

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### PIONEER DAYCARE – 390 & 396 E. ST. CHARLES ROAD

DECEMBER 21, 2015

#### Title

PC 15-29

#### Petitioner (Contract Purchaser)

Jeannine Baran & Nancy Lantz  
Pioneer Child Care  
543 E. Taylor Road  
Lombard IL 60148

#### Property Owner

Steve Schoop (390 E. St. Charles Road) and Lou Prignano (396 E. St. Charles Road)

#### Property Location

390 & 396 E. St. Charles Road  
(Trustee District #4)

#### Zoning

B2 General Neighborhood  
Shopping District

#### Existing Land Use

Vacant building and vacant land

#### Comprehensive Plan

Community Commercial

#### Approval Sought

Conditional use for a day care center with front and rear yard variations.

#### Prepared By

Jennifer Ganser  
Assistant Director



LOCATION MAP

#### PROJECT DESCRIPTION

Pioneer Day Care is looking to relocate within Lombard and they have 390-396 E. St. Charles Road under contract. The existing building does not conform to current setback requirements. With an addition, holding the building line, the variances for the front and rear yard are being requested. A plat of consolidation would be required, should the project be approved by the Village Board.

#### APPROVAL(S) REQUIRED

The petitioner, Pioneer Day Care, requests that the Village grant:

1. A conditional use, pursuant to Section 155.414 (C) (5) of the Zoning Ordinance, to allow for a day care center;
2. A variance from Section 155.414 (F) (1) to reduce the required front yard setback from thirty feet (30') to thirteen feet (13'); and
3. A variance from Section 155.414 (F) (4) to reduce the required rear yard setback from twenty feet (20') to eleven feet (11').

#### EXISTING CONDITIONS

The subject property located at 390 E. St. Charles Road is currently improved with an approximately 4,000 square foot one-story

## PROJECT STATS

### Lot & Bulk

Parcel Size:	0.74 acres 32,000 sq. ft.
Building Area:	
Existing	3,997 sq. ft.
Proposed	8,963 sq. ft.
Lot Coverage:	68%

### Parking Spaces

Required and Proposed per Plans :	18
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### Req'd & (Proposed) Setbacks

Front:	30' (13')
Side: (east)	10' (75')
Side: (west)	10' (11')
Rear:	20' (10')
Lot Width:	100' (226')

### Submittals

1. Petition for Public Hearing;
2. Response to Standards for a Conditional Use and Variations;
3. Existing Site Plan, Existing Building Plan, Existing Side Elevations, Proposed Site Plan, Context Site Plan, Pervious & Impervious Site Plan, General Setbacks, Site Detail 1 & 2, Preliminary Elevation Study prepared by K2 Studio dated October 9, 2015 and December 1, 2015;
4. Plat of Consolidation of Lot 4/5 in Herbrecht's Subdivision, prepared by Geopool Surveyors dated and submitted November 17, 2015; and
5. Land Title Surveys for Parcels 4 and 5, prepared by K2 Studio dated and submitted November 17, 2015.

vacant commercial building. The subject property located at 396 E. St Charles Road is currently vacant.

## INTER-DEPARTMENTAL REVIEW

### Building Division:

The Building Division has no concerns regarding the project at this time. A full review will be conducted during the building permit process.

### Fire Department:

The Fire Department has no concerns with the initial site proposal.

### Private Engineering Services (PES):

PES notes that stormwater BMPs and detention will need to be provided per the Village and County Ordinances. Based on discussions with the petitioner, they currently are planning to provide the required volume underground.

### Public Works:

The Department of Public Works has the following comments on the subject petition:

1. For the required parkway trees, the DPW would support planting the required parkway trees just inside the private property in a dedicated easement in lieu of installing them in tree vaults. This would not only save the petitioner money but also avoid putting trees directly under the overhead wires.
2. A full-in, right-out driveway has been recommended by the Village's traffic consultant. Anticipating that many may still attempt an outbound left turn, a 3" raised island (a "pork chop") shall be installed by the petitioner. It is recommended that they attempt to obtain a second access drive to Grace Street through the 30-ft wide strip owned by the Post Office since this would greatly benefit their traffic flow.

### Planning Services Division:

#### 1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	B2	Post Office parking lot and Great Western Trail
South	R2	Union Pacific Railroad and single family residential
East	B2	ComEd Station
West	B2	Office

The B2 General Neighborhood Shopping District is intended to provide convenience shopping for persons residing in adjacent residential areas, and to permit only such uses as are necessary to satisfy those basic shopping needs which occur frequently. Therefore facilities are in relative proximity to places of residence, and staff finds the project is consistent with the zoning and land use of the surrounding properties. The day care center will serve the local population, as Pioneer does currently at their location at 543 E. Taylor Road in Lombard.

