

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Soleo Health – 87 Eisenhower Lane South

December 17, 2018

Title

PC 18-36

Petitioner

Soleo Health
Sean Tragessen
655 W Grand Avenue
Elmhurst IL 60126

Property Owner

Taurus Midwest Portfolio LLC
9500 W Bryn Mawr Avenue
Rosemont IL 60018

Property Location

87 Eisenhower Lane South
06-30-205-010
Trustee District #3

Zoning

IPD

Existing Land Use

One story building

Comprehensive Plan

Mixed Office and Industrial

Approval Sought

Conditional use pursuant to Section 155.420(C)(40) of the Zoning Ordinance to allow for a pharmaceutical manufacturing, processing, storage, or industrial use in the IPD Limited Industrial District Planned Development on the subject property

Prepared By

Jennifer Ganser, AICP, Assistant Director



PROJECT DESCRIPTION

The petitioner, Soleo Health, plans to operate the space as office, warehouse, pharmaceutical assembly/manufacturing, and occasional patient visits. They will build a clean room to create infusion medicines. Approximately 1-5 patients will come per week to receive the infusion therapy.

APPROVAL(S) REQUIRED

The petitioner requests that the Village grant a conditional use pursuant to Section 155.420(C)(40) of the Zoning Ordinance to allow for a pharmaceutical manufacturing, processing, storage, or industrial use in the IPD Limited Industrial District Planned Development on the subject property.

EXISTING CONDITIONS

The subject property is currently a one-story building in the Yorkbrook Business Park. It is a multi-tenant building at 73,240 square feet, with Soleo Health leasing 9,233 square feet.

PROJECT STATS

Lot & Bulk

Parcel Size: 4.47 acres

Tenant Area: 9,233 sq. ft.

Submittals

1. Petition for a public hearing;
2. Response to Standards for a Conditional Use, prepared by the petitioner;
3. Site Plan, prepared by Ware Malcomb;
4. Plat of Survey, prepared by Edward J. Molloy & Associates, LTD., dated September 6, 2005.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division noted the applicant will need to install separate HVAC/Ventilation for the clean room. Should the petition be approved, additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department noted that sprinklers or an alarm may need to be installed. Should the petition be approved, additional comments may be forthcoming during permit review.

Engineering Services:

Private Engineering Services (PES) has no comments. Should the petition be approved, additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has no comments. Should the petition be approved, 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	IPD	Industrial
South	Downers Grove	Manufacturing
East	CRPD	Allerton Ridge Cemetery
West	IPD	Industrial

Per the Zoning Ordinance, the I Limited Industrial District is intended to provide an environment suitable for industrial activities that do not create appreciable nuisance or hazards, or that require a pleasant, hazard-and-nuisance-free environment. The Yorkbrook Business Park and tenant space is mostly surrounded by industrial uses. Staff finds that the proposed use will be complementary in the location. The conditional use permit process allows for extra review of the proposed use for pharmaceuticals.

Soleo Health is requesting a conditional use under the "other" category. There is not a zoning category for drug processing/assembly or for pharmaceutical businesses. Staff notes that this use is similar in nature to food processing, cosmetic production, and outpatient medical and dental offices which all require a conditional use permit.

Staff had conversations with Soleo Health before they applied for the Plan Commission regarding their use. As such staff reviewed the permitted and conditional uses in the Industrial District, however, staff did not find a clear fit for Soleo Health. Their business is multi-faceted. Soleo does not operate as an outpatient medical office, though it does have patient visits. Also, as previously noted, drug processing/assembly is not listed in the Zoning Code. Therefore staff found the use of “other” to be appropriate for this business.

In the future, staff may look at adding drug processing/assembly as a new conditional use in the Industrial District.

2. Comprehensive Plan Compatibility

The proposed location and use is consistent with the Comprehensive Plan’s recommendation of Mixed Office and Industrial. The Yorkbrook Business Park has many tenants that are comprised of office, warehouse, and manufacturing type uses.

3. Site Plan

The tenant space is located in a multi-tenant building at the Yorkbrook Business Park. The petitioner has indicated that work would be done inside the building requiring a permit, such as a clean room to create the infusions. Parking of employees and customers would occur on-site. There are approximately 16 employees and approximately 1-5 walk in patients per week. 95% of the infusions are off-site (patients home, doctor, hospital, etc.).

FINDINGS & RECOMMENDATIONS

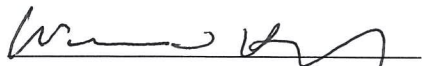
Staff finds that as the proposed pharmaceutical facility is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for pharmaceutical manufacturing, processing, storage, or industrial use 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 18-36:

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 18-36, 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; and
3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the facility is not established by said date, this relief shall be deemed null and void.

Inter-Departmental Review Committee Report approved by:

A handwritten signature in black ink, appearing to read 'William J. Heniff', written over a horizontal line.

William J. Heniff, AICP
Director of Community Development

c. Petitioner

STANDARDS FOR CONDITIONAL USES

87 Eisenhower Lane South, Lombard- Soleo Health
Yorkbrook Business Park
Owner= Taurus Midwest Industrial Portfolio II, LLC
Management Company= Venture One Real Estate

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;

The facility will operate between the hours of 8:30am-5pm, Monday through Friday, and will have approximately 16 employees. All functions and operations of the business will take place inside the space or offsite completely. The employees at this facility will be creating the infusion medication through the mixing of components in a clean room environment and stored in a climate-controlled area. There will be a minimal amount of walk-in patients, about 1-5 patients per week, receiving the infusion therapy at the facility from registered nurses. About 95% of the infusion will be completed at the patient's home, completely offsite.

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;

Other than employee traffic throughout the work day; going to and from work and seeing patients at their home for treatment, the operation of the business will be taken place inside the space and will not affect the property or people in the surround buildings.

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;

The operations of the business will take space inside the space or at a patient's home. Thus, not effecting other business, the property, surround property, customers or homeowners in the surrounding area.

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

Utlities, roads and drainage are already in place. All other items needed will be provided for the business. We do not see any additional items need at the moment. All medication will be mixed in a clean room within the space.

STANDARDS FOR CONDITIONAL USES

**87 Eisenhower Lane South, Lombard- Soleo Health
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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;

The space (87 Eisenhower Lane South) is located on the West side of the building. This space will have ample parking. There has never been an issue with traffic or parking in the Park. We will address all traffic concerns if needed.

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

The tenant, as well as the Owner and Management Company, will work closely with the Village to ensure all regulations are met.

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.]

The Owner and Management Company for Yorkbrook Business Park will continue to work closely with the Village of Lombard to make any necessary changes.

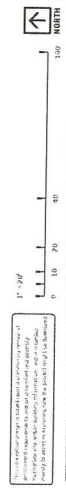
PROJECT DATA:

BUILDING AREA	11,545 SF
OFFICE:	61,695 SF
WAREHOUSE:	73,240 SF
TOTAL:	
DOCK DOORS	8 POSITIONS
DRIVE-IN DOORS	18 POSITIONS
AUTO PARKING	141 STALLS



SITE LEGEND:

- OFFICE
- WAREHOUSE
- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR



1" = 50'
 0 50 100 150
 NORTH

Existing Building Plan
 scheme: 02

WARE MALCOMB
 51 Eisenhower Lane
 Lombard, Illinois
 630-200-0000
 SHEET #3

VENTURE ONE
 REAL ESTATE, LLC

