

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

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

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : April 26, 2022 **(BOT) Date:** May 5, 2022

SUBJECT: PC 22-09, 246 E. Janata Blvd – Divine Suites Conference Facility

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

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. 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.

The Plan Commission recommended approval of this petition by a vote of 7-0. Please place this petition on the May 5, 2022 Board of Trustees agenda with a waiver of first reading.

Fiscal Impact/Funding Source:

Review (as necessary):


Finance Director _____ Date _____
Village Manager _____ Date _____

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: Scott R. Niehaus, Village Manager

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

MEETING DATE: May 5, 2022

SUBJECT: **PC 22-09, 246 E. Janata Blvd**

Please find the following items for Village Board consideration as part of the May 5, 2022 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 22-09; and
3. An Ordinance granting approval of a conditional use pursuant to Lombard Village Code to allow for a “conference facility” on the subject property located within the B4A Roosevelt Road Corridor District.

The Plan Commission recommended approval of this petition by a vote of 7-0. Please place this petition on the May 5, 2022 Board of Trustees agenda with a waiver of first reading.



VILLAGE OF LOMBARD

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

May 5, 2022

Village President
Keith T. Giagnorio

Village Clerk
Liz Brezinski

Trustees

Brian LaVaque, Dist. 1
Anthony Puccio, Dist. 2
Bernie Dudek, Dist. 3
Andrew Honig, Dist. 4
Dan Militello, Dist. 5
Bob Bachner, 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 22-09, 246 E. Janata Blvd

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. 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.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on April 18, 2022. Sworn in to present the petition were: Maurice Smith and Shaqula Reese, petitioner and Jennifer Ganser, Assistant Director of Community Development.

Acting Chairperson Sweetser read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine, and proceeded with the petition.

Mr. Smith said he is the manager of Divine Suites and here with the owner Dr. Reese. He said Divine Suites caters to small events, under 75 people. The hours are 9am to 9pm Sunday to Thursday and on the weekends until midnight. Dr. Reese said she has had office space there for 3 years and seen her chiropractor business grow. She also watched other businesses decline and leave due to Covid. She said this is about economic development and growing small businesses.

Acting Chairperson Sweetser asked if any additional person would like to speak in favor or against this petition, or for public comment. Hearing none, she asked for the staff report.

Ms. Ganser presented the IDRC report for PC 22-09, which was entered into the public record in its entirety. 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. The staff report reviews the IDRC comments, which need to be made before the petitioner can operate their business. Staff supports the petition.

Acting Chairperson Sweetser opened the meeting to discussion by the Plan Commissioners.

Commissioner Johnston said this is a great idea and Commissioner Invergo agreed.

Commissioner Spreenberg asked about the building division comments and Ms. Ganser said a permit is required and will be reviewed for code compliance.

Acting Chairperson Sweetser asked if there were any additional comments. Hearing none, she asked for a motion from the Commissioners.

On a motion by Commissioner Spreenberg, and a second by Commissioner Johnston, the Plan Commission voted 7-0 to recommend that the Village Board approve the petition associated with PC 22-09, subject to the following three (3) 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.