## **2. Comprehensive Plan Compatibility**

A daycare conditional use permit is consistent with the Comprehensive Plan's recommendation of community commercial uses for the site. The Lombard Downtown Revitalization Project Handbook references the site for redevelopment. Option A notes a commercial/office use which would be similar to the day care use proposed. The Guidebook notes a larger redevelopment than what is being currently proposed. Staff believes this development incorporates the overall policies of the Guidebook, and proposed elevations will be aesthetically consistent with the surrounding land uses. Masonry is the predominant feature, which is preferred in the St. Charles Road commercial corridor. Wood will be added for design aesthetic and architectural interest. Detention will be provided to meet the DuPage County Stormwater Ordinance.

## **3. Zoning Ordinance Compatibility**

Pioneer is requesting variations for the front and rear yard setbacks. The existing building extends into the front and rear yards. The proposed addition is intended to mirror the setback of the existing principal building. Staff notes that many buildings along St. Charles Road are closer to the street and find the setback variations to be compatible with the neighborhood. The hardship is created by the lot shape and narrow depths. This is also consistent with downtown Lombard development patterns, as downtown Lombard has many building close to the street.

Required parkway trees will be placed on private property, which is allowed per Section 154.306 of Village Code, and recommended by Public Works. No variation is needed. The proposed project has landscaping that meets Village Code and play areas for the children. It also will conform to the State of Illinois requirements for day care centers.

## **4. Site Plan: Access & Circulation**

Access will be provided from St. Charles Road via a single access drive, reduced from the three current curb cuts. Staff has reviewed the site plan, as well as KLOA, the Village's traffic consultant. The KLOA report is attached. Staff notes that not all the children attend Pioneer every day. Also, the drop-offs and pick-ups are not all at the same time.

Eighteen (18) parking spaces are required and shown in the proposed plan. Per Village Code, a drop-off area is required for day care centers. Staff notes that the drop-off area is the parking lot and parking spaces. Pioneer has noted that per their handout, the children need to be dropped off and picked up in person and signed in or out. The majority of the children at the day care are under five (5) years of age, and therefore do need a guardian to bring them into the building.

Per the attached memo, the site will be limited to a right-in/right-out/left-in. A three inch (3") mountable curb will be installed at the access drive and a no left turn sign should be posted on the curb, as well as a right-turn only arrow painted on the exit lane. A stop sign should be installed.

## **SITE HISTORY**

The existing building located at 390 E. St. Charles Road was constructed prior to 1967. There are permits on file with the Village for building additions in 1967 and 1983. The "Dog and Suds" building was demolished from the 396 E. St. Charles Road site in 2004. No zoning relief has been previously granted for the properties.

## **FINDINGS & RECOMMENDATIONS**

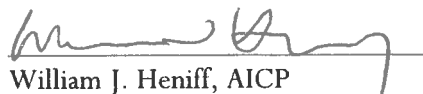
Staff finds that the day care center with associated variances is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use and variances and finds that they **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-Department Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 15-29.

Based on the submitted petition and the testimony presented, the proposed request for a conditional use and associated variances does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting said request is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 15-29, subject to the following conditions:

1. The petitioner shall develop the site in accordance with the plans prepared by K2 Studio dated October 9, 2015 and submitted as part of this request;
2. The petitioner shall be required to apply for and receive building permits for any improvements to the site;
3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report, including the traffic memo by KLOA; and
4. Pursuant to the Zoning Ordinance, project construction shall commence within one (1) year from the date of approval of the ordinance, unless a time extension been granted by the Village Board. This conditional use approval shall become null and void eighteen (18) months from the date of approval if the proposed site improvements are not completed or an extension has been granted.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development  
c. Petitioner



