

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

1000 N. ROHLWING ROAD, UNITS 5 and 6

July 20, 2026

Title

PC 26-11

Petitioner

HarmonyCares Investment Partners,
LLC
Shahul Hameed
310 Buckingham Ct
Lombard, IL 60148

Property Owner

Inland Property Management,
LLC
2901 Butterfield Road
Oak Brook, IL 60523

Property Location

1000 N. Rohlwing Road, Units 5
and 6
PINs: 02-36-413-001, 02-36-
413-002, 02-36-413-003, 02-36-
413-004, and 02-36-413-005

Zoning

B3PD Community Shopping District
Planned Development

Existing Land Use

Shopping center

Comprehensive Plan

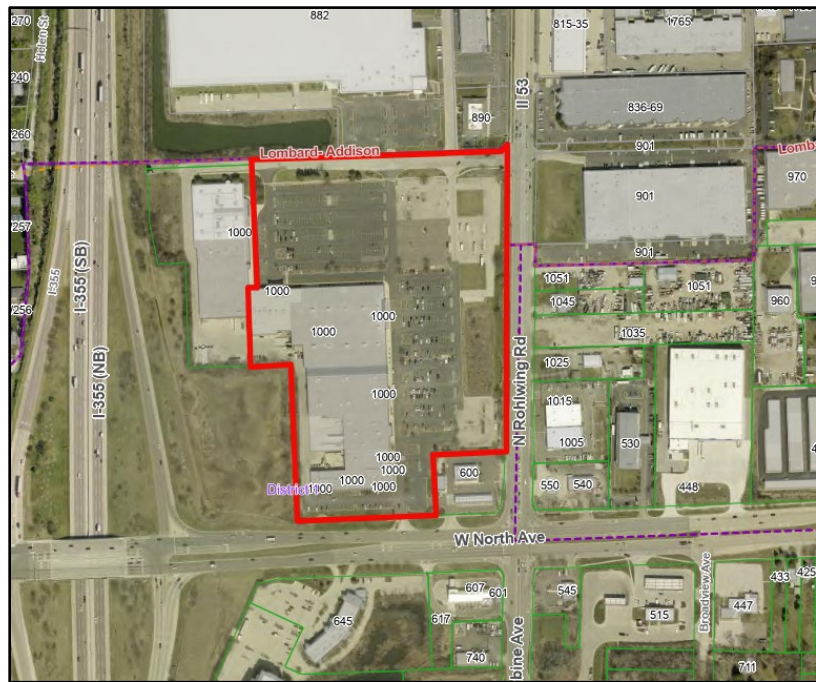
Community Commercial

Approval Sought

Approve a conditional use for an
adult day care center on the subject
property

Prepared By

Anna Papke, AICP
Planning and Zoning Manager



LOCATION MAP

PROJECT DESCRIPTION

The subject property is the Landings of Lombard shopping center at the northwest corner of Rohlwing Road and North Avenue. The petitioner proposes to operate an adult day care center in tenant spaces 5 and 6, located on the south side of the shopping center. The petitioner will make interior modifications to the tenant space. No exterior improvements are proposed.

Adult day care centers are not listed land uses in the Village Zoning Code. Concurrent with this petition, the petitioner is requesting a text amendment to add adult day care centers as conditional uses in the B3 District (PC 26-10). Provided that petition is successful, the petitioner requests approval of a conditional use for an adult day care center on the subject property.

APPROVAL(S) REQUIRED

The petitioner, HARMONYCARES INVESTMENT PARTNERS LLC, requests that the Village grant a conditional use, pursuant to Section 155.415(C) of the Village Code, to allow an adult day care facility on the subject property located within the B3 Community Shopping Planned Development District.

PROJECT STATS

Lot & Bulk

Parcel Size:	22.6 acres
Building Size:	312,000 SF
Parking Spaces:	900+

Submittals

1. Petition for a public hearing, dated 6/6/26;
2. Response to standards, prepared by the petitioner;
3. Operational statement, prepared by the petitioner;
4. ALTA/ACSM Land Title Survey;
5. Site plan; and
6. Floor plan prepared by the petitioner.

EXISTING CONDITIONS

The subject property is developed with a multi-tenant commercial shopping center and associated surface parking lot.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has the following comments on the petition. Additional comments may be forthcoming during permit review.

1. The bathrooms will need to be fully accessible. As such, the square footage of the rooms will likely be more than the 45 square feet as shown (generally 48-60 square feet).
2. When the permit time comes, Fire Prevention would review the locking means for the doors as most facilities like this want doors with locking means that do not allow occupants to walk directly out without supervision.
3. The room labeled "Mean Prep" will need to have more details (any cooking, warming, dish washing, etc.).
4. The exiting in the proposed plan shows some exits through the "Nap Room(s)". This may not work depending on the layout of beds, etc. A direct exit to the outside is needed in the rear if they intend on having more than 49 people in the space at any one time (space does not look like that many would fit, but the layout with furniture, etc. would help decide that ultimate occupancy number).

Fire Department:

The Fire Department has the following comments on the petition. Additional comments may be forthcoming during permit review.

1. Per the State Fire Marshal Code additional smoke detectors may need to be added to this unit.
2. A separate permit would be required for any changes or modifications to the sprinkler or fire alarm systems.

Private Engineering Services:

Private Engineering Services has no comment on the petition. Additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has no comment on 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	M4 Planned Office Research/Industrial (Addison)	Cross Pointe Corporate Center
South	OPD, B4	Self-storage, car wash, hotel
East	R1, B4	Gas station, fast food restaurant, auto body shop, outdoor vehicle storage
West	B3PD	I-355

The subject property is located on the Rohlwing Road and North Avenue commercial corridors. Provided the text amendment associated with PC 26-10 is successful, adult day care centers will be conditional uses in the B3 District. The area around the subject property contains a mixture of retail and service businesses, auto-oriented commercial uses, and light industrial uses. As a service business, the proposed adult day care center would be compatible with surrounding land uses.

2. Comprehensive Plan Compatibility

The subject property is designated Community Commercial in the Comprehensive Plan. Adult day care centers are consistent with this designation.

3. Zoning Compatibility and Request for Conditional Use for an Adult Day Care Center in the B3 Planned Development District

The proposed adult day care center will be one tenant in a multi-tenant shopping center. Other tenants in the shopping center include retail businesses, an insurance office, a salon, Restaurant Depot, Floor & Décor, and King's Hall Banquets. The petitioner will retrofit an approximately 2,000-square-foot space with an open area for client activities, restrooms, a meal prep area, and staff area. No site modifications are planned.

Proposed hours of operation are 7:30 a.m. through 5:30 p.m., Monday through Friday. No overnight services will be provided. The petitioner anticipates the center will initially serve 10 to 15 participants at one time. The petitioner projects future participant levels of up to 40 people, subject to compliance with occupancy and licensing requirements. Two to three employees will be onsite. Peak arrival and departure periods for participants will coincide with the morning and evening rush hours. The subject property contains over 900 parking spaces, which can adequately accommodate passenger loading and unloading.

SITE HISTORY

The subject property has appeared before the Plan Commission over 20 times. The majority of the petitions were requests for conditional uses in various tenant spaces in the shopping center. The Village has approved two conditional uses for child day care centers on the subject property (PC 93-09 and PC 03-36).

FINDINGS & RECOMMENDATIONS

Staff finds that the proposed conditional 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 adult day care center and finds that the petition **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 26-11:

Based on the submitted petition and the testimony presented, the petition does comply with the standards required by the Village of Lombard Zoning Ordinance and approval of the petition 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 26-11, subject to the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report;
3. That passenger loading and unloading activities shall not block drive aisles in the parking lot on the subject property, and shall not block traffic in any rights-of-way;
4. That the petitioner shall apply for and receive building permits for the proposed improvements; and
5. That this approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Inter-Departmental Review Committee Report approved by:



Trevor Dick, FAICP
Director of Economic Development and Planning
c. Petitioner

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RESPONSE TO STANDARDS FOR CONDITIONAL USE Village of Lombard Zoning Ordinance
Section 155.103(F)(8)

1. Public Health, Safety, Morals, Comfort, and General Welfare

The proposed Senior Adult Day Care Center promotes public welfare by providing supervised daytime care, social engagement, wellness support, and caregiver respite services for senior residents. The facility will operate in compliance with all applicable state and local regulations.

2. Impact on Nearby Properties and Property Values

The proposed use is a low-impact daytime operation that generates limited noise, traffic, and environmental effects. The facility is expected to be compatible with surrounding commercial uses and will not adversely affect neighboring properties or property values.

3. Impact on Orderly Development

The proposed use will occupy existing commercial space and does not require significant exterior modifications. The operation will support productive use of commercial property and will not impede future development or redevelopment in the area.

4. Adequacy of Public Utilities and Facilities

The property is served by existing public utilities, roadways, drainage systems, and municipal services. No extraordinary infrastructure improvements are anticipated to accommodate the proposed use.

5. Traffic, Ingress, and Egress

The property provides adequate access for participants, visitors, staff, and transportation providers. Arrival and departure activities will be managed throughout the day, minimizing congestion and ensuring safe circulation within the site.

6. Consistency with the Comprehensive Plan

The proposed use advances the goals of serving community needs, supporting residents of all ages, and promoting beneficial use of existing commercial properties within the Village.

7. Compliance with District Regulations

The applicant will comply with all applicable zoning, building, fire safety, accessibility, parking, and operational requirements. The applicant also agrees to comply with any reasonable conditions imposed by the Village as part of the Conditional Use approval process.

Operational Statement – Harmony Adult Day Care Services

Business Name: Harmony Adult Day Care Services, LLC

Proposed Use: Adult Day Care Center

Location: 1000 Rohlwing Road, Lombard, Illinois

Overview

Harmony Adult Day Care Services will provide a safe, structured, and community-based daytime program for older adults, seniors, and adults with physical or cognitive limitations who require supervision, socialization, recreational activities, and supportive services during daytime hours. Participants will return to their homes each evening, and no overnight services will be provided.

Hours of Operation

- Monday through Friday: 8:00 AM – 5:00 PM
- Saturday and Sunday: Closed
- No overnight operations

Client Capacity

- Initial anticipated daily attendance: 10–15 participants
- Maximum planned participant capacity: 40 participants (subject to licensing and occupancy approvals)

The center will begin operations with a smaller participant census and gradually increase enrollment as demand grows and additional staff are hired.

Staffing

At startup, the facility is expected to have approximately:

- 1 Center Director/Registered Nurse
- 1–2 Activity Aides/Caregivers

Total staff on-site at startup will generally range from 2–3 employees.

As participant enrollment increases, additional caregivers, activity coordinators, nursing staff, and administrative personnel will be hired to maintain appropriate staffing ratios and comply with all applicable licensing and regulatory requirements.

Services and Activities

The center will provide supervised daytime services including:

- Social and recreational activities
- Arts and crafts
- Exercise and wellness programs
- Educational and cognitive enrichment activities

- Music and cultural programs
- Games and social interaction
- Nutritious meals and snacks

Activities will be conducted primarily indoors within designated activity rooms, dining areas, and multipurpose spaces.

Transportation and Arrival/Departure Patterns

Participants may arrive through:

- Family member drop-off and pick-up
- Private transportation services
- Third-party medical transportation providers
- Facility-arranged transportation (if offered in the future)

Typical Arrival Pattern

- Majority of arrivals occur between 7:30 AM and 9:00 AM.

Typical Departure Pattern

- Majority of departures occur between 4:00 PM and 5:30 PM.

Participant arrivals and departures are expected to be staggered throughout these periods, minimizing traffic impacts on surrounding properties.

Parking and Traffic Impact

The facility is expected to generate relatively low traffic volumes compared to many retail, restaurant, or medical office uses of similar size. Traffic activity will be concentrated during morning drop-off and afternoon pick-up periods.

Employees, participants, and visitors will utilize existing parking facilities within the commercial center. No additional parking demand beyond the existing site capacity is anticipated.

Community Benefit

Harmony Adult Day Care Services will provide an important community service by supporting seniors, adults with disabilities, and their caregivers. The center will offer a safe, engaging environment that promotes social interaction, independence, and quality of life while allowing family caregivers to maintain employment and other responsibilities.

