

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Lombard Veterinary Hospital (temporary location) – 1300 S. Main Street, Units D & E

October 19, 2020

Title

PC 20-25

Petitioner

Dr. Georgianne Ludwig
Lombard Veterinary Hospital
244 E. St. Charles Road
Lombard, IL 60148

Property Owner

Key Investment
1263 S. Highland Avenue
Lombard, IL 60148

Property Location

1300 S. Main Street, Units D & E

Zoning

B4A – Roosevelt Road Corridor
District

Existing Land Use

Multi-tenant strip shopping center

Comprehensive Plan

Community Commercial

Approval Sought

Conditional use, pursuant to Sections 155.417(G)(2) of the Lombard Village Code to allow for an animal hospital and kennel to operate on the subject property located within the Roosevelt Road Corridor B4A District.

Prepared By

Anna Papke, AICP
Senior Planner



LOCATION MAP

PROJECT DESCRIPTION

The petitioner requests a zoning conditional use to allow for an animal hospital and kennel to operate on the subject property located within the Roosevelt Road Corridor B4A District.

The subject property is a tenant space in a strip shopping center. The petitioner, Lombard Veterinary Hospital, is proposing to use the space for a temporary location while they complete reconstruction efforts on their permanent location at 244 E. St. Charles Road. The 244 E. St. Charles Road sustained major damage during the storm event of August 10, 2020. Repairs and reconstruction are expected to take up to two years to complete.

APPROVAL(S) REQUIRED

The petitioner requests a zoning conditional use pursuant to Sections 155.417(G)(2) of the Lombard Village Code to allow for an animal hospital and kennel to operate on the subject property located within the Roosevelt Road Corridor B4A District.

EXISTING CONDITIONS

The subject property is currently developed with a multi-tenant commercial strip shopping center.

PROJECT STATS

Lot & Bulk

Parcel Size: 3.60 acres
Building Area: 39,500 sq. ft.
Tenant Area: 7,850 sq. ft.

Submittals

1. Petition for a public hearing, dated August 21, 2020;
2. Response to Standards for a Conditional Uses, prepared by the petitioner; and
3. Floor plans, prepared by RWE Design Build, dated September 22, 2020.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division suggests that the following be improvements be required as part of the approval of this use at the subject property. All three improvements are common for similar types of occupancies in multi-tenant buildings.

1. Tenant separation walls shall have sound batting installed between this space and adjoining tenant spaces;
2. Air sealing of the tenant separation walls (top and bottom of walls);
3. Adjustment of the outside air dampers for the rooftop HVAC units to have this proposed space be negative air pressure to pull air from the space and exhaust it out of the roof rather than positive air pressure that could push smells into other adjoining spaces.

Additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no issues or concerns regarding the petition. The Department notes that fire alarm and sprinkler permits will be required when the interior renovation takes place. Additional comments may be forthcoming during permit review.

Public Works:

Public Works has no comments regarding the petition. Additional comments may be forthcoming during permit review.

Private Engineering Services:

PES has no comments regarding 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	B4A	Office and bank buildings
South	R2, R5	Single- and multi-family residences
East	B4A	Strip shopping center
West	B4APD	Strip shopping center

The subject property is located on the Roosevelt Road commercial corridor. The proposed animal hospital and kennel is compatible with surrounding uses.

2. *Comprehensive Plan Compatibility*

The Comprehensive Plan recommends community commercial uses in this area. The proposed use is consistent with this designation.

3. *Zoning Compatibility*

Staff has reviewed the petitioner's request and finds the proposed animal hospital and kennel will not create any undue impacts on neighboring properties. Other veterinary hospitals are located in similar business districts within the Village. The required interior tenant space improvements noted by the Building Division will minimize impacts to other tenants in the building. Staff finds the proposed use is consistent with the standards for conditional uses.

The petitioner notes that the property owner has given permission for the petitioner to use the grassy area to the south of the tenant space to walk dogs. All animals would be leashed and monitored by clients or Lombard Veterinary Hospital staff. If fencing is installed, it would need to meet the fencing provisions of the Zoning Ordinance, which permits four-foot tall fences in this area of the subject property (corner side yard in a business district). Any fencing in the clear line of sight areas around the driveway would need to be open-style construction to promote visibility for drivers and pedestrians.

SITE HISTORY

PC 15-08

Conditional use for outdoor dining area (Wing Brothers restaurant).

