

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

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

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : February 11, 2020 **(BOT) Date:** February 20, 2020

SUBJECT: PC 20-06, 800 S. Parkview Boulevard – Soaring Eagle Academy

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development *WH*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. Soaring Eagle Academy (petitioner) requests that the Village grant approval of an amendment to an existing conditional use per the conditions of approval of Ordinance 7103, pursuant to Section 155.412(C)(19) of the Village of Lombard Code of Ordinances, for a school, private, fulltime: elementary, middle and high, within the OPD Office District Planned Development

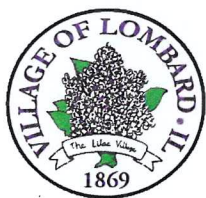
The Plan Commission recommended approval of this petition by a vote of 4-0. Please place this petition on the February 20, 2020, Board of Trustees agenda with a waiver of first reading requested by the petitioner

Fiscal Impact/Funding Source:

Review (as necessary):


Finance Director _____ Date _____
Village Manager _____ Date _____

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: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development 

MEETING DATE: February 20, 2020

SUBJECT: **PC 20-06, 800 Parkview Boulevard – Amendment to a conditional use for a school**

Please find the following items for Village Board consideration as part of the February 20, 2020, Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 20-06; and
3. An Ordinance granting approval of an amendment to a conditional use for a property located at 800 Parkview Boulevard.

The Plan Commission recommended approval of this petition by a vote of 4-0. Please place this petition on the February 20, 2020, Board of Trustees agenda with a waiver of first reading requested by the petitioner.



VILLAGE OF LOMBARD

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February 20, 2020

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees

Dan Whittington, Dist. 1
Anthony Puccio, Dist. 2
Reid Foltyniewicz, Dist. 3
Andrew Honig, Dist. 4
Daniel Militello, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
Scott R. Niehaus

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

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

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 20-06, 800 S. Parkview Boulevard

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. Soaring Eagle Academy (petitioner) requests that the Village grant approval of an amendment to an existing conditional use per the conditions of approval of Ordinance 7103, pursuant to Section 155.412(C)(19) of the Village of Lombard Code of Ordinances, for a school, private, fulltime: elementary, middle and high, within the OPD Office District Planned Development.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on February 3, 2020. Sworn in to present the petition were: Anna Papke, Senior Planner; and Deanna Tyrpak, Mark Montana, Joe Macchione and Meghan Michel, representing the petitioner.

Vice-Chair Flint read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, he proceeded with the petition.

Ms. Tyrpak presented the petition. She provided background on Soaring Eagle Academy, including a profile of the student body and staffing requirements. She said that due to an increase in the number of staff members, Soaring Eagle requires additional parking, and requests an amendment to the conditional use granted to the school in 2015 in order to expand the parking lot on the subject property. She noted that staff members had been parking on lots elsewhere in the Woodlake office park, but this is no longer an option as the other sites are fully leased. She reviewed the standards for conditional uses.

Vice-Chair Flint asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked for the staff report.

Ms. Papke presented the staff report, which was submitted to the public record in its entirety. The petitioner currently operates Soaring Eagle Academy on the subject property in the Woodlake Corporate Park, which is zoned Office Planned Development District. Schools are a conditional use in the Office District. The Village approved the conditional use for Soaring Eagle in 2015 when the petitioner initially began operations on the subject property. The petitioner proposes to expand the parking lot on the property to accommodate a growing student and staff population. The parking lot expansions is considered an expansion of the conditional use, which requires approval through the Plan Commission/Village Board public hearing process.

The petitioner's plans have been reviewed by the Village's IDRC committee. All comments from that review have been forwarded to the petitioner and will be addressed during permitting. Planning staff reviewed the petition and find that the proposed parking lot improvements will not impact surrounding properties or traffic circulation within the office park. Staff finds the petition meets the standards for conditional uses and recommends approval of the request.

Vice-Chair Flint asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

Commissioner Burke noted that the staff report included comments on engineering issues related to the proposed parking lot. Ms. Papke said those comments would be addressed during permitting.

On a motion by Commissioner Burke, and a second by Commissioner Mrofcza, the Plan Commission voted 4-0 to recommend that the Village Board approve the petition associated with PC 20-06, subject to the following four (4) conditions:

1. The conditional use permit is exclusively for the tenant space at 800 Parkview Boulevard. Any expansion of the establishment within the existing building or site beyond the plans submitted as part of PC 15-11 and PC 20-06 shall require an amendment to the conditional use;
2. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
4. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the animal rescues organization's operations at the subject property are not established by said date, this relief shall be deemed null and void.

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Respectfully,

VILLAGE OF LOMBARD

Steve Flint, Vice-Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

ORDINANCE NO. _____

**AN ORDINANCE GRANTING AN EXPANSION OF AN EXISTING
CONDITIONAL USE PER ORDINANCE 7103 FOR A SCHOOL, PRIVATE,
FULLTIME: ELEMENTARY, MIDDLE AND HIGH WITHIN THE OPD OFFICE
DISTRICT PLANNED DEVELOPMENT**

PC 20-06, 800 Parkview Boulevard, Soaring Eagle Academy

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 Code of Lombard, Illinois; and,

WHEREAS, the Subject Property as defined below is zoned OPD Office District Planned Development ; and,

WHEREAS, an application has been filed requesting approval of an expansion of existing as conditional use per Ordinance 7103, pursuant to Section 155.412(C)(19) of the Village of Lombard Village Code, of a school, private, fulltime: elementary, middle and high, within the OPD Office District Planned Development,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on February 3, 2020, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the conditional use, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions herein by reference as if they were fully set forth herein;

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 following expansion of a conditional use for a school, private, fulltime: elementary, middle and high, is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

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SECTION 2: That this Ordinance is limited and restricted to Parkview Boulevard, Lombard, Illinois and legally described as follows:

LOT 1 IN HOY FARM RESUBDIVISION NO. 4, BEING A RESUBDIVISION IN THE EAST ½ OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID HOY FARM RESUBDIVISION NO. 4 RECORDED JULY 17, 1990 AS DOCUMENT NUMBER R90-088528, IN DU PAGE COUNTY, ILLINOIS.

Parcel Number: 05-13-206-032 (the “Subject Property”).

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. The conditional use permit is exclusively for the tenant space at 800 Parkview Boulevard. Any expansion of the establishment within the existing building or site beyond the plans submitted as part of PC 15-11 and PC 20-06 shall require an amendment to the conditional use;
2. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
4. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the animal rescues organization’s operations at the subject property are not established by said date, this relief shall be deemed null and void.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed on first reading this ____ day of _____, 2020.

First reading waived by action of the Board of Trustees this ____ day of _____, 2020.

Passed on second reading this ____ day of _____, 2020.

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Re: PC 20-06
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Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2020.

Keith Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this _____ day of _____, 2020.

Sharon Kuderna, Village Clerk