

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

401 Crescent Blvd

July 18, 2022

Title

PC 22-19

Petitioner

Maryam Bozai
Little Muslims Academy LLC
8609 Lillibet Ter
Morton Grove IL 60053

Property Owner

The Markum Family Trust & SMR
Crescent, LLC
275 Van Damin Avenue
Glen Ellyn IL 60137

Property Location

401 Crescent
PIN: 06-07-208-001
Trustee District 1

Zoning

B2PD

Existing Land Use

Strip Center

Comprehensive Plan

Neighborhood Commercial

Approval Sought

Conditional use for a day care

Prepared By

Jennifer Ganser, AICP
Assistant Director



Location Map

PROJECT DESCRIPTION

The petitioner proposes to operate a day care center with an outdoor play area. The day care will be approximately 2,468 square feet with approximately 1,018 square feet outside that will be fenced. The strip center has parking that will be used for drop off and pick up.

Approvals Required

The petitioner requests a conditional use pursuant to Section 155.414(C)(5) of the Lombard Village Code to allow for a day care center to operate on the subject property located within the B2PD General Neighborhood Shopping District.

Existing Conditions

The property is an existing 8-unit strip center with associated parking. The unit was formally a 7-Eleven convenience store.

PROJECT STATS

Lot & Bulk

Parcel Size: 1.148 acres

Submittals

1. Petition for a public hearing;
2. Response to Standards;
3. Description of Request;
4. Proposed floor plan;
5. Plat of Survey, prepared by Kanthaphixay Land Surveying, dated August 5, 2018;
6. Site Plan prepared by the petitioner's architect;
7. Site Plan showing turning movements prepared by the petitioner's architect.

INTER-DEPARTMENTAL REVIEW

Building Division:

The State has many requirements for daycare centers. Per the State Fire Marshal's guide, they must:

1. Test the building for Radon
2. Have a fire alarm and carbon monoxide detection
3. Outside play areas must be fenced
4. Tamper resistant electric outlets required
5. Fire sprinklers are not required as the daycare would be on the ground level.

Additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has the following comments. Day Care centers shall be provided with a fire alarm system. The system shall consist of manual means of initiation (pull boxes) and any required smoke detectors. The alarm system must alert the occupants of the center when it is activated, as well as automatically notify the local fire department. They should follow the State Fire Marshal code requirements for day care centers. Additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has no comments on the subject petition. Additional comments may be forthcoming during permit review.

Private Engineering Services (PES):

PES has no comments on the subject petition. Additional comments may be forthcoming during permit review.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	B2 and R4	Office and multi-family residential
South	--	Railroad property
East	R4	Multi-family residential
West	B2	Vacant land

The B2 District is intended to provide convenience shopping to the nearby residential. The proposed use is also near the St. Charles Road corridor which was retail, office, and other similar uses. Staff finds the proposed use of a day care is consistent with the zoning and land use of the surrounding properties. The day care center will serve the local population. Past day care examples in integrated shopping centers include Pioneer Child Care (while at High Point Shopping Center), His Grace Montessori School, and the existing Kinder Care (downtown Lombard).

2. Comprehensive Plan Compatibility

The proposed use would be consistent with the designation of the property as Neighborhood Commercial.

3. Zoning Compatibility

The proposed use intends to operate in a retail area. Interior renovations will be needed, as well as the addition of an outdoor play area with a fence. Such improvements are reviewed by the Village and the Department of Children and Family Services. The day care center will have approximately 45 children and be open from 6am to 6pm Monday through Friday. There will be approximately 8 employees. Parents will use the existing parking spaces to drop off and pick up their children. The parents will go inside the facility.

In analyzing the petition, staff finds the proposed use will be compatible with nearby development and will not create negative impacts on neighboring properties.

FINDINGS & RECOMMENDATIONS

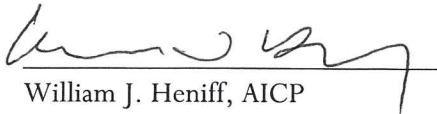
Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use in the B2PD District, and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 22-19:

Based on the submitted petition and the testimony presented, the proposed conditional uses, variances, and deviations do comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional uses, variances, and deviations is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 22-19, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. The relief is only granted to the tenant space at 401 Crescent Blvd; and
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner