



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

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

MEETING DATE: September 7, 2017

SUBJECT: **PC 17-28; 998 N. Lombard Road**

Please find the following items for Village Board consideration as part of the September 7, 2017 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 17-28;
3. An Ordinance granting approval of a conditional use for an outpatient medical office located within the I Limited Industrial District.

The Plan Commission recommended approval of this petition by a vote of 4-0. Please place this petition on the September 7, 2017 Board of Trustees agenda with a waiver of first reading as requested by the petitioner.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

September 7, 2017

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees
Dan Whittington, Dist. 1
Michael A. Fugiel, Dist. 2
Reid Foltyniewicz, Dist. 3
Bill T. Johnston, Dist. 4
Robyn Pike, 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 17-28, Khalil Center – 998 N. Lombard Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition, the petition, Khalil Center, requests that the Village grant a conditional use, pursuant to Section 155.420(C) of the Zoning Ordinance, to allow for an outpatient medical office in the I Limited Industrial District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on August 21, 2017. Sworn in to present the petition were the petitioner Kamran Chaudri, and Jennifer Ganser of the Village of Lombard.

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. Chaudri said the Khalil Center is a non-profit that has a mission of spiritual guidance for psychological care in underserved communities. All therapists are licensed by the State. Many of their clients receive help on a sliding scale. Their goal is to make communities healthier. They started in 2011 and have three offices in Illinois and three in the San Francisco area. They outgrew their space in Glen Ellyn and need new space. They will need to do minimal building modifications. They also provide mental health training for leaders in all faiths. Formally the building was used by Bridgestone tires for training. No drugs are kept on-site.

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 operates the Khalil Center, a mental health counseling office. The Khalil Center currently has a location in Glen Ellyn, and plans to open a location in Lombard at 998 N. Lombard Road. The subject property is located in the I – Limited Industrial District. A mental health counseling office is classified as an outpatient medical office under the Lombard Zoning Ordinance, which is a conditional use in the I District. The subject property is currently developed with a two-story office building. The Khalil Center will occupy both floors of the building. Staff supports the petition.

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

On a motion by Commissioner Olbrysh, and a second by Commissioner Flint, the Plan Commission voted 4-0 to recommend that the Village Board approve the petition associated with PC 17-28, subject to three (3) conditions.

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the mental health counseling office is not established by said date, this relief shall be deemed null and void.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR AN
OUTPATIENT MEDICAL OFFICE PURSUANT TO TITLE 15,
CHAPTER 155, SECTION 155.420(C)(25) OF THE LOMBARD
ZONING ORDINANCE**

PC 17-28; 998 N. Lombard

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 I Limited Industrial Shopping District; and,

WHEREAS, an application has been filed requesting approval for conditional uses pursuant to Section 155.420(C)(25) of the Lombard Zoning Ordinance to allow an outpatient medical office; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on August 21, 2017 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the conditional uses, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard 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 the following conditional use for an outpatient medical office is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

SECTION 2: That this Ordinance is limited and restricted to the property located at 998 N. Lombard Road, Lombard, Illinois and legally described as follows:

THAT PART OF LOT 1 IN LOMBARD BUSINESS CENTER UNIT ONE, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 8, 1974 AS DOCUMENT R74-58521, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 11 MINUTES 41 SECONDS WEST, ALONG THE EAST LINE THEREOF, 211.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE SOUTH 89 DEGREES 48 MINUTES 19 SECONDS WEST, 133.14 FEET TO A POINT IN THE CURVED EASTERLY LINE OF A 30 FOOT WIDE DRAINAGE EASEMENT PER DOCUMENT R87-81579; THENCE NORTHWESTERLY, ALONG SAID CURVED LINE, BEING THE ARC OF A CIRCLE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 685.00 FEET, AN ARC DISTANCE OF 235.38 FEET, (THE CHORD OF WHICH ARC BEARS NORTH 28 DEGREES 29 MINUTES 07 SECONDS WEST AND MEASURES 234.23 FEET); THENCE NORTH 89 DEGREES 48 MINUTES 19 SECONDS EAST, 236.89 FEET TO A POINT IN THE EAST LINE OF LOT 1, AS AFORESAID; THENCE SOUTH 00 DEGREES 11 MINUTES 41 SECONDS EAST, ALONG SAID EAST LINE, 210.00 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

Parcel Number: 03-31-400-022; (the "Subject Property").

SECTION 3: This ordinance 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;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the mental health counseling office is not established by said date, this relief shall be deemed null and void.

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 _____, 2017.

First reading waived by action of the Board of Trustees this ____ day of _____, 2017.

Passed on second reading this ____ day of _____, 2017.

Ayes: _____

Ordinance No. _____
Re: PC 17-28
Page 3

Nays: _____

Absent: _____

Approved this _____ day of _____, 2017.

Keith Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this _____ day of _____, 2017.

Sharon Kuderna, Village Clerk

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Khalil Center – 998 N. Lombard Road

August 21, 2017

Title

PC 17-28

Petitioner

Khalil Center (Kamran A. Chaudri)
999 Main Street, Suite 103
Glen Ellyn, IL 60137

Property Owner

Itasca Bank & Trust Co No. 10523
305 W. Irving Park Road
Itasca, IL 60143

Property Location

998 N. Lombard Road
PIN: 03-31-400-022

Zoning

I – Limited Industrial District

Existing Land Use

Two-story office building

Comprehensive Plan

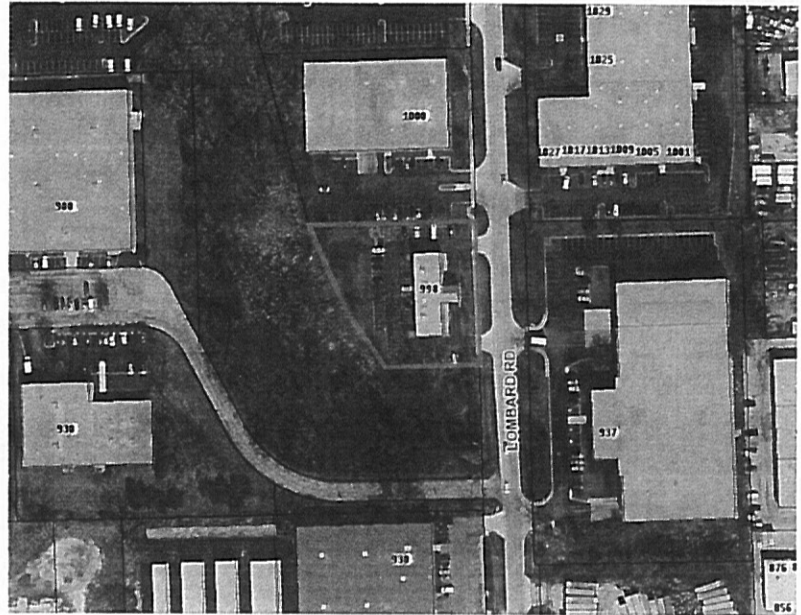
Light Industrial

Approval Sought

Conditional use, pursuant to Section 155.420(C) of the Zoning Ordinance, to allow for an outpatient medical office in the I Limited Industrial Zoning District.

Prepared By

Anna Papke, AICP
Senior Planner



LOCATION MAP

PROJECT DESCRIPTION

The petitioner operates the Khalil Center, a mental health counseling office. The Khalil Center currently has a location in Glen Ellyn, and plans to open a location in Lombard at 998 N. Lombard Road. The subject property is located in the I – Limited Industrial District. A mental health counseling office is classified as an outpatient medical office under the Lombard Zoning Ordinance, which is a conditional use in the I District.

APPROVAL(S) REQUIRED

The petitioner, Khalil Center, requests that the Village grant a conditional use, pursuant to Section 155.420(C) of the Zoning Ordinance, to allow for an outpatient medical office in the I Limited Industrial District.

EXISTING CONDITIONS

The subject property is currently developed with a two-story office building. The Khalil Center will occupy both floors of the building.

PROJECT STATS

Lot & Bulk

Parcel Size: 0.96 acres

Submittals

1. Petition for a public hearing;
2. Response to Standards for a Conditional Use, prepared by the petitioner;
3. Plat of Survey;
4. Interior floor plan

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issues or concerns regarding the land use at this time. Interior renovations may require building permits.