Respectfully,

VILLAGE OF LOMBARD

Ruth Sweetser, Acting Chairperson
Lombard Plan Commission

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

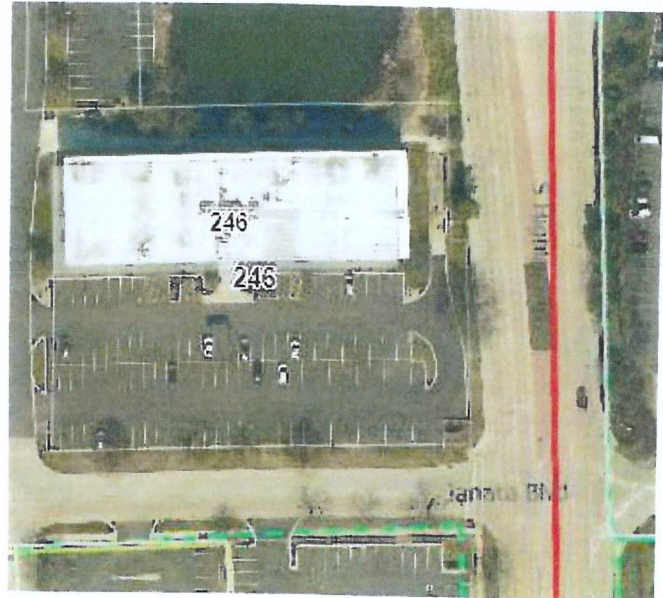
Office

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 | R5PD | 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.

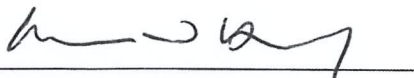
FINDINGS & RECOMMENDATIONS

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;

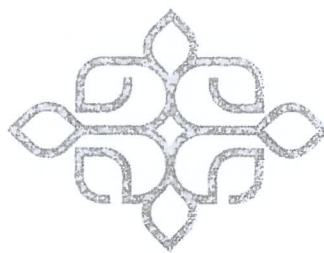
RE: The conditional use proposed which is that of an intimate training and event space will use the existing measures that have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets in the village.

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.

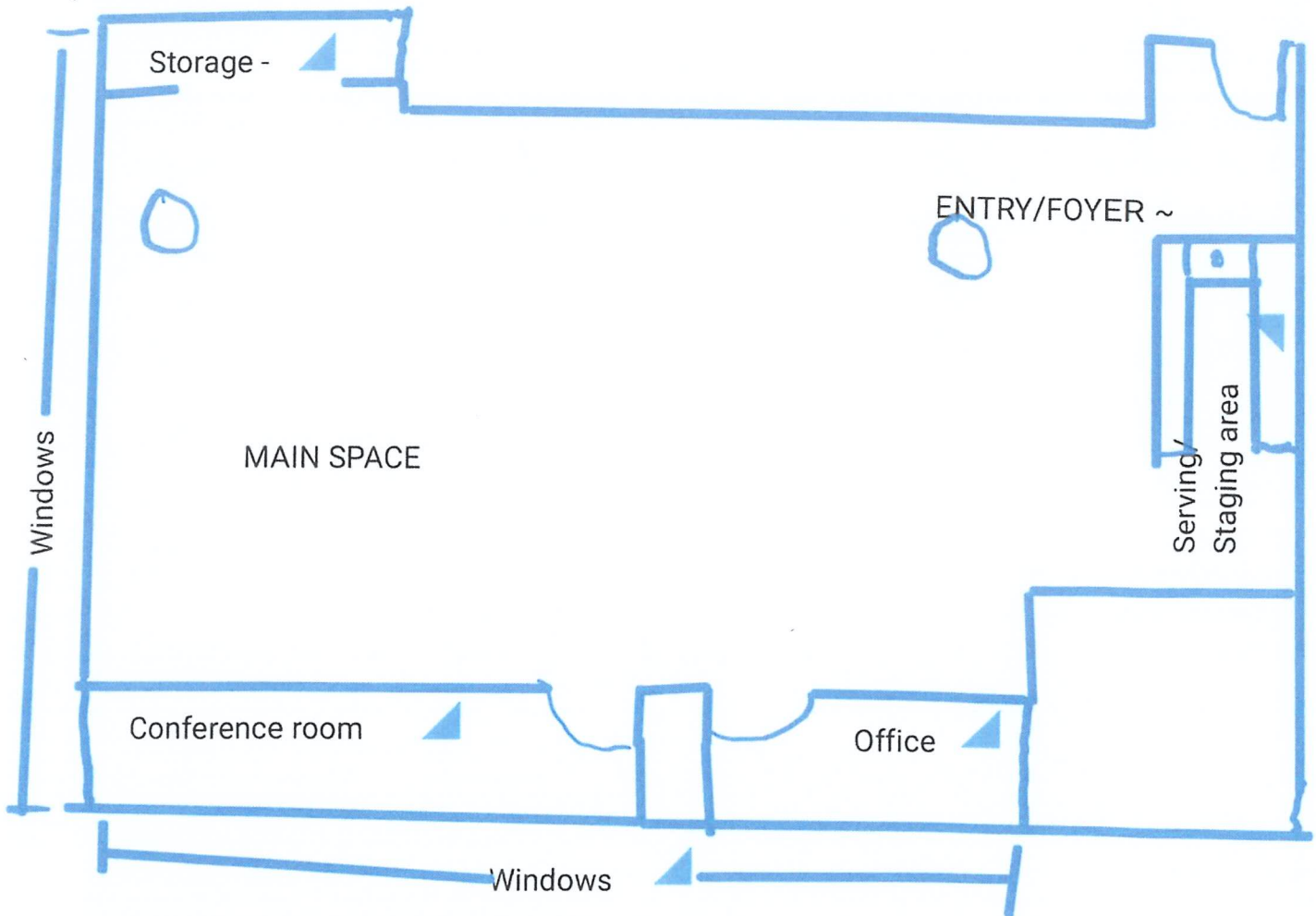
Dr. Shaquala Reese, Owner, is also currently owner of In Good Hands Wellness Center, also located in Highland Lakes. Dr. Reese has been a server for numerous catering and banquet events as a staff member. She has served hundreds of individuals in facilities where food was prepared and served, as well 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

