


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


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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Huliseberg, Village Manager


DATE: April 27, 2009 (BOT) Date: May 7, 2009

TITLE: PC 09-07: 355 Eisenhower Lane South (Soaring Eagle Academy)

SUBMITTED BY: Department of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

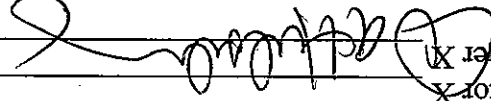
Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests that the Village grant a conditional use, pursuant to Section 155.420 (C) of the Zoning Ordinance to allow a "Private School" within the I - Limited Industrial District. (DISTRICT #3)

The Plan Commission recommended approval of this petition with amended conditions.

Please place this item on the May 7, 2009 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____
Finance Director X _____
Village Manager X  _____
Date _____
Date _____
Date 4/30/09 _____

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: David A. Hulseberg, Village Manager

FROM: William Heniff, AICP
Director of Community Development *WH*

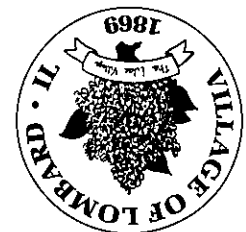
DATE: May 7, 2009

SUBJECT: PC 09-07: 355 Eisenhower Lane South (Soaring Eagle Academy)

Attached please find the following items for Village Board consideration as part of the May 7, 2009 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 09-07;
3. An ordinance granting a conditional use, pursuant to Section 155.420 (C) of the Zoning Ordinance to allow a "Private School" within the I - Limited Industrial District;
4. Plans associated with the petition.

The Plan Commission recommended approval of the zoning actions associated with the petition.



VILLAGE OF LOMBARD
 255 E. Wilson Ave.
 Lombard, Illinois 60148-3931
 (630) 620-5700 Fax (630) 620-8222
 www.villageoflombard.org

May 7, 2009

Village President
 William J. Mueller

Village Clerk
 Brigitte O'Brien

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

Subject: PC 09-07; 355 Eisenhower Lane South (Soaring Eagle Academy)

Trustees
 Greg Alan Gron, Dist. 1
 Richard J. Tross, Dist. 2
 John "Jack" T. O'Brien, Dist. 3
 Dana L. Moreau, Dist. 4
 Laura A. Fitzpatrick, Dist. 5
 Rick Soderstrom, Dist. 6

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village take the following action on the subject property:

Village Manager
 David A. Hulseberg

1. The petitioner requests that the Village grant a conditional use, pursuant to Section 155.420 (C) of the Zoning Ordinance to allow a "Private School" within the I - Limited Industrial District:

"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."

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on April 20, 2009. Dan Gardner, 114 E. Van Buren, Naperville, introduced the petitioners. He distributed a PowerPoint presentation which gives more background to the project.

"The Mission of the Village of Deanna Tyrpak 2010 Birchwood Ave, Des Plaines, IL, gave background on the proposed school. She said Soaring Eagle Academy is a school for students with autism. It will serve children between the ages of 5-21 years old. She stated that their methodology is unique and cannot be found in many other places in the Midwest. She indicated that the staff report explains the project and reason for approving the conditional use. The site was chosen because of the amenities it offered. She said they draw from a larger region, so the site is good for them and that it is near controlled intersections and well buffered from surrounding uses. She stated that the proposed facility meets their needs for students, staff and parents. Ms. Tyrpak stated that the school is a 512, 501(c)(3), founded by her and 2 speech pathologists. She indicated that there is a growing need for this type of facility and that there are different approaches to treating children with autism. Developing relationships is their philosophy. She described the disorder, the misconceptions people hold about it, and how their school hopes to defy these misconceptions. The approach they will use, DIR, brings hope to families."

She said they will provide a social and academic environment, and explained how they will provide their curriculum. The model allows for safety, and that students will not be left alone. She said they will be certified by the state and there are many stringent guidelines they will need to follow. Their program will be different in that their approach you will see joyful children engaging in meaningful learning. They are excited to bring this to the Midwest and want to be a resource in the community. They will serve up to 60 students with 72 staff members. The property is ideal for safety. She said arrival hours for staff are 8 AM and children will be dropped off in 15 min increments starting at 8:30AM. Families will be driving their children and there will be no buses. She said that it is critical to their operations that the children are in the building safely. She said there will be no lunch, no café, the kitchen and day area is only for educational purposes. Children will depart in 15 minute increments starting at 2:30 PM with staff leaving thereafter.

Chairperson Ryan opened the meeting for public comment.

There were no comments or questions from the public.

Chairperson Ryan then requested the staff report.

Christopher Stilling, Assistant Director, presented the staff report. Staff drafted the IDRC report to submit to the public record in its entirety. The petitioner proposes to operate a private educational facility at 355 Eisenhower Lane South. The proposed school would be known as Soaring Eagle Academy, a private school that is intended to meet the educational needs of grade, middle and high school students with autism and related disorders as an alternative to a traditional public or private school. The school is intended to educate up to sixty (60) students.

The petitioner has submitted a narrative further describing their proposed use. They are a non-public special education school seeking approval from the Illinois State Board of Education. The proposed school is intended to provide a specialized educational model for students with autism or other related disabilities ranging in ages from 5-21 years old. The petitioner has indicated that there are currently no other private or public schools utilizing their educational model in the Midwest. According to their narrative, their educational model consists of some of the following:

- Focuses on the whole child and seeks to develop a foundation that builds flexible skills for higher-level thinking and learning and interaction with the world around them.
- Encourages children to engage in dynamic, meaningful learning through development of social interactions and relationships.
- Believes emotional development of the child and ability to relate and interact with others is the critical foundation for future learning.

They indicated that students diagnosed with autism and related disorders spend most of their school day on tasks related to functional/daily living skills rather than a balance of academics appropriate to their development level, social communication skills and functional skills.

Based upon discussions with the petitioner, the facility will accommodate students aged between 5-21 years. Once they reach their projected capacity of 60 students, up to 72 employees including teachers, therapists, and aides will be onsite.

The petitioner plans to make significant changes to the existing floor plan of the building, which is 20,000 square feet in area. The proposed improvements include:

- 7 classrooms
- 2 sensory motor gyms
- Several floor time and therapy rooms
- Kitchen and daily living area
- Vocational work studio
- Library resource area
- Administrative and staff offices

They have indicated that some of the improvements would occur in phases as enrollment increases. Initially, they expect to accommodate 28 students and grow approximately 16 students per year until they reach 60 students.

Staff had provided Fire Department/Bureau of Inspectional Services comments to the petitioner with respect to fire sprinklers, ADA and Illinois Accessibility requirements. The petitioner indicated that they will meet all requirements.

The petitioner's proposed plans indicate improvements to the south side exterior of the building including widening the existing entrance and adding another entrance to the east. In addition, they would provide an outdoor play area on the existing green space located east and west of the existing entrance. The proposed play area to the east would be fully fenced with a 6' high chain link fence to ensure proper security for the children. The play area would include playground equipment with slides and climbing areas.

The petitioner has indicated that they would request a sign on the north elevation of the building facing Eisenhower Lane. As details of the proposed sign were not submitted, they would be obligated to meet the underlying provisions of the Sign Ordinance.

Loading/Unloading

Students attending the school would be transported via their parents or taxi cab only. No buses would be used. The school staff would arrive at the facility by 8:00 AM. Students would arrive in 15 minute intervals starting at 8:30 AM and ending at 9:30 AM. Students would be leaving the school and picked up in 15 minute intervals starting at 2:30 PM and ending at 3:30 PM. All drop off and pick up would occur on the south side of the building. Staff encourages the staggered drop off and pick up so as to eliminate any back up onto Eisenhower Lane. The petitioner's site plan does indicate a drop off and pick up area on the south side of the building. That area can accommodate up to 8 cars for stacking/queuing. Based on the representation by the petitioner and the layout of the site, the transporting function of the site should function well.

Site Considerations

Staff provides a series of photographs of the proposed site for reference purposes (see attached exhibits at the end of the report). The property is surrounded by light industrial uses on all sides. The southern portion of the subject property is located on a municipal boundary line shared with the Village of Downers Grove abutting the subject property. Thick vegetation is provided on the southern portion of the subject property whereas the adjacent property to the south is no longer visible from the subject property.

Parking

The Zoning Ordinance requires one (1) space per employee plus eight (8) spaces for visitors for K-8th grades. High schools require one (1) space per employee plus eight spaces for eight (8) students. In review of these parking options and the nature of the operations, staff believes the K-8th grade option to be more appropriate in this instance. This is consistent with a similar request for a private school at 1110 N. Main (PC 04-02).

Based upon the school's proposed demand, they will require 80 total spaces for the school. In review of the plans, this demand can be accommodated by the existing spaces. Pursuant to the Zoning Ordinance and the Illinois Accessibility Code, a minimum of 4 handicap accessible spaces shall be provided. The site currently provides 2 handicap spaces. The petitioner's site plan does show them adding 2 additional handicap spaces. The total parking provided would be 84 parking spaces. As previously noted, the Code requires a minimum of 80 spaces be provided.

The property is surrounded by light industrial uses on all sides. Other tenants occupying those surrounding uses include a variety of "light" industrial and office type uses. From a land use perspective, staff finds that the proposed private school use is compatible with the surrounding land uses. The fact that the school draws from a broader geographic area and given the layout of the existing site being able to accommodate the transportation and parking needs of the school, the proposed use at this location can be supported.

The Comprehensive Plan recommends Planned Business Park at this location. The York Brook Business Park is specifically described in the Comprehensive Plan as being one of the newer, established business park locations within the Village. The York Brook Business Park is also completely developed and generally well maintained. Although described in the Comprehensive Plan, there are no specific recommendations for the types of uses that should occur within the York Brook Business Park. Given this circumstance, the very nature of a business park can be generally summarized as providing light industrial, business and office land uses.

In 2004, the Village approved text amendments to the Zoning Ordinance for private schools as conditional uses in the I - Limited Industrial District (PC 04-01) along with a companion request for a private school located at 1110 N. Main Street (PC 04-02). As noted in PC 04-01, private schools often have greater traffic generators and draw upon a larger than local area. Therefore, from a transportation standpoint, staff believes locating a school outside of a single-family residential area may be more appropriate. The petitioner's specific site can be supported for the school as the building promotes good circulation, provides adequate parking and is not bordered

by more heavily industrial uses. Therefore, staff believes the use is consistent with the Comprehensive Plan and recommends approval subject to the attached conditions.

Chairperson Ryan then opened the meeting for comments among the Commissioners.

Commissioner Olbrysh stated that the educational facility is a positive addition to the community and there is a great need for this type of school. The building sits alone and is isolated from others. He stated that it has a nice parking lot, and some green space to the north.

Commissioner Sweetser stated that she agrees that this is a very wonderful addition to the community and glad to see it. She asked the petitioner if their curriculum has to have ISBE certification or approval. Ms. Tyrpak indicated that the Illinois State Board of Education does have to approve them. The ISBE also comes on regular visits and can access the paperwork in their files. Commissioner Sweetser then asked if the green space and playground equipment previously mentioned would be age appropriate for all the children. Ms. Tyrpak answered that all students have the opportunity to go outside and the area will be fenced in. All the children, including the older ones, will have access to the same playground equipment. She also indicated that part of the green space would be used for gardening.

Commissioner Burke asked if the petitioner is leasing the building. Mark Montana, 225 W Washington, Chicago, said yes.

Commissioner Burke expressed a concern that the petitioner could sublease or the landlord could lease to a use that is not compatible with the school as they are not occupying the entire building. Mr. Montana said they are leasing the entire building from the beginning of the lease, so no other tenant could go in there. He said Phase II is to further understand how they are growing and how the build out can be. They have a plan for Phase II.

Commissioner Burke suggested that the Plan Commission add a condition limiting the use of the building to an academic institution and that the entire building is subject to the conditional use and only used for that purpose. George Wagner, Village Counsel, suggested some language to consider for an added condition #5

Add condition:

5. During the operation of the school, the entire building is subject to the conditional use and shall only be used for activities associated with the school as outlined in their application.

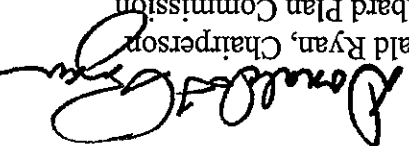
Commissioner Sweetser motioned to approve PC 09-07, adding the suggested condition #5. The motion was seconded by Commissioner Nelson.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposal **complies** with the standards required by the Lombard Zoning Ordinance; and, therefore, moved 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, by a roll call

vote of 6 to 0, recommends to the Corporate Authorities **approval** of the zoning actions associated with PC 09-07.

Respectfully,

VILLAGE OF LOMBARD



Donald Ryan, Chairperson
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission

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

TO: Lombard Plan Commission
FROM: Department of Community Development
PREPARED BY: Christopher Stilling
Assistant Director

TITLE

PC 09-07; 355 Eisenhower Lane South (Soaring Eagle Academy): The petitioner requests that the Village grant a conditional use, pursuant to Section 155.420 (C) of the Zoning Ordinance to allow a "Private School" within the I - Limited Industrial District:

GENERAL INFORMATION

Petitioner:
Deanna Tyrapak
Soaring Eagle Academy
PO Box 63
Riverside, IL 60546

Property Owner:
Novogroder Companies, Inc
875 North Michigan Avenue, Suite 3612
Chicago, IL 60611

PROPERTY INFORMATION

Existing Zoning: I - Limited Industrial District
Existing Land Use: Vacant Commercial Building
Size of Property: Approximately 1.9 acres
Comprehensive Plan: Planned Business Park

SURROUNDING ZONING AND LAND USE

North: I - Limited Industrial District; developed as a multi-tenant industrial building.
South: Property within Village of Downers Grove zoned M2 - Restricted Manufacturing; developed as office/warehousing.

East: I – Limited Industrial District; developed as an Orthopedic and Medical Appliance Manufacturer known as Crochem.
West: I – Limited Industrial District ; developed as Finley Business Center.

ANALYSIS

SUBMITTALS

This report is based on the following documents filed with the Department of Community Development on March 17, 2009:

1. Public Hearing Application.
2. Response to Standards for Conditional Uses.
3. Petitioner's narrative.
4. Site Plan, prepared by Warren Johnson Architects, dated March 11, 2009, last revised April 10, 2009.
5. Floor Plan, prepared by Warren Johnson Architects, dated March 10, 2009.

DESCRIPTION

The petitioner is proposing to open a private school facility on the subject property formerly occupied by Pitney Bowes. The proposed school would be known as Soaring Eagle Academy. Pursuant to the Zoning Ordinance, private schools require conditional use approval in the I - Limited Industrial District.

INTER-DEPARTMENTAL REVIEW COMMENTS

PUBLIC WORKS

As noted in PC 08-26, Public Utilities Division had the following comments:

- 1) The Cross Connection Survey was performed on April 24, 2008 when the building was vacant and it passed as is.
- 2) BIS should review plans to determine if proposed modifications require additional cross connection protection.

Any additional comments generated during the building permit review shall be addressed.

PRIVATE ENGINEERING SERVICES

The Private Engineering Services Division of Community Development has no comments.

BUILDING & FIRE

The Fire Department/Bureau of Inspectional Services has the following comments regarding this petitioner's request:

1. The building must be equipped with an automatic sprinkler system.
2. A Fire Department Connection (FDC) must be within 75 feet of a hydrant.
3. Both fire detection and alarm systems are required.
4. The building must meet current ADA and Illinois Accessibility requirements.
5. Egress must be provided from enclosed/fenced area in the rear of the building.

PLANNING

The petitioner proposes to operate a private educational facility at 355 Eisenhower Lane South. The proposed school would be known as Soaring Eagle Academy, a private school that is intended to meet the educational needs of grade, middle and high school students with autism and related disorders as an alternative to a traditional public or private school. The school is intended to educate up to sixty (60) students.

Intent of Facility

The petitioner has submitted a narrative further describing their proposed use (see attached). They are a non-public special education school seeking approval from the Illinois State Board of Education. The proposed school is intended to provide a specialized educational model for students with autism or other related disabilities ranging in ages from 5-21 years old. The petitioner has indicated that there are currently no other private or public schools utilizing their educational model in the Midwest. According to their narrative, their educational model consists of some of the following:

- Focuses on the whole child and seeks to develop a foundation that builds flexible skills for higher-level thinking and learning and interaction with the world around them.
- Encourages children to engage in dynamic, meaningful learning through development of social interactions and relationships.
- Believes emotional development of the child and ability to relate and interact with others is the critical foundation for future learning.

They indicated that students diagnosed with autism and related disorders spend most of their school day on tasks related to functional/daily living skills rather than a balance of academics appropriate to their development level, social communication skills and functional skills.

Operations & Building Improvements

Based upon discussions with the petitioner, the facility will accommodate students aged between 5-21 years. Once they reach their projected capacity of 60 students, up to 72 employees including teachers, therapists, and aides will be onsite.

The petitioner plans to make significant changes to the existing floor plan of the building, which is 20,000 square feet in area. The proposed improvements include:

- 7 classrooms
- 2 sensory motor gyms
- Several floor time and therapy rooms
- Kitchen and daily living area
- Vocational work studio
- Library resource area
- Administrative and staff offices

They have indicated that some of the improvements would occur in phases as enrollment increases. Initially, they expect to accommodate 28 students and grow approximately 16 students per year until they reach 60 students.

Staff had provided Fire Department/Bureau of Inspectional Services comments to the petitioner with respect to fire sprinklers, ADA and Illinois Accessibility requirements. The petitioner indicated that they will meet all requirements.

The petitioner's proposed plans indicate improvements to the south side exterior of the building including widening the existing entrance and adding another entrance to the east. In addition, they would provide an outdoor play area on the existing green space located east and west of the existing entrance. The proposed play area to the east would be fully fenced with a 6' high chain link fence to ensure proper security for the children. The play area would include playground equipment with slides and climbing areas.

The petitioner has indicated that they would request a sign on the north elevation of the building facing Eisenhower Lane. As details of the proposed sign were not submitted, they would be obligated to meet the underlying provisions of the Sign Ordinance.

Loading/Unloading

Students attending the school would be transported via their parents or taxi cab only. No buses would be used. The school staff would arrive at the facility by 8:00 AM. Students would arrive in 15 minute intervals starting at 8:30 AM and ending at 9:30 AM. Students would be leaving the school and picked up in 15 minute intervals starting at 2:30 PM and ending at 3:30 PM. All drop off and pick up would occur on the south side of the building. Staff encourages the staggered drop off and pick up so as to eliminate any back up onto Eisenhower Lane. The petitioner's site plan does indicate a drop off and pick up area on the south side of the building. That area can accommodate up to 8 cars for stacking/queuing. Based on the representation by the petitioner and the layout of the site, the transporting function of the site should function well.

Existing Site Conditions

Site Considerations

Staff provides a series of photographs of the proposed site for reference purposes (see attached exhibits at the end of the report). The property is surrounded by light industrial uses on all sides. The southern portion of the subject property is located on a municipal boundary line shared with the Village of Downers Grove. That portion of Downers Grove abutting the subject property contains properties with light industrial uses as well. Thick vegetation is provided on the southern portion of the subject property whereas the adjacent property to the south is no longer visible from the subject property.

Parking

The Zoning Ordinance requires one (1) space per employee plus eight (8) spaces for visitors for K-8th grades. High schools require one (1) space per employee plus eight (8) spaces for eight (8) students. In review of these parking options and the nature of the operations, staff believes the K-8th grade option to be more appropriate in this instance. This is consistent with a similar request for a private school at 1110 N. Main (PC 04-02).

Based upon the school's proposed demand, they will require 80 total spaces for the school. In review of the plans, this demand can be accommodated by the existing spaces. Pursuant to the Zoning Ordinance and the Illinois Accessibility Code, a minimum of 4 handicap accessible spaces shall be provided. The site currently provides 2 handicap spaces. The petitioner's site plan does show them adding 2 additional handicap spaces. The total parking provided would be 84 parking spaces. As previously noted, the Code requires a minimum of 80 spaces be provided.

Compatibility with Surrounding Land Uses

The property is surrounded by light industrial uses on all sides. Other tenants occupying those surrounding uses include a variety of "light" industrial and office type uses. From a land use perspective, staff finds that the proposed private school use is compatible with the surrounding land uses. The fact that the school draws from a broader geographic area and given the layout of the existing site being able to accommodate the transportation and parking needs of the school, the proposed use at this location can be supported.

Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends Planned Business Park at this location. The York Brook Business Park is specifically described in the Comprehensive Plan as being one of the newer, established business park locations within the Village. The York Brook Business Park is also completely developed and generally well maintained. Although described in the Comprehensive Plan, there are no specific recommendations for the types of uses that should occur within the York Brook Business Park. Given this circumstance, the very nature of a business park can be generally summarized as providing light industrial, business and office land uses.

In 2004, the Village approved text amendments to the Zoning Ordinance for private schools as conditional uses in the I – Limited Industrial District (PC 04-01) along with a companion request for a private school located at 1110 N. Main Street (PC 04-02). As noted in PC 04-01, private schools often have greater traffic generations and draw upon a larger than local area. Therefore, from a transportation standpoint, staff believes locating a school outside of a single-family residential area may be more appropriate. The petitioner's specific site can be supported for the school as the building promotes good circulation, provides adequate parking and is not bordered by more heavily industrial uses. Therefore, staff believes the use is consistent with the Comprehensive Plan

FINDINGS AND RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee recommends that the petition as presented does meet the standards set forth in the Zoning Ordinance and recommends that Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the requested conditional use **complies** with the standards required by the Lombard Zoning Ordinance; and, 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 09-07; subject to the following conditions:

1. The subject property shall be developed in substantial compliance with the site plan prepared by Warren Johnson Architects, dated March 11, 2009, last revised April 10, 2009 and floor plan prepared by Warren Johnson Architects, dated March 10, 2009. Any expansion of the school activity shall require an amended conditional use.

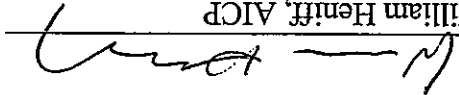
2. The petitioner shall apply for and receive a building permit for the proposed improvements necessary to operate the school as proposed. Said permit shall satisfactorily address all IDRC comments.

3. That the petitioner shall apply for and receive a Certificate of Occupancy for the proposed facility. The petitioner shall supply the Village with documentation from Illinois State Board of Education and the State Fire Marshall stating that the facility is acceptable for occupancy.

4. All dumpsters located on the subject property shall be properly enclosed per Section 155.710 of the Lombard Zoning Ordinance.

