

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) X *Waiver of First Requested*
 X Recommendations of Boards, Commissions & Committees (Green)
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: August 24, 2005 (B of T) Date: September 1, 2005

TITLE: PC 05-31: 536 N. Columbine Avenue

SUBMITTED BY: Department of Community Development *WTL*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration a petition requesting that the Village approve a conditional use for a planned development within the R1 Single-Family Residence District. The petitioner is also requesting a use exception to allow a Montessori preschool and kindergarten on the subject property. DISTRICT #1)

The petitioner is requesting a waiver of first reading.

The Plan Commission recommended approval of this petition subject to amended conditions.

Fiscal Impact/Funding Source:

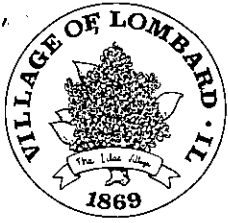
Review (as necessary):

Village Attorney X _____ Date _____

Finance Director X _____ Date _____

Village Manager X W. T. Lichter Date 8/25/05

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP, Director of Community Development *DH*

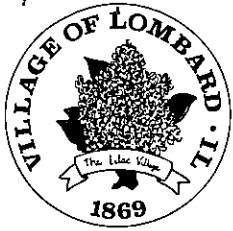
DATE: September 1, 2005

SUBJECT: **PC 05-31: 536 N. Columbine Avenue**

Attached please find the following items for Village Board consideration as part of the September 1, 2005 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC for PC 05-31; and
3. An Ordinance granting approval of a conditional use for a planned development with a use exception allowing for a Montessori pre-school and kindergarten (i.e., a day-care facility).

The petitioner also requests a waiver of the first reading as the petitioner is seeking to open their facility in time for the new school year.



VILLAGE OF LOMBARD

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Village President
William J. Mueller

September 1, 2005

Village Clerk
Brigitte O'Brien

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

Trustees
Greg Alan Gron, Dist. 1
Richard J. Tross, Dist. 2
John "Jack" T. O'Brien, Dist. 3
Steven D. Sebby, Dist. 4
Kenneth M. Florey, Dist. 5
Rick Soderstrom, Dist. 6

Subject: PC 05-31: 536 N. Columbine Avenue

Dear President and Trustees:

Village Manager
William T. Lichter

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, Lombard Church of the Nazarene, requests that the Village approve a conditional use for a planned development within the R1 Single-Family Residence District. The petitioner is also requesting a use exception to allow a Montessori preschool and kindergarten on the subject property.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on August 15, 2005. Jerry Bimber, 519 E. Maple, presented the petition. The Church of the Nazarene has been at its current location for four years. They are interested in a conditional use for a planned development so that they can accommodate a Montessori school. The school will occupy less than 10 percent of the building and the dominant land use will remain a religious institution.

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business to create a distinctive sense of spirit and an outstanding quality of life."

Chairperson Ryan then opened the meeting for public comment. There were no comments in favor of or in opposition to the proposal. Chairperson Ryan then requested the staff report.

"The *Mission* of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Jennifer Backensto, Planner I, reiterated the requested actions and summarized the IDRC report. She noted that the Fire Department/Bureau of Inspectional Services had a number of comments related to life safety issues, and these would need to be addressed prior to the school occupying any space in the church.

The existing use complies with the recommendations of the Comprehensive Plan and the property is surrounded by single-family homes, as is typical of the majority of religious institutions within the Village.

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Ms. Backensto stated that several religious institutions within Lombard have become planned developments as they have either made physical improvements or expanded the scope of their services. By creating a planned development, Lombard Church of the Nazarene will have greater flexibility to accommodate any growth or changes that may occur in the future. Although preschools and kindergartens are not listed as permitted or conditional uses within residential districts, at least eight religious institutions in Lombard offer preschool and/or kindergarten. Also, private elementary, middle, and high schools are conditional uses within all residential districts, so it is merely the age of the students that triggers the need for a use exception. The Zoning Ordinance considers early childhood education programs not associated with an elementary or secondary school system to be day care centers rather than schools. The Montessori school will occupy less than 10 percent of the existing floor area of the building and no exterior improvements are proposed. Staff believes that the incorporation of a Montessori school will not have a negative impact on the surrounding neighborhood and, therefore, recommends approval of this petition.

