

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

_____X_____

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Hulseberg, Village Manager

DATE: March 28, 2011 (BOT) Date: April 7, 2011

TITLE: PC 11-04: 55 W. 22nd Street, Suite 200

SUBMITTED BY: Department of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. The petition requests the following actions on the property located within OPD Office Planned Development District:

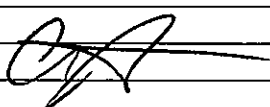
1. A conditional use, per Section 155.412 (C) (18) of the Village of Lombard Zoning Ordinance, for a trade school.

The Plan Commission recommended approval of this petition with conditions.

Please place this item on the April 7, 2011 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X  _____ Date 3/29/11

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*

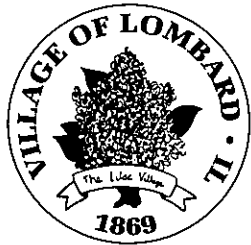
DATE: April 7, 2011

SUBJECT: PC 11-04: 55 W 22nd Street, Suite 200

Attached please find the following items for Village Board consideration as part of the April 7, 2011 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 11-04;
3. An Ordinance granting approval of a conditional use for a trade school;
4. Plans associated with the petition.

The Plan Commission recommended approval of the conditional use for a trade school.



VILLAGE OF LOMBARD

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April 7, 2011

Village President
William J. Mueller

Village Clerk
Brigitte O'Brien

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

Trustees

Greg Alan Gron, Dist. 1
Keith T. Giagnorio, Dist. 2
Zachary C. Wilson, Dist. 3
Dana L. Moreau, Dist. 4
Laura A. Fitzpatrick, Dist. 5
William "Bill" Ware, Dist. 6

Subject: PC 11-04; 55 W 22nd Street, Suite 200

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests approval of a conditional use for a trade school in the OPD Office Planned Development District.

Village Manager
David A. Hulseberg

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on March 21, 2011.

"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."

Janet Gilbreath, 23W134 Shurebrook Lane, Glen Ellyn and Hana Malik, 1S125 Ingersoll Lane, Villa Park, IL presented the petition. Ms. Gilbreath provided background on their experience and stated that Hana and her are partners and seeking to start a nursing school in August. They selected this site to train LPN's and they will do the teaching. It will be a one-year nursing program with a maximum of 24 students in the building at one time. There will be classroom activities and theoretical coursework on site. Clinical work will occur outside the facility.

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Ms. Malik provided some additional information about the layout of the facility stating that there will be only one classroom. She further stated that the primary use of this location is for theoretical instruction only. There will be no blood, by-products, chemicals or any type of bio-hazardous materials used on site.

Chairperson Ryan asked if anyone was present to speak in favor or against the petition.

No one spoke in favor or against the petition.

Chairperson Ryan then requested the staff report.

Christopher Stilling, Assistant Director of Community Development, presented the report. He stated that the Illinois College of Nursing (ICN) is requesting a conditional use for a trade school in the OPD Office Planned Development District. The primary use of the space will be for office purposes; however they will have up to 24 nursing students there for theoretical coursework only. They have indicated that all technical training will be provided elsewhere.

The petitioner is seeking to occupy a 2,554 square foot office space in an existing three (3) story office building. Another trade school, the Illinois Center for Broadcasting, used to be located in this building, however they relocated to 455 Eisenhower Lane in 2008. The facility will primarily be used for administrative offices; however there will be one lecture room and a study area for up to twenty-four (24) students. According to the petitioner, only theoretical coursework will be occurring onsite. The clinical training is held elsewhere at hospitals and other healthcare facilities. The O Office district lists both "trade schools" and "colleges and universities" as separate conditional uses. As the proposed use is specific and specialized to nursing, staff considers the use a "trade school". The petitioner has stated that at maximum capacity will be twenty-four (24) students and three (3) employees. They have indicated that classes will be scheduled from 8AM to 2:30PM on weekdays. Staff supports the requested conditional use for the Illinois College of Nursing as it will be a relatively low-impact user and it is compatible with the other tenants on the property. Furthermore, this location has a history of being used for trade schools.

Staff finds that the existing building has sufficient parking to accommodate the proposed use. The subject property is currently improved with a total of 236 parking spaces. The existing building requires a minimum of 208 parking spaces. The proposed use requires 26 spaces (1 space per student and 2 spaces for every 3 employees) for a total required parking of 234 spaces (surplus of 2 parking spaces).

Staff believes the standards have been met and that the use is compatible with the Comprehensive Plan and surrounding land uses and therefore staff recommends approval of the conditional use subject to the conditions noted in the staff report.

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

Commissioner Sweetser stated that this use will be a welcome addition to the Village of Lombard. She also asked about accreditation. Ms. Malik indicated that they are working on that now.

Commissioner Burke asked staff to clarify condition #3. He questioned if staff was just referring to the occupancy comment. Mr. Stilling answered that they will need a life safety inspection noted by the Bureau of Fire Prevention and once they submit for a building permit there might be other comments generated.

