

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

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

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott Niehaus, Village Manager

DATE : November 28, 2017 (BOT) Date: December 7, 2017

SUBJECT: PC 17-34; Industrial Rehab Allies, 438 Eisenhower Lane North

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

BACKGROUND/POLICY IMPLICATIONS:

A request for 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.

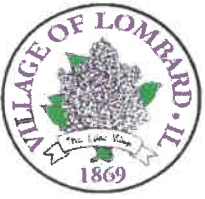
Your Plan Commission recommended approval by a vote of 4-0. The petitioner requests a waiver of first reading.

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: December 7, 2017

SUBJECT: **PC 17-34, Industrial Rehab Allies, 438 Eisenhower Lane North**

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

1. Plan Commission referral letter;
2. IDRC report for PC 17-34;
3. An Ordinance granting approval of the requested conditional use.

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

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

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

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott Niehaus, Village Manager

DATE : November 28, 2017 (BOT) Date: December 7, 2017

SUBJECT: PC 17-34; Industrial Rehab Allies, 438 Eisenhower Lane North

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

BACKGROUND/POLICY IMPLICATIONS:

A request for 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.

Your Plan Commission recommended approval by a vote of 4-0. The petitioner requests 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: December 7, 2017

SUBJECT: **PC 17-34, Industrial Rehab Allies, 438 Eisenhower Lane North**

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

1. Plan Commission referral letter;
2. IDRC report for PC 17-34;
3. An Ordinance granting approval of the requested conditional use.

The Plan Commission recommended approval of this petition by a vote of 4-0. Please place this petition on the December 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

December 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 17-34, Industrial Rehab Allies, 438 Eisenhower Lane North

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition, the petitioner requests that the Village take the following actions on the subject property within the I Limited Industrial District: approve a conditional use for outpatient medical office in accordance with Section 155.420(C).

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on November 20, 2017. Sworn in to present the petition were the petitioner, Steven Adamkiewicz, and Anna Papke, Senior Planner, of the Village of Lombard.

Mr. Adamkiewicz, one of the business owners of Industrial Rehab Allies, presented the petition. He noted the business has been located in the Oak Creek Business Park for 19 years. Industrial Rehab Allies provides physical therapy and work hardening services. The work hardening services focus on physically preparing people to return to work by simulating industrial settings, and require warehouse-like facilities. He said an office use such as Industrial Rehab Allies is typically considered an ancillary use in an industrial setting. Parking and traffic will not be an issue, and all work will be completed inside. There will be no hazardous materials associated with the business.

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. Papke presented the staff report, which was submitted to the public record in its entirety. The petitioner is proposing 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. 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. 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 17-34, 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; 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.

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 17-34, Industrial Rehab Allies, 438 Eisenhower Lane North

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 IPD Limited Industrial District Planned Development; 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 November 20, 2017 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the conditional use, 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.

Ordinance No. _____
Re: PC 17-34
Page 2

SECTION 2: That this Ordinance is limited and restricted to the property located at 438 Eisenhower Lane North, Lombard, Illinois and legally described as follows:

THAT PART OF LOT 3 LYING EAST OF A LINE DRAWN 161.09 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 3, AND THE WEST 96.91 FEET OF LOT 4, ALL IN LOMBARD INDUSTRIAL PARK UNIT NO. 11, BEING A SUBDIVISION OF PART OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 1978 AS DOCUMENT R78-70568 AND CERTIFICATE OF CORRECTION RECORDED DECEMBER 27, 1978 AS DOCUMENT R78-124161, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-30-201-014; (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; 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.

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 17-34

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