Fire Department:

The Fire Department has no issues or concerns regarding the land use at this time. Future comments may be expected on the interior renovations based on the extent of the work involved.

Private Engineering Services:

Private Engineering Services (PES) has no comments.

Public Works:

The Department of Public Works has no comments regarding the project at this time.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	I	Industrial – warehouse/office
South	I	Industrial – warehouse/office
East	I	Industrial – warehouse/office
West	I	Vacant industrial property

The subject property is located in the North Avenue industrial area of Lombard, which contains a mix of manufacturing, warehousing and office uses. Offices are a permitted use in the Limited Industrial District, while medical offices are a conditional use. Given the mix of existing uses in the vicinity of the subject property, staff finds that the proposed medial office use at 998 N. Lombard Road is compatible with the area and will not create any adverse impacts.

2. Comprehensive Plan Compatibility

The Comprehensive Plan recommends manufacturing, production, storage, distribution and warehousing uses in this area. Office uses are typically considered ancillary uses in light industrial areas.

3. **Zoning Compatibility**

Per Section 155.420(C) of the Zoning Ordinances, a conditional use permit is required to operate a medical office in the I District.

As noted above, offices are a permitted use in the I District. Staff has reviewed the petitioner's request and finds the proposed mental health counseling office/medical office will not create any undue impacts on neighboring properties. As the site is already developed with an office building, the proposed use will be similar to other office uses previously occupying the site.

4. **Plat of Survey and Floor Plan**

The petitioner will be the only tenant in the existing 9,600 square foot office building, and will not make any alterations to the exterior of the building or the existing parking lot. The plat of survey provided by the petitioner shows a total of 43 parking spaces on the site. The Zoning Ordinance requires medical offices to have four spaces per 1,000 square feet of building area, or 38 parking spaces for a 9,600 square foot building. As the single tenant, the Khalil Center will have access to all 43 spaces on the property.

The petitioner proposes to make minor alterations to the layout of the second floor. These alterations include adding an office and a wall.

SITE HISTORY

PC 93-19, Ordinances 3734, 3735, 3736

Granted a conditional use permit for the construction of a recreation building to be used by the Loyal Order of Moose, with companion variations from the Zoning Ordinance and Subdivision and Development Ordinance.

FINDINGS & RECOMMENDATIONS

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

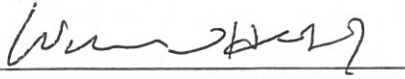
The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for an outpatient medical office and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 17-28:

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 permit 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 17-28, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;

2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the mental health counseling office is not established by said date, this relief shall be deemed null and void.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

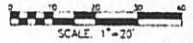
c. Petitioner

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Response to the applicable Standards for Conditional Use – supplement to Petition for Public Hearing in connection with the property at 998 N. Lombard Rd

1. The conditional use of a mental health counseling office will not be detrimental to, or endanger the public health, safety, morals, comfort or general welfare. The nature of the counseling office is such that no medical equipment or procedures are performed, rather, talk therapy and coping skills are taught to improve mental health. No risk to environmental or public health or safety exists, the office does not use any chemicals or noxious substances. In fact, the presence of a Medicare eligible mental health services provider will provide greater access to low income individuals and could present an improvement to the general public health and welfare of the Village.
2. The conditional use will not be injurious to the uses of other property in the vicinity or impair property values as the office will be used in a manner that does not outwardly differ significantly from surrounding industrial uses. Client flow will be at about an average of 12 to 13 clients per day and 6 staff members and employees, which should not significantly impact traffic flow and is clearly not a burden on the lot as there are over 50 parking spots on the site. The traffic flow and parking lot also will easily accommodate weekly group counseling sessions that average 24-36 individuals, normally schedules for late evenings, after normal business and traffic rush hours.
3. For the reasons mentioned above and the activities described above, the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for the industrial uses permitted in the district.
4. For the reasons mentioned and the activities related to the conditional use as described in paragraph 2 above adequate access roads have been provided, and given that the counseling office does not require public utilities, drainage or any other necessary facilities beyond what would be expected of any typical professional office, the measures provided are adequate and well beyond the office needs.
5. For the reason mentioned and the activities related to the conditional use as described in paragraph 2 above, adequate measures are already in place to provide ingress and egress designed so as to minimize traffic suggestion in the public streets.
6. Because the conditional use of an office that may be categorized as a medical office, the main activities of the office align significantly as well with a professional office, a permitted use in this type of industrial zoning. Consequently, the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard.
7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as any such regulations may, in each instance, be modified pursuant to the recommendations of the Planning Commission, since this professional office also retains both a general counsel on staff and outside legal regulatory and real estate counsel for compliance purposes.

