

**VILLAGE OF LOMBARD**  
**INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission                      HEARING DATE: January 26, 2004  
FROM: Department of                                      PREPARED BY: William Heniff, AICP  
            Community Development                                      Senior Planner

**TITLE**

**PC 04-02; 1110 N. Main Street:** The petitioner requests conditional use approval for a private school, as amended by PC 04-01, within the I Limited Industrial District.

**GENERAL INFORMATION**

Petitioner:                                      School for Expressive Arts & Learning  
    132 Maple Court  
    Palatine, IL 60067

Property Owner:                                      LaSalle National Bank Trust u/t 112148

Trust Beneficiary:                                      SLJ Properties LLC  
    c/o Rothbart Construction Realty  
    1945 Techny Road, Unit 6  
    Northbrook, Illinois 60062-5357

Status of Petitioner:                                      Prospective tenant within existing building

**PROPERTY INFORMATION**

Existing Land Use:                                      Warehouse building

Comprehensive Plan:                                      Recommends Light Industrial

Existing Zoning:                                      I Limited Industrial District

Surrounding Zoning and Land Use:

North:	I Limited Industrial District; developed as an office/warehouse building
South:	I Limited Industrial District; developed as an office/warehouse building
East:	I Limited Industrial District; developed as an office/warehouse building
West:	I Limited Industrial District; developed as an office/warehouse building

## **ANALYSIS**

### **SUBMITTALS**

This report is based on the following documentation, which was filed with the Department of Community Development:

1. Petition for Public Hearing, dated December 15, 2003.
2. Alta Title Survey, prepared by Harrington & Associates, Inc., revised December 15, 1995.
3. Proposed Interior Floor Plans, dated November 14, 2003.
4. Responses to the Standards for Conditional Uses along with a narrative regarding the proposed private school use and the schools operators.

Note: Staff has prepared a merged plan which combines the interior and exterior plans, which was created for ease of reference.

### **BACKGROUND**

The petitioner is proposing to open a private school facility on the subject property. To facilitate this request, the petitioner has requested approval of a text amendment (considered as part of PC 04-01) to allow for schools as a conditional use and approval of a conditional use for their specific school on the subject property.

### **INTER-DEPARTMENTAL REVIEW COMMENTS**

#### **ENGINEERING**

##### **Private Engineering**

From an engineering or construction perspective, the Private Engineering Services Division has no comments.

##### **Public Works**

The Engineering Division of the Public Works Department has no comments regarding the petition.

## **BUILDING AND FIRE**

Upon review of the above request, we have the following comments.

- The intended use of the structure must meet all current building, fire, safety and handicap/ADA codes.
- Any buildout of the proposed space must be such as to accommodate students in their respectful grade and age levels.
- All emergency and existing requirements must also be met to accommodate the variety of students within the structure.

## **PLANNING**

The petitioner proposes to operate a private educational facility within a tenant space at 1110 N. Main Street. The petitioner operates the School for Expressive Arts and Learning, a private school that is intended to meet the educational needs of grade, middle and high school students with emotional needs and/or physical disabilities that preclude their attendance in a traditional public or private school. The school is intended to educate up to eighty (80) students in a closed campus setting.

### **Compatibility with the Zoning Ordinance**

Assuming approval of PC 04-01, such schools would be considered as conditional uses. The petitioner is seeking such approval to operate their facility as proposed. Outside of minor changes to the parking lot striping and loading areas, no exterior improvements are proposed for the site.

### **Intent of Facility**

The petitioner has submitted a narrative further describing their proposed use (see attached). The proposed school is intended to provide specialize teaching for short-term periods (i.e., less than a few school years at most). The school works in close partnership with the public school system – students that cannot be adequately serviced by the public school systems are referred to schools such as the one proposed by the petitioner. It is at this school where they receive special schooling for all or part of a school day, depending upon the student's specific needs. The ultimate intent of the school is to provide specialized teaching for short periods of time so that the students can eventually graduate from the traditional school district that referred them.

The school operates under the State Board of Education, with funding provided by the local public school district. Students proposed to be served by the facility would be from throughout DuPage County. The petitioner currently operates a facility in Palatine that draws its student population from the western and northwestern suburbs. This proposed facility is intended to

provide for a satellite facility that is closer to the student population intended to be served by the school.

### Operations

Students attending the school would be transported to and from the site by the respective school district referring the student. The school would be open from approximately 8:30 a.m. to 2:30 p.m., Monday through Friday. Staff will likely be on premises from 7:00 a.m. to 4:30 p.m. Outside of occasional evening meetings when necessary, the school will not operate and students will not be on the premises outside of these hours.