Lombard Plan Commission
Re: PC 09-07
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Inter-Departmental Review Group Report Approved By:



William Heniff, AICP
Director of Community Development

Photographs of Subject Property/Tenant Space

Photo 1: Looking East (drop off/pick up area)

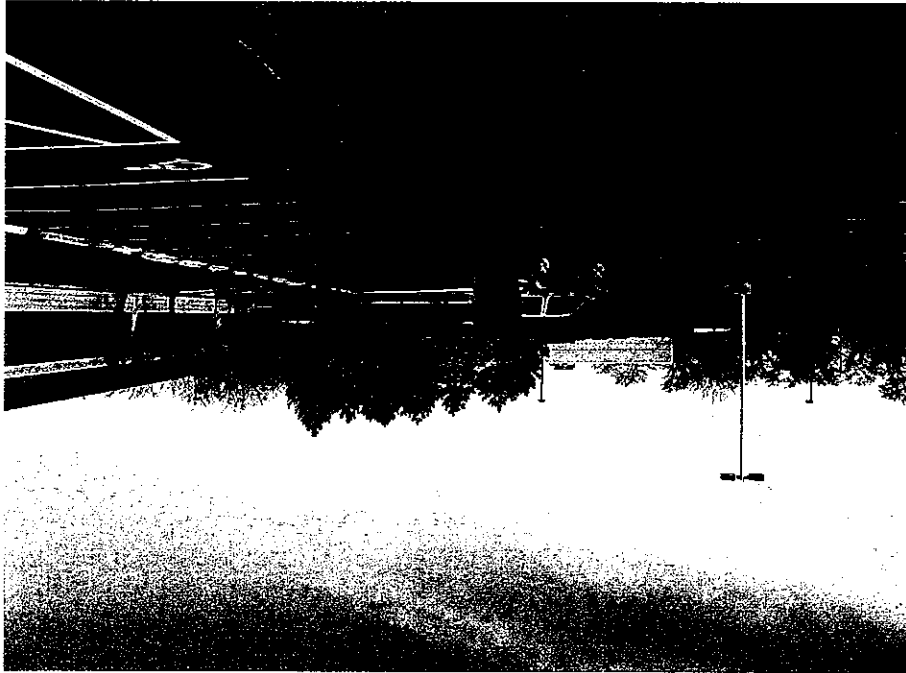


Photo 2: Entrance to the property looking south



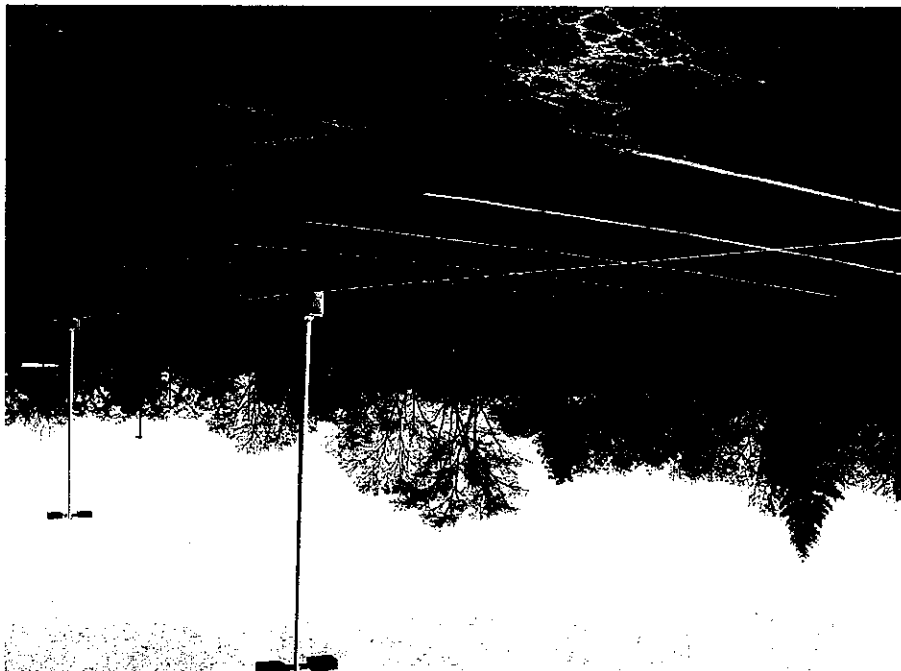


Photo 3: Looking at the southwest corner of property



Photo 4: Front of the building along Eisenhower Lane

355 Eisenhower Ln S



- Addresses
- Centerline
- JURIS
- DPC TRAIL
- RIVER
- PKR
- TOLLWAY
- limits-poly
- Active Cases
- Boundary Agreement

Parcels (TURN ON w/ PHOTO)

159 ft





OVERVIEW

Soaring Eagle Academy desires to provide a social and academic learning environment for students with special needs, supporting their individual strengths and learning styles, while integrating learning and interaction within a Developmental Individual-Difference Relationship (DIR®) Based Approach. We will provide a safe and nurturing environment where each student and family, teacher and therapist, and other professional in the community has the opportunity to work together to honor the abilities of the whole child. Together we will respect, embrace and empower students to guide, learn and teach. Students are cared for physically, intellectually, socially and emotionally while engaged in meaningful learning.

Soaring Eagle Academy is a non-public special education school seeking approval from the Illinois State Board of Education. Currently, parents committed to the DIR® Model and educational best practices have no educational options in public or private schools in the state of Illinois for their children with autism and its related disorders.

