

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Khalil Center – 998 N. Lombard Road

August 21, 2017

Title

PC 17-28

Petitioner

Khalil Center (Kamran A. Chaudri)
999 Main Street, Suite 103
Glen Ellyn, IL 60137

Property Owner

Itasca Bank & Trust Co No. 10523
305 W. Irving Park Road
Itasca, IL 60143

Property Location

998 N. Lombard Road
PIN: 03-31-400-022

Zoning

I – Limited Industrial District

Existing Land Use

Two-story office 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

Anna Papke, AICP
Senior Planner



LOCATION MAP

PROJECT DESCRIPTION

The petitioner operates the Khalil Center, a mental health counseling office. The Khalil Center currently has a location in Glen Ellyn, and plans to open a location in Lombard at 998 N. Lombard Road. The subject property is located in the I – Limited Industrial District. A mental health counseling 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, Khalil Center, 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 two-story office building. The Khalil Center will occupy both floors of the building.

PROJECT STATS

Lot & Bulk

Parcel Size: 0.96 acres

Submittals

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

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issues or concerns regarding the land use at this time. Interior renovations may require building permits.

Fire Department:

The Fire Department has no issues or concerns regarding the land use at this time. Future comments may be expected on the interior renovations based on the extent of the work involved.

Private Engineering Services:

Private Engineering Services (PES) has no comments.

Public Works:

The Department of Public Works has no comments regarding the project at this time.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	I	Industrial – warehouse/office
South	I	Industrial – warehouse/office
East	I	Industrial – warehouse/office
West	I	Vacant industrial property

The subject property is located in the North Avenue industrial area of Lombard, 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 medial office use at 998 N. Lombard Road is compatible with the area and will not create any adverse impacts.

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 mental health counseling office/medical office will not create any undue impacts on neighboring properties. As the site is already developed with an office building, the proposed use will be similar to other office uses previously occupying the site.

4. *Plat of Survey and Floor Plan*

The petitioner will be the only tenant in the existing 9,600 square foot office building, and will not make any alterations to the exterior of the building or the existing parking lot. The plat of survey provided by the petitioner shows a total of 43 parking spaces on the site. The Zoning Ordinance requires medical offices to have four spaces per 1,000 square feet of building area, or 38 parking spaces for a 9,600 square foot building. As the single tenant, the Khalil Center will have access to all 43 spaces on the property.

The petitioner proposes to make minor alterations to the layout of the second floor. These alterations include adding an office and a wall.

SITE HISTORY

PC 93-19, Ordinances 3734, 3735, 3736

Granted a conditional use permit for the construction of a recreation building to be used by the Loyal Order of Moose, with companion variations from the Zoning Ordinance and Subdivision and Development Ordinance.

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 17-28:

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 17-28, 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;
3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the mental health counseling 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 998 N. Lombard Rd

1. The conditional use of a mental health counseling office will not be detrimental to, or endanger the public health, safety, morals, comfort or general welfare. The nature of the counseling office is such that no medical equipment or procedures are performed, rather, talk therapy and coping skills are taught to improve mental health. No risk to environmental or public health or safety exists, the office does not use any chemicals or noxious substances. In fact, the presence of a Medicare eligible mental health services provider will provide greater access to low income individuals and could present an improvement to the general public health and welfare of the Village.
2. The conditional use will not be injurious to the uses of other property in the vicinity or impair property values as the office will be used in a manner that does not outwardly differ significantly from surrounding industrial uses. Client flow will be at about an average of 12 to 13 clients per day and 6 staff members and employees, which should not significantly impact traffic flow and is clearly not a burden on the lot as there are over 50 parking spots on the site. The traffic flow and parking lot also will easily accommodate weekly group counseling sessions that average 24-36 individuals, normally schedules for late evenings, after normal business and traffic rush hours.
3. For the reasons mentioned above and the activities described above, the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for the industrial uses permitted in the district.
4. For the reasons mentioned and the activities related to the conditional use as described in paragraph 2 above adequate access roads have been provided, and given that the counseling office does not require public utilities, drainage or any other necessary facilities beyond what would be expected of any typical professional office, the measures provided are adequate and well beyond the office needs.
5. For the reason mentioned and the activities related to the conditional use as described in paragraph 2 above, adequate measures are already in place to provide ingress and egress designed so as to minimize traffic suggestion in the public streets.
6. Because the conditional use of an office that may be categorized as a medical office, the main activities of the office align significantly as well with a professional office, a permitted use in this type of industrial zoning. Consequently, the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard.
7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as any such regulations may, in each instance, be modified pursuant to the recommendations of the Planning Commission, since this professional office also retains both a general counsel on staff and outside legal regulatory and real estate counsel for compliance purposes.