(HURLING ROAD)
50' HALF RIGHT OF WAY

PARCEL 6
SECOND
EXCEPTION

PARCEL 6
THIRD
EXCEPTION

PARCEL 6

EQUILON
ENTERPRISES LLC
CONSOLIDATION
PLAT NO. 3
REC. MARCH 5, 1999
PER DOC. #99-57648

LOT 1
NORTHGATE PLAZA
RESUBDIVISION
REC. NOVEMBER 19, 1993
PER DOC. #93-269540

PARCEL 6

PARCEL 6

PARCEL 6
FIRST EXCEPTION

PARCEL 6

I-355
(NORTH-SOUTH TOLLWAY)
RIGHT OF WAY VARIES

PARCEL 6

LOT 2
NORTHGATE PLAZA
SUBDIVISION
REC. NOVEMBER 19, 1993
PER DOC. #93-269540

WALKER
FURNITURE

ILLINOIS ROUTE 64
(NORTH AVENUE)
100' HALF RIGHT OF WAY

FIGURE 1
Site Diagram
1000 North Rohlfing Road
Lombard, IL

Scale: 1"=150'

Drawn by: M. Samalovich

Job No: 17-0231-101

Date: July 2017

Created by: Taylor Hart

Legend: Approximate Property Line

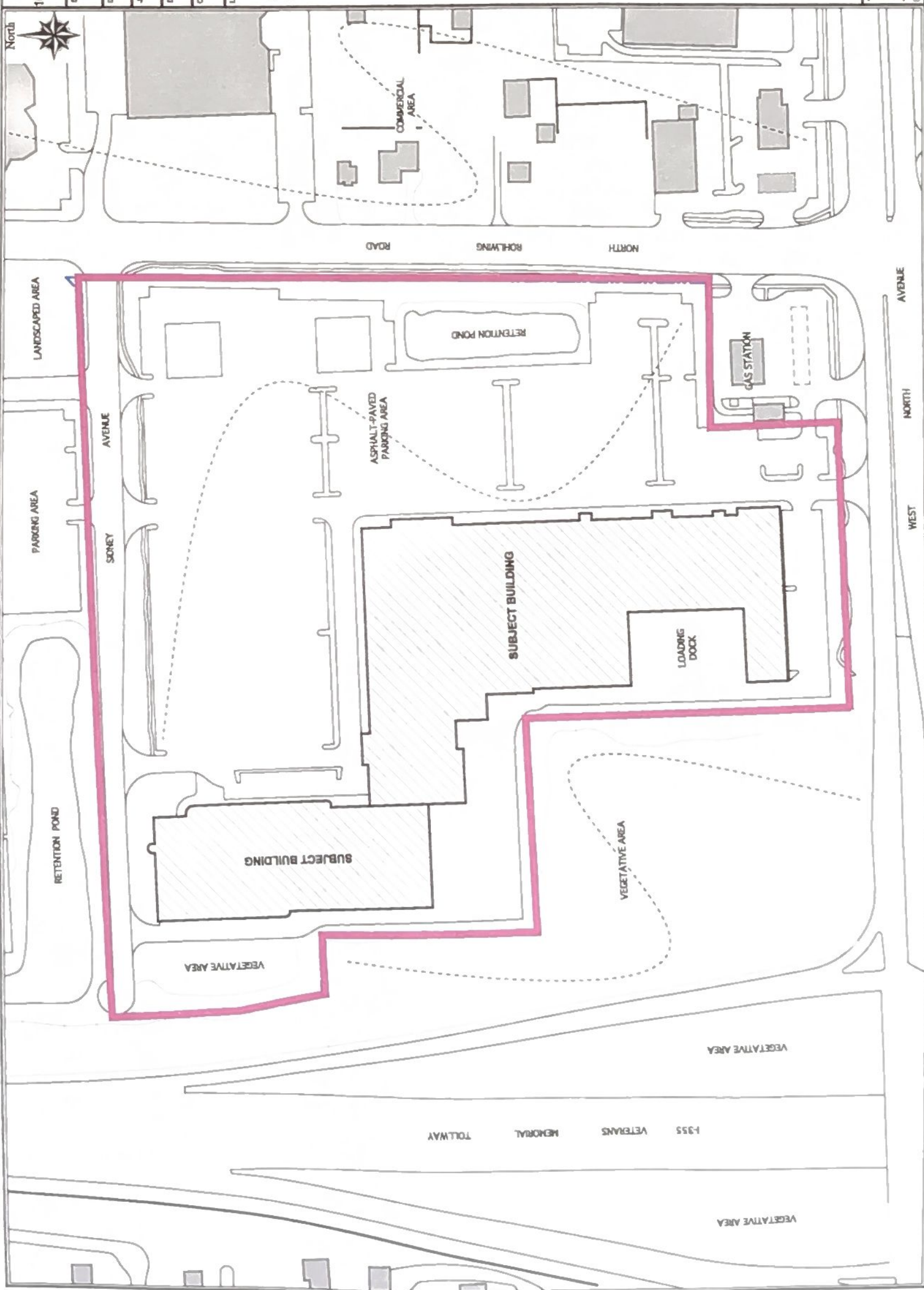
51680-81

Landings of Lombard

EXHIBIT A

SITE PLAN OF PROPERTY
TO INCLUDE MUNICIPAL
SIDEWALKS & ENTRANCES
& LOADING DOCK AREAS

PIONEER
 Engineering & Environmental Services, LLC

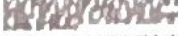


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Source: *Washington Post*, 1967-68, 1968-69, 1969-70, 1970-71, 1971-72, 1972-73, 1973-74, 1974-75, 1975-76, 1976-77, 1977-78, 1978-79, 1979-80, 1980-81, 1981-82, 1982-83, 1983-84, 1984-85, 1985-86, 1986-87, 1987-88, 1988-89, 1989-90, 1990-91, 1991-92, 1992-93, 1993-94, 1994-95, 1995-96, 1996-97, 1997-98, 1998-99, 1999-00, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24, 2024-25, 2025-26, 2026-27, 2027-28, 2028-29, 2029-30, 2030-31, 2031-32, 2032-33, 2033-34, 2034-35, 2035-36, 2036-37, 2037-38, 2038-39, 2039-40, 2040-41, 2041-42, 2042-43, 2043-44, 2044-45, 2045-46, 2046-47, 2047-48, 2048-49, 2049-50, 2050-51, 2051-52, 2052-53, 2053-54, 2054-55, 2055-56, 2056-57, 2057-58, 2058-59, 2059-60, 2060-61, 2061-62, 2062-63, 2063-64, 2064-65, 2065-66, 2066-67, 2067-68, 2068-69, 2069-70, 2070-71, 2071-72, 2072-73, 2073-74, 2074-75, 2075-76, 2076-77, 2077-78, 2078-79, 2079-80, 2080-81, 2081-82, 2082-83, 2083-84, 2084-85, 2085-86, 2086-87, 2087-88, 2088-89, 2089-90, 2090-91, 2091-92, 2092-93, 2093-94, 2094-95, 2095-96, 2096-97, 2097-98, 2098-99, 2099-00, 2100-01, 2101-02, 2102-03, 2103-04, 2104-05, 2105-06, 2106-07, 2107-08, 2108-09, 2109-10, 2110-11, 2111-12, 2112-13, 2113-14, 2114-15, 2115-16, 2116-17, 2117-18, 2118-19, 2119-20, 2120-21, 2121-22, 2122-23, 2123-24, 2124-25, 2125-26, 2126-27, 2127-28, 2128-29, 2129-30, 2130-31, 2131-32, 2132-33, 2133-34, 2134-35, 2135-36, 2136-37, 2137-38, 2138-39, 2139-40, 2140-41, 2141-42, 2142-43, 2143-44, 2144-45, 2145-46, 2146-47, 2147-48, 2148-49, 2149-50, 2150-51, 2151-52, 2152-53, 2153-54, 2154-55, 2155-56, 2156-57, 2157-58, 2158-59, 2159-60, 2160-61, 2161-62, 2162-63, 2163-64, 2164-65, 2165-66, 2166-67, 2167-68, 2168-69, 2169-70, 2170-71, 2171-72, 2172-73, 2173-74, 2174-75, 2175-76, 2176-77, 2177-78, 2178-79, 2179-80, 2180-81, 2181-82, 2182-83, 2183-84, 2184-85, 2185-86, 2186-87, 2187-88, 2188-89, 2189-90, 2190-91, 2191-92, 2192-93, 2193-94, 2194-95, 2195-96, 2196-97, 2197-98, 2198-99, 2199-00, 2200-01, 2201-02, 2202-03, 2203-04, 2204-05, 2205-06, 2206-07, 2207-08, 2208-09, 2209-10, 2210-11, 2211-12, 2212-13, 2213-14, 2214-15, 2215-16, 2216-17, 2217-18, 2218-19, 2219-20, 2220-21, 2221-22, 2222-23, 2223-24, 2224-25, 2225-26, 2226-27, 2227-28, 2228-29, 2229-30, 2230-31, 2231-32, 2232-33, 2233-34, 2234-35, 2235-36, 2236-37, 2237-38, 2238-39, 2239-40, 2240-41, 2241-42, 2242-43, 2243-44, 2244-45, 2245-46, 2246-47, 2247-48, 2248-49, 2249-50, 2250-51, 2251-52, 2252-53, 2253-54, 2254-55, 2255-56, 2256-57, 2257-58, 2258-59, 2259-60, 2260-61, 2261-62, 2262-63, 2263-64, 2264-65, 2265-66, 2266-67, 2267-68, 2268-69, 2269-70, 2270-71, 2271-72, 2272-73, 2273-74, 2274-75, 2275-76, 2276-77, 2277-78, 2278-79, 2279-80, 2280-81, 2281-82, 2282-83, 2283-84, 2284-85, 2285-86, 2286-87, 2287-88, 2288-89, 2289-90, 2290-91, 2291-92, 2292-93, 2293-94, 2294-95, 2295-96, 2296-97, 2297-98, 2298-99, 2299-00, 2300-01, 2301-02, 2302-03, 2303-04, 2304-05, 2305-06, 2306-07, 2307-08, 2308-09, 2309-10, 2310-11, 2311-12, 2312-13, 2313-14, 2314-15, 2315-16, 2316-17, 2317-18, 2318-19, 2319-20, 2320-21, 2321-22, 2322-23, 2323-24, 2324-25, 2325-26, 2326-27, 2327-28, 2328-29, 2329-30, 2330-31, 2331-32, 2332-33, 2333-34, 2334-35, 2335-36, 2336-37, 2337-38, 2338-39, 2339-40, 2340-41, 2341-42, 2342-43, 2343-44, 2344-45, 2345-46, 2346-47, 2347-48, 2348-49, 2349-50, 2350-51, 2351-52, 2352-53, 2353-54, 2354-55, 2355-56, 2356-57, 2357-58, 2358-59, 2359-60, 2360-61, 2361-62, 2362-63, 2363-64, 2364-65, 2365-66, 2366-67, 2367-68, 2368-69, 2369-70, 2370-71, 2371-72, 2372-73, 2373-74, 2374-75, 2375-76, 2376-77, 2377-78, 2378-79, 2379-80, 2380-81, 2381-82, 2382-83, 2383-84, 2384-85, 2385-86, 2386-87, 2387-88, 2388-89, 2389-90, 2390-91, 2391-92, 2392-93, 2393-94, 2394-95, 2395-96, 2396-97, 2397-98, 2398-99, 2399-00, 2400-01, 2401-02, 2402-03, 2403-04, 2404-05, 2405-06, 2406-07, 2407-08, 2408-09, 2409-10, 2410-11, 2411-12, 2412-13, 2413-14, 2414-15, 2415-16, 2416-17, 2417-18, 2418-19, 2419-20, 2420-2

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Viele Zusammenfassungen, Behauptungen & Namen	Continued
	
	
	
	
	
	

◎ 中国书画函授大学肇庆分校建校二十周年纪念册 ◎

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• **WPF 4.5 发布**

2007年12月15日

THE UNIVERSITY OF CHICAGO

Journalist Priority is subject
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ILLINOIS - 4 - NORTH AVENUE

GRAPHIC DESIGN

1 of page 1

THE UNIVERSITY OF CHICAGO PRESS

SITE PLAN

Landings of Lombard

