

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### Industrial Rehab Allies – 438 Eisenhower Lane North

**November 20, 2017**

#### Title

PC 17-34

#### Petitioner

Industrial Rehab Allies

818 Oak Creek

Lombard IL 60148

#### Property Owner

Venture One Real Estate

405 Eisenhower Lane South

Lombard IL 60148

#### Property Location

438 Eisenhower Lane North

PIN: 06-30-201-014

#### Zoning

IPD – Limited Industrial District  
Planned Development

#### Existing Land Use

One-story multi-tenant 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

Jennifer Ganser, AICP  
Assistant Director



**LOCATION MAP**

#### PROJECT DESCRIPTION

The petitioner proposes to operate a physical therapy office. The subject property is located in the I – Limited Industrial District, Planned Development. A physical therapy 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 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 one-story, multi-tenant building. Industrial Rehab Allies would utilize one tenant space. The business is moving from 818 Oak Creek Drive, Lombard. 818 Oak Creek Drive is zoned R5PD, with uses determined by a Court Decree. Outpatient medical office is permitted in the Oak Creek Planned Development by right.



## PROJECT STATS

### Lot & Bulk

Parcel Size:      Approx. 3.23  
                             acres

### Submittals

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

## **INTER-DEPARTMENTAL REVIEW**

### **Building Division:**

The Building Division noted comments on accessibility that were relayed to the petitioner. Should the petition be approved, additional comments may be forthcoming during permit review.

### **Fire Department:**

The Fire Department has no comments or concerns regarding the land use at this time. Should the petition be approved, additional comments may be forthcoming during permit review.

### **Private 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 regarding the project at this time. 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***

	<b>Zoning Districts</b>	<b>Land Use</b>
<b>North</b>	R4PD	Townhomes
<b>South</b>	I	Industrial – warehouse/office
<b>East</b>	I	Industrial – warehouse/office
<b>West</b>	I	Vacant industrial property

The subject property is located in the Yorkbrook Business Park, 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 physical therapy use is compatible with the area and will not create any adverse impacts. Many of their clients come for work related injuries and may appreciate the location near their work place.

#### ***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 physical therapy office will not create any undue impacts on neighboring properties. The petitioner will utilize one tenant space in the building. Interior renovation plans and permits are currently under review.

### **SITE HISTORY**

This property has not appeared before the Plan Commission. However, the Yorkbrook Industrial Park recently received sign variances and numerous properties have received conditional uses for outdoor storage and learning centers (indoor athletic training centers).

### **FINDINGS & RECOMMENDATIONS**

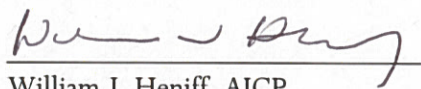
Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

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 17-34:

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 17-34, 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 physical therapy 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 438 Eisenhower Lane, Lombard, Illinois.

1. The conditional use of an outpatient physical therapy/work hardening facility will be compatible with the existing uses of the property within the general area in that all services offered by Industrial Rehab Allies, LLC (IRA) will be performed within the confines of the walls of 438 Eisenhower Lane. Adequate parking is available for the patients and staff in front and in back of the building. An average of 10-15 patients treated per day plus 4 staff members should not significantly impact traffic flow to the controlled traffic on Eisenhower Lane, especially since much of the ingress/egress will be during non-rush hours. Parking is clearly not a burden as there are over 50 parking spots on the site.
2. IRA will be compatible with the current zoning classification of property as the work hardening patients perform simulated warehouse, distribution and light assembly work.
3. IRA is a suitable tenant of the property in question as the office provides no risk to the environment or public health/safety as no chemicals or noxious products are utilized.
4. IRA is consistent with changes that have been made in the general area of the Yorkbrook Center as another tenant performs physical training as a health care professional.
5. For the reasons mentioned above and the activities described above, the establishment of the use will not impede the normal and orderly development and improvement of the surrounding property for the industrial uses permitted in the district. The physical therapy and work hardening office does not require public utilities, drainage or any other necessary facilities beyond what would be expected of any typical professional office, warehouse, distribution or light assembly facility.
6. One of the objectives of the current Comprehensive Plans for the Village of Lombard is to provide responsive service to the mostly residential community of Lombard which IRA has been doing for the past 18 years in its current location at Oak Creek Business Park. Repeat Medicare patients from the Lombard area make up a substantial portion of our client volume and is one of the reasons why we wish to relocate approximately one mile from our current location. IRA has also helped many injured Lombard Firefighters and municipal employees return to their jobs in an expeditious, safe manner which not only helps the injured worker return to their preferred lifestyle but also helps minimize the worker's compensation costs for The Village of Lombard.
7. The conditional use shall conform to the applicable regulations of the district in which it is located since this professional office will be run by degreed professionals who are licensed and insured within the state of Illinois.
8. IRA has been a good and respectful tenant in the Village of Lombard for the past 18 years in its current location at Oak Creek Business Park and should continue to be the same over the next 5+ years in our prospective location at Yorkbrook Center.



