

March 17, 2025

Title

PC 25-07

Petitioner

Smart Start Academy
Farhan Hanif
522 Chestnut Street, Suite 2B
Hinsdale, IL 60521

Property Owner

Lombard Investment Group
522 Chestnut Street, Suite 2B
Hinsdale, IL 60521

Property Location

55 W. 22nd Street, Suite 115-120
PIN: 06-30-206-003

Zoning

OPD Office District Planned
Development

Existing Land Use

Multi-tenant office building

Comprehensive Plan

Office

Approval Sought

Approve a conditional use for a day care center on the subject property.

Prepared By

Anna Papke, AICP
Planning and Zoning Manager



LOCATION MAP

PROJECT DESCRIPTION

The petitioner proposes to operate a day care center on the subject property. The day care center will be one tenant in a multi-tenant building. The petitioner proposes to convert 10 parking spaces to a fenced outdoor play area. The petitioner will make interior modifications to the tenant space.

Day care centers are conditional uses in the Office District, requiring approval through the Plan Commission public hearing process.

APPROVAL(S) REQUIRED

The petitioner requests a conditional use pursuant to Section 155.412(C)(5) of the Lombard Village Code to allow for a day care center on the subject property located within the OPD Office Planned Development District (Lombard Office Park Planned Development).

EXISTING CONDITIONS

The subject property is developed with a multi-tenant office building and associated surface parking lot.

PROJECT STATS

Lot & Bulk

Parcel Size: 2.58 acres
Building Size: 54,000 SF
Parking Spaces: 230

Submittals

1. Petition for a public hearing, dated 2/15/25;
2. Project narrative and response to Standards, prepared by the petitioner;
3. Business plan for Smart Start Academy, prepared by the petitioner;
4. ALTA/NSPS land title survey, prepared by Phillip D. Young and Associates, Incl, dated 9/20/17;
5. Floor plan and site layout, prepared by RIZ Architects and Saday Design Studio, dated 2/2/25; and
6. Emergency exit plan, prepared by the petitioner.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has the following comments on the petition. Additional comments may be forthcoming during permit review.

1. The space will need to meet the State of Illinois Daycare Code (DCFS provisions).
2. The space will need a complete fire alarm.
3. The space will need DuPage Health Department approval of the kitchen.
4. Accessibility to and from the space is required per the Illinois Accessibility Code.

Fire Department:

The Fire Department has the following comments on the petition. Additional comments may be forthcoming during permit review.

1. Due to the building not having a sprinkler system the petitioner will have to upgrade the fire alarm system for Day Care Centers per State Fire Marshal Code.
2. Emergency egress plan provided by petitioner will need to be followed for Day Care Centers per State Fire Code.

Private Engineering Services:

Private Engineering Services has no comment on the petition. Additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has no comment on the 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	O	Office building
South	R4PD	Townhomes
East	OPD	Office building
West	OPD	Religious institution

The subject property is located on the 22nd Street office corridor. Day care centers are conditional uses in the Office District. The area around the subject property contains a mixture of office buildings, commercial uses, and townhomes. The proposed day care center in the office building at 55 W. 22nd Street would be compatible with surrounding land uses.

2. *Comprehensive Plan Compatibility*

The Comprehensive Plan recommends office uses on the subject property. As a conditional use in the Office District, day care centers are consistent with this designation.

3. *Zoning Compatibility and Request for Conditional Use for a Day Care Center in the Office Planned Development District*

The proposed day care center will be one tenant in a multi-tenant office building. The petitioner will retrofit a 5,200-square-foot office suite with classroom space, a play area, a kitchen and staff offices. The day care center will serve children from infants to five years of age.

A fenced outdoor play area is proposed adjacent to the building. The playground will occupy 10 parking spaces. The subject property currently contains 230 parking spaces. Post-construction, the property will provide 220 spaces. The Zoning Ordinance requires 162 parking spaces for the 54,000-square-foot office building.

Staff has reviewed the submitted plans and finds the day care center will not create any undue impacts on neighboring properties.

SITE HISTORY

PC 81-04

Amending the Lombard Zoning Ordinance and granting a conditional use for a planned development.

PC 11-04

Approval of conditional use for a trade school.

FINDINGS & RECOMMENDATIONS

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

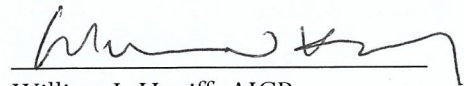
The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for a day care center and finds that the petition **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 25-07:

Based on the submitted petition and the testimony presented, the petition does comply with the standards required by the Village of Lombard Zoning Ordinance and that approval of the petition 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 25-07, subject to the following conditions:

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

3. That customer loading and unloading activities shall not block drive aisles in the parking lot on the subject property;
4. That the petitioner shall apply for and receive building permits for the proposed improvements; and
5. That 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

H:\CD\WORDUSER\PCCASES\2025\PC 25-07 55 W 22nd daycare\PC 25-07_IDRC Report.docx

Response to Standards for Conditional Uses

Response to Section 155.103(F)(8) of the Lombard Zoning Ordinance

1. Public Health, Safety, Morals, Comfort, or General Welfare: The proposed conditional use will not be detrimental to or endanger public health, safety, morals, comfort, or general welfare. Adequate measures will be taken to ensure that all operations comply with health and safety regulations, including proper sanitation, fire protection, and security provisions. Additionally, the proposed use aligns with community standards and does not introduce any hazardous activities or materials.

2. Impact on Surrounding Properties and Property Values: The conditional use will not negatively affect the use and enjoyment of adjacent properties. The proposed development or activity is designed to be compatible with surrounding land uses and will integrate appropriate landscaping, lighting, and noise control measures.

3. Normal and Orderly Development and Improvement of Surrounding Property: The proposed conditional use will not interfere with or impede the ongoing development and improvement of nearby properties. The project will be designed to align with the zoning district's objectives, ensuring that it does not obstruct or hinder future growth in the area.

4. Provision of Public Utilities and Necessary Facilities: All necessary public utilities, including water, sewer, electricity, and drainage, will be adequately provided or upgraded as required to support the proposed use. The project will comply with all local and state infrastructure requirements to ensure that services remain uninterrupted for existing and future developments.

5. Traffic Congestion and Access Considerations: Proper ingress and egress will be designed to minimize traffic congestion on public streets. If required measures such as improved signage, turn lanes, or signal adjustments will be taken. The proposed use will not generate excessive traffic beyond what the existing roadway infrastructure can handle.

6. Compliance with the Comprehensive Plan: The conditional use aligns with the objectives of the current Comprehensive Plan for the Village of Lombard. It supports planned land use, economic development, and community goals while maintaining harmony with surrounding land uses.

7. Conformance with Zoning Regulations: The proposed conditional use will comply with all applicable zoning regulations for the district, except where modifications may be recommended by the Plan Commission. Any necessary variances or special conditions will be addressed to ensure full regulatory compliance.

By meeting these criteria, the proposed conditional use will be a beneficial and harmonious addition to the community, fostering sustainable development while upholding the integrity of Lombard's zoning regulations.

Business Plan for Smart Start Academy

Location: 55 W. 22nd Street, Lombard, IL

Executive Summary

Smart Start Academy aims to provide high-quality, cost-effective daycare services to infants, toddlers, and preschool-aged children in the Lombard community. Located at 55 W. 22nd Street, the Academy will address the growing need for affordable childcare, offering a nurturing, safe, and stimulating environment where children can thrive.

Mission Statement

Our mission is to support working families in Lombard by providing exceptional care and early education opportunities that foster children's cognitive, emotional, social, and physical development.

Goals and Objectives

- 1. Provide Affordable Daycare Services:** Offer cost-effective childcare solutions without compromising on quality.
- 2. Create a Safe Environment:** Ensure compliance with all health, safety, and fire regulations.
- 3. Support Child Development:** Implement age-appropriate programs focusing on learning, creativity, and social skills.
- 4. Strengthen the Community:** Build strong relationships with families and contribute positively to the local economy.

Facility Overview

The facility at 55 W. 22nd Street will include:

- Spacious classrooms for each age group.
- A secure outdoor play area for physical activities.
- A dedicated infant care room with age-appropriate equipment.
- Toddler and preschool rooms with learning centers for arts, reading, and motor skills.
- On-site kitchen facilities for preparing nutritious meals and snacks.
- Secure entry and exit points to ensure child safety.

Target Market

The Academy will primarily serve families in Lombard and surrounding areas, focusing on:

- Working parents seeking affordable, high-quality childcare.
- Parents of infants, toddlers, and preschoolers (ages 6 weeks to 5 years).
- Families who value early childhood education and development programs.

Curriculum and Programs

Our programs are designed to meet the developmental needs of each age group:

- 1. Infants (6 weeks–18 months):** Focus on sensory exploration, nurturing care, and individual routines.
- 2. Toddlers (18 months–3 years):** Activities to develop motor skills, language, and social interaction.

3. Preschoolers (3–5 years): School readiness programs emphasizing literacy, numeracy, creativity, and teamwork.

Staffing Plan

Smart Start Academy will hire experienced and certified childcare professionals, including:

- Directors with early childhood education (ECE) qualifications.
- Caregivers and teachers trained in child development, first aid, and CPR.
- Support staff for meal preparation, cleaning, and administration.

Compliance and Licensing

The Academy will comply with all state and local regulations, including:

- Illinois Department of Children and Family Services (DCFS) licensing.
- Village of Lombard zoning requirements.
- Fire safety standards set by the Lombard Fire Department.
- Health and sanitation guidelines.

Financial Plan

1. Start-Up Costs:

- Leasehold improvements and renovations.
- Equipment and furniture (cribs, tables, toys, etc.).
- Licensing fees and insurance.
- Marketing and advertising.

2. Revenue Streams:

- Monthly tuition fees based on age group.
- Registration fees.
- Optional enrichment programs (e.g., music, art).

3. Operating Budget:

- Staff salaries and benefits.
- Utilities, supplies, and maintenance.
- Food and educational materials.

Marketing and Outreach

Smart Start Academy will use the following strategies to attract families:

- Digital marketing (website, social media, local directories).
- Partnerships with local businesses and community organizations.
- Flyers and advertisements in local newspapers.
- Open houses and facility tours.

Community Impact

By opening at 55 W. 22nd Street, Smart Start Academy will:

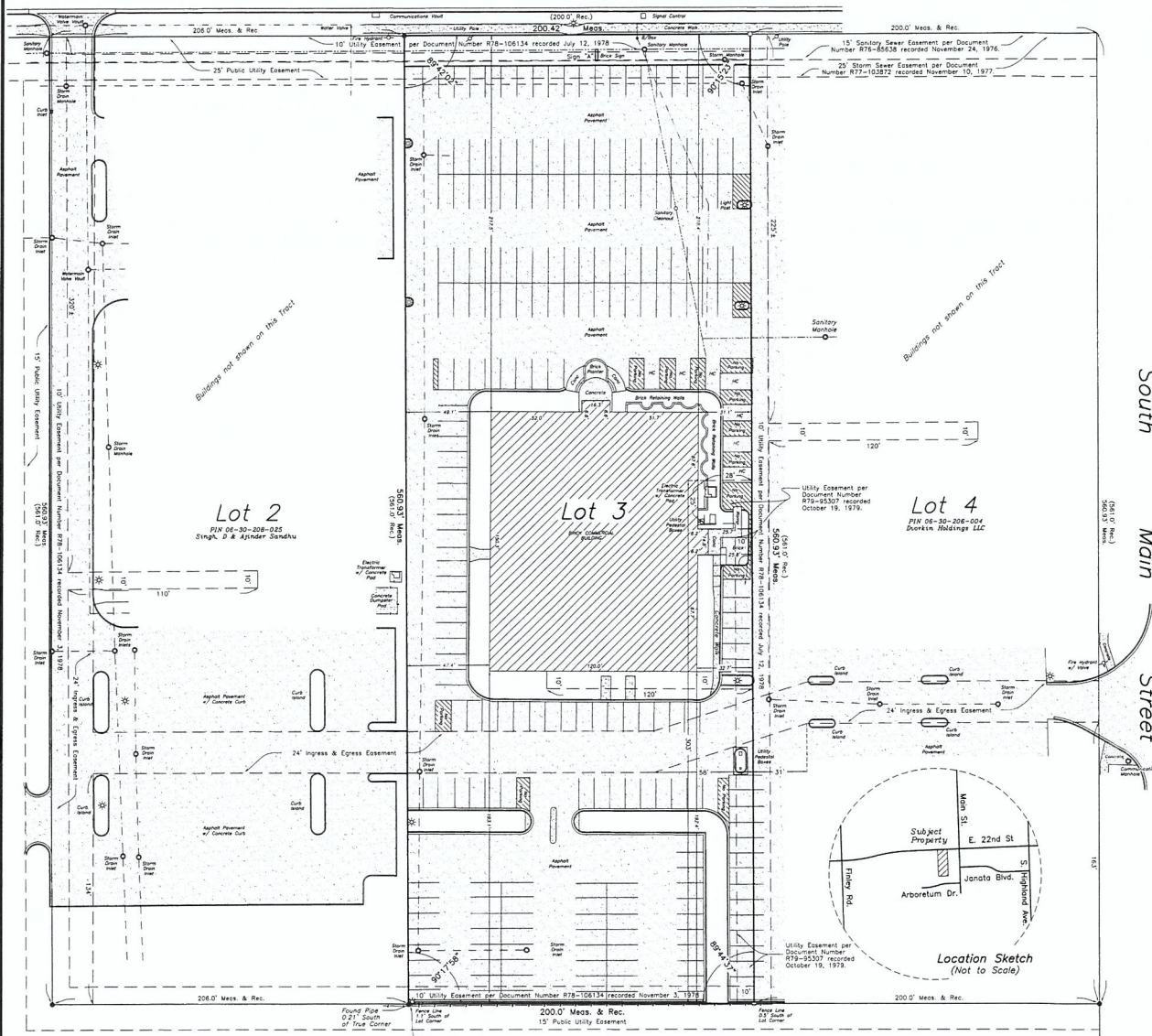
- Provide much-needed childcare services for local families.
- Create job opportunities in the community.
- Support the development of future generations in Lombard.

Conclusion

Smart Start Academy will be a valuable addition to the Lombard community, offering a safe, nurturing, and educational environment for children while meeting the needs of working families. We look forward to your support in making this vision a reality.

**Sincerely,
Farhan Hanif
Smart Start Academy**

ALTA/NSPS LAND TITLE SURVEY OF
 LOT 3 BARKYOUMB SUBDIVISION
 VILLAGE OF LOMBARD DUPAGE COUNTY ILLINOIS
 West 22nd Street



Lot 1
 PIN 06-30-207-031
 Kim, Ling He

LEGAL DESCRIPTION:
 Parcel 1: Lot 3 in Barkyoub Subdivision, being a Subdivision in the Northeast Quarter of Section 30, Township 39 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof recorded January 27, 1989 as Document R89-11121, in DuPage County, Illinois.
 Parcel 2: A Non-Exclusive Easement for Ingress and Egress, as delineated on the Plat of Barkyoub Subdivision, aforesaid, for the benefit of Parcel 1, over Lots 2 and 4 thereon.

State of Illinois } 65
 County of Kendall }
 To: Lombard Investment Group, LLC
 R.C.M. 22nd Street, LLC, an Illinois limited liability company
 First American Title Insurance Company
 Crystal Lake Bank & Trust Company, N.A.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 10(a), 12, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on September 18, 2017.

Dated September 20, 2107 at Yorkville, Illinois

 Phillip D. Young
 Illinois Professional Land Surveyor No. 2678 (Expires 11/30/18)



- Indicates Iron Stake Found
- Indicates Iron Stake Set
- Indicates Line of Fence
- - - - - Indicates Sanitary Sewer
- - - - - Indicates Storm Drain
- - - - - Indicates Watermain
- * Indicates Light Pole

Detail Sign "A"
 310 Hillcrest Property Management
 200 Illinois College of Nursing
 110 Neighborhood Loans Inc

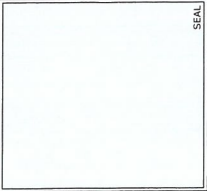
- SURVEYOR'S NOTES:**
- 1) Regarding item 2 of Table A: The Subject Property is commonly known as 55 West 22nd Street, Lombard, Illinois 60148.
 - 2) Regarding item 3 of Table A: The Subject Property is not located within a Special Flood Hazard Area as shown on FEMA Flood Insurance Rate Map No. 17043C0607H with an effective date of December 6, 2004. The Subject Property is not located within a Special Flood Hazard Area as shown on DuPage Regulatory Flood Map No. 17043C01576 with an effective date of July 7, 2010.
 - 3) Regarding item 4 of Table A: The area of the Subject Property is 112,302 square feet (± 2,5781 acres).
 - 4) Regarding item 6(c) of Table A: The Subject Property has Village of Lombard Zoning "OPD" (Office District Planned Development). A zoning report listing the requirements for this zoning district was not delivered to the Surveyor.
 - 5) Regarding item 9 of Table A: The Subject Property has 230 regular striped parking spaces and 7 handicapped striped parking spaces.
 - 6) Regarding item 10 of Table A: There are no party walls with adjoining properties.
 - 7) Regarding item 11 of Table A: Underground utilities shown are based on surface improvements and on utility maps provided by the Village of Lombard. The Surveyor will not be held responsible for the location of underground utilities.
 - 8) Regarding item 12 of Table A: No Governmental Agency survey-related requirements were specified by the Client.
 - 9) Regarding item 16 of Table A: The Surveyor observed no evidence of recent earth moving work, building construction or building additions.
 - 10) Regarding item 17 of Table A: There are no proposed changes in street right-of-way lines and the Surveyor observed no evidence of recent street or sidewalk construction or repairs.
 - 11) Regarding item 18 of Table A: The Surveyor did not observe any delineation of wetlands by a qualified wetlands specialist.
 - 12) Regarding item 20 of Table A: The Surveyor has Professional Liability Insurance with Hanover Insurance Company.
 - 13) The easements shown are those shown on the recorded plat of subdivision and/or First American Title Insurance Company Commitment No. NCS-858291-CH2 dated July 11, 2017, and transmitted from the Client to the Surveyor.

JOB NO.	17236
JOB NAME	HANIF
DWG FILE	17236
REVISION DATE	

Phillip D. Young and Associates, Inc.
 LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

1107B South Bridge Street
 Yorkville, Illinois 60560
 Telephone (630)553-1580

REVISIONS/SUBMISSIONS	DATE
CLIENT REVIEW	02-02-25
PERMIT	
REVISIONS	
OK FOR CONSTRUCTION	



SEAL

Saday Design Studio
 10 N. Ashby Way
 Bensenville, Illinois 60106
 P: 708.494.3213
 e: had@sadaydesign.com
 www.sadaydesign.com
 DESIGNER

LOCATION:
**55 W 22ND ST.
 LOMBARD, IL 60148**

RIZ Architects, LLC.
 7056 N. Keeler Ave, Lincolnwood, Illinois 60712
 P: 773.218.5200 e: rznz@gmail.com

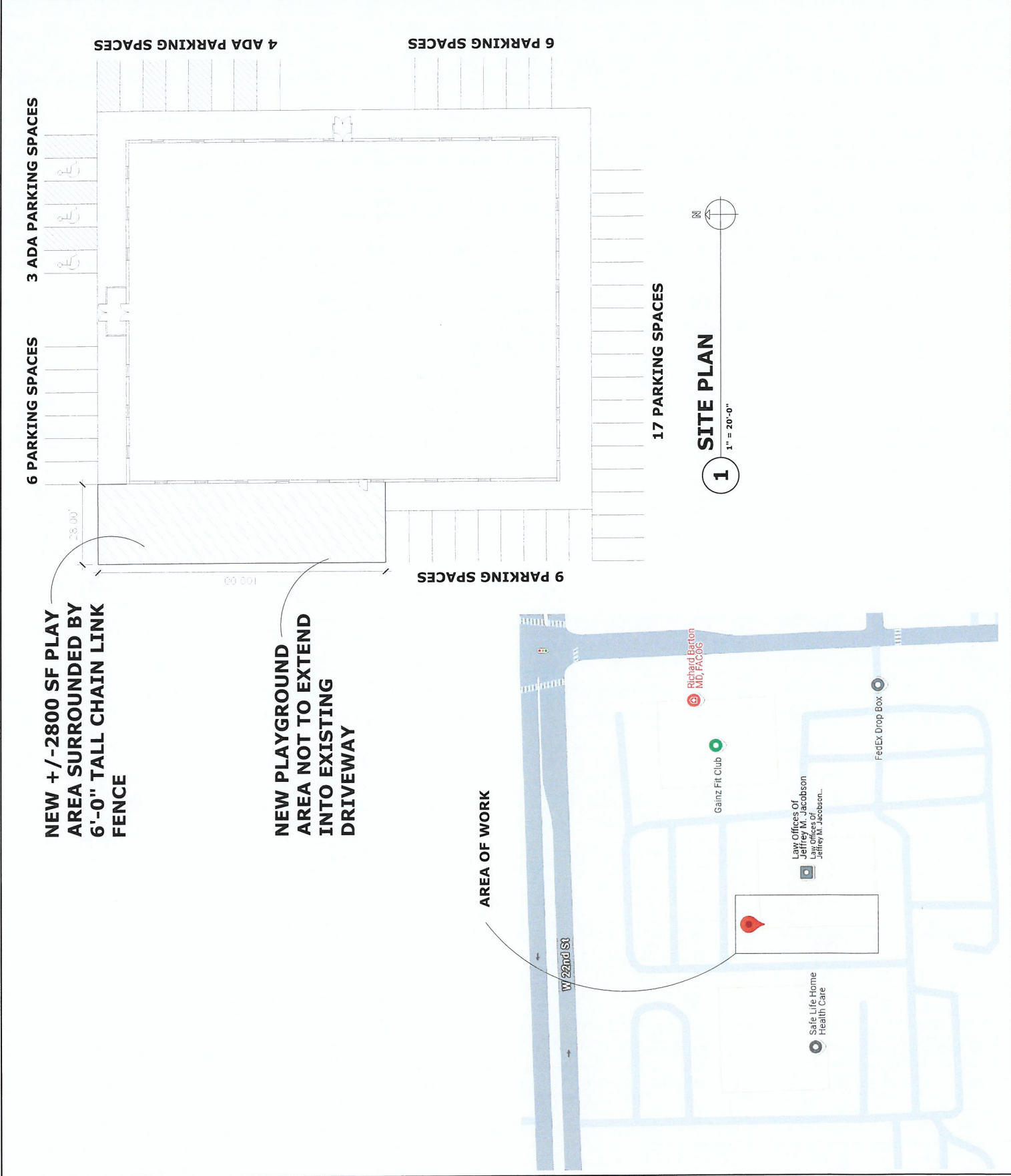
RIZ | ARCHITECTS

DRAWING TITLE:
**SITE PLAN
 & NOTES**

PROJECT:
H23-04

PHASE:
REVIEW

SHEET:
G1.1



**NEW +/-2800 SF PLAY
 AREA SURROUNDED BY
 6'-0" TALL CHAIN LINK
 FENCE**

**NEW PLAYGROUND
 AREA NOT TO EXTEND
 INTO EXISTING
 DRIVEWAY**

AREA OF WORK

6 PARKING SPACES

4 ADA PARKING SPACES

6 PARKING SPACES

17 PARKING SPACES

1 SITE PLAN
 1" = 20'-0"

9 PARKING SPACES

W 22nd St

**Richard Barton
 MD, FACOG**

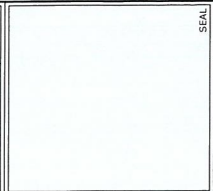
Gainz Fit Club

**Law Offices of
 Jeffrey M. Jacobson
 Jeffrey M. Jacobson**

**Safe Life Home
 Health Care**

FedEx Drop Box

REVISIONS/SUBMISSIONS	DATE
CLIENT REVIEW	02-02-25
PERMIT	
REVISIONS	
OK FOR CONSTRUCTION	



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 ARCHITECT
 DESIGNER

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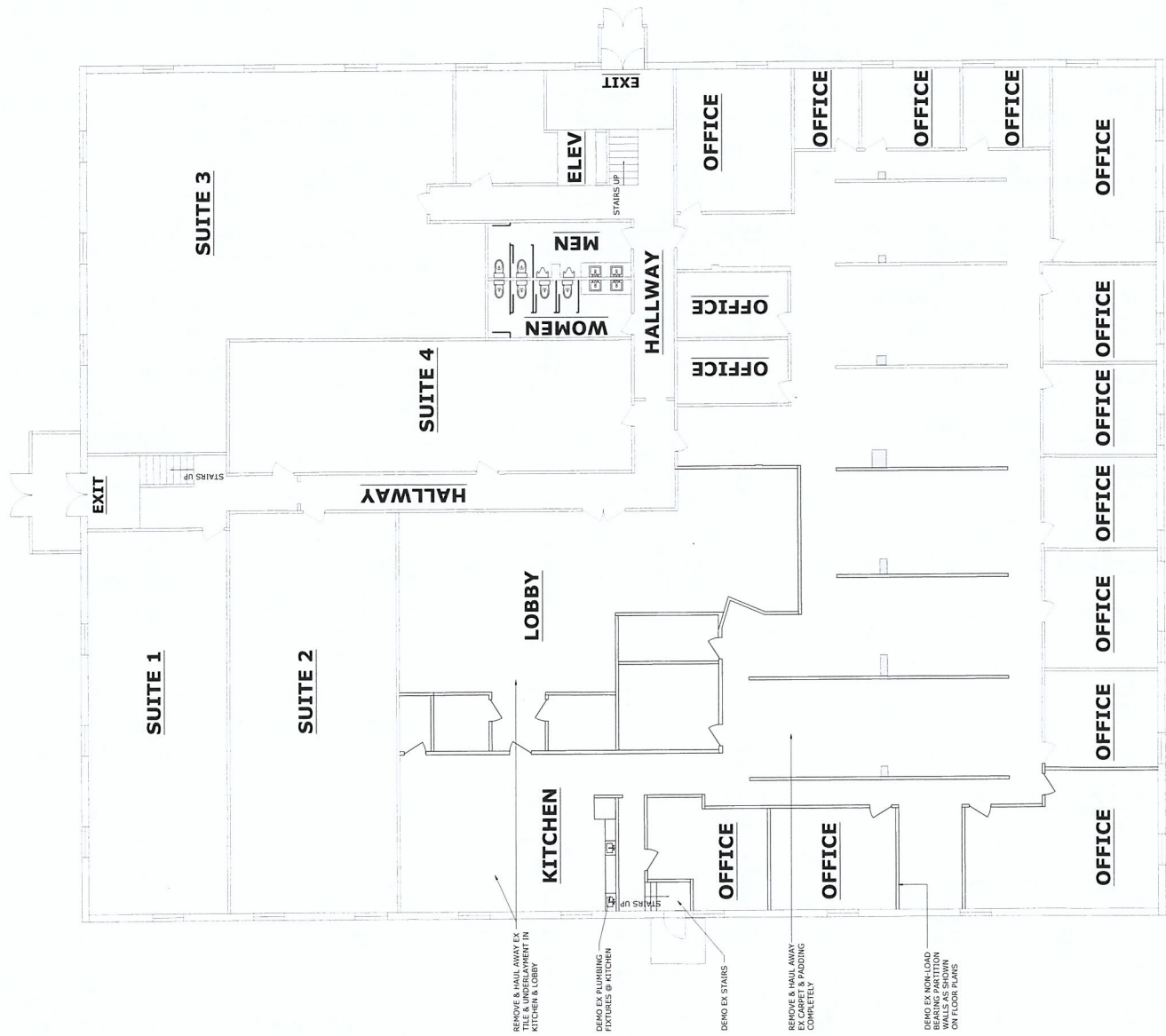
RIZ | ARCHITECTS

DRAWING TITLE:
**DEMO FLOOR PLAN
 & NOTES**

PROJECT
H23-04

PHASE
REVIEW

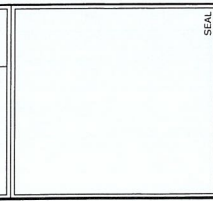
SHEET
A1.0



1 DEMO FLOOR PLAN
 3/32" = 1'-0"



REVISIONS/SUBMISSIONS	DATE
CLIENT REVIEW	02-02-25
PERMIT	
REVISIONS	
OK FOR CONSTRUCTION	



Sady Design Studio
 10 N. Ashby Way
 Bensenville, Illinois 60106
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 E: haron@sadydesign.com
 WWW: sadydesign.com
 ARCHITECT & INTERIOR DESIGNER

LOCATION:
**55 W 22ND ST.
 LOMBARD, IL 60148**

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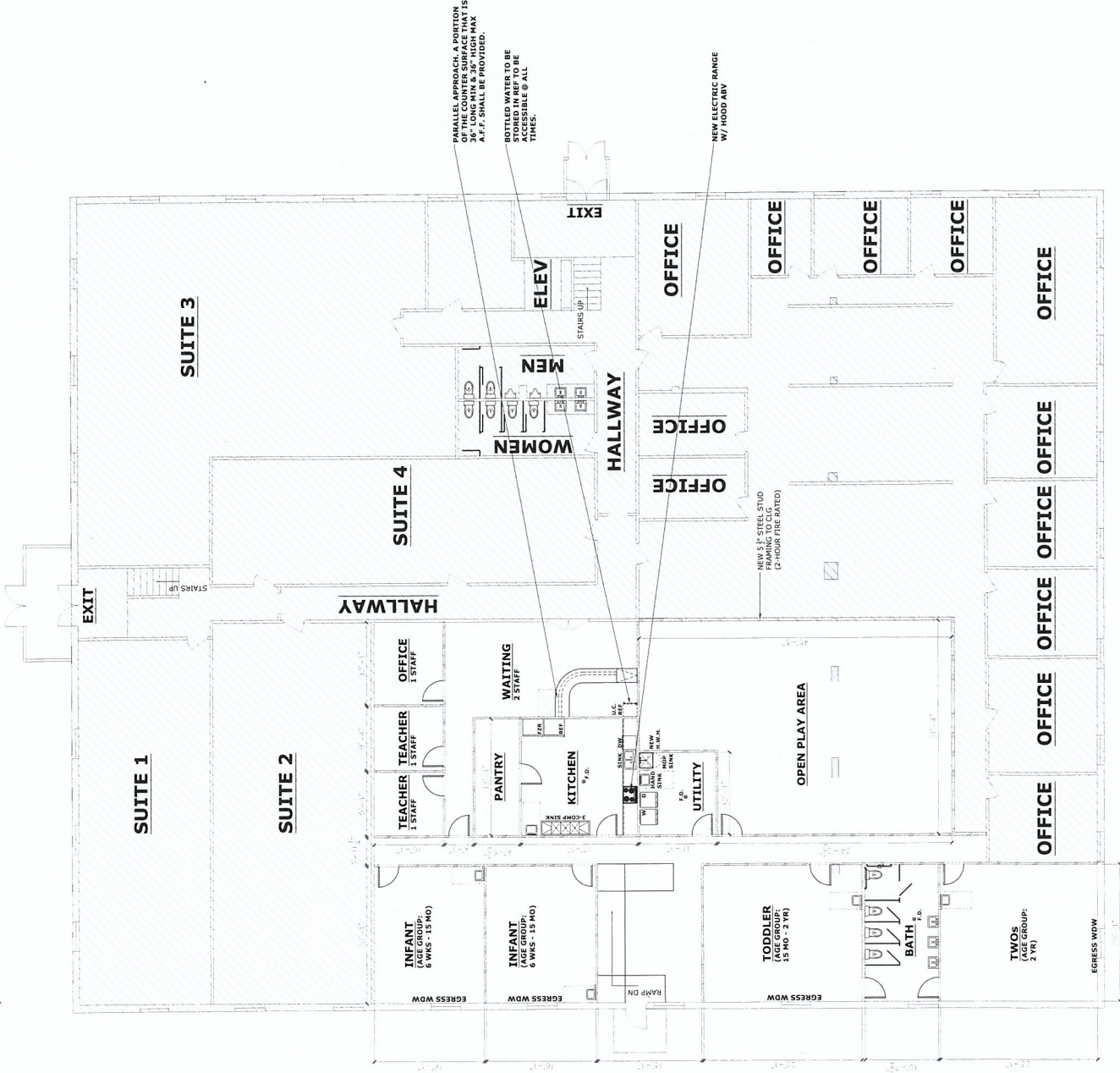
RIZ | ARCHITECTS

DRAWING TITLE:
**NEW FLOOR PLAN
 & NOTES**

PROJECT:
H23-04

PHASE:
REVIEW

SHEET:
A1.1



NEW FLOOR PLAN

1

3/32" = 1'-0"

DAYCARE
5,200 SF

EMERGENCY EXIT PLAN

We have carefully designed the lower level of the daycare to ensure it meets all safety and accessibility requirements for emergency situations. Although the lower level has only two steps leading to the exterior, we have incorporated additional safety measures to ensure quick and safe evacuation in the event of an emergency.

1. Egress Windows:

- We will install egress windows that meet all local fire safety codes, ensuring they provide a large, unobstructed opening for emergency escape and rescue.
- These windows will be easily accessible and operable for both caregivers and emergency personnel.

2. Ramp for Accessibility:

- A ramp will be installed as an alternative to the steps, providing safe and efficient egress for individuals with mobility challenges, including young children and individuals using strollers or wheelchairs.
- The ramp will comply with ADA standards, featuring a slope of 1:12, non-slip surfacing, and handrails for added stability.

3. Steps with Safety Features:

- The steps leading to the exterior will be uniformly sized and equipped with handrails to ensure safe use during evacuation.

4. Emergency Lighting and Signage:

- Emergency lighting and clearly marked exit signs will be installed to ensure visibility and guide occupants to exits during low-visibility scenarios.

By combining these features, our design ensures that the lower level of the daycare provides multiple safe, code-compliant egress options, prioritizing the safety of all occupants. We kindly request your review and approval of this plan to confirm that it meets fire safety standards.