FIGURE 2.6

Site E: Grace Site

Description of Approach

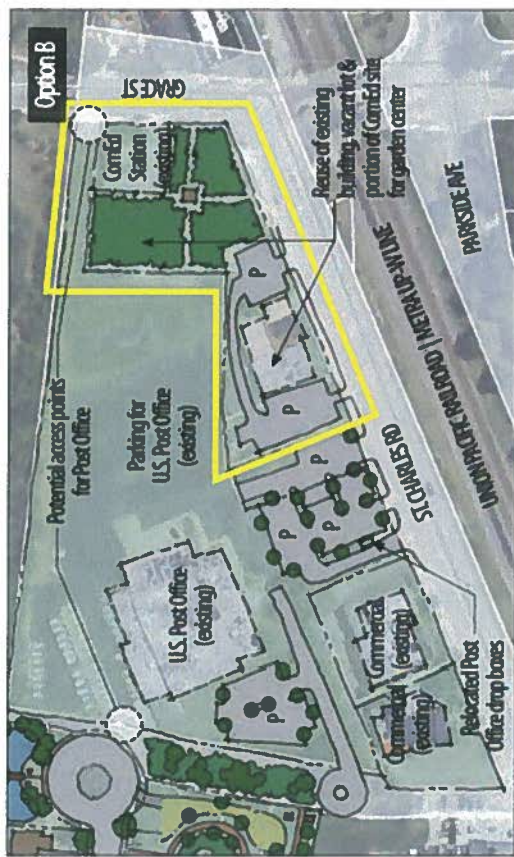
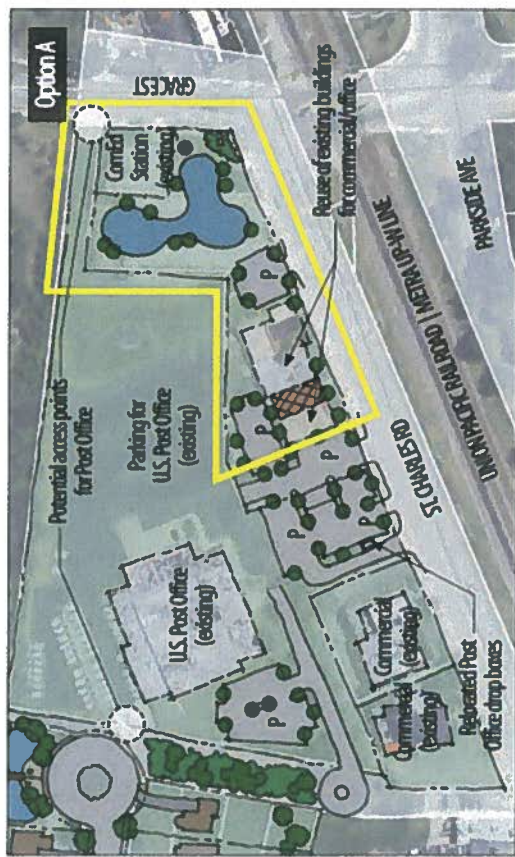
Option A would reuse existing buildings at 360-390 St. Charles Road for commercial/office use. Option B would reuse the building at 390 St. Charles Road for a garden center. In both options, the U.S. Post Office and former Dogs n Suds lots could be partially reconfigured to accommodate parking for the proposed adaptive reuses. The former Dogs n Suds lots could also provide space for detention in Option A or outdoor garden displays in Option B. The Cornfed station and Post Office remain in both options.

Site Data (Option A)

Site Area	51,174 sq ft (1.17 acres)
Parcels	5 parcels
Commercial/Office	Reuse of existing buildings for commercial/office 7,800 sq ft (entire building)
Existing Uses	Vacant building Office building Vacant lot (former Dogs n Suds property) Front (southern) portion of Cornfed site

Site Data (Option B)

Site Area	51,174 sq ft (1.17 acres)
Parcels	5 parcels
Commercial	Reuse of existing buildings for garden center 6,000 sq ft (entire building)
Existing Uses	Vacant building Office building Vacant lot (former Dogs n Suds property) Front (southern) portion of Cornfed site Portion of U.S. Post Office site



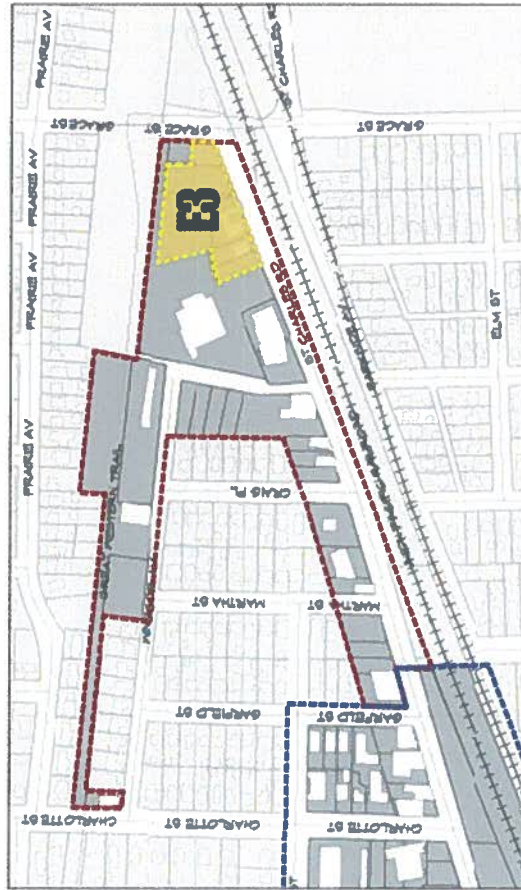
# Lombard Downtown Revitalization Project Handbook