On a motion by Commissioner Burke and a second by Commissioner Sweetser, the Plan Commission voted 4 to 0 that the Village Board approve the petition based on the finding that the petition had met the required Standards as set forth in the Zoning Ordinance.

Based on the submitted petition and the testimony presented, the proposal does comply with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission adopt the findings included within the Inter-departmental Review Report as the findings of the Lombard Plan Commission and recommend to the Corporate Authorities approval of PC 11-04, subject to the following conditions:

1. The petitioner shall develop the space in substantial conformance with the floor plan prepared by DD MR Planning, dated February 2, 2011.
2. Illinois College of Nursing shall be limited to a maximum enrollment of twenty-four (24) students. Should they wish to increase enrollment, the university shall seek a conditional use amendment along with any other necessary zoning relief. Consideration of the requested relief shall be subject to review by the Village as part of a public hearing petition.
3. As part of the approval, the petitioner shall also address the comments included within the IDRC Report.

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 HEARING DATE: March 21, 2011

FROM: Department of Community PREPARED BY: Christopher Stilling
Development Asst. Director

TITLE

PC 11-04; 55 W 22nd Street, Suite 200: The petitioner requests the following actions on the property located within OPD Office Planned Development District:

1. A conditional use, per Section 155.412 (C) (18) of the Village of Lombard Zoning Ordinance, for a trade school.

GENERAL INFORMATION

Petitioner: Illinois College of Nursing
1S125 Ingersoll Lane
Villa Park, IL 60151

Property Owner: RCM 22nd St, LLC
3021 Cullerton Drive
Franklin Park, IL 60131

PROPERTY INFORMATION

Existing Zoning: OPD – Office District Planned Development

Existing Land Use: Office Building

Size of Property: Approximately 2.58 acres

Comprehensive Plan: Recommends Office

Surrounding Zoning and Land Use:

North: O – Office District; developed as office buildings.

South: R4PD – Arboretum Park Townhomes

East & West: OPD – Office District Planned Development; developed as office buildings.

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development:

1. Petition for Public Hearing.
2. Narrative and response to standards for a conditional use prepared by the petitioner.
3. ALTA/ACSM Land Title Survey, prepared by Harrington & Associates, dated July 24, 1998
4. Floor plan, prepared by DD MR Planning, dated February 2, 2011.

DESCRIPTION

Illinois College of Nursing (ICN) is requesting a conditional use for a trade school in the OPD Office Planned Development District. The primary use of the space will be for office purposes; however they will have up to 24 nursing students there for theoretical coursework only. They have indicated that all technical training will be provided elsewhere. As the proposed use is considered a “trade school”, conditional use approval is required.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

Private Engineering Services

The PES Division of Community Development has no comments on the above petition.

Public Works Engineering

Public Works Engineering has no comments regarding this request.

FIRE DEPARTMENT

The Fire Department has the following comment:

1. Occupancy of the suite shall be subject to a life safety Inspection by the Bureau of Fire Prevention.

BUILDING DIVISION

The Building Division has no specific comments related to the petition, however further comments may be generated once a permit application has been submitted.

PLANNING

Compliance with the Zoning Ordinance

The petitioner is seeking to occupy a 2,554 square foot office space in an existing three (3) story office building. Another trade school, the Illinois Center for Broadcasting, used to be located in this building, however they relocated to 455 Eisenhower Lane in 2008. The facility will primarily be used for administrative offices; however there will be one lecture room and a study area for up to twenty-four (24) students. According to the petitioner, only theoretical coursework will be occurring onsite. The clinical training is held elsewhere at hospitals and other healthcare facilities. The O Office district lists both “trade schools” and “colleges and universities” as separate conditional uses. As the proposed use is specific and specialized to nursing, staff considers the use a “trade school”. The petitioner has stated that at maximum capacity will be twenty-four (24) students and three (3) employees. They have indicated that classes will be scheduled from 8AM to 2:30PM on weekdays. Staff supports the requested conditional use for the Illinois College of Nursing as it will be a relatively low-impact user and it is compatible with the other tenants on the property. Furthermore, this location has a history of being used for trade schools.

Parking

Staff finds that the existing building has sufficient parking to accommodate the proposed use. The subject property is currently improved with a total of 236 parking spaces. The existing building requires a minimum of 208 parking spaces. The proposed use requires 26 spaces (1 space per student and 2 spaces for every 3 employees) for a total required parking of 234 spaces (surplus of 2 parking spaces).

Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends office uses at this location. The primary use of this building will remain as offices as the nursing school will occupy approximately five percent (5%) of the building. It is staff’s opinion that the proposed nursing school is a compatible user at this location.

Compatibility with Surrounding Land Uses

The site is surrounded by other office uses to the north, east and west. The trade school is unlikely to negatively impact surrounding land uses as they are of a similar nature in that they draw the patrons and employees to the area. Also, the existing site has sufficient parking to accommodate the school.

