



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

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

MEETING DATE: June 20, 2019

SUBJECT: **PC 19-11: Text Amendments to the Zoning Ordinance, Schools in the Roosevelt Road Corridor B4A District**

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 19-11; and
3. An Ordinance granting approval for a text amendment allowing schools as a conditional use in 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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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 19-11: Text Amendment to the Zoning Ordinance, Schools as a Conditional Use in the Roosevelt Road Corridor B4A District

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner is requesting Zoning Ordinance text amendments to Section 155.417(G)(2) of the Lombard Village Code (and any other relevant sections for clarity) to include Schools, private, full-time: Elementary, middle and high as a conditional use within the Roosevelt Road Corridor B4A 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, Quarashia Alshehab, 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 stated the school started in 2011, and the site was purchased from another school three years ago. The school needs to expand and add a multipurpose room.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment.

Pricilla Jackson is a mother who has a daughter at the school. She stated her daughter is very happy. The room is needed for arts and Physical Education.

Akif Rehman is a parent of two students. The school needs extra space for Physical Education in the winter. He said his daughter went to Delphi Academy before. The space could help for activities.

Maysa Ayyash lives in Lombard and moved because of the school system. She is in support of the building addition for Arts and Physical Education.

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 a permitted or conditional use in the B4A Roosevelt Road Corridor District; therefore, to begin the addition a text amendment is required. Staff notes that day care centers are a conditional use in the B4A. Private schools are similar to day care centers in that they are a service-oriented business and operate around the same times. Staff finds that the Standards for a text amendment have been met

On a motion by Commissioner Burke, and a second by Commissioner Flint, the Plan Commission voted 7-0 to recommend that the Village Board approve the petition associated with PC 19-11.

Respectfully,

VILLAGE OF LOMBARD

Chairperson Ryan
Lombard Plan Commission

c. Lombard Plan Commission

ORDINANCE NO. _____

**AN ORDINANCE GRANTING APPROVAL OF A TEXT AMENDMENT FOR
PRIVATE SCHOOLS TO BE INCLUDED AS A CONDITIONAL USE IN THE
ROOSEVELT ROAD CORRIDOR B4A DISTRICT**

**PC 19-11: Private Schools as a Conditional Use in the Roosevelt Road Corridor B4A
District**

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 Board of Trustees deem it reasonable to periodically review said Zoning Ordinance and make necessary changes; 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 text amendment 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 Title 15, Chapter 155, Section 155.417(G)(2) of the Lombard Zoning Ordinance shall be amended to read in part as follows:

§155.417(G)(2)(b) Roosevelt Road Corridor B4A District Requirements

- (i) Animal hospitals and kennels.
- (ii) Banks and financial institutions.
- (iii) Clubs and lodges, nonprofit and fraternal.
- (iv) Collection center, attendant.
- (v) Day care center.

- (vi) Drive-through and drive-in establishments/services.
- (vii) Learning centers, with outdoor component.
- (viii) Motor vehicle repair.
- (ix) Motor vehicle service.
- (x) Photographic processing business.
- (xi) Massage establishments (as defined and regulated by Title 11, Chapter 122 of the Code of Ordinances)
- (xii) Religious institutions.
- (xiii) Smoking establishments (in conformance with Illinois Smoke Free Act, 410 ILCS 82/1 et seq).
- (xiv) Tattoo studio.
- (xv) Schools, private, full-time: Elementary, middle and high**

SECTION 2: 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.

Ordinance No. _____
Re: PC 19-11
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Keith Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

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

Sharon Kuderna, Village Clerk