

September 4, 2008

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

Subject: PC 08-23; 455 Eisenhower Lane (Illinois Center for Broadcasting)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. 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.

Richard Dunn, consultant for the Illinois Center for Broadcasting, 470 Fawell Boulevard, #112, Glen Ellyn; George Voinovich, Vice President and CEO for the Illinois Center for Broadcasting, 9000 Sweet Valley Drive, Valley View, Ohio; and Steve Karlson, Property Manager with NAI Hiffman, 436 Eisenhower Lane North, Lombard, were in attendance to present the petition. Mr. Dunn stated that they are requesting a conditional use and a parking variation, and they support the recommendations of staff. He then gave a PowerPoint presentation in which he discussed the school's class format and the petitioner's responses to standards. He added that they have submitted a building permit application to comply with the first recommended condition of approval and they have no objection to the second condition.

Mr. Karlson stated that they had not yet installed the double check detector assembly requested by Public Works due to some timing issues with their tenant negotiations, but the permit has been submitted and the work will be completed.

Mr. Voinovich stated that the move to 455 Eisenhower Lane will allow for additional students and the advancement of the school's program.

September 4, 2008

PC 08-23

Page 2

Commissioner Nelson asked if the school will always have classes in four-hour time blocks. Mr. Voinovich stated that they generally have three class sessions with overlapping programs, depending on enrollment.

Chairperson Ryan then opened the meeting for public comment. No one spoke in favor or in opposition to the petition.

Chairperson Ryan then requested the staff report.

Jennifer Henaghan, Planner II, presented the staff report, which was submitted to the public record in its entirety. 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.

The Utilities Division of the Public Works Department noted that a double check detector assembly (DCDA) is required.

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.

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 and an eventual requirement of 182 parking spaces. However, students are divided into three daily sessions, so the functional need for parking will be closer to 69 spaces. 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.

Chairperson Ryan then opened the meeting for comment among the Commissioners. The Commissioners had no comments.

Commissioner Olbrysh made the following motion for approval, which was seconded by Commissioner Sweetser:

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.

Respectfully,

VILLAGE OF LOMBARD

Donald F. Ryan
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission