



April 4, 2019

Jennifer Ganser, AICP  
Assistant Director of Community Development  
Village of Lombard  
255 E. Wilson Ave.  
Lombard, IL 60148

RE: Petition PC 19-06 – Response to Standards

Dear Jennifer,

The petitioner, Lombard Elementary School District 44, has submitted the Petition PC 19-06 requesting zoning actions on the subject property located within the CR Conservation District. The subject property is located at 1464-1514 S. Main Street (Manor Hill School and Glenn Westlake Middle School) and Finley Road and 16<sup>th</sup> Street (Four Seasons Park), Lombard, IL.

On behalf of the petitioner, C.M. Lavoie and Associates has enclosed the response to the relative Standards for Planned Development including (A.) General Standards and (C.) Standards for Planned Development with other exceptions:

IX. Standards for Planned Developments

A. General Standards

1. Except as modified by and approved in the final development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.

RESPONSE: The proposed development plan complies with the regulations of the district except for the following referenced variations and deviations:

- a. A deviation from Section 155.404(G) to allow a building height of forty-two feet (42') where a maximum of thirty feet (30') is permitted;
- b. A variation from Section 155.706(C)(1) to reduce the required perimeter parking lot landscaping for a parking lot that crosses a property line; and

- c. A variation from Section 155.224(A)(3) to allow four roof mounted small scale wind energy systems on a property where a maximum of one roof mounted small scale wind energy system is permitted;
- d. A variation from Section 153.210(E) to allow for an automatic changeable copy reader board of twenty-four (24) square feet where sixteen (16) square feet is permitted;
- e. A variation from Section 153.501(B)(5)(b) to allow for a freestanding sign of seventy-eight (78) square feet where fifty (50) square feet is permitted;
- f. A variation from Section 153.501(B)(5)(f) to allow a setback of twenty (20) feet from a major arterial street where freestanding signs must be at least twenty-five (25) feet from the right-of-way;
- g. A variation from Section 153.218(B) to allow for informational signs of twenty-six (26) square feet where six (6) square feet is permitted; and
- h. A variation from Section 153.218(C) to allow for informational signs of six (6) feet in height where four (4) feet in height is permitted.

2. Community sanitary sewage and potable water facilities connected to a central system are provided.

RESPONSE: The proposed development plan will provide a central system connect to the community sanitary sewage and potable water facilities.

3. The dominant use in the proposed planned development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.

RESPONSE: The dominant use of the proposed planned development is for a school building. The proposed building is an addition to an existing school building complex namely Westlake Middle School and Manor Hill School. The dominant use of school building is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.

4. That the proposed planned development is in the public interest and is consistent with the purposes of this Zoning Ordinance.

RESPONSE: The proposed planned development is in the public interest because of much needed school space, traffic flow and stormwater management. The school building addition of 70,000 square feet will provide overcrowding relief and additional educational

space for Westlake Middle School and Lombard Elementary School District 44. The proposed planned development will include improved traffic for the entire school complex area and improve the stormwater management systems the effect the neighboring community. The proposed development will improve safe access at drop off areas and improve traffic flow around the school complex. The proposed development will improve stormwater management because of the increased size of the stormwater retention basin and the added best management practices known as BMP's. The retention basin will be over-designed by 28% that will better protect the neighboring community from 100 year flood events. The stormwater BMP's include a forebay settling pond and permeable pavers in the parking and driveway areas. The permeable pavers will allow stormwater to infiltrate into the soil and provide additional volume and flow control. The proposed planned development is consistent with the purposes of this Zoning Ordinance with the exception of the previously mentioned requested variations and deviations.

5. That the streets have been designed to avoid:

a. Inconvenient or unsafe access to the planned development;

RESPONSE: The proposed planned development plan driveways have been designed to avoid inconvenient or unsafe access by adding separate dedicated drop off lanes for both bus traffic and parent traffic at each school. The traffic patterns are improved and additional areas for drop off are being provided at each school.

b. Traffic congestion in the streets which adjoin the planned development;

RESPONSE: The proposed planned development plan driveways have been designed to avoid traffic congestion in the streets which adjoin the planned development, namely Main Street and 16<sup>th</sup> Street.

c. An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned development.

RESPONSE: The proposed planned development driveways have been designed to avoid excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned development. The proposed planned development will add 160 parking stalls to the existing 342 stalls for a total of 502 stalls which far exceeds the Village requirement of 255 stalls.

### C. Standards for Planned Developments with Other Exceptions

The Village Board may approve planned developments which do not comply with the requirements of the underlying district regulations governing lot area, lot width, bulk

regulations, parking and sign regulations, or which require modification of the subdivision design standards when such approval is necessary to achieve the objectives of the proposed planned development, but only when the Board finds such exceptions are consistent with the following standards:

1. Any reduction in the requirements of this Ordinance is in the public interest

RESPONSE: The approval of exceptions are in the public interest because of the overall benefit the planned development will provide for the public interest.

2. The proposed exceptions would not adversely impact the value or use of any other property

RESPONSE: The proposed exceptions will not adversely impact the value or use of any other property because the proposed development is consistent with existing use as a school. The proposed development will help improve the value of other property because of the school facility improvements and significant landscape and stormwater drainage improvements.

3. That such exceptions are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned development as well as those of the surrounding properties

RESPONSE: The proposed exceptions are solely for the purpose of promoting better development which will be beneficial to the occupants of the planned development as well as those of the surrounding properties.

- a. The proposed height exception will allow an improved school facility that meets current architectural code requirements for the gymnasium;
- b. The proposed parking lot landscaping exception is not applicable for a parking lot that extends across a property line of two local government agencies (the School District and Park District) and is part of shared use agreement between the two agencies;
- c. The proposed exception of roof mounted small scale wind energy systems on property is for architectural and educational purposes;
- d. The proposed exception of automatic changeable copy reader board is consistent with other school facilities is sized according to the location and will benefit both occupants and surrounding properties by conveying school information to parents, students and the local community.
- e. The proposed exception of setback of the school sign and message board is required because of the appropriate location of the sign with the given conditions, safe access alignment of the Manor Hill front driveway and the Manor Hill south parking lot. The existing sign is at a 7' setback and requires relocation because of proposed traffic way improvements.

- f. The proposed exception of informational sign square footage is solely for promoting better traffic signage for the school complex and is sized appropriately for the location and use.
- g. The proposed exception of informational sign height is solely for promoting better traffic signage for the school complex and is sized appropriately for the location and use.

4. That the overall floor area of the planned development shall not exceed by more than 40% the maximum floor area permitted for the individual uses in each applicable district

RESPONSE: The overall floor area of the planned development does not exceed by more than 40% the maximum floor area permitted for the individual uses in each applicable district.

5. That in residential planned developments the maximum number of dwelling units allowed shall not exceed by more than 40% the number of dwelling units permitted in the underlying district

RESPONSE: The standard does not apply because the planned development is not residential.

6. That all buildings are located within the planned development in such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:

RESPONSE: That all buildings located within the planned development in such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:

a. The front, side or rear yard setbacks on the perimeter of the development shall not be less than that required in the abutting zoning district(s) or the zoning district underlying the subject site, whichever is greater.

RESPONSE: The front, side or rear yard setbacks on the perimeter of the development of 43.11 feet is not less than that required in the abutting zoning district of R2 single family residential with a rear yard setback of 25 feet or the CR conservation recreation zoning district underlying the subject site with side and rear yard setback of 30 feet, with 30 feet being the greater.

b. All transitional yards and transitional landscape yards of the underlying zoning district are complied with.

RESPONSE: All the proposed planned development transitional yards and transitional landscape yards of the underlying zoning district, CR, conservation recreation, are complied with the exception of the previously mentioned parking lot landscaping that

does not apply to parking lot across a shared property line between two government agencies with a shared use agreement.

c. If required transitional yards and transitional landscape yards are not adequate to protect the privacy and enjoyment of property adjacent to the development, the Plan Commission shall recommend either or both of the following requirements:

RESPONSE: Does not apply.

1) All structures located on the perimeter of the planned development must set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses;

RESPONSE: Does not apply.

2) All structures located along the entire perimeter of the planned development must be permanently screened with sight-proof screening in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses.

RESPONSE: Does not apply.

7. That the area of open space provided in a planned development shall be at least 25% more than that required in the underlying zone district.

RESPONSE: The area of open space provide in the planned development is 26%.

Sincerely,

Jeff Shaw, PE  
C.M. Lavoie & Associates, Inc.