DIR® MODEL

The DIR® Model consists of the following:

- Empowers parents with hope for a bright future and strategies for understanding and interacting with their child.
- Defies current misconceptions that children with autism are unable to love and have friendships, understand and express emotions, or communicate and think creatively and abstractly.
- Focuses on the whole child and seeks to develop a foundation that builds flexible skills for higher-level thinking and learning and interaction with the world around them.
- Encourages children to engage in dynamic, meaningful learning through development of social interactions and relationships.
- Believes emotional development of the child and ability to relate and interact with others is the critical foundation for future learning.
- Respects parents as active partners in their child's education through observation, training, support and classroom visits.
- Proven to be one of the two best-known and best-studied methods for treating autism and its related disorders.

Regional and Local School Issues and Trends

There are no private or public schools in Illinois or the Midwest that offer educational best practices within a DIR@ Methodology.

Educational trends offer the use of traditional teaching strategies that promote content knowledge versus concept learning, which fosters problem solving, creativity and abstract learning.

Students diagnosed with autism and related disorders are not offered equal access to the general curriculum generated by Illinois State Standards.

Students diagnosed with autism and related disorders spend most of their school day on tasks related to functional/daily living skills rather than a balance of academics appropriate to their developmental level, social communication skills and functional skills.

Projected Growth of Student Population:

- Projected to open with 28 students in our first year.
- Projected growth to 42 to 48 students in our second year, stabilized thereafter.

Competitive Advantages and Challenges:

- Methodologies of other programs range from Behavior Therapy/Management to TEACCH.
- DIR@ Methodology is not in the mainstream (although, as noted, it is well-recognized as one of the two best-known and best-studied methods for treating autism and its related disorders).
- Being the only school in the entire Midwest that employs the DIR@ Methodology.
- Demand for a quality social and academic learning environment employing a DIR@ approach is greater than the supply.
- Maintaining best practices with respect to educating students with autism and related disorders aged 5 to 21 years old.

SCHOOL OPERATION

Soaring Eagle Academy expects to have facility with:

- Classrooms.
- Two sensory motor gyms.
- Floortime and therapy rooms.
- Kitchen/daily living area.
- Vocational work studio.
- Library resource area.
- Administrative and staff offices.

Soaring Eagle Academy will meet Illinois State Board of Education Standards and State Fire Marshal Guidelines. In addition, a safe, enclosed outdoor area up to 3,000 square feet outfitted with age-appropriate playground equipment. There will be safe access to parking for parents, staff and visitors.

There will be up to 72 staff members and the staff will arrive at the school by 8:00 AM. Students will be driven in cars (no buses) and arrive in 15 minute intervals starting at 8:30 AM and ending at 9:30 AM. Student drop offs and pick-up will be in the back of the property. The existing 92 parking spaces at 355 Eisenhower Lane South is sufficient for staff and parents. Students will be leaving the school in 15 minute intervals starting at 2:30 and ending at 3:30 PM. Staff will depart between 4:00 and 5:00 PM.



Responses to Section VII. Standards for Conditional Uses

1. **That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;**

The Eisenhower Lane location provides a safe secure location for Soaring Eagle's students, staff and parents. The Academy will provide the Lombard area with a positive educational alternative for children with special needs. As such it will serve to promote and enhance the public health, safety, morals, comfort and the general welfare of the community.
2. **That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;**

The subject property and surrounding area is currently zoned I-Industrial and includes light industrial, office, warehouse/distribution and related uses. Soaring Eagle Academy will in no way interfere with those uses nor will it diminish or impair the value of those properties. The Academy's investment in the Eisenhower Lane site will serve to enhance and stabilize the area.

Equally, there is no expectation that surrounding uses will have a negative impact on Soaring Eagle Academy. As stated in the staff memo of January 26, 2004 regarding the amendment to Section 155.418 of the Lombard Zoning Ordinance, allowing private schools to be listed as a conditional use within the I Limited Industrial District: "...Staff believes that the proposed amendment would be consistent with the Comprehensive Plan. Public and private schools can, in some cases, have more in common with industrial uses (i.e., little or no pedestrian movements, increased trip generations than a typical neighborhood school, community or regional draw to the facility, etc.)..."
3. **That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;**

The location of Soaring Eagle Academy will not have any impact on nor infringe or impede on the development or improvement of surrounding properties in any manner. The facility will be self contained and any outdoor uses will be enclosed in a safe secured environment.