PC 20-22

Conditional use for tattoo studio.

FINDINGS & RECOMMENDATIONS

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

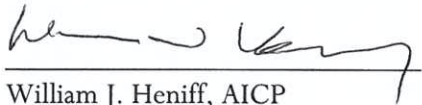
The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for an animal hospital and kennel in the B4A District and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval 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 20-25:

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 20-25, 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 make the following improvements to the tenant space, as noted in this report:
 - a. Tenant separation walls shall have sound batting installed between this space and adjoining tenant spaces;
 - b. Air sealing of the tenant separation walls (top and bottom of walls);
 - c. Adjustment of the outside air dampers for the rooftop HVAC units to have this proposed space be negative air pressure to pull air from the space and exhaust it out of the roof rather than positive air pressure that could push smells into other adjoining spaces;
3. That any fencing installed in the grassy area to the south of the tenant space shall meet Village Code provisions for fencing;
4. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
5. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the animal day care facility and animal hospital and kennel are 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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KEY INVESTMENT
& Management Inc.

Real Estate
Brokerage
Leasing
Management

09.23.2020

RE: Landlord's Conditional Use and Special Event Approval for Lombard Animal Hospital

To whom it may concern.

I, Baris Ozar am the duly authorized agent by the management agreement dated March 2018 by the ownership WEST SUBURBAN BANK as Trustee under Trust Agreement dated January 12, 1987 also known as Trust No. 6804 also known as Omni Partners of the property commonly known as Omni Plaza located at 1300 South Main Street, Lombard IL 60148.

I hereby serve this letter as Landlords permission and authorization for tenant to proceed with the applicable documentation in order to obtain necessary licenses to start operating their Animal Hospital at the above mentioned property.

Should you have any questions do not hesitate to contact me.

Respectfully

Baris Ozar

Associate Broker & Portfolio Manager

Subscribed and sworn to before me this
23th day of September 2020

Notary Public



KEY INVESTMENT
& Management Inc.

1263 S. Highland Ave., Suite 2W, Lombard, IL 60148

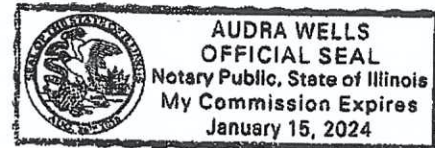
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Integrating real estate investment and property management for over 30 years.



1) Lombard Veterinary Hospital has been in operation at 244 E. St. Charles Rd in Lombard since 1959. It was founded by my parents Dr. Paul and MaryJo Arndt. We have served the greater area providing care to our human clients and their pets for over 61 years at that location. We have maintained an excellent relationship with our neighbors and the entire town. On August 10th a Tornado struck the Downtown area and severely damaged our building forcing us to look to relocate to maintain our high standard of care. We hope to rebuild at our current location in the future, but need a conditional use at 1300 S. Main which is a few miles south of our current location. We have maintained an excellent facility and will continue to do so. My husband and I are life-long Lombard Residents and we would do nothing to damage our neighbors, fellow residents or the Village as a whole.

2) Lombard Veterinary Hospital is an Animal Medical facility. We have been in operating a few miles north for over 60 years and have had wonderful relationships with our neighbors both residential and commercial. We have not seen any issues with property value decreases or have we caused any injuries to any uses of said neighbors. As a matter of fact just recently a number of new homes were built and sold just to the north of our current location.

3) Lombard Veterinary Hospital has operated without any impediment to neighbors and local development since 1959 and I see no reason that would not continue. As a medical facility we maintain a clean and sanitary establishment. We are also looked upon as a needed and essential business in any community.

4) We will be in leased space and all of the utilities, roads and drainage have already been provided. In our space will provide for all needed utilities, and other necessary facilities to carry on our day to day business and provide excellent medical care to the pets of the Lombard area.

5) There is an existing parking lot which has a number ingress and egress locations. One off Main, one off of Rebecca and you may also enter and leave off Roosevelt Rd.

6) Lombard Veterinary Hospital has been in the downtown area for over 61 years and we hope to return to our original location as soon as possible. We have maintained an excellent facility caring for the pets of the greater Lombard area and feel we have, and do fit in with the plan of the village.

7) Lombard Veterinary Hospital has, and will remain a good steward of the community and will always abide by the regulations except as such regulations may be modified pursuant to the plan commission and or village authority.