FIGURE 2.6 (continued)  
Site E3: Garage Site

## Development Financial Analysis

Feasibility	Option A (\$523,230)	Option B \$0
Extra Value (Gap)	\$630,000	\$600,000
Value Increment	\$12,600	\$12,000
Estimated Annual TIF Increment	\$115,447	\$109,950
NPV 15 Years of TIF Income	\$638,677	\$109,950
Net Gap		

## Location Map



## Parking Analysis

	Village Zoning Code	Use Area	Village Required	Existing	Proposed	Total	Surplus/ (Deficiency) <sup>1)</sup>
Option A Comm/Office	4/1000 sqft	7,800 sqft	32	11	40	40	-
Total (Option A)			32	11	40	40	+8
Option B Garden Center	4/1000 sqft	6,000 sqft	24	11	50	50	-
Total (Option B)			24	11	50	50	+26

**Parking Summary**  
For Option A, the 40 total parking spaces are part of a surface lot.  
This concept generates a surplus of 8 parking spaces.

For Option B, the 50 total parking spaces are part of a surface lot.  
This concept generates a surplus of 26 parking spaces.

<sup>Notes</sup>  
Surplus/Deficiency = (Total) - (Village Required)

November 15, 2015

# NEW PIONEER CHILD CARE FACILITY

390-96 West Saint Charles Road

VILLAGE OF LOMBARD PLAN COMMISSION APPLICATION

## XI. STANDARDS FOR VARIATIONS

### LOMBARD ZONING ORDINANCE SECTION 155.103.C.7

The new proposed project seeks to obtain two setback variations as indicated on the plans provided with this application. The required front yard setback of thirty feet is proposed to be reduced to thirteen feet (13'-0") along the front façade of the new addition which is to match approximately the existing renovated building portion. The required rear yard setback of twenty feet is proposed to be reduced to eleven feet (11'-0"), slightly further back (1'-0") than the north-east corner of the existing building.

1. The proposed new project is a combination of two separate individual properties acquired by Pioneer Child Care. The resulting consolidated single site poses several physical challenges which are not just a mere inconvenience but instead generate a real necessity for the setback variations requested for project viability. The geometry of the site is 'L' shaped with both legs of the 'L' with narrow widths, making difficult the positioning of a building footprint anywhere on the site. The project is further restrained through the need to incorporate the existing building on the site to the west. This one story, slab on grade building, is a valuable built asset to the project and is to be utilized. The site selection by the Owner was predicated on the cost feasibility of renovating the existing building on the western side. This existing building must be expanded in order to accommodate the total facility required programmatic size. Much of the daycare programming is determined by code area minimum criteria which must be met to support the occupancy. The footprint of the existing building is landlocked within the west leg of the 'L' shaped site and poses a very limiting condition for its essential enlargement i.e to the east. The west side of the property also has a fairly shallow depth from street frontage towards the rear which additional limits the expansion.

The locating of the new facility building to the west is also created by the desire to be farther away from a few features to the east, the very busy and active intersection of Grace and St. Charles and the electrical transformer area, which are not conducive for a facility of children to be adjacent too. As such the west side of the property is reserved for predominantly the more appropriate surface parking. The west site existing curb cut shall also be utilized and minimized in width.

The overall surrounding is a fairly open region and does not pose any issues with the neighboring properties. There are few adjacent structures. The property to the immediate west is a similar one story building established with similar front yard setback, sitting within the front yard setback of the current zoning. The property to the east is the open village of Lombard corner parcel off the main intersection and the electrical transformers as noted. To the north or rear the property is open as well with the post office green/water-detention area and surface parking.