Chairperson Ryan opened the public hearing for discussion and questions by the Plan Commission.

Commissioner Sweetser asked if the school would have any outdoor activities. The petitioner stated that they would have access to the open area behind the building and the use of the gymnasium when it is raining. Commissioner Sweetser stated that any outdoor play areas should be fenced.

Commissioner Burke stated that traffic had not been addressed. Although the current use of the property does not occur during rush hour, the school would. Route 53 is only one lane in each direction at that location and we should investigate what type of impact this will have. Chairperson Ryan suggested that a condition be added making the traffic situation subject to the approval of the Director of Community Development.

Commissioner Sweetser asked if there was an estimate on the number of students. The petitioner stated that the school has been in a church in Downers Grove for the past 14 years, but that church is now remodeling and the school needs someplace to go. Right now they have a total of 20 children. He understands the traffic problem, as it is sometimes difficult to get in and out of the property. The church has already given up land to accommodate the expansion of Route 53 and would like to do its best in this case.

Chairperson Ryan asked if there was sufficient room to accommodate the vehicles. The petitioner stated that he did not think there would be any problem since 40 cars could probably be stacked in the drive.

Commissioner Burke stated that the question is traffic on Route 53 where there is no deceleration lane and no left turn lane.

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Commissioner Flint stated that a typical classroom is 750-800 square feet. Accordingly, there could be 60-70 kids in 1,700 square feet.

Commissioner Sweetser asked if this would be temporary until the Downers Grove renovations are completed. The petitioner stated that, if approved, the school would be in Lombard for at least one year, but after time he could not say if both the church and the school would want to continue their relationship.

Chairperson Ryan asked what types of state regulation apply to Montessori schools. William Heniff, Senior Planner, stated that Montessori schools are not regulated by DCFS.

Commissioner Sweetser made a motion for approval of the petition, which was seconded by Commissioner Burke.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition complies with the standards required by the Lombard Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 4-0, recommended to the Corporate Authorities **approval** of PC 05-31, subject to the following amended conditions:

1. The Montessori school and any other day care functions may not occupy more than 1,700 sq. ft. of the building.
2. All comments in the Inter-Departmental Review Committee Report and any other life safety requirements shall be satisfactorily addressed.
3. Perimeter fencing shall be installed around any outdoor play areas associated with the Montessori school.
4. Any traffic conflicts along Columbine Avenue (IL Route 53) that may be created as a result of this petition shall be addressed to the satisfaction of the Director of Community Development.

Respectfully,

VILLAGE OF LOMBARD


Donald F. Ryan
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

HEARING DATE: August 15, 2005

FROM: Department of
Community Development

PREPARED BY: Jennifer Backensto, AICP
Planner I

TITLE

PC 05-31; 536 N. Columbine Avenue: The petitioner, Lombard Church of the Nazarene, requests that the Village approve a conditional use for a planned development within the R1 Single-Family Residence District. The petitioner is also requesting a use exception to allow a Montessori preschool and kindergarten on the subject property.

GENERAL INFORMATION

Petitioner/Owner: Lombard Church of the Nazarene
536 N. Columbine Avenue
Lombard, IL 60148

PROPERTY INFORMATION

Existing Land Use: Religious Institution

Size of Property: 3.4 acres

Comprehensive Plan: Recommends Estate Residential

Existing Zoning: R1 Single-Family Residence District

Surrounding Zoning and Land Use:

North: DuPage County R-4 Single-Family Residence District – single-family homes

South: DuPage County R-4 Single-Family Residence District – single-family homes

East: R2 Single-Family Residence District – single-family homes

West: DuPage County R-4 Single-Family Residence District – single-family homes

ANALYSIS

SUBMITTALS

This report is based on the following documents filed with the Department of Community Development:

1. Petition for Public Hearing.
2. Response to Standards.
3. Plat of Survey, prepared by Survey Services of DuPage and dated June 7, 1999.
4. Site Plan and Landscaping Plan, prepared by Larson Engineering and dated June 16, 2000.
5. Photo of existing conditions.

