include Schools, private, full-time: Elementary, middle and high as a conditional use within the Roosevelt Road Corridor B4A 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 a permitted or conditional use in the B4A Roosevelt Road Corridor District; therefore, to begin the addition a text amendment is required. Staff notes that day care centers are a conditional use in the B4A. Private schools are similar to day care centers in that they are a service-oriented business and operate around the same times. Private schools serve a community need and are best located in commercial corridors which draw from many areas.

APPROVAL(S) REQUIRED

The petitioner is requesting Zoning Ordinance text amendments to Section 155.417(G)(2) of the Lombard Village Code (and any other relevant sections for clarity) to include Schools, private, full-time: Elementary, middle and high as a conditional use within the Roosevelt Road Corridor B4A District.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issues or concerns regarding the project at this time.

Fire Department:

The Fire Department has no issues or concerns.

Private Engineering Services:

Private Engineering Services (PES) has no comments.

Public Works:

The Department of Public Works has no comments regarding the project at this time.

EXISTING & PROPOSED REGULATIONS

New Text

§155.417 Roosevelt Road Corridor B4A District Requirements

(2)*Conditional uses.* The following uses are considered conditional uses and shall be subject to the provisions set forth in subsection [155.103\(F\)](#) of this Chapter.

(a)*Retail uses.*

(i)Amusement establishments, outdoor, including: archery ranges, shooting galleries (with no retail sales of associated product), and other similar outdoor amusement facilities.

(ii)Gasoline sales (or any expansion of a principal, secondary or ancillary use on the same lot as a gasoline sales establishment).

(iii)Microbrewery.

(iv)Motor vehicle sales.

(v)Outside display and sales of products the sale of which is a permitted or conditional use in this district.

(vi)Outside service areas for other permitted or conditional uses in this district.

(vii)Restaurants, including entertainment, dancing, and/or amusement devices when conducted as part of the restaurant operations and secondary to the principal use.

(viii)Recreational vehicle sales.

(ix)Secondhand stores and rummage shops (with a minimum floor area of 5,000 square feet).

(b)*Service uses.*

(i)Animal hospitals and kennels.

(ii)Banks and financial institutions.

(iii)Clubs and lodges, nonprofit and fraternal.

(iv)Collection center, attendant.

(v)Day care center.

(vi)Drive-through and drive-in establishments/services.

(vii)Learning centers, with outdoor component.

(viii)Motor vehicle repair.

(ix)Motor vehicle service.

(x)Photographic processing business.

(xi)Massage establishments (as defined and regulated by Title 11, Chapter 122 of the Code of Ordinances)

(xii)Religious institutions.

(xiii)Smoking establishments (in conformance with Illinois Smoke Free Act, 410 ILCS 82/1 et seq).

(xiv)Tattoo studio.

(xv) Schools, private, full-time: Elementary, middle and high

STANDARDS FOR TEXT AMENDMENTS

1. *The degree to which the proposed amendment has general applicability within the Village at large and not intended to benefit specific property;*

Staff supports amending the Zoning Ordinance to allow for schools within the B4A zoning district. This would benefit Village properties in the zoning district, and not a specific property.

2. *The consistency of the proposed amendment with the objectives of this ordinance and the intent of the applicable zoning district regulations;*

From a land use perspective, staff finds the proposed use is suitable the B4A District. Staff finds the use similar in nature to other permitted and conditional uses such as daycares. Staff recommends amending the Zoning Ordinance to allow for Schools, private, full-time: elementary, middle and high as a conditional use.

3. *The degree to which the proposed amendment would create nonconformity;*

The proposed text amendment is additive in nature and does not remove any existing permitted or conditional uses from the above-mentioned zoning district. Staff is unaware of any existing legal conforming uses that would be made nonconforming by the proposed text amendment.

4. *The degree to which the proposed amendment would make this ordinance more permissive;*

The proposed amendment is more permissive to the extent that it is intended for a new business type. Since schools would be added as a conditional use a public hearing process would still be required.

5. *The consistency of the proposed amendment with the Comprehensive Plan; and*

The Comprehensive Plan does not specifically mention schools but it does hope for continued strength in existing corridors. Schools are similar in nature to day care centers, which are a conditional use in the B4A zoning district.

6. *The degree to which the proposed amendment is consistent with village policy as established in previous rulings on petitions involving similar circumstances.*

Adding schools as a conditional use would require future petitions to go before the Plan Commission for a public hearing process to review circulation, location, traffic, and other items.

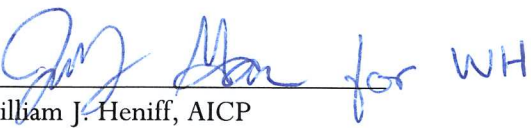
FINDINGS & RECOMMENDATIONS

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

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards required by the Zoning Ordinance. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the requested text amendments **comply** with the standards required by the Village of Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 19-11.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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