2. The conditions of this application for setback variation are unique to this project and its specific site as identified above in item #1. Atypical factors are presented such as the site's awkward limiting shape and size for positioning building, adjacent contextual elements (i.e. busy intersection, electrical transformers etc.)
3. The proposed setback variations are not based in a desire to increase the project's financial gain but instead only make feasible the required built facility size on the site. The zoning variation will enable Pioneer Child Care to continue servicing the community in the same capacity it has for the past 30 plus years.
4. The hardship to the new proposed child care facility development is in direct relation to the current zoning restrictions imposed and the need to make possible the project's construction. It is not created by any person presently having an interest in the property.
5. This project, as a result of the variations, will not be detrimental to the public welfare or injurious to other properties or improvements to the surrounding neighborhood. The new proposed building will not only sustain the village street scape and overall presence but enhance certain aspects. The current multiple curb cut conditions (3 in total) shall be consolidated into only one. This change will limit the egress and ingress of the site off the demanding traffic circulation of the area due to its proximity of the stop light intersection to the east. The intersection is a challenging traffic flow with the traffic light positions, offset street flow of Saint Charles Road, freight train crossing (causing car backup) etc. The single entry will decrease the point of entry for cars pulling in and out and make the condition safer. The building and site construction will secure and control and beautify the property, especially in respect to the present open vacant east lot. This east parcel has been an eyesore for many years with the gravel surface, lack of landscape etc. The new building will beautify the existing diminish/soften the industrial feel of the site.
6. Granting of the setback variations will not alter the essential character of the neighborhood; to the contrary the new proposed project will accentuate the area context, where the prevailing building setback off St. Charles Road is much less than the zoning requirement of thirty feet, heading west to the downtown, including the correspondingly close setback of the immediately adjacent west building. The reduced setback of this project is established for the new addition portion to principally match the existing building to be renovated. The new building will be in keeping with the local urban fabric, maintaining its overall character with similar low building height, masonry façade, accentuating landscaping etc. The new facility will take advantage of the existing beautiful public street scape with brick sidewalk paving, extending into the site and new building entry. The new facility is designed such



that a new curved stone masonry wall will front and addresses the unique street intersection to the south-east of Grace and St Charles. This curving wall is a design feature which is in response to the street shift and dynamic nature of the intersection. The stone envisioned will make reference to the nearby 'Great Western Trail Bridges', the closest pedestrian bridge of which crosses Grace Street visible from the property.

The new facility will provide the much needed child care as it has been providing over the many years. The building will enliven and invigorate the site with ongoing activity and the wonderful presence of the community's children.

7. The proposed variation will not impair an inadequate supply of light and air to the adjacent properties as it has been noted that the surrounding adjacent land is predominantly open with no buildings i.e. no close adjacencies to be affected. The height of the new building is also limited to the one story and will not cast any significant shadows.

The congestion of the public streets will not be increased as referenced above with the merging of the two existing sites the property is composed of. The traffic flow will be minimized to one curb cut and afforded with a greater controlled access point. The facility shall be provided with surface parking to meet all zoning required parking including accessible trash enclosure and parking for the Pioneer's buses.

The facility will be provided throughout with a new sprinkler system and building access for the Lombard Fire Department. The building shall be built in compliance with all local and national applicable codes for 'new construction' taking into account all fire ratings, travel and door egress etc. all of which will increase the current existing structure.

The existing two current individual sites provide limited site drainage, in particular the east site with no provisions in place. The new facility will be provided anew with all required water management practices as required by Village of Lombard and Dupage County. All water will be held on site via catch basins and oversized pipe and released to the village system slowly through a restrictor plate and as such will not burden the village system or create drainage problems of the adjacent properties. It should be noted that to the immediate north on the Post Office property there is an existing large green retention area.

It is our opinion that the new building facility will increase public safety, beautify the area, add to the property values of the neighborhood and ultimately serve the Lombard community with its valued Child Day Care.

**390 E. St. Charles Road**

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.

**The new Pioneer Child Care building will consist of the refurbishment of an existing building and an addition. The building as previously a machine shop, so all remediation and clean-up of the building and the new addition will assure that the site is a safe, clean, and secure location for employees and children.**

2. That the conditional use will not be injurious to the uses and enjoyment of the 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.

**The new building will be self-contained. General upkeep of the property (lawn care, painting, and repair) will not diminish property values in the area. In fact, the refurbishment of the existing building and new addition will increase property values of the neighborhood.**

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.

**The building will be used as a day care center. There is no reason to believe that the day care center will have any effect on the development or improvement of surrounding properties. In fact, having the property used and not as an abandoned site, should help with the normal and orderly development of the surrounding properties.**

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

**Utilities exist to the property; the new construction will utilize power, sewer, and water. Plans include adequate green spaces, and address drainage needs.**

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 new Pioneer Child Care will sit adjacent to an 18 spot parking lot, with an additional two spots for our two Pioneer busses. An exit/entrance onto St. Charles Road will be added.**

- , 6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard: and,

**The use of a day care center should not be contrary to the plan**

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

**There is no reason to believe that the new facilities would not conform to the regulations of the district. Pioneer Child Care has been in Lombard for over 36 years.**

November 15, 2015

# NEW PIONEER CHILD CARE FACILITY

390-96 West Saint Charles Road

VILLAGE OF LOMBARD PLAN COMMISSION APPLICATION

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### LOMBARD ZONING ORDINANCE SECTION 155.103.C.7

The new proposed project seeks to obtain two setback variations as indicated on the plans provided with this application. The required front yard setback of thirty feet is proposed to be reduced to thirteen feet (13'-0") along the front façade of the new addition which is to match approximately the existing renovated building portion. The required rear yard setback of twenty feet is proposed to be reduced to eleven feet (11'-0"), slightly further back (1'-0") than the north-east corner of the existing building.