DESCRIPTION

Lombard Church of the Nazarene is an existing religious institution that was granted a conditional use in 2000 as part of PC 00-26. They are now requesting approval of a conditional use for a planned development with a use exception for a Montessori preschool and kindergarten.

INTER-DEPARTMENTAL REVIEW COMMENTS

Fire and Building

The Fire Department/Bureau of Inspectional Services has the following comments:

- The existing space that is to be used as preschool and kindergarten must provide amenities suitable for the use of preschool/kindergarten age children. The washroom facilities for both boys and girls must meet the state requirements and codes for proper sized toilets, sinks, drinking fountains, etc.
- The exiting requirements are already available and meet the proper capacity for persons exiting the main level of the structure.
- Any existing life safety requirements must be tested to ensure they are functioning properly.

Engineering – Public Works

The Engineering Division of the Public Works Department has reviewed the above-referenced petition and we have no comments at this time.

Engineering – Private Engineering

The Private Engineering Services Division has no comments on the subject petition.

Utilities

The Utilities Division of the Department of Public Works has no comments.

Planning

Compatibility with the Comprehensive Plan

The Long-Range Plan Map of the Comprehensive Plan recommends that the property be used for Estate Residential uses. The existing use complies with the recommendations of the Comprehensive Plan.

Compatibility with the Surrounding Land Uses

This property is surrounded by single-family homes, as is typical of the majority of religious institutions within the Village.

Compatibility with the Zoning Ordinance

Planned Development

Several religious institutions within Lombard have become planned developments as they have either made physical improvements or expanded the scope of their services, including Sacred Heart, First Church of Lombard, and St. John's. By creating a planned development, Lombard Church of the Nazarene will have greater flexibility to accommodate any growth or changes that may occur in the future.

Use Exception

Although preschools and kindergartens are not listed as permitted or conditional uses within residential districts, at least eight religious institutions in Lombard offer preschool and/or kindergarten. Also, private elementary, middle, and high schools are conditional uses within all residential districts, so it is merely the age of the students that triggers the need for a use exception. (The Zoning Ordinance considers early childhood education programs not associated with an elementary or secondary school system to be day care centers rather than schools.) Since it appears fairly common for religious institutions to have an early childhood education component of some type, staff does not feel that the secular nature of the Montessori school should impact its appropriateness.

The Montessori school will occupy less than 10 percent of the existing floor area of the building (thereby meeting the size limitation for use exceptions) and no exterior improvements are proposed. Staff believes that the incorporation of a Montessori school will not have a negative impact on the surrounding neighborhood and, therefore, recommends approval of this petition.

FINDINGS AND RECOMMENDATIONS

Based on the above findings, 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 relief complies with the standards required by the Lombard Zoning Ordinance; and,

Lombard Plan Commission

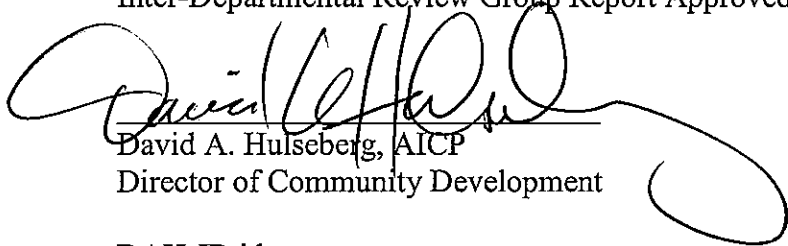
Re: PC 05-31

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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 05-31, subject to the following conditions:

1. The Montessori school and any other day care functions may not occupy more than 1,700 sq. ft. of the building.
2. All comments in the Inter-Departmental Review Committee Report and any other life safety requirements shall be satisfactorily addressed.