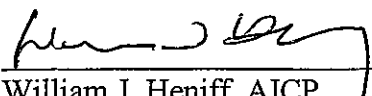
FINDINGS AND RECOMMENDATIONS

The Department of Community Development finds that the information presented **meets** the Standards for a Conditional Use as set forth in the Zoning Ordinance. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the proposal **complies** with the standards required by the Lombard Zoning Ordinance; and, therefore, I move 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, I recommend to the Corporate Authorities **approval** of PC 11-04, subject to the following conditions::

1. The petitioner shall develop the space in substantial conformance with the floor plan prepared by DD MR Planning, dated February 2, 2011.
2. Illinois College of Nursing shall be limited to a maximum enrollment of twenty-four (24) students. Should they wish to increase enrollment, the university shall seek a conditional use amendment along with any other necessary zoning relief. Consideration of the requested relief shall be subject to review by the Village as part of a public hearing petition.
3. As part of the approval, the petitioner shall also address the comments included within the IDRC Report.

Inter-Departmental Review Group Report Approved By:



William J. Heniff, AICP
Director of Community Development

Standards for Conditional Uses

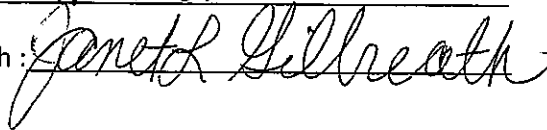
The Illinois College of Nursing is requesting a conditional use for 55 W 22nd Street, Lombard, IL Suite 200 to be used as a learning facility. Our intent is to use this suite primarily for administrative offices but will have one room set up with basic tables and chairs for the presentation of lectures and will accommodate no more than 24 students. Classes will be scheduled on weekdays from 8a-2:30pm, excluding holidays. Only theoretical course work will be provided at this location with our clinical training being held at contracted hospitals and other healthcare facilities. We will have computers set up in the offices for administrative purposes and additional computers available for students use. The students that will attend our program will be at least 18 years of age and will be carefully screened to be of good character, excellent academic integrity and will most likely be a resident of the area. We have reviewed Section 155.103 (F)(8) of the Lombard Zoning Ordinance and are in full compliance of the Standards for Conditional Uses as evidenced by the following:

- 1) We agree that at no time will our learning facility be detrimental to, or endanger the public health, safety, morals, comfort or general welfare of or to anyone/thing by our establishment, maintenance or operations. We are looking to open a nurse training facility to cultivate nurses with integrity and compassion to promote good public health.
- 2) We agree that the conditional use will not injure or impair property or property values. The facility will be a private learning facility that will collect tuition and will actually bring an increase in revenue and taxes paid to the town.
- 3) We agree that the conditional use will not impede the development and improvement of the surrounding property since all activities will be conducted within suite 200.
- 4) We agree that adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided
- 5) We agree to address any issues and take necessary measures if needed to minimize traffic congestion in the main streets. Currently, the parking lot for 55 W 22nd street will be able to comfortably accommodate the potential students we anticipate.
- 6) We have reviewed the current Comprehensive Plan for the Village of Lombard and agree that the conditional use will not contradict any of its objectives
- 7) We agree that the conditional use conform to the applicable regulations of Lombard

Hana Malik:



Janet Gilbreath:



ORDINANCE NO. _____

**AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT TO TITLE
15, CHAPTER 155, SECTION 155.412(C) (18) OF THE LOMBARD ZONING
ORDINANCE**

(PC 11-04; 55 W 22nd Street, Suite 200)

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 Property as defined below is zoned OPD Office Planned Development District; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Section 155.412(C)(18) of the Lombard Zoning Ordinance for a trade school as set forth herein for the property described in Section 2 below; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on March 21, 2011 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 zoning actions described herein, subject to conditions; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions 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 property described in Section 2 below and pursuant to Title 15, Chapter 155, Section 155.412(C)(18) of the Village of Lombard Zoning Ordinance so as to allow said property

to be used for a trade school; subject to compliance with the conditions set forth in Section 3 below:

SECTION 2: That this Ordinance is limited and restricted to the property located at 55 W 22nd Street, Lombard, Illinois and legally described as follows:

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 R98-11121, in DuPage County, Illinois.

Parcel 2

Non-exclusive easement for ingress and egress, as delineated on the plat of Barkyoub Subdivision, aforesaid, for the benefit of parcel 1 and over lots 2 and 4 therein.

Parcel Number: 06-30-206-003; (the "Subject Property").

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. The petitioner shall develop the space in substantial conformance with the floor plan prepared by DD MR Planning, dated February 2, 2011.
2. Illinois College of Nursing shall be limited to a maximum enrollment of twenty-four (24) students. Should they wish to increase enrollment, the university shall seek a conditional use amendment along with any other necessary zoning relief. Consideration of the requested relief shall be subject to review by the Village as part of a public hearing petition.
3. As part of the approval, the petitioner shall also address the comments included within the IDRC Report.

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

Ordinance No. _____
Re: PC 11-04
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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 _____, 2011.

First reading waived by action of the Board of Trustees this _____ day of _____, 2011.

Passed on second reading this _____ day of _____, 2011, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this _____ day of _____, 2011.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

Published in pamphlet from this _____ day of _____, 2011.

Brigitte O'Brien, Village Clerk