

April 18, 2022

Title

PC 22-09

Petitioner

Divine Suites
246 E Janata Blvd, suite 210
Lombard IL 60148

Property Owner

Radiant Construction &
Building Inc.
329-5 Broadway
New York NY 11714

Property Location

246 E Janata Blvd
06-29-102-020

Zoning

OPD

Existing Land Use

Office Building

Comprehensive Plan

Office

Approval Sought

Conditional use

Prepared By

Jennifer Ganser, AICP
Assistant Director



PROJECT DESCRIPTION

The petitioner proposes to lease space in an existing office building to host events. The events are mostly business related and provide the opportunity for small businesses to hold training classes or meetings. A liquor license is not being sought at present time. The petitioner has a companion petition for a text amendment, PC 22-08.

APPROVAL(S) REQUIRED

The petitioner requests a conditional use pursuant to Section 155.412(C) of the Lombard Village Code to allow for a conference facility to operate on the subject property located within the O Office Planned Development District.

EXISTING CONDITIONS

The subject property is an existing office building.

PROJECT STATS

Lot & Bulk

Parcel Size: 1.68 acres

Building Area: 57,580 sq. ft.

Submittals

1. Petition for Public Hearing;
2. Response to Standards, prepared by the petitioner;
3. Executive Summary, prepared by the petitioner;
4. Interior floor plan, prepared by the petitioner;
5. Existing layout plan, prepared by Urban Commercial Property Group, Inc.; and
6. Land Title Survey, prepared by Ruettiger, Tonelli & Associates, Inc., dated May 9, 2018.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division notes that this would change the space from office to assembly use. As such, a second exit will be required. Should the petition be approved, additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department notes that interior changes due to remodeling would possibly require a sprinkler or fire alarm permit. Should the petition be approved, additional comments may be forthcoming during permit review.

Public Works Department:

The Department of Public Works has no comments. Should the petition be approved, additional comments may be forthcoming during permit review.

Private Engineering Services Division:

PES has no comments. Should the petition be approved, additional comments may be forthcoming during permit review.

Planning Services Division:

Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	OPD	Office building
South	OPD	Vacant restaurant
East	RSPD	Yorktown Condos
West	OPD	Parking lot

246 E. Janata Blvd is an existing building, mostly near other office uses. Staff finds the proposed use is compatible with the neighborhood and existing office building. The use is similar to an existing tenant holding a larger meeting in an existing conference room. This use differs in that the events may be a one-time event, hosting a more transient group rather than employees who go to the same office building each day.

Zoning Compliance

It is estimated that one to two staff members would be present during business hours. Proposed business hours are Sunday-Thursday from 9am to 9pm; Friday-Saturday from 9am to noon. The tenant space is approximately 2,130 square feet. Staff finds the existing parking is sufficient. No exterior modifications are proposed.

Comprehensive Plan Compatibility

The Comprehensive Plan recommends Office. The subject property is consistent with the Comprehensive Plan's recommendation of Office uses for the site.

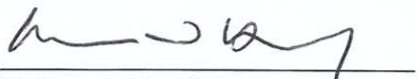
FINDINGS & RECOMMENDATIONS

However, the Inter-Departmental Review Committee has reviewed the standards for the conditional use and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to the conditions of approval based on the above consideration. As such the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of the conditional use associated with PC 22-09:

Based on the submitted petition and the testimony presented, the proposed conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use 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 22-09, subject to the following conditions:

1. That the petitioner shall be required to apply for and receive building permits prior to construction;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11); and
4. The relief is limited to Suite 210 and any expansion shall require a new conditional use.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

RESPONSE FOR STANDARDS FOR CONDITIONAL USES

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;

RE: The conditional use proposed will not drastically differ from the current use. The business type which is that of an intimate training and event space will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare of those with the building, immediate area or the village as a whole

2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;

RE: The conditional use proposed which is that of an intimate training and event space will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

RE: The establishment of the conditional use proposed which is that of an intimate training and event space will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;

RE: The conditional use proposed which is that of an intimate training and event space will use the adequate public utilities, access roads, drainage and facilities that have been provided and are currently existing.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

RE: The conditional use proposed which is that of an intimate training and event space will use the existing measures that have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets in the village.