1. The proposed new project is a combination of two separate individual properties acquired by Pioneer Child Care. The resulting consolidated single site poses several physical challenges which are not just a mere inconvenience but instead generate a real necessity for the setback variations requested for project viability. The geometry of the site is 'L' shaped with both legs of the 'L' with narrow widths, making difficult the positioning of a building footprint anywhere on the site. The project is further restrained through the need to incorporate the existing building on the site to the west. This one story, slab on grade building, is a valuable built asset to the project and is to be utilized. The site selection by the Owner was predicated on the cost feasibility of renovating the existing building on the western side. This existing building must be expanded in order to accommodate the total facility required programmatic size. Much of the daycare programing is determined by code area minimum criteria which must be met to support the occupancy. The footprint of the existing building is landlocked within the west leg of the 'L' shaped site and poses a very limiting condition for its essential enlargement i.e to the east. The west side of the property also has a fairly shallow depth from street frontage towards the rear which additional limits the expansion.

The locating of the new facility building to the west is also created by the desire to be farther away from a few features to the east, the very busy and active intersection of Grace and St. Charles and the electrical transformer area, which are not conducive for a facility of children to be adjacent too. As such the west side of the property is reserved for predominantly the more appropriate surface parking. The west site existing curb cut shall also be utilized and minimized in width.

The overall surrounding is a fairly open region and does not pose any issues with the neighboring properties. There are few adjacent structures. The property to the immediate west is a similar one story building established with similar front yard setback, sitting within the front yard setback of the current zoning. The property to the east is the open village of Lombard corner parcel off the main intersection and the electrical transformers as noted. To the north or rear the property is open as well with the post office green/water-detention area and surface parking.

2. The conditions of this application for setback variation are unique to this project and its specific site as identified above in item #1. Atypical factors are presented such as the site's awkward limiting shape and size for positioning building, adjacent contextual elements (i.e. busy intersection, electrical transformers etc.)
3. The proposed setback variations are not based in a desire to increase the project's financial gain but instead only make feasible the required built facility size on the site. The zoning variation will enable Pioneer Child Care to continue servicing the community in the same capacity it has for the past 30 plus years.
4. The hardship to the new proposed child care facility development is in direct relation to the current zoning restrictions imposed and the need to make possible the project's construction. It is not created by any person presently having an interest in the property.
5. This project, as a result of the variations, will not be detrimental to the public welfare or injurious to other properties or improvements to the surrounding neighborhood. The new proposed building will not only sustain the village street scape and overall presence but enhance certain aspects. The current multiple curb cut conditions (3 in total) shall be consolidated into only one. This change will limit the egress and ingress of the site off the demanding traffic circulation of the area due to its proximity of the stop light intersection to the east. The intersection is a challenging traffic flow with the traffic light positions, off-set street flow of Saint Charles Road, freight train crossing (causing car backup) etc. The single entry will decrease the point of entry for cars pulling in and out and make the condition safer. The building and site construction will secure and control and beautify the property, especially in respect to the present open vacant east lot. This east parcel has been an eyesore for many years with the gravel surface, lack of landscape etc. The new building will beautify the existing diminish/soften the industrial feel of the site.
6. Granting of the setback variations will not alter the essential character of the neighborhood; to the contrary the new proposed project will accentuate the area context, where the prevailing building setback off St. Charles Road is much less than the zoning requirement of thirty feet, heading west to the downtown, including the correspondingly close setback of the immediately adjacent west building. The reduced setback of this project is established for the new addition portion to principally match the existing building to be renovated. The new building will be in keeping with the local urban fabric, maintaining its overall character with similar low building height, masonry façade, accentuating landscaping etc. The new facility will take advantage of the existing beautiful public street scape with brick sidewalk paving, extending into the site and new building entry. The new facility is designed such



that a new curved stone masonry wall will front and addresses the unique street intersection to the south-east of Grace and St Charles. This curving wall is a design feature which is in response to the street shift and dynamic nature of the intersection. The stone envisioned will make reference to the nearby 'Great Western Trail Bridges', the closest pedestrian bridge of which crosses Grace Street visible from the property.

The new facility will provide the much needed child care as it has been providing over the many years. The building will enliven and invigorate the site with ongoing activity and the wonderful presence of the community's children.

7. The proposed variation will not impair an inadequate supply of light and air to the adjacent properties as it has been noted that the surrounding adjacent land is predominantly open with no buildings i.e. no close adjacencies to be affected. The height of the new building is also limited to the one story and will not cast any significant shadows.