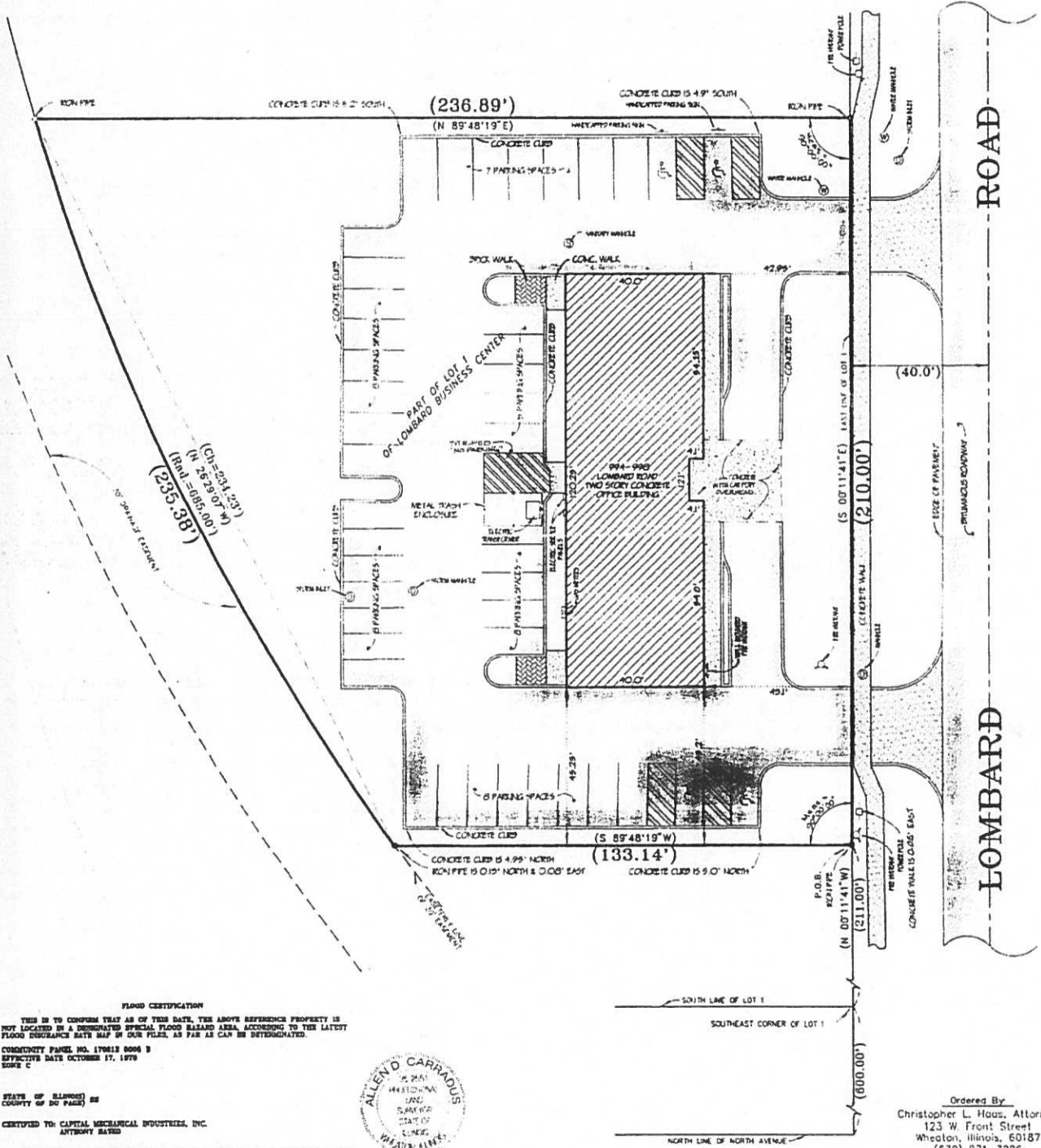
ALTA/ACSM SURVEY



- LEGEND**
- Monumentation Found
 - Monumentation Set (683-20-250)
 - (INT) Borehole (Diameter)
 - Fence Line

- UTILITY LEGEND**
- MANHOLE / CATCH-BASIN
 - CURB INLET
 - 1- FLARED END SECTION
 - WATER VALVE VAULT
 - PIPE HYDRANT
 - UTILITY MANHOLE
 - UTILITY STRUCTURE
 - TRAFFIC SIGNAL
 - SIGN
 - POWER POLE

THAT PART OF LOT 1 IN LOMBARD BUSINESS CENTER UNIT ONE, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1974 AS DOCUMENT R74-56521, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 11 MINUTES 41 SECONDS WEST, ALONG THE EAST LINE THEREOF, 211.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE SOUTH 89 DEGREES 48 MINUTES 19 SECONDS WEST, 133.14 FEET TO A POINT IN THE CURVED EASTERLY LINE OF A 30 FOOT WIDE DRAINAGE EASEMENT PER DOCUMENT R87-81579; THENCE NORTHWESTERLY, ALONG SAID CURVED LINE, BEING THE ARC OF A CIRCLE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 685.00 FEET, AN ARC DISTANCE OF 235.38 FEET, (THE CHORD OF WHICH ARC BEARS NORTH 28 DEGREES 29 MINUTES 07 SECONDS WEST AND MEASURES 234.23 FEET); THENCE NORTH 89 DEGREES 48 MINUTES 19 SECONDS EAST, 236.89 FEET TO A POINT IN THE EAST LINE OF LOT 1, AS AFORESAID; THENCE SOUTH 00 DEGREES 11 MINUTES 41 SECONDS EAST, ALONG SAID EAST LINE, 210.00 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.



FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT AS OF THIS DATE, THE ABOVE REFERENCED PROPERTY IS NOT LOCATED IN A DESIGNATED SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE LATEST FLOOD INSURANCE RATE MAP IN OUR FILES, AS FAR AS CAN BE DETERMINED.

COMMUNITY PANEL NO. 170612 8006 B
EFFECTIVE DATE OCTOBER 17, 1978
ZONE C



STATE OF ILLINOIS) IN
COUNTY OF DU PAGE)

CERTIFIED TO: CAPITAL MECHANICAL INDUSTRIES, INC.
ANTHONY BAYD

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" PARTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1996, AND INCLUDES THEREIN THE FOLLOWING: 1. ALL SURVEY DATA TO BE SHOWN TO THE NEAREST TENTH OF AN INCH; 2. ALL DISTANCES TO BE SHOWN TO THE NEAREST TENTH OF AN INCH; 3. ALL BEARINGS TO BE SHOWN TO THE NEAREST SECOND OF AN ARC; 4. ALL CURVED LINES TO BE DESCRIBED BY THEIR RADIUS, CHORD BEARING AND CHORD DISTANCE; 5. ALL CURVED LINES TO BE DESCRIBED BY THEIR RADIUS, CHORD BEARING AND CHORD DISTANCE; 6. ALL CURVED LINES TO BE DESCRIBED BY THEIR RADIUS, CHORD BEARING AND CHORD DISTANCE; 7. ALL CURVED LINES TO BE DESCRIBED BY THEIR RADIUS, CHORD BEARING AND CHORD DISTANCE; 8. ALL CURVED LINES TO BE DESCRIBED BY THEIR RADIUS, CHORD BEARING AND CHORD DISTANCE; 9. ALL CURVED LINES TO BE DESCRIBED BY THEIR RADIUS, CHORD BEARING AND CHORD DISTANCE; 10. ALL CURVED LINES TO BE DESCRIBED BY THEIR RADIUS, CHORD BEARING AND CHORD DISTANCE.

PREPARED AND SEALED AT WHEATON, ILLINOIS THIS 11th DAY OF February, A.D. 2004
BY Allen D. Carradus
MY LICENSE EXPIRES NOVEMBER 30, 2004

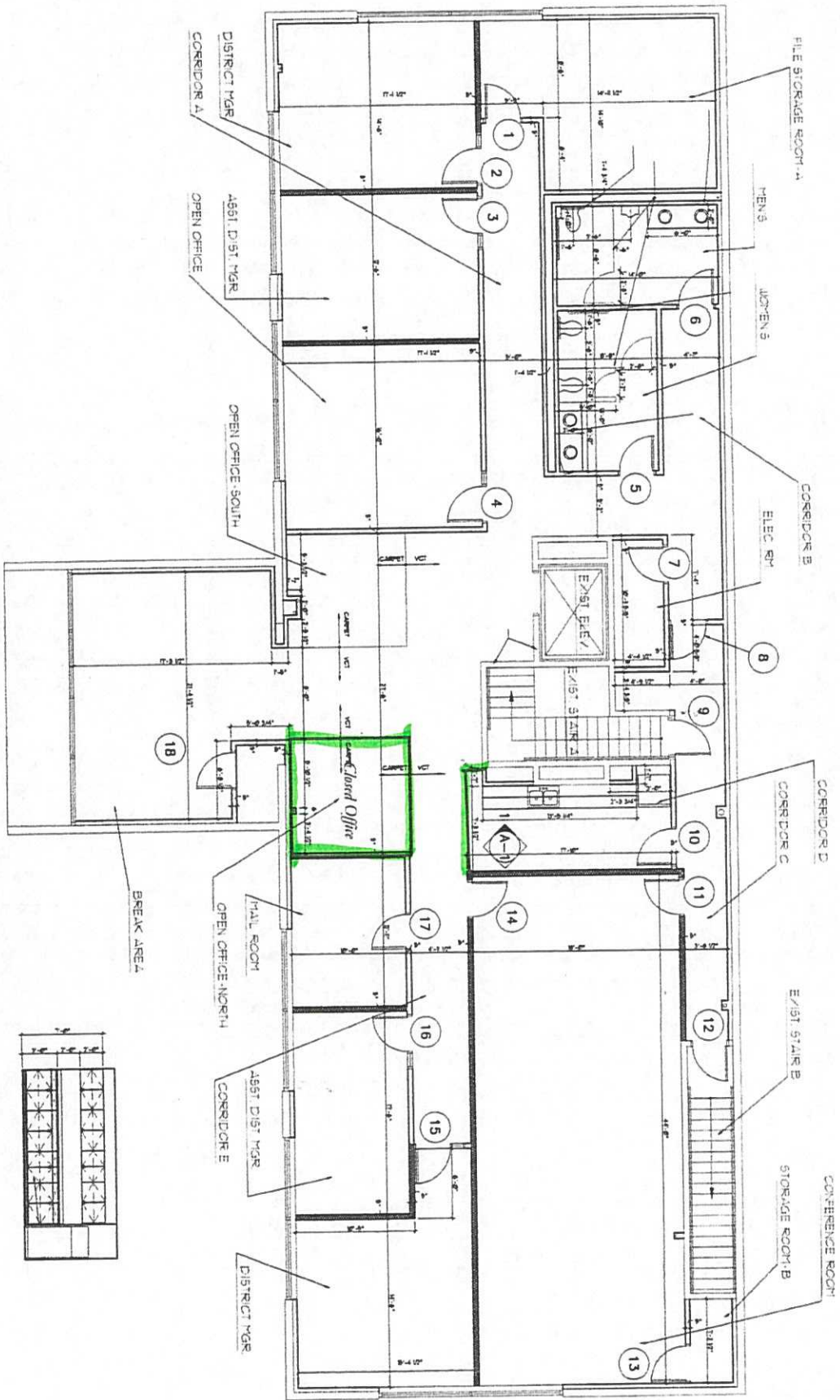
- NOTES**
1. All distances shown herein are in feet and decimal parts thereof converted to 60" = 1 foot.
 2. Curved lines shown along curved lines are Arc Measurements unless otherwise noted.
 3. Correct local north-south for additional setbacks and restrictions not shown herein.
 4. Correct all survey points and report any discrepancies immediately.
 5. Correct utility companies and municipalities prior to the start of any construction.
 6. Dimensions to and along buildings are exterior foundation measurements.
 7. Do Not Assume distance from nearest measurements made herein.