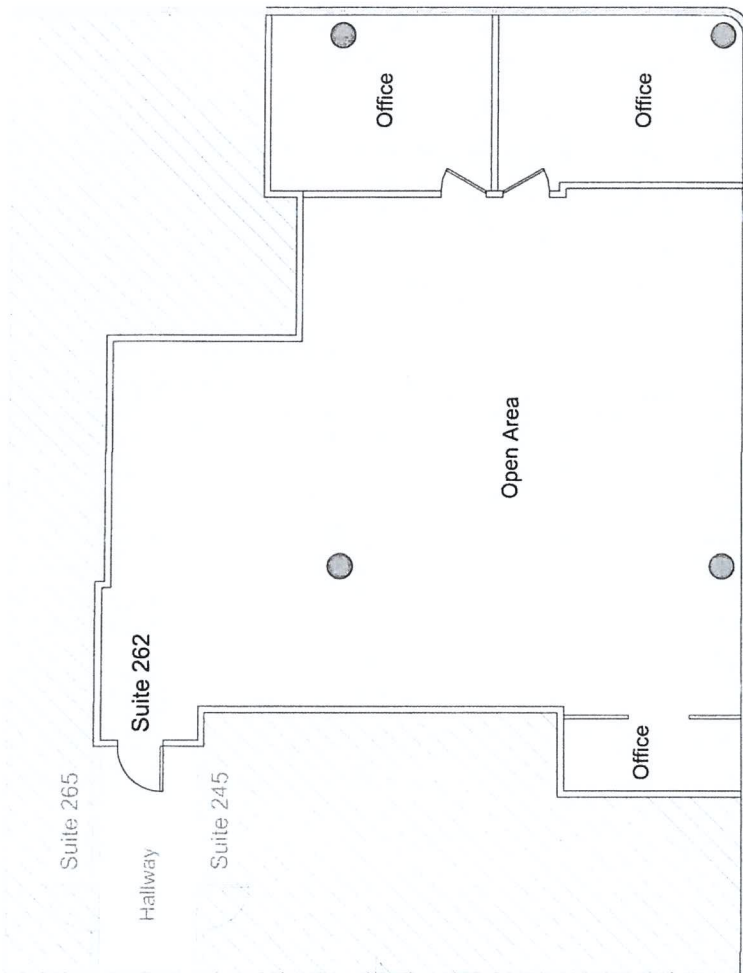
OFFICE 14'8" X 11' 7" - 170 sqft

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

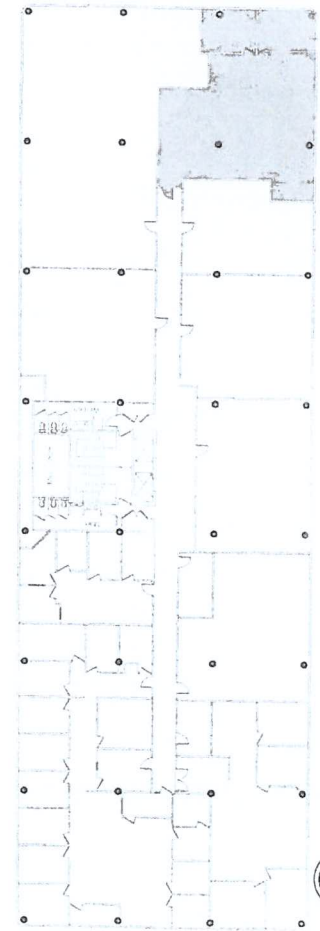
MAIN SPACE 33'7" X 34'8" - 1166 sqft

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

Kohn, Jeannie

From: Ganser, Jennifer
Sent: Wednesday, April 20, 2022 9:18 AM
To: Kohn, Jeannie
Subject: FW: PC 22-08 and PC 22-09

For the May 5th BOT meeting

From: Maurice Smith <masconstructiondc@gmail.com>
Sent: Wednesday, April 20, 2022 9:15 AM
To: Ganser, Jennifer <GanserJ@villageoflombard.org>
Cc: Shaquala Reese, DC <askdrreese@gmail.com>
Subject: PC 22-08 and PC 22-09

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Jennifer

We would like to request a waiver of the first reading. As we will be applying for the necessary building and occupancy permits and completing any necessary construction work in the tenant space. We would like our only reading of the ordinances to be at the May 5th board meeting.

Kind Regards

Maurice

Maurice Smith

MAS Construction Design & Consulting
Project Manager
Cell: 773-981-7110

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE OF A CONFERENCE FACILITY WITHIN THE OFFICE PLANNED DEVELOPMENT DISTRICT

PC 22-09, 246 E Janata Blvd

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 Office Planned Development District; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Section 155.412(C) of the Village of Lombard Zoning Ordinance, of a conference facility,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on April 18, 2022 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 a conference facility 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 246 E. Janata Blvd, Lombard, Illinois and legally described as follows:

PARCEL C IN THE RESUBDIVISION OF LOT 4 OF HIGHLAND LAKES, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 1977 AS DOCUMENT R77-72783, IN DUPAGE COUNTY, ILLINOIS. EXCEPTING THEREFROM THE PORTION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF HIGHLAND AVENUE, AS DEDICATED BY DOCUMENT 342659 RECORDED JANUARY 25, 1934, AND THE NORTH LINE OF SAID PARCEL C, THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE, HAVING A ILLINOIS EAST ZONE GRID BEARING OF SOUTH 02 DEGREES, 24 MINUTES, 28 SECONDS EAST, AND A DISTANCE OF 99.93 FEET; THENCE SOUTH 87 DEGREES, 35 MINUTES, 32 SECONDS WEST, A DISTANCE OF 10.50 FEET; THENCE NORTH 02 DEGREES, 24 MINUTES, 28 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A POINT OF SAID NORTH LINE; THENCE NORTH 87 DEGREES 57 MINUTES, 39 SECONDS EAST, A DISTANCE OF 10.50 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-29-102-020; (the “Subject Property”).

SECTION 3: This ordinance shall be granted subject to compliance with 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.

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 _____, 2022.

Ordinance No. _____
Re: PC 22-09
Page 3

First reading waived by action of the Board of Trustees this ____ day of _____,
2022.

Passed on second reading this ____ day of _____, 2022.

Ayes: _____

Nays: _____

Absent: _____

Approved this ____ day of _____, 2022.

Keith Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

Published in pamphlet from this ____ day of _____, 2020.

Elizabeth Brezinski, Village Clerk