Inter-Departmental Review Group Report Approved By:



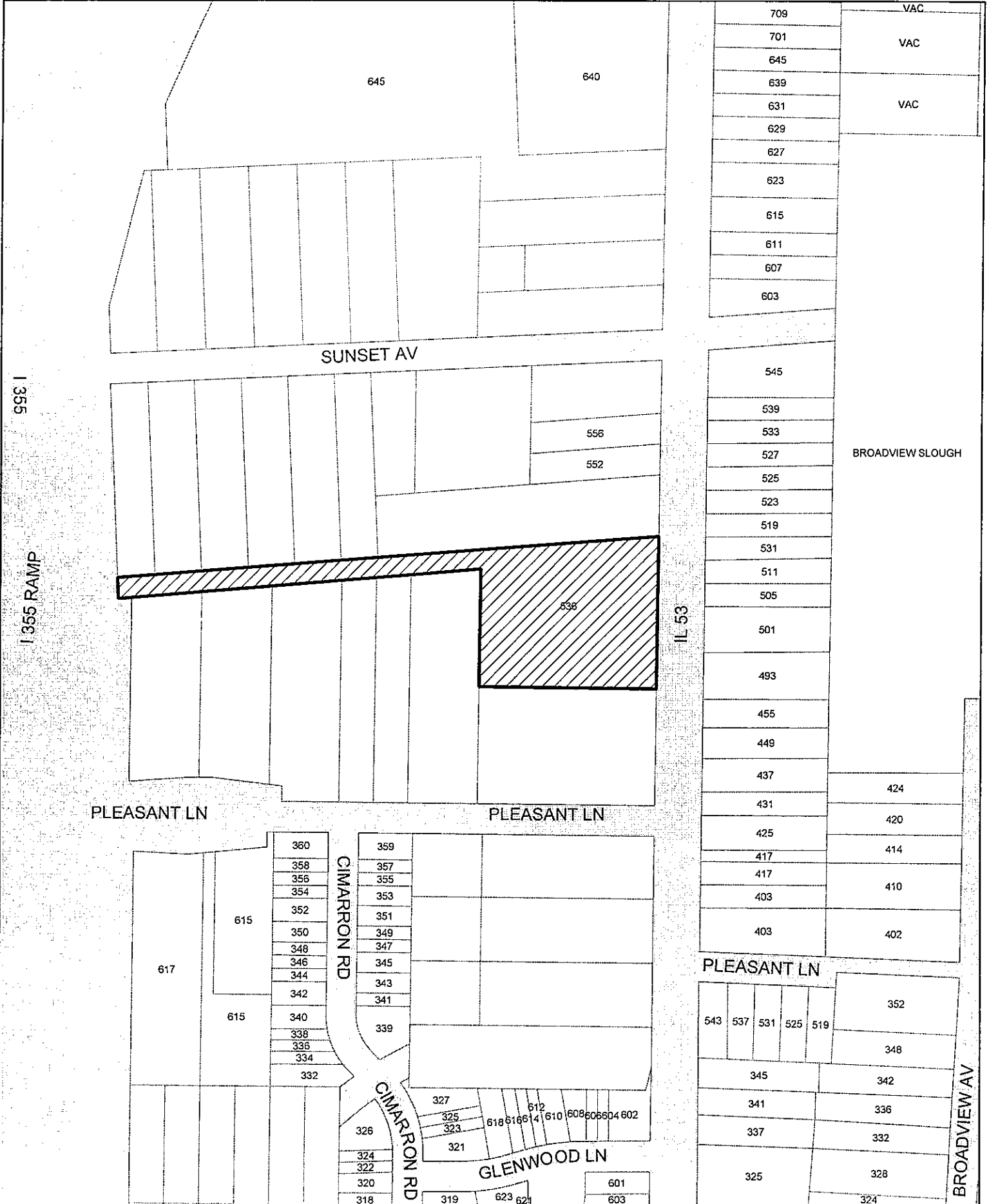
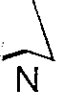
David A. Hulseberg, AICP
Director of Community Development

DAH:JB:jd

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Location Map

PC 05-31: 536 N. Columbine Avenue
Church of the Nazarene





July 18, 2005

Village of Lombard
255 E. Wilson Ave.
Lombard, IL 60148

To the Members of the Plan Commission,

Thank you for considering our request for classification as a "planned development" for the purpose of sharing our building with a Montessori pre-school. We meet the standards for that planned development as published in the "Petitioners' Guide to the Plan Commission".