# EDWARD J. MOLLOY & ASSOCIATES, LTD. LAND & CONSTRUCTION SURVEYORS

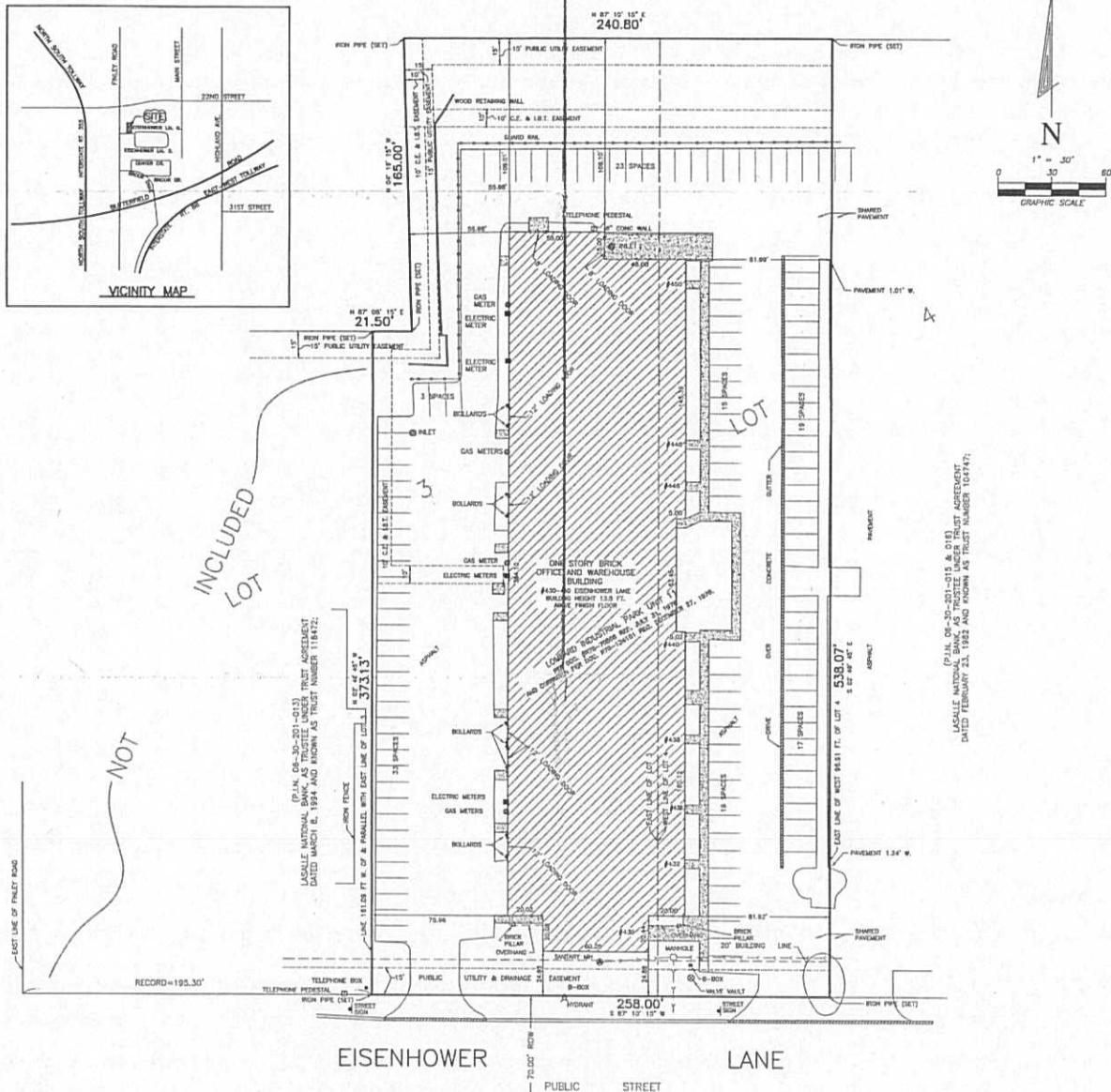
1230 MARK STREET, BENSenville, ILLINOIS 60106 (630) 595-2600 Fax (630) 595-4700

## PLAT OF SURVEY

OF

THAT PART OF LOT 3 LYING EAST OF A LINE DRAIN 181.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 3, AND THE WEST 84.51 FEET OF LOT 4, ALL IN LONGMEADOW INDUSTRIAL PARK UNIT NO. 11, BEING A SUBDIVISION OF PART OF SECTION 30, TOWNSHIP 33 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT HEREOF RECORDED JULY 31, 1978 AS DOCUMENT 878-70468 AND CERTIFICATE OF CORRECTION RECORDED DECEMBER 27, 1978 AS DOCUMENT 878-134161, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 430-458 EISENHOWER LANE NORTH, LOMBARD, ILLINOIS



EISENHOWER LANE  
PUBLIC STREET

**SURVEYOR'S NOTES**  
TITLE COMMITMENT: THE FOLLOWING MATTERS OF TITLE ARE REFERENCED IN SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NUMBER 880024336 WITH AN EFFECTIVE DATE OF AUGUST 2, 2000.  
D. BUILDING LINE AS SHOWN ON THE PLAT OF LONGMEADOW INDUSTRIAL PARK UNIT NO. 11 PER DOCUMENT 878-70468, AS FOLLOWS: 20 FEET ALONG THE SOUTH LINE OF THE LOTS. [PLOTTED ON THE DRAWING]  
H. PUBLIC UTILITY AND DRAINAGE EASEMENT AS SHOWN ON THE PLAT OF LONGMEADOW INDUSTRIAL PARK UNIT NO. 11 PER DOCUMENT 878-134161, AS FOLLOWS: 15 FEET ALONG BOTH NORTH LINES AND THE SOUTH LINE AND 15 FEET ALONG THE WEST LINE OF THE EAST 142.89 FEET OF THE NORTH 155 FEET OF LOT 3, 15 FEET ALONG THE NORTH AND SOUTH LINES OF LOT 4. [PLOTTED ON THE DRAWING]  
S. EASEMENT OVER THAT PART OF LOT 3 LYING EAST OF A LINE DRAIN 181.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 3 AND THE WEST 84.51 FEET OF LOT 4 OF THE LAND FOR ELECTRIC AND TELEPHONE AS CREATED BY GRANT RECORDED OCTOBER 27, 1991 AS DOCUMENT 881-57714. [PLOTTED ON THE DRAWING]  
AB. PARTY DRIVEWAY AND PARKING AREA LOCATED ON THE LAND AND THE PROPERTY EAST AND ADJACENT AS DISCLOSED BY SURVEY MADE BY EDWARD J. MOLLOY & ASSOCIATES, LTD. DATED OCTOBER 2, 2000, ORDER NO. 2000-0086(430N). [SURVEYOR'S NOTE, PLOTTED ON THE DRAWING]  
**TAX PARCEL PERMANENT BLOCK NUMBER:** 08-30-201-014

**FLOOD HAZARD DESIGNATION:** OUR EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY-FRAME NO. 12031-1008-B WITH AN EFFECTIVE DATE OF OCTOBER 17, 1978, SHOWS THAT THAT PART OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA AND THAT SAID PROPERTY DOES FALL WITHIN ZONE "C" DESIGNATED AS AREAS OF MINOR FLOODING.

**ZONING CLASSIFICATION:** THE PROPERTY IS CLASSIFIED "T" LIMITED INDUSTRIAL ZONING DISTRICT BY THE RELEASE OF LONGMEADOW. THE FOLLOWING MINIMUM BUILDING SETBACKS APPLY TO THE PROPERTY: FRONT CORNER SETBACK 25 FEET, REAR CORNER SETBACK 15 FEET, REAR YARDS 15 FEET EXCEPT WHERE THE REAR LOT LINE COINCIDES WITH A PARKING RIGHT-OF-WAY THE REAR YARD MAY BE REDUCED TO 1 FOOT. MAXIMUM FLOOR SHALL NOT EXCEED 10 FEET. MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 4 STORIES OR 40 FEET, WHICHEVER IS LESS.