The congestion of the public streets will not be increased as referenced above with the merging of the two existing sites the property is composed of. The traffic flow will be minimized to one curb cut and afforded with a greater controlled access point. The facility shall be provided with surface parking to meet all zoning required parking including accessible trash enclosure and parking for the Pioneer's buses.

The facility will be provided throughout with a new sprinkler system and building access for the Lombard Fire Department. The building shall be built in compliance with all local and national applicable codes for 'new construction' taking into account all fire ratings, travel and door egress etc. all of which will increase the current existing structure.

The existing two current individual sites provide limited site drainage, in particular the east site with no provisions in place. The new facility will be provided anew with all required water management practices as required by Village of Lombard and Dupage County. All water will be held on site via catch basins and oversized pipe and released to the village system slowly through a restrictor plate and as such will not burden the village system or create drainage problems of the adjacent properties. It should be noted that to the immediate north on the Post Office property there is an existing large green retention area.

It is our opinion that the new building facility will increase public safety, beautify the area, add to the property values of the neighborhood and ultimately serve the Lombard community with its valued Child Day Care.

**396 E. St. Charles Road**

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.

**The property, which is now an empty lot will be a small enclosed play yard and 18 spot parking lot for the new Pioneer Child Care which will be located on the adjacent property just west of this property.**

2. That the conditional use will not be injurious to the uses and enjoyment of the 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.

**The new property will consist of a small enclosed play yard and 18 spot parking lot with an additional two spots for our two Pioneer busses. As this will be adjacent to the new Pioneer Child Care building, it will be a seamless integration. The parking lot will provide adequate parking for Pioneer Child Care clients and employees. As part of the business this should not diminish or impair property values of the neighborhood. General upkeep of the property (lawn care, painting, and repair) will not diminish property values in the area.**

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.

**The property will be used as a parking lot for a day care center. There is no reason to believe that the day care/parking lot will have any effect on the development or improvement of surrounding properties. In fact, having the property used and not as an abandoned site, should help with the normal and orderly development of the surrounding properties.**

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

**This property includes a small enclosed play yard, and an 18 spot parking lot, and two parking spots for our busses, with an exit/entrance onto St. Charles Road. Plans include adequate green spaces, and addressing drainage needs.**

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.

**As mentioned above, this property includes an 18 spot parking lot and bus spots, with an exit/entrance onto St. Charles Road. While St. Charles Road is a relatively busy street, the ingress/egress proposed should have no more effect than any other business located on St. Charles Road.**

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

**The use of a parking lot for a day care center should not be contrary to the plan.**

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

**There is no reason to believe that the new facilities would not conform to the regulations of the district. Pioneer Child Care has been in Lombard for over 36 years.**

MEMORANDUM TO: Jennifer Ganser  
Village of Lombard

FROM: Javier Millan  
Senior Consultant

DATE: December 7, 2015

SUBJECT: Pioneer Daycare Access Evaluation  
Lombard, Illinois

This memorandum summarizes the results of an access evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed relocation of the Pioneer Daycare center in Lombard, Illinois. The site is currently located at 543 E. Taylor Road and is planned to be relocated to the northwest quadrant of the signalized intersection of St. Charles Road with Grace Street. The site is currently occupied by a vacant building and vacant land.

The plans call for occupying and expanding the vacant building to provide a total building footprint of approximately 8,963 square feet, two play areas and off-street parking for approximately 18 vehicles. Access to the site is proposed to be provided via a single access drive on St. Charles Road located approximately 70 feet west of St. Charles Road's stop bar with Grace Street.

## **Existing Conditions**

The site, as mentioned previously, is located in the northwest quadrant of the St. Charles Road signalized intersection with Grace Street. The site is bordered to the west by the Lombard Post Office and an existing one-story brick building, the Great Western Trail to the north and the Lombard Electric Station to the east. The principal roadways in the vicinity of the site are illustrated in **Figure 1** and described in the following paragraphs.





Aerial View of the Site

Figure 1

*St. Charles Road* is an east-west arterial with a four-lane undivided cross-section in the site's vicinity. At its signalized intersection with Grace Street, St. Charles Road provides an exclusive left-turn lane and an exclusive right-turn lane on the west approach. It should be noted that St. Charles Road is dislocated (offset) at this intersection and jugs to the south crossing the railroad tracks in a north-south fashion along with Grace Street. The east approach of St. Charles Road provides an exclusive right-turn lane and a combined left/through lane. No right-turn movements on red are allowed on both legs of St. Charles Road. St. Charles Road has a posted speed limit of 35 mph on the eastern leg and 30 mph on the western leg and carries an Average Daily Traffic (ADT) volume of approximately 14,400 vehicles in the vicinity of the site. On-street parking is not allowed on either side of the road in the vicinity of the site. St. Charles Road is under the jurisdiction of the Village of Lombard.

*Grace Street* is a north-south collector street that runs from Fullerton Avenue in Addison south to its terminus at a cul-de-sac south of Central Avenue. Grace Street at its signalized intersection with the eastern leg of St. Charles Road provides an exclusive through lane and an exclusive right-turn lane on the north approach while the south approach provides a combined left/through lane. On-street parking is not allowed on either side of the road. Grace Street has a posted speed limit of 30 mph north of St. Charles Road and 25 mph south of St. Charles Road. Grace Street carries an ADT volume of approximately 10,400 vehicles north of St. Charles Road and is under the jurisdiction of the Village of Lombard.

## **Trip Generation**

As mentioned previously, the site is currently occupied by a vacant business and vacant land that used to be a drive-up fast food restaurant. Currently the site has three curb cuts onto St. Charles Road. Under the proposed plans, the existing building will be expanded and an 8,963 square-foot daycare facility with one access drive off St. Charles Road will be built.

Based on information provided by the operators of the existing Pioneer Daycare Center, the center cares for 74 children ages six weeks through five years and 29 school-agers. The traffic that will be generated by the proposed development was estimated based on trip rates (Land-Use Code 565) published by the Institute of Transportation Engineers (ITE) in their *Trip Generation Manual*, 9<sup>th</sup> Edition. **Table 1** lists the amount of traffic that will be generated by a daycare with 103 children. It should be noted that this number is very conservative as it assumes that all of the children are at the daycare center at the same time, and not all children attend the daycare center five days a week.

Table 1  
ESTIMATED DEVELOPMENT-GENERATED TRAFFIC VOLUMES

ITE Land- Use Code	Type/Size	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Weekday Daily
		In	Out	Total	In	Out	Total	
565	Daycare – 103 children	42	38	80	36	41	77	460

As can be seen in Table 1, the traffic to be generated by the proposed daycare center during the peak hours translates into approximately 1.3 trips every minute. However, it is important to note that not all of these trips will be new to the area roadway system as some of the trips generated might be by motorists that are already in the area en route to their destination that will find the location of the daycare center a convenient one. As such, the trips shown in Table 1 present a conservative estimate.

## Access Evaluation

The proposed development, as previously indicated, will have one access drive on St. Charles Road, therefore reducing the number of curb cuts on St. Charles Road from three to one. The access drive will be located approximately 70 feet west of the St. Charles Road stop bar with Grace Street.

In order to determine the type of access drive that could be allowed on St. Charles Road, KLOA, Inc. observed traffic flow along St. Charles Road during the 7:00 to 9:00 A.M. and 4:00 to 6:00 P.M. peak periods on a weekday. Based on our observations, eastbound traffic on the left-turn lane queues for approximately 75 feet (approximately three vehicles). The eastbound traffic on the right-turn lane queues for approximately 325 feet and sometimes as long as 450 feet. Given that the observed queues extend past the proposed access drive, it is KLOA, Inc.'s opinion that the access drive should be limited to right-in/right-out/left-in movements. Allowing the left-turn in into the site will not be detrimental to the traffic flow along St. Charles Road for the following reasons:

- The left-turn movement will be made from an existing left-turn lane and will not block the right-turn lane traffic which carries the majority of the St. Charles Road traffic.
- The eastbound left-turn movement on St. Charles Road at Grace Street moves unopposed and as such, when this eastbound left-turn movement gets the green arrow, the eastbound left-turn movement into the site will only be opposed by the vehicles that will turn right on red from the north leg of Grace Street.
- Given the current offset on St. Charles Road with Grace Street and the railroad tracks crossing Grace Street, westbound vehicles travel at low speeds which makes it easier for eastbound traffic to perform a left turn into the site.

In order to ensure that the left-turn out restriction is enforced, it is recommended that a half raised triangular island be installed at the access drive. A “No Left Turn” sign should be posted on the island facing north and a right-turn only arrow should be painted on the exit lane. The outbound movement should be under stop sign control.

## **Conclusion**

Based on this evaluation, the three existing curb cuts onto St. Charles Road will be consolidated into one access drive, thus reducing the number of conflict points. Given the proximity of the proposed access drive to the intersection of St. Charles Road with Grace Street, it is recommended that the access drive be physically restricted to right-in/right-out/left-in movements. This restriction will ensure that through traffic along St. Charles Road is minimally disrupted and that efficient ingress/egress accessibility is provided to the proposed daycare center.