

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 Niehaus, Village Manager

DATE : June 5, 2019 (BOT) Date: June 20, 2019

SUBJECT: PC 19-12: ILM Montessori Academy Conditional Use, 241 E. Roosevelt Road

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

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, ILM Montessori Academy, requests that the Village grant a zoning conditional use, pursuant to Section 155.417(G)(2)(b) of the Lombard Village Code, and as amended by PC 19-11, to allow for schools, private, full-time: elementary, middle, and high in the B4A Roosevelt Road Corridor District

The Plan Commission recommended approval of this petition by a vote of 7-0. Please place this petition on the June 20, 2019, Board of Trustees agenda, with a waiver of first reading as 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 *WJH*

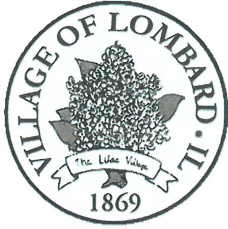
MEETING DATE: June 20, 2019

SUBJECT: **PC 19-12: ILM Montessori Academy Conditional Use, 241 E. Roosevelt Road**

Please find the following items for Village Board consideration as part of the June 20, 2019, Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 19-12; and
3. An Ordinance granting approval of a conditional use for ILM Montessori Academy within the Roosevelt Road Corridor B4A District.

The Plan Commission recommended approval of this petition by a vote of 7-0. Please place this petition on the June 20, 2019, Board of Trustees agenda, with a waiver of first reading as requested by the petitioner.



VILLAGE OF LOMBARD

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www.villageoflombard.org

June 20, 2019

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 19-12, ILM Montessori Academy

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, ILM Montessori Academy, requests that the Village grant a zoning conditional use, pursuant to Section 155.417(G)(2)(b) of the Lombard Village Code, and as amended by PC 19-11, to allow for schools, private, full-time: elementary, middle, and high in the B4A Roosevelt Road Corridor District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on May 20, 2019. Sworn in to present the petition were Syed Pasha the petitioner, and Jennifer Ganser, Assistant Director.

Chairperson Ryan 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.

Mr. Pasha showed a site plan of the proposed addition. The addition will give room for activities for a play area, physical education, and arts. He discussed traffic flow, drop off and pickup. Parents come in from Highland and exit at Roosevelt. Mr. Pasha showed a site plan of the proposed addition.

Chairperson Ryan 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. Ganser presented the staff report, which was submitted to the public record in its entirety. The petitioner is currently operating as a school on the property and would like to build an addition. Schools are not currently permitted in the B4A Zoning District; therefore, a conditional use is required. A companion request for a

text amendment will precede this request as PC 19-11. Previously the property was operating as a school under Delphi Academy. The property was built in 1980. The property has been operating as a school since before 2005, when it was annexed to the Village. Students at ILM are dropped off at the property with access coming from Highland Avenue. There is no stacking or queuing on Highland or Roosevelt. The addition meets setbacks and no variances are required.

Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

Commissioner Sweetser noted this was a conditional use for private schools and asked if there is a difference between public and private schools. Ms. Ganser noted that the conditional use being requested mirrors the language from Code and the previous text amendment.

On a motion by Commissioner Mrofcza, and a second by Commissioner Olbrysh, the Plan Commission voted 7-0 to recommend that the Village Board approve the petition associated with PC 19-12, subject to the following two (2) conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request; and
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.

Respectfully,

VILLAGE OF LOMBARD

Chairperson Ryan
Lombard Plan Commission

c. Lombard Plan Commission

ORDINANCE NO. _____

AN ORDINANCE GRANTING APPROVAL OF CONDITIONAL USE PURSUANT TO SECTION 155.417(G)(2) OF THE VILLAGE CODE FOR SCHOOLS, PRIVATE, FULL-TIME: ELEMENTARY, MIDDLE, AND HIGH IN THE ROOSEVELT ROAD CORRIDOR B4A DISTRICT

PC 19-12: 241 E Roosevelt Road

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;

WHEREAS, the Subject Property as defined below is zoned B4A; and,

WHEREAS, an application requests approval for a conditional use to allow schools, private, full-time: elementary, middle, and high in the Roosevelt Road Corridor B4A District; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on May 20, 2019 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; 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 is hereby granted for the Subject Property, as described in Section 2 below, pursuant to Title 15, Chapter 155, Section 155.417(G)(2) of the Village Code for schools, private, full-time: elementary, middle, and high;

SECTION 2: This ordinance is limited and restricted to the property generally located at 241 E. Roosevelt Road, Lombard, Illinois, and legally described as follows:

Ordinance No. _____
Re: PC 19-12
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OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MEDIAN, IN
DUPAGE COUNTY, ILLINOIS,

PIN Number: 06-20-106-075

SECTION 3: The approvals set forth in SECTION 1 above shall be granted subject to compliance with the following conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request; and
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.

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 _____, 2019.

First reading waived by action of the Board of Trustees this _____ day of _____, 2019.

Passed on second reading this _____ day of _____, 2019.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2019.

Keith Giagnorio, Village President

Ordinance No. _____
Re: PC 19-12
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ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this _____ day of _____, 2019.

Sharon Kuderna, Village Clerk