**SUMMARY OF PARK STRIPED PARKING SPACES:** THE PROPERTY CONTAINS A TOTAL OF 129 PARKING SPACES INCLUDING 6 UNDEVELOPED SPACES.

**ACCESS STATEMENT:** THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM EISENHOWER LANE NORTH, A LEGALLY OPENED AND PUBLICLY DEDICATED, USED AND MAINTAINED STREET OR HIGHWAY.

**AREA STATEMENT:** THE PROPERTY CONTAINS 135,833 SQUARE FEET OR 3.14 ACRES. THE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF THE BUILDING AT GROUND LEVEL IS 38,448 SQUARE FEET.

**REMARKS:** SEE TABLE "A" OF MINIMUM STANDARD DETAIL REQUIREMENTS.  
1. REAR YARD.  
2. FLOOD ZONE DESIGNATION.  
3. LAND AREA.  
4. ZONING CLASSIFICATION AND APPLICABLE SETBACK, HEIGHT AND FLOOR AREA RESTRICTIONS.  
5. EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.  
6. TOTAL SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.  
7. MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A DESIGN LOCATION.  
8. PARKING AREAS AND STRIPES.  
9. SUBSTANTIAL VISIBLE IMPROVEMENTS.  
10. LOCATION OF ACCESS TO A PUBLIC WAY.  
11. LOCATION OF UTILITIES AS DETERMINED BY OBTAINED EVIDENCE.  
12. OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR RECENT BUILDING CONSTRUCTION (HOLE).  
13. ANY CHANGES IN STREET RIGHT-OF-WAY LINES CONTAMINATED OR PROPOSED (NONE).

### LEGEND:

- Sanitary Manhole
- Storm Catch Basin/Inlet
- Fire Hydrant w/B-Box
- Water Valve Vault
- Storm Manhole
- Combination Manhole
- UP X Street Light
- Traffic Sign
- Concrete Filled Post
- Gas Valve
- Utility Pole w/Overhead Wires

### ALTA/ACSM LAND TITLE SURVEY

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS  
I, JOHN M. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY TO:

THE REALTY ASSOCIATES FUND VIL LP;  
THE PRINCIPAL INSURANCE COMPANY OF AMERICA;  
INCOME AND GROWTH FUND & L.P.;  
CHICAGO TITLE INSURANCE COMPANY;  
AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS

THAT THIS IS A TRUE AND CORRECT SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN AND SHOWS THE TRUE AND CORRECT LOCATION OF THE BUILDINGS AND IMPROVEMENTS SITUATED ON SAID LAND AND ALL EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AND SIMILAR RESTRICTIONS OF RECORD AFFECTING THE PROPERTY SURVEYED EXCEPT AS SHOWN. THE BUILDINGS AND IMPROVEMENTS DO NOT OVERLAP OR ENCLOSE UPON ANY EASEMENT OR RIGHTS-OF-WAY OF OTHERS, AND THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINES. THE SQUARE FOOT AREA OF THE PROPERTY SURVEYED IS CORRECTLY NOTED IN THE SURVEYOR'S NOTES HEREON, AND THE PARKING SPACES LOCATED ON THE PROPERTY ARE CORRECTLY DEPICTED ON THE PLAT HEREON DRAWN AND ARE AS NOTED IN THE SUMMARY OF PARK STRIPED PARKING SPACES IN THE SURVEYOR'S NOTES HEREON. THE PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA. A FURTHER CERTIFY THAT THIS SURVEY IS MADE AT LEAST IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NPS IN 1979 AND REVISED ITEMS 2, 3, 4, 8 (DISTANCE ONLY), TOTAL TOLERANCE, 1/4" & 8, 10, 15, 14 AND IS ON TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS ADOPTED BY ALTA, NPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT THE PORTION UNDETERMINED BY THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIVE TOLERANCE INDICATED ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