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,

RE: To the best of our knowledge the conditional use proposed which is that of an intimate training and event space is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard

7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission

RE: The conditional use proposed which is that of an intimate training and event space shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission



DIVINE SUITES

Celebrating A Divine Time

To: Village of Lombard,

Divine Suites, LLC is a small event space designated for, a niche market of, business, professional and personal events of less than 75 persons. It is designed to facilitate educational, instructional, networking, and recreational events to our clients and guest.

Divine Suites, LLC is located inside Highland Lakes Property at 246 E. Janata Blvd, Suite 262, Lombard, IL 60148. Proposed hours of operation are Sunday-Thursday: 9a-9p, Friday-Saturday: 9a-12p.

Divine Suites was designed with the intention to fill a void for small business owners, educators, and trainers and entrepreneurs. By providing them with a space to hold the meetings, presentations, trainings, and classes without having to incur the expense of maintaining additional corporate space. We also look to fill the need of Individuals, Families and Community groups by providing a professional and intimate space to have their events as well. Divine Suites provides an affordable, accessible, attractive space to help their businesses & network grow. While also providing this same community with a space to host private or personal events, in a co-op shared space model.

No food or alcohol will be sold by Divine Suites, LLC. However, we will allow client/ guest to bring prepared or catered food. No Preparing of food, No Smoking and No Alcohol will be allowed as we do not have a food service prep area or kitchen on the premises or liquor license. There are waste removal and sinks throughout the building and suite, for sanitation purposes. There is a fire extinguisher in the suite as well.

Seating capacity will have to be determined by certificate of occupancy; however, our estimates are 60-80 persons seated.

Divine Suites will provide one -two staff members at the start and close of an event to open, close, clean and sanitize the space.

Types Of Planned Events

- First time home buyer's seminar
- Corporate training/meeting space
- Home Inspection Class
- Financial Services business meeting
- Lead Certification Training
- Home Renovation loan program lunch and learn
- Vendor Business Networking Event
- Art Gallery Showing
- Vendor Pop Up Shop

Vendors for Food and beverages must be outsourced, to be served during the event. Event decor, entertainment i.e. (Guest Speakers, deejay or host) and photography may also be outsourced for events. AV equipment (TV, Bluetooth audio, projector, etc.), Food storage (refrigerator, warming cabinets) and basic table set up may be provided at an additional charge. All vendors, etc. must follow the guidelines set forth by Divine Suites.

