

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

TO: Lombard Plan Commission

HEARING DATE: August 18, 2008

FROM: Department of Community  
Development

PREPARED BY: Jennifer Henaghan, AICP  
Planner II

**TITLE**

**PC 08-23, 455 Eisenhower Lane (Illinois Center for Broadcasting)**: The petitioner requests approval of the following actions on the subject property within the I Limited Industrial District:

1. A conditional use for a trade school; and
2. A variation from Section 155.602 (C), Table 6.3 reducing the number of requisite parking spaces.

**GENERAL INFORMATION**

Petitioner: M&S Media, Inc. dba The Illinois Center for Broadcasting  
55 W. 22<sup>nd</sup> Street, Suite 240  
Lombard, IL 60148

Property Owner: The Realty Associated Fund VII, L.P.  
One Oakbrook Terrace, Suite 600  
Oakbrook Terrace, IL 60181

Relationship of Petitioner to Property Owner: Prospective tenant

**PROPERTY INFORMATION**

Existing Zoning: I Limited Industrial District

Existing Land Use: OfficeMax (10,000 sq. ft.) and vacant (15,000 sq. ft.)

Size of Property: 2.04 acres

Comprehensive Plan: Planned Business Park

## **SURROUNDING ZONING AND LAND USE**

North: I Limited Industrial District; developed as Public Storage  
South: I Limited Industrial District; developed as multitenant office space  
East: I Limited Industrial District; developed as office/warehouse  
West: R5PD General Residence District Planned Development; developed as Beacon Hill senior residences

## **ANALYSIS**

### **SUBMITTALS**

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

1. Public Hearing Application.
2. Response to Standards for Variations.
3. ALTA/ACSM Land Title Survey, prepared by Edward J. Molloy & Associates, Ltd., dated September 6, 2005 and revised September 19, 2005.
4. Construction plan, prepared by Thomas Kapusta Architects and Partners, Ltd., dated April 29, 2008 and last revised June 26, 2008.

### **DESCRIPTION**

Trade Schools are listed as conditional uses within the I Limited Industrial District. The Illinois Center for Broadcasting (ICB) wishes to occupy approximately 15,000 sq. ft. of the building at 455 Eisenhower Lane. ICB has operated in Lombard for more than 20 years and offers an accredited 10-month program to approximately 90 students. The new location would allow ICB to significantly expand its enrollment and offerings. The expansion on the subject property would include classrooms, television studios, editing studios, and administrative offices. As a companion to this request, the petitioner is also seeking a variation from the parking standards.

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

#### **ENGINEERING**

The Private Engineering Services Division has reviewed the submitted plans and has no comments.

#### **PUBLIC WORKS**

The Utilities Division of the Public Works Department has the following comment. This property failed the cross connection inspection because the fire system has a single check

detector assembly (SCDA) where a double check detector assembly (DCDA) is required. The SCDA does not meet current Village cross connection code or Illinois State Plumbing Code. All properties are being required to upgrade their backflow devices regardless of change of use, ownership, etc. The other occupant (OM Workspace) and property manager (NAI Hiffman) were sent copies of the inspection that was performed by the Village's cross connection contractor, Aqua Backflow, Inc., and at least three notices. The petitioner or the property manager should be required to install a DCDA and send the completed test certifications to the Village prior to approval for the conditional use or variation for parking spaces.

## **FIRE AND BUILDING**

The Fire Department/Bureau of Inspectional Services has no comments.

## **PLANNING**

### **Compliance with the Zoning Ordinance**

#### *Conditional Use*

As stated by the petitioner in the Response to Standards, ICB appears and functions more like office space than a traditional trade school with the bulk of the space being occupied by desks and computer workstations. Although the school anticipates an eventual enrollment of up to 170 students, the students will be divided among morning, afternoon, and evening classes. Accordingly, the number of students entering, occupying, and exiting the property at any one time would not be inconsistent with office uses (which are permitted in the I Limited Industrial District). Staff supports the requested conditional use as ICB will be a relatively low-impact user of the property that is compatible with the other tenant on the property.

#### *Parking Variation*

The Zoning Ordinance requires trade schools to provide off-street parking at a ratio of two spaces per three employees plus one space per maximum number of students. The school currently has 10 employees and 90 students, and forecasts growth at the new location up to 18 employees and 170 students. This means that they would have an immediate requirement of 97 spaces (7 employee plus 90 student) and an eventual requirement of 182 parking spaces (12 employee plus 170 students). However, students are divided into three daily sessions, so the functional need for parking will be closer to 69 spaces (12 employee plus 57 student).

The submitted plans show a total of 109 on-site parking spaces on the property as a whole. Based on its square footage the OfficeMax office space is required to have 38 spaces, leaving 71 spaces for ICB. Since the number of available spaces matches the planned number of parking spaces needed by the school at any one time, staff can support the requested parking variation.

## **FINDINGS AND RECOMMENDATIONS**

The Inter-Departmental Review Committee has reviewed the standards for variations for the requested variations and finds that the standards have been met, subject to one condition. As

such, the Committee recommends that the Plan Commission make the following motion recommending approval of PC 08-23:

Based on the submitted petition, accompanying plans and the testimony presented, the proposed relief **complies** with the provisions set forth in the Zoning Ordinance, 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 therefore recommend to the Corporate Authorities **approval** of PC 08-23, subject to the following conditions:

1. Prior to the issuance of any Zoning Certificate/Certificate of Occupancy, a double check detector assembly shall be installed and completed test certifications shall be sent to the Village for review and approval.
2. The parking relief set forth within this petition shall provide for a reduction in the requisite parking spaces from 97 to 71 and shall be exclusively for the proposed trade school use. Should the trade school operator increase the enrollment of the school above 170 students, the operator shall provide for the additional requisite parking or seek additional an additional parking variation.

Inter-Departmental Review Group Report approved by:

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William J. Heniff, AICP  
Acting Director of Community Development

c: Petitioner