

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

HEARING DATE: August 15, 2005

FROM: Department of
Community Development

PREPARED BY: Jennifer Backensto, AICP
Planner I

TITLE

PC 05-31; 536 N. Columbine Avenue: The petitioner, Lombard Church of the Nazarene, requests that the Village approve a conditional use for a planned development within the R1 Single-Family Residence District. The petitioner is also requesting a use exception to allow a Montessori preschool and kindergarten on the subject property.

GENERAL INFORMATION

Petitioner/Owner: Lombard Church of the Nazarene
536 N. Columbine Avenue
Lombard, IL 60148

PROPERTY INFORMATION

Existing Land Use: Religious Institution

Size of Property: 3.4 acres

Comprehensive Plan: Recommends Estate Residential

Existing Zoning: R1 Single-Family Residence District

Surrounding Zoning and Land Use:

North: DuPage County R-4 Single-Family Residence District – single-family homes

South: DuPage County R-4 Single-Family Residence District – single-family homes

East: R2 Single-Family Residence District – single-family homes

West: DuPage County R-4 Single-Family Residence District – single-family homes

ANALYSIS

SUBMITTALS

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

1. Petition for Public Hearing.
2. Response to Standards.
3. Plat of Survey, prepared by Survey Services of DuPage and dated June 7, 1999.
4. Site Plan and Landscaping Plan, prepared by Larson Engineering and dated June 16, 2000.
5. Photo of existing conditions.

DESCRIPTION

Lombard Church of the Nazarene is an existing religious institution that was granted a conditional use in 2000 as part of PC 00-26. They are now requesting approval of a conditional use for a planned development with a use exception for a Montessori preschool and kindergarten.

INTER-DEPARTMENTAL REVIEW COMMENTS

Fire and Building

The Fire Department/Bureau of Inspectional Services has the following comments:

- The existing space that is to be used as preschool and kindergarten must provide amenities suitable for the use of preschool/kindergarten age children. The washroom facilities for both boys and girls must meet the state requirements and codes for proper sized toilets, sinks, drinking fountains, etc.
- The exiting requirements are already available and meet the proper capacity for persons exiting the main level of the structure.
- Any existing life safety requirements must be tested to ensure they are functioning properly.

Engineering – Public Works

The Engineering Division of the Public Works Department has reviewed the above-referenced petition and we have no comments at this time.

Engineering – Private Engineering

The Private Engineering Services Division has no comments on the subject petition.

Utilities

The Utilities Division of the Department of Public Works has no comments.

Planning

Compatibility with the Comprehensive Plan

The Long-Range Plan Map of the Comprehensive Plan recommends that the property be used for Estate Residential uses. The existing use complies with the recommendations of the Comprehensive Plan.

Compatibility with the Surrounding Land Uses

This property is surrounded by single-family homes, as is typical of the majority of religious institutions within the Village.

Compatibility with the Zoning Ordinance

Planned Development

Several religious institutions within Lombard have become planned developments as they have either made physical improvements or expanded the scope of their services, including Sacred Heart, First Church of Lombard, and St. John's. By creating a planned development, Lombard Church of the Nazarene will have greater flexibility to accommodate any growth or changes that may occur in the future.

Use Exception

Although preschools and kindergartens are not listed as permitted or conditional uses within residential districts, at least eight religious institutions in Lombard offer preschool and/or kindergarten. Also, private elementary, middle, and high schools are conditional uses within all residential districts, so it is merely the age of the students that triggers the need for a use exception. (The Zoning Ordinance considers early childhood education programs not associated with an elementary or secondary school system to be day care centers rather than schools.) Since it appears fairly common for religious institutions to have an early childhood education component of some type, staff does not feel that the secular nature of the Montessori school should impact its appropriateness.

The Montessori school will occupy less than 10 percent of the existing floor area of the building (thereby meeting the size limitation for use exceptions) and no exterior improvements are proposed. Staff believes that the incorporation of a Montessori school will not have a negative impact on the surrounding neighborhood and, therefore, recommends approval of this petition.

FINDINGS AND RECOMMENDATIONS

Based on the above findings, 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 requested relief complies with the standards required by the Lombard Zoning Ordinance; and,

Lombard Plan Commission

Re: PC 05-31

Page 4

Therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 05-31, subject to the following conditions:

1. The Montessori school and any other day care functions may not occupy more than 1,700 sq. ft. of the building.
2. All comments in the Inter-Departmental Review Committee Report and any other life safety requirements shall be satisfactorily addressed.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH:JB:jd

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