Based upon discussions with the petitioner, the facility will have seven classes of students aged between 6 and 21 years, with most students being between 10 and 15 years of age. The school will have 30 full-time staff, with a range of two to ten students per class, depending on need.

### Loading/Unloading

The school will operate as a closed campus – students will only arrive and/or depart the site through their pre-arranged transportation. All activities associated with the school's operations will occur indoors – no outdoor play areas are being provided for the facility.

The petitioner is proposing to develop a clockwise pick-up/drop-off system for the students. It is envisioned that drop-off will occur on the north side of the building and pick-up will occur on the south side of the facility. While many students will be there the full day, others will be there only for specified periods of time. As all the transporting of students will be done on a pre-arranged basis, the transporting function will be well controlled.

### Site Considerations

Other office, industrial and warehouse establishments surround the property. Staff provides a series of photographs of the proposed tenant space for reference purposes (see attached exhibits at the end of the report). The north and south and west sides of the existing building are striped to parking. On the west side of the property is an existing railroad spur. However, based upon the condition of the tracks and the over growth of brush, the tracks are have not been utilized in many years.

### Parking

The Zoning Ordinance requires one (1) space per employee plus eight spaces for visitors for K-8<sup>th</sup> grades. High schools require one space per employee plus eight spaces for eight (8) students. In review of these parking options and the nature of the operations, staff believes the K-8<sup>th</sup> grade option to be more appropriate in this instance.

Based upon the school's proposed demand, they will need to provide 38 total spaces for the school. In review of the plans, this demand should be accommodated by the existing spaces

immediately to the north of the proposed tenant space, along the west side of the building and along the south property line.

From staff's standpoint, staff believes that additional improvements should be provide as part of the petition including provisions for ADA parking spaces designed per Village Code and additional signage denoting the specific parking and loading spaces for the proposed school.

#### Internal Plan

The petitioner has submitted a concept plan, which shows how the proposed school will be configured. This plan is intended to be flexible in order to meet the needs of the varying student population. However, the basic plan is intended to provide classrooms along the west wall, offices and group activity areas to the east and an open area to the south that may be utilized for gymnasium purposes.

#### Compatibility with Comprehensive Plan

The Comprehensive Plan identifies this area as Light Industrial. While schools are not traditionally envisioned to be a use that would be compatible with industrial uses, staff finds that the proposed use presents unique locational challenges. As noted in PC 04-01, private schools often have greater traffic generations and draw upon a larger than local area. Therefore, from a transportation standpoint, staff believes locating a school outside of a single-family residential area is more appropriate.

The petitioner's specific site can be supported for the school as the building promotes good circulation for busses, provides adequate parking and is not bordered by more heavily industrial uses. Therefore, staff believes the use is consistent with the Comprehensive Plan.

#### FINDINGS AND RECOMMENDATIONS

Based on the submitted petition and the testimony presented, the requested conditional use for day care complies, with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission recommend to the Corporate Authorities **approval** of PC 04-02, subject to the following conditions:

1. That the conditional use approval for the proposed school shall be exclusively for the tenant space depicted as part of the petitioner's submittal, submitted by the petitioner, dated November 13, 2004 and submitted as part of the request. Any expansion of the school activity outside of the existing building or into any other tenant space shall require an amended conditional use.

2. That the petitioner shall apply for and receive a building permit for the proposed improvements necessary to operate the school as proposed by the petitioner. Said permit shall satisfactorily address all IDRC comments, as follows:
  - a. The intended use of the structure must meet all current building, fire, safety and handicap/ADA codes.
  - b. Any buildout of the proposed space must be such as to accommodate students in their respectful grade and age levels.
  - c. All emergency and existing requirements must also be met to accommodate the variety of students within the structure.
3. That the petitioner shall apply for and receive a Certificate of Occupancy for the proposed facility. The petitioner shall supply the Village with any and all documentation from the respective state or local authorities stating that the facility is acceptable for occupancy.
4. That the petitioner shall provide ADA parking spaces for the proposed facility designed per Village Code and shall provide additional signage denoting the specific parking and loading spaces for the proposed school.
5. That the conditional use shall be exclusively for the petitioner's proposed school. Should another school seek to occupy the subject property, a new conditional use shall be required.
6. That the property shall be operated consistent with Village Code.

Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Director of Community Development

**Photographs of Subject Property/Tenant Space**

Photo 1: Northwest corner of property looking east



Photo 2: Southwest corner of property looking north



Photo 3: Southwest corner of property looking northeast



Photo 4: Southeast corner of property looking east





Photo 5: Northeast corner of property looking west