4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;

All public utilities, access roads, drainage and related issues are or will be addressed in accordance with Village of Lombard ordinances/requirements or those requirements of the applicable agency or utility.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

The safety and security of Soaring Eagle Academy's students, parents, staff and visitors are the utmost priority. To that end, insuring the most efficient circulation, access, ingress and egress of vehicles on and around the site is extremely important. In addition we value our relationship with our neighbors, regardless of whether it is a residence, business or industrial use. The Academy will maintain a dedicated pick-up and drop-off area. Because of the site location on Eisenhower Lane, the impact of traffic on public streets will be minimal. In addition, the scheduling of classes and pick-up/drop-off times will also serve to mitigate any traffic related issues.

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard;

While not an industrial use, we feel that the following language from the January 26, 2004 staff memo regarding **PC 04-01; Text Amendment to the Lombard Zoning Ordinance** is applicable to the application of Soaring Eagle Academy: "...Historically, schools have been considered to be most compatible with residential zoning districts, as schools typically draw upon the neighborhood school-aged populations. However, for schools that cater to special needs of students, the attending students are dispersed in a wider geographic area and are transported via a private vehicle or bus. Therefore, locations that can adequately address the transportation needs of these students may better serve the overall needs of the students in some cases."

In addition the staff report concerning **PC 04-02; 1110 N. Main Street** is also applicable to the application of Soaring Eagle Academy: "The Comprehensive Plan identifies this area as Light Industrial. While schools are not traditionally envisioned to be a use that would be compatible with industrial uses, staff finds that the proposed use presents unique locational challenges. As noted in PC 04-01, private schools often have greater traffic generations and draw upon a larger than local area. Therefore, from a transportation standpoint, staff believes locating a school outside of a single-family residential area is more appropriate. The petitioner's specific site can be supported for the school as the building promotes good circulation for busses, provides adequate parking and is not bordered by more heavily industrial uses. Therefore, staff believes the use is consistent with the Comprehensive Plan."

Soaring Eagle Academy will abide by and conform to all applicable regulations of the District or as otherwise required by the Village of Lombard.

7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

**AN ORDINANCE GRANTING A CONDITIONAL USE
PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.420 (C)
OF THE LOMBARD ZONING ORDINANCE TO ALLOW A
PRIVATE SCHOOL WITHIN THE I - LIMITED INDUSTRIAL
DISTRICT**

(PC 09-07: 355 Eisenhower Lane South)

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 Properties as defined below is zoned I – Limited Industrial District; and,

WHEREAS, an application has been filed requesting approval of a conditional use, pursuant to Section 155.420 (C) of the Zoning Ordinance to allow a “Private School” within the I - Limited Industrial District; and

WHEREAS, a public hearings on the forgoing application were conducted by the Village of Lombard Plan Commission on April 20, 2009 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the conditional use described herein, subject to conditions; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations 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 a conditional use, pursuant to Section 155.420 (C) of the Zoning Ordinance to allow a “Private School” within the I - Limited Industrial District is

hereby granted for the Property, as described in Section 2 below and subject to the conditions set forth in Section 3 below.

SECTION 2: The approval granted in Section 1 above shall be limited and restricted to the property located at 355 Eisenhower Lane South, Lombard, Illinois and legally described as follows:

LOT 21 (EXCEPT THE EAST 50.00 FEET THEREOF) IN LOMBARD INDUSTRIAL PARK UNIT NO. 10, BEING A SUBDIVISION IN PART OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 20, 1977 AS DOCUMENT NO. R77-28209 IN DUPAGE COUNTY, ILLINOIS

Parcel Number: 06-30-205-025

SECTION 3: The conditional use, as provided for in Sections 1 of this Ordinance shall be granted subject to compliance with the following conditions:

1. The subject property shall be developed in substantial compliance with the site plan prepared by Warren Johnson Architects, dated March 11, 2009, last revised April 10, 2009 and floor plan prepared by Warren Johnson Architects, dated March 10, 2009. Any expansion of the school activity shall require an amended conditional use.
2. The petitioner shall apply for and receive a building permit for the proposed improvements necessary to operate the school as proposed. Said permit shall satisfactorily address all IDRRC comments.
3. That the petitioner shall apply for and receive a Certificate of Occupancy for the proposed facility. The petitioner shall supply the Village with documentation from Illinois State Board of Education and the State Fire Marshall stating that the facility is acceptable for occupancy.
4. All dumpsters located on the subject property shall be properly enclosed per Section 155.710 of the Lombard Zoning Ordinance.
5. During the operation of the school, the entire building is subject to the conditional use and shall only be used for activities associated with the school as outlined in their application.

SECTION 4: This Ordinance, upon approval, shall be recorded by the Village with the Office of County Recorder.

SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2009.
First reading waived by action of the Board of Trustees this _____ day of _____, 2009.

Passed on second reading this _____ day of _____, 2009, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this _____ day of _____, 2009.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

Published in pamphlet form from this _____ day of _____, 2009

Brigitte O'Brien, Village Clerk