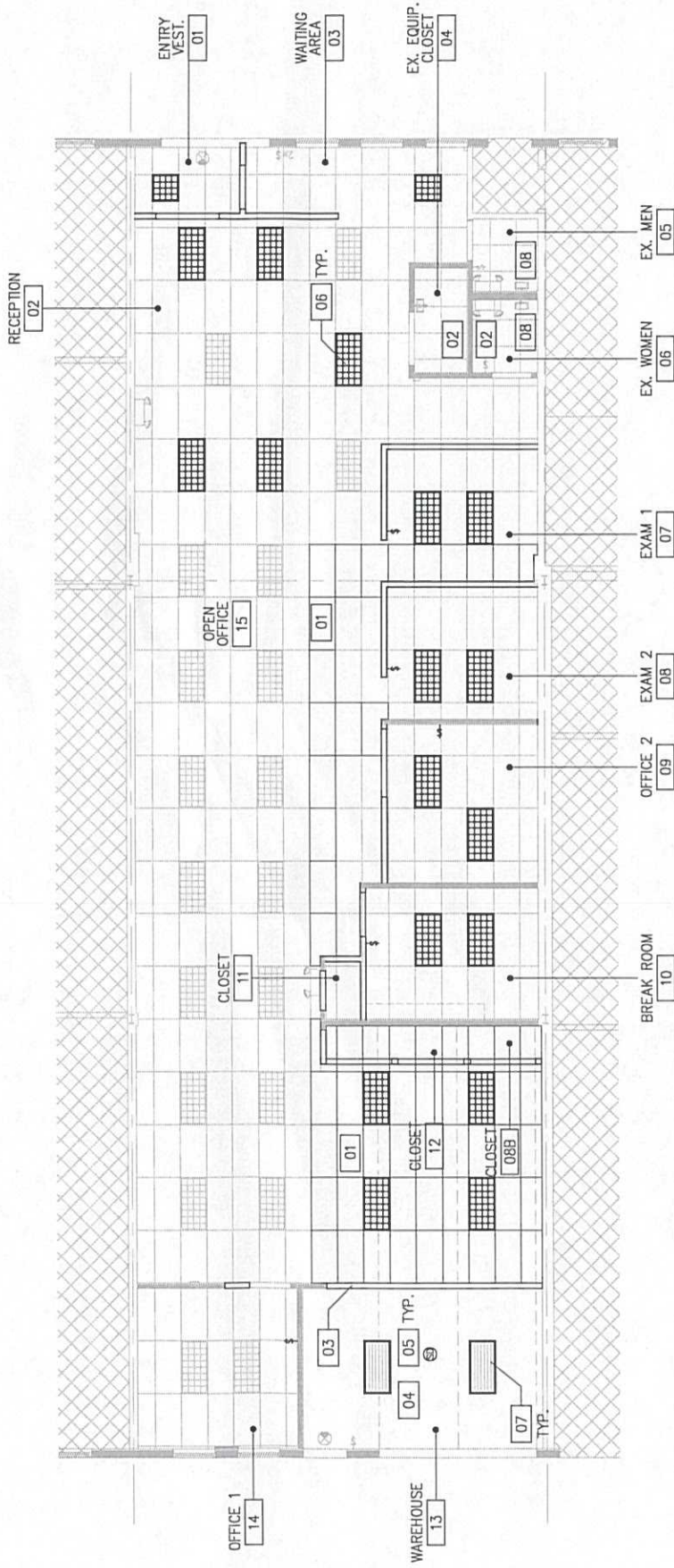
SIGNED AT BENSenville, ILLINOIS THIS 20th DAY OF SEPTEMBER, A.D. 2002

JOHN M. MOLLOY  
PROFESSIONAL LAND SURVEYOR NO. 2432

ALTA/ACSM EXEMPT NOVEMBER 30, 2008 AND IS RENEWABLE  
REVISED SEPTEMBER 19, 2005

SEPT. 30, 2005, LADING BOOKS ADDED

ORDER NO.: 2005-1135(430N)  
FILE: 30-39-11  
PROJECT NO.: 871 (PREVIOUS ORDER NO. 2000-0086(430N))



# KEYED NOTES:

- 01 NEW ACOUSTICAL CEILING TO MATCH EXISTING OPEN OFFICE CEILING (TYPE AND HEIGHT).
- 02 REPLACE DAMAGED CEILING PANELS; TYPICAL ALL SPACE.
- 03 NEW GYPSUM BOARD HEADER; MATCH ACOUSTICAL PANEL CEILING HEIGHT.
- 04 OPEN CEILING: PAINT EXPOSED ELEMENTS, INCLUDING STRUCTURAL JOISTS.
- 05 LOCATION AND COUNT OF NEW CONTROLS, CEILING AND FP DEVICES TO BE PROVIDED BY MEP CONSULTANT.

- 06 NEW/RELOCATED LIGHT FIXTURES. REFER TO ELECTRICAL FOR CIRCUITING/SWITCHING. TYPICAL.
- 07 REUSED HIGH-BAY LIGHT FIXTURE (ALTERNATE: RELAMP)
- 08 ALTERNATE: RELAMP EXISTING LIGHT FIXTURES.

# LEGEND:

- EXISTING LIGHT FIXTURE TO REMAIN
- NEW LIGHT FIXTURE
- EXISTING CEILING GRID TO REMAIN (REWORK AS NECESSARY)
- NEW/REWORKED CEILING GRID/PANEL

## REFLECTED CEILING PLAN

YORKBROOK BUSINESS PARK - SUITE 438  
NORTH EISENHOWER LANE, LOMBARD, IL

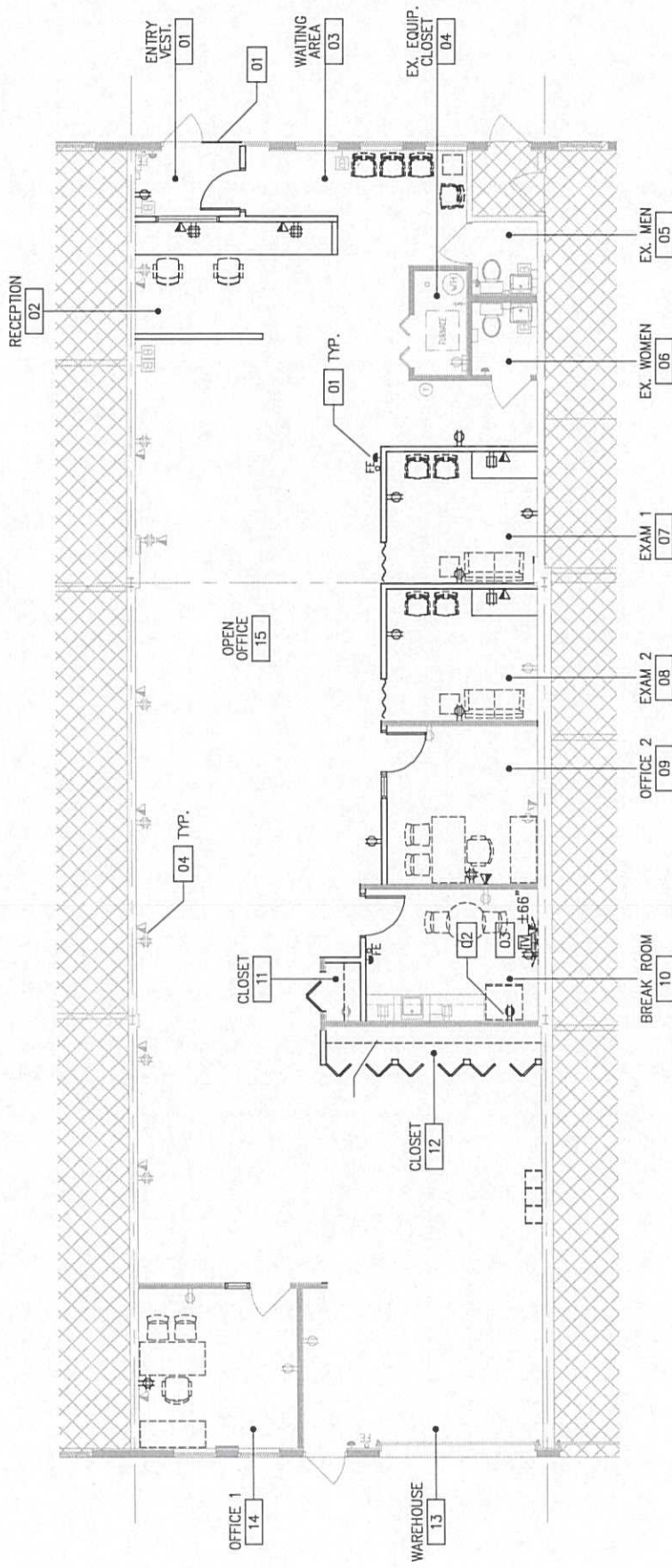


**WARE MALCOMB**

CH116-6319-05  
10.03.2017

SHEET  
SK.5





#### KEYED NOTES:

- 01 PROVIDE FEEDS FOR NEW/RELOCATED FP DEVICES.
- 02 PROVIDE DEDICATED POWER CONNECTION FOR RELOCATED REFRIGERATOR. REFER TO MANUFACTURER'S WRITTEN MANUAL FOR REQUIREMENTS.
- 03 PROVIDE POWER/DATA CONNECTIONS FOR TENANT'S TV; 66" AFF.
- 04 VERIFY FURNITURE INFEE REQUIREMENTS WITH TENANT'S VENDOR.

#### LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION
- EXISTING DEVICES
- NEW DEVICES



#### POWER/SIGNAL PLAN

YORKBROOK BUSINESS PARK - SUITE 438  
NORTH EISENHOWER LANE, LOMBARD, IL



**WARE MALCOMB**

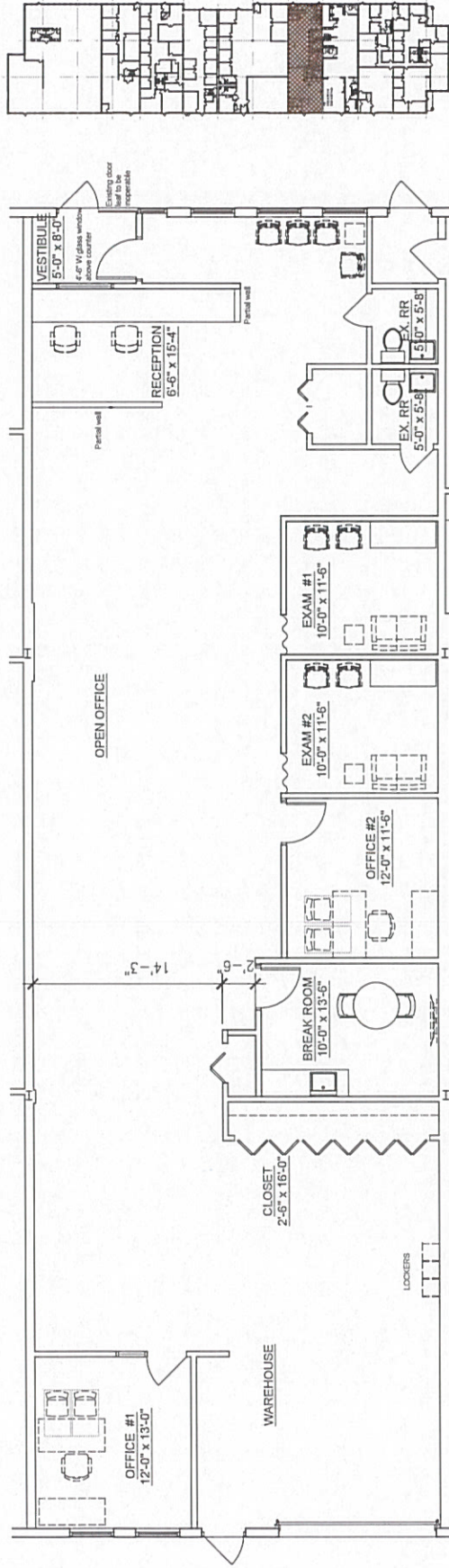
CHN16-4319-05  
10.02.2017

SHEET  
SK.4

**PROGRAM SUMMARY:**

Private Offices:	2
Exam Rooms:	2
Break Room:	1
Existing Restrooms:	2
Reception:	1

KEY PLAN: N.T.S.



NOTE: THIS PRELIMINARY SPACE PLAN REPRESENTS OUR UNDERSTANDING OF THE SPACE PROGRAM REQUIREMENTS AND INCLUDES OUR INTERPRETATIONS OF LOCAL BUILDING CODE REQUIREMENTS. THE SPACE PROGRAM IS SUBJECT TO CHANGE BASED ON THE RESULTS OF THE SPACE PROGRAM REVIEW, AS WELL AS LOCAL GOVERNMENTAL AGENCIES' CHANGES TO THE PLAN MAY BE REQUIRED TO ADDRESS COMMENTS AFTER REVIEW OF THE PLANS THROUGH THE PLAN CHECK PROCESS. ALL SQUARE FOOTAGES NOTED ON THE PRELIMINARY PLAN AND ANY CHANGE DURING THE SPACE PLAN DEVELOPMENT.



SCHEME: 08  
O: 2,692 SF  
W: 576 SF

SUITE 438  
YORKBROOK BUSINESS PARK  
LOMBARD, IL

**WARE MALCOMB**  
CUI16A110.05  
07.26.2017  
SHEET  
01



SCALE: N.T.S.