A. General Standards

1. The development complies with the regulations of the district, if the conditional use is granted. Many churches within R1 districts in Lombard have such conditional use at present.
2. We are connected to community sanitary sewage and potable water facilities which are connected to a central system.
3. The dominant use for this property as a church will continue to be the dominate usage. This has been previously approved.
4. This is in the public interest for it provides educational and child-care benefits at a location already approved as a conditional use for a church in an R1 zone.
5. Our street, Rt. 53 (Columbine), is designed for significant traffic of which our additional traffic would be a very small part.

B. Standards for Planned Developments with Use Exceptions

1. Our church has a wide array of religious, educational and community-support purposes. The inclusion of the pre-school allows us to meet more fully some of our educational and community service goals.

2. The pre-school is contained within our property with no unreasonable effect on any other property. Our parking and facilities are sufficient for this project.
3. The pre-school area will not represent more than 10% of the site or total floor area.

In addition to the above, signage for the preschool will be incorporated into the present approved signage of the church.

Sincerely,

A handwritten signature in cursive script that reads "Jerry M. Bimber". The signature is written in black ink and is positioned above the typed name.

Jerry Bimber, Pastor

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A CONDITIONAL USE FOR A
PLANNED DEVELOPMENT WITH A USE EXCEPTION FOR A
MONTESSORI PRESCHOOL AND KINDERGARTEN UNDER TITLE 15,
CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

PC 05-31: 536 N. Columbine Avenue

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Lombard Village Code; and

WHEREAS, an application has been filed with the Village of Lombard requesting approval of a conditional use for a planned development with a use exception per Section 155.508 (B)(3) of the Zoning Ordinance (Standards for Planned Developments with Use Exceptions) to allow for a Montessori preschool and kindergarten, located within the R1 Single-Family District; and

WHEREAS, a public hearing was conducted by the Plan Commission on August 15, 2005, pursuant to appropriate and legal notice, and the Plan Commission recommended approval of the Petition, subject to conditions; and

WHEREAS, the President and Board of Trustees concur with the recommendation of the Plan Commission and have determined that it is in the best interest of the Village to approve the Petition.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: That the ordinance is limited and restricted to the property generally located at 536 N. Columbine Road, Lombard, Illinois, and legally described as follows:

Lot 1 in Lomnaz Hill Subdivision, being a subdivision of part of Section 1, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded as Document No. R2000-163671, in DuPage County, Illinois.

Parcel Number: 05-01-204-065
(hereinafter the "Subject Property")

SECTION 2: The President and Board of Trustees, hereby finds that the petition does meet the standards for conditional uses for planned developments with use exceptions per Section 155.508 (B)(3) of the Zoning Ordinance for a Montessori preschool and kindergarten, located within the R1 Single-Family District, and therefore the petition is hereby granted for the Subject Property, subject to the conditions set forth as follows:

1. The Montessori school and any other day care functions may not occupy more than 1,700 sq. ft. of the building.
2. All comments in the Inter-Departmental Review Committee Report and any other life safety requirements shall be satisfactorily addressed.
3. Perimeter fencing shall be installed around any outdoor play areas associated with the Montessori school.
4. Any traffic conflicts along Columbine Avenue (IL Route 53) that may be created as a result of this petition shall be addressed to the satisfaction of the Director of Community Development.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as required by law.

Passed on first reading this _____ day of _____, 2005.

First reading waived by action of the Board of Trustees this _____ day of _____, 2005.

Passed on second reading this _____ day of _____, 2005.

Ayes: _____

Nayes: _____

Absent: _____

Approved this _____ day of _____, 2005.

Ordinance _____
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William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk