

East & West: OPD – Office District Planned Development; developed as office buildings.

ANALYSIS

SUBMITTALS

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

1. Petition for Public Hearing.
2. Narrative and response to standards for a conditional use prepared by the petitioner.
3. ALTA/ACSM Land Title Survey, prepared by Harrington & Associates, dated July 24, 1998
4. Floor plan, prepared by DD MR Planning, dated February 2, 2011.

DESCRIPTION

Illinois College of Nursing (ICN) is requesting a conditional use for a trade school in the OPD Office Planned Development District. The primary use of the space will be for office purposes; however they will have up to 24 nursing students there for theoretical coursework only. They have indicated that all technical training will be provided elsewhere. As the proposed use is considered a “trade school”, conditional use approval is required.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

Private Engineering Services

The PES Division of Community Development has no comments on the above petition.

Public Works Engineering

Public Works Engineering has no comments regarding this request.

FIRE DEPARTMENT

The Fire Department has the following comment:

1. Occupancy of the suite shall be subject to a life safety Inspection by the Bureau of Fire Prevention.

BUILDING DIVISION

The Building Division has no specific comments related to the petition, however further comments may be generated once a permit application has been submitted.

PLANNING

Compliance with the Zoning Ordinance

The petitioner is seeking to occupy a 2,554 square foot office space in an existing three (3) story office building. Another trade school, the Illinois Center for Broadcasting, used to be located in this building, however they relocated to 455 Eisenhower Lane in 2008. The facility will primarily be used for administrative offices; however there will be one lecture room and a study area for up to twenty-four (24) students. According to the petitioner, only theoretical coursework will be occurring onsite. The clinical training is held elsewhere at hospitals and other healthcare facilities. The O Office district lists both “trade schools” and “colleges and universities” as separate conditional uses. As the proposed use is specific and specialized to nursing, staff considers the use a “trade school”. The petitioner has stated that at maximum capacity will be twenty-four (24) students and three (3) employees. They have indicated that classes will be scheduled from 8AM to 2:30PM on weekdays. Staff supports the requested conditional use for the Illinois College of Nursing as it will be a relatively low-impact user and it is compatible with the other tenants on the property. Furthermore, this location has a history of being used for trade schools.

Parking

Staff finds that the existing building has sufficient parking to accommodate the proposed use. The subject property is currently improved with a total of 236 parking spaces. The existing building requires a minimum of 208 parking spaces. The proposed use requires 26 spaces (1 space per student and 2 spaces for every 3 employees) for a total required parking of 234 spaces (surplus of 2 parking spaces).

Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends office uses at this location. The primary use of this building will remain as offices as the nursing school will occupy approximately five percent (5%) of the building. It is staff’s opinion that the proposed nursing school is a compatible user at this location.

Compatibility with Surrounding Land Uses

The site is surrounded by other office uses to the north, east and west. The trade school is unlikely to negatively impact surrounding land uses as they are of a similar nature in that they draw the patrons and employees to the area. Also, the existing site has sufficient parking to accommodate the school.

FINDINGS AND RECOMMENDATIONS

The Department of Community Development finds that the information presented **meets** the Standards for a Conditional Use as set forth in the Zoning Ordinance. Based on the above considerations, 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 proposal **complies** with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission find that the findings included as part of the Inter-departmental Review Report be the findings of the Plan Commission and therefore, I recommend to the Corporate Authorities **approval** of PC 11-04, subject to the following conditions::

1. The petitioner shall develop the space in substantial conformance with the floor plan prepared by DD MR Planning, dated February 2, 2011.
2. Illinois College of Nursing shall be limited to a maximum enrollment of twenty-four (24) students. Should they wish to increase enrollment, the university shall seek a conditional use amendment along with any other necessary zoning relief. Consideration of the requested relief shall be subject to review by the Village as part of a public hearing petition.
3. As part of the approval, the petitioner shall also address the comments included within the IDRC Report.

Inter-Departmental Review Group Report Approved By:

William J. Heniff, AICP
Director of Community Development