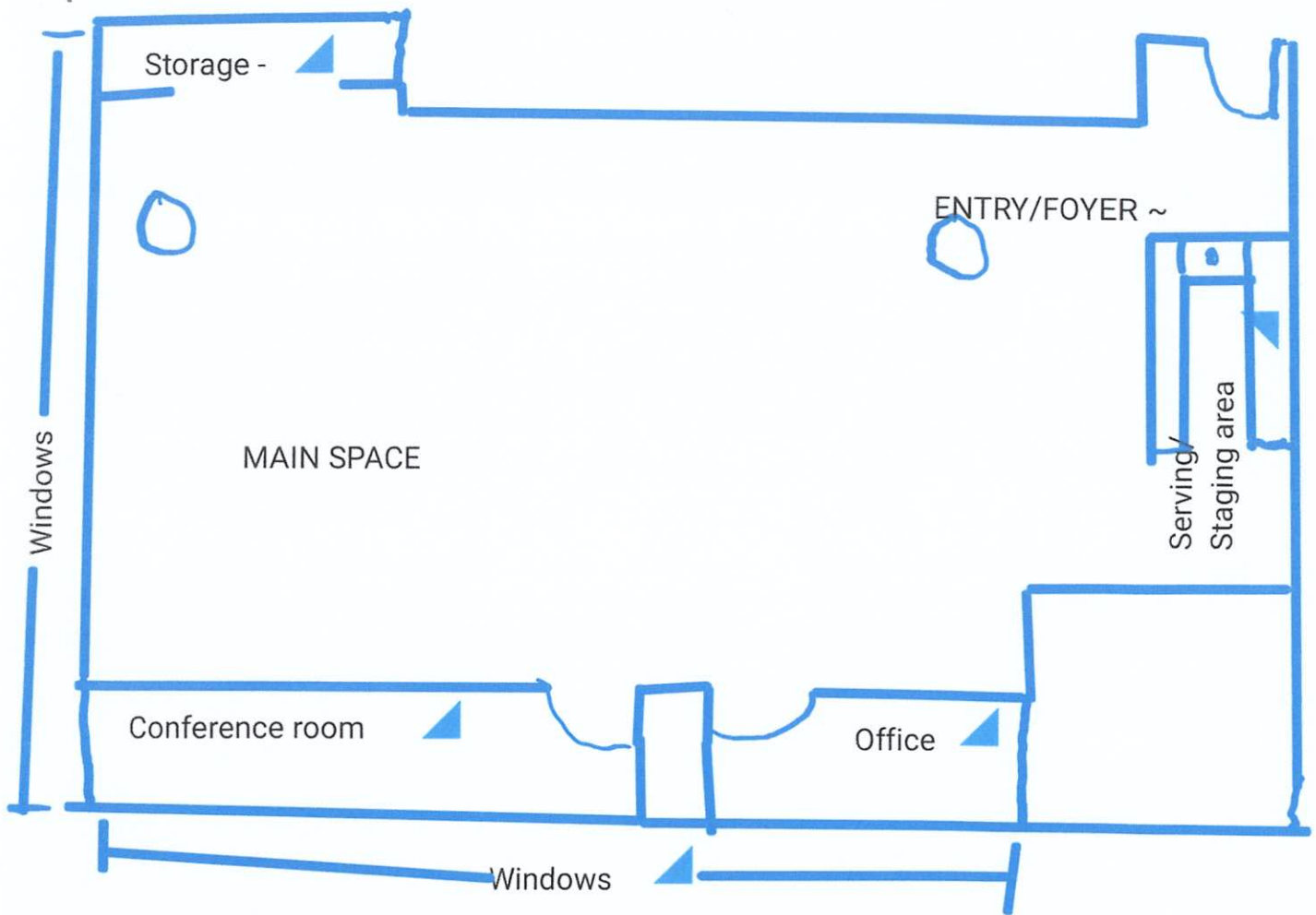
Dr. Shaquala Reese, Owner, is also currently owner of In Good Hands Wellness Center, also located in Highland Lakes. Dr. Reese has been a server for numerous catering and banquet events as a staff member. She has served hundreds of individuals in facilities where food was prepared and served, as well as licensed catering events in Illinois, Indiana and California. She recognized the need for smaller venues to house events for entrepreneurs, home based businesses, and small capacity functions.

Mr. Maurice Smith, Manager, is the owner of Mas Construction located in Chicago, IL. Mr. Smith has been a part of many projects residential and commercial both in the remodeling and new construction aspects. He has experience in management, consulting, planning, training and marketing in various industries including Construction, Real Estate and Hospitality both on small to medium and larger scale projects. He has been part of a team that brought new fast casual restaurant concepts to market as well. He also saw a need to provide smaller spaces for the many needs that don't require large or expensive spaces in hotels, banquet halls or require a space more private or professional than those of a restaurant location with food or bar tab requirements.

The pandemic has not only changed the way people interact, but also the way businesses are operated, many turning from storefronts & larger office spaces to home based business, and shared space models. However, business growth and development still depend on collaboration, training, and networking in a professional space. Divine Suites has created a space not only for individuals for both those businesses & owners to grow.