Ordered By:
Christopher L. Haas, Attorney
123 W. Front Street
Wheaton, Illinois, 60187
(630) 871-3226

ALLEN D. CARRADUS AND ASSOCIATES
Land Surveying, Land Planning, & Engineering Services
108 W. LIBERTY DRIVE, WHEATON, ILLINOIS 60190
(630) 688-0416 (FAX) 683-7682

PREPARED FOR: CHRISTOPHER L. HAAS, ATTORNEY

DATE: ADC/CMG 02/11/04 SCALE: 1"=20' PL. NO.: 182-27/28 SHEET NO.: 12291-AL



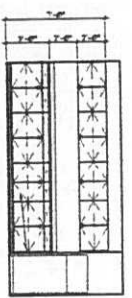
SECOND FLOOR PLAN

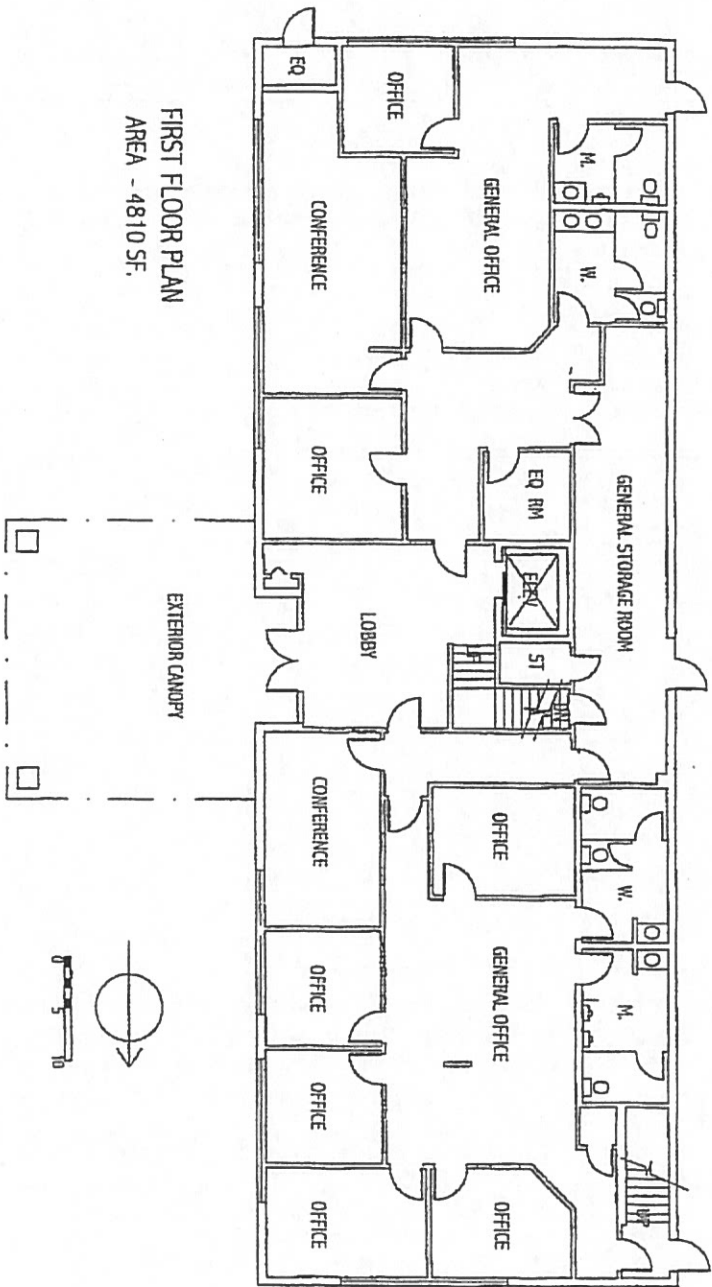
SCALE: 1/4" = 1'-0"



1 A-1 INTERIOR ELEVATION

SCALE: 1/4" = 1'-0"





FIRST FLOOR PLAN
 AREA - 4810 SF.

TWO STORY OFFICE BUILDING
 994 - 998 LOMBARD ROAD LOMBARD, ILLINOIS