Respectfully,

Divine Suites Ownership and Management



APPOXIMATE DIMENSIONS

ENTRY/FOYER- 10'6" X 7'2"- 75 sqft

STORAGE- 11'8" X 4'9" -55 sqft

CONFERENCE ROOM - 16'2" X 11'7"- 188 sqft

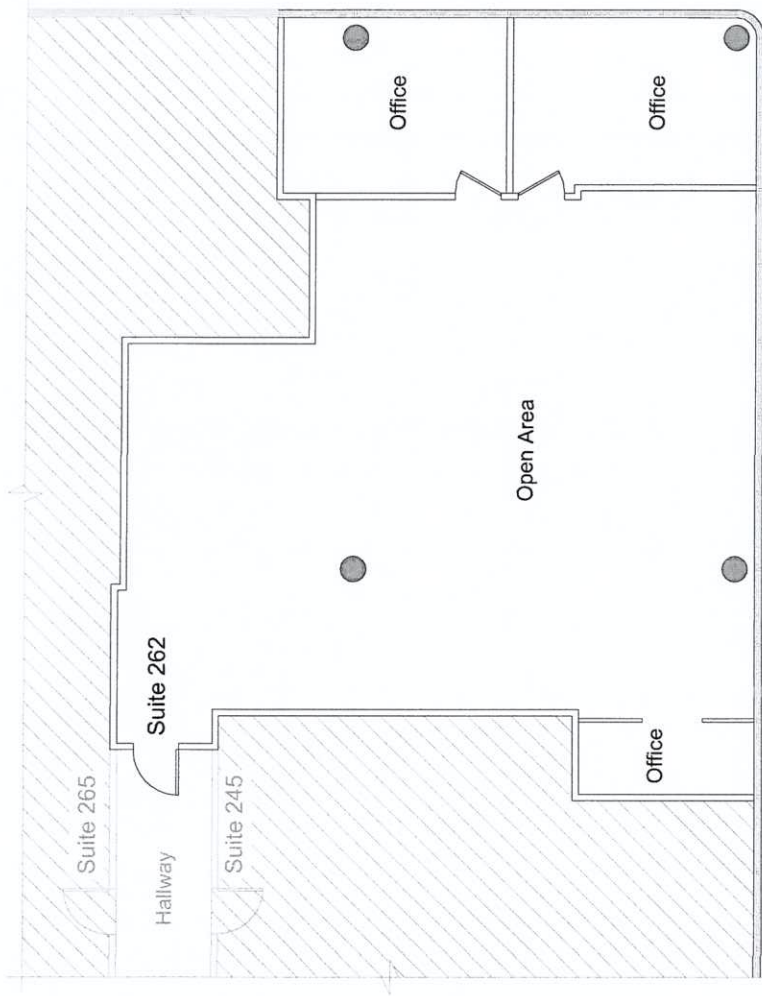
OFFICE 14'8" X 11' 7" - 170 sqft

SERVING/STAGING AREA 16'2" X 6'10"- 111 sqft

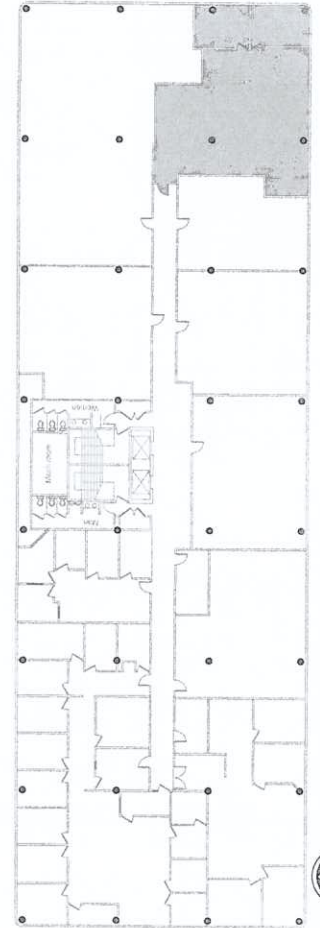
MAIN SPACE 33'7" X 34'8" - 1166 sqft

Approx total - 1765 sqft

Listed total- 2130 sqft



EXISTING LAYOUT



Key Plan-3rd Floor



246 East Jonata
 Boulevard Lombard,
 IL 60148
Suite 262
 Area = 2130 sq. ft.



Urban Commercial
 Property Group, Inc