

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

TEXT AMENDMENT TO THE ZONING ORDINANCE – ADULT DAY CARE CENTER

July 20, 2026

Title

PC 26-10

Petitioner

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

Property Location

Village-wide (B3 District)

Approval Sought

The petitioner requests a text amendment to add a new land use, adult day care center, to the list of conditional uses in the B3 District.

Prepared By

Anna Papke, AICP
Planning and Zoning Manager

DESCRIPTION

A text amendment to the Zoning Ordinance to add “adult day care center” as a conditional use in the B3 District. The petitioner is petitioning the Village concurrently for approval of a conditional use for an adult day care center on the property at 1000 N. Rohlwing Road (PC 26-11).

APPROVAL(S) REQUIRED

The petitioner, HARMONYCARES INVESTMENT PARTNERS LLC, requests that the Village approve the following text amendments to the Village Code:

1. An amendment to Section 155.802 to add a definition for the term “adult day care center”;
2. An amendment to Section 155.415(C) of the Village Code to allow for “adult day care facility” to be listed as a defined conditional use in the B3 Community Shopping District;
3. An amendment to Section 155.602(C), Table 6.3, to add parking requirements for the proposed land use “adult day care facility” to the Village Code; and
4. An amendment to Chapter 155, Article III, General Provisions, to adopt supplemental regulations for adult day care facilities. *Note: Upon review of the petition, staff determined that the supplemental regulations are unnecessary, as the issues addressed by the proposed regulations are addressed elsewhere in the Zoning Code or through the conditional use review process. The petitioner has withdrawn this element of the petition.*

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the proposed text amendment to the Village Code.

Fire Department:

The Fire Department has no comments regarding the proposed text amendment to the Village Code.

Private Engineering Services:

Private Engineering Services has no comments regarding the proposed text amendment to the Village Code.

Public Works:

The Department of Public Works has no comments regarding the proposed text amendment to the Village Code.

Planning Services Division:

The petitioner proposes to operate an adult day care center in the Landings of Lombard shopping center at 1000 N. Rohlwing Road. Per the petitioner's proposal, the adult day care center will provide structured and community-based programming for adults who require supervision, socialization, and supportive services during daytime hours. No overnight services would be provided. This land use does not presently exist in the Lombard Zoning Code. While "day care center" is a listed land use in the Village Code (definition provided below), the land use is defined as a business that provides care specifically for children. The petitioner is therefore advancing a text amendment to add a new use known as "adult day care center" to the Village Code as a conditional use in the B3 District. The proposed text amendment includes a definition of the land use and a proposed parking standard.

In review of the petition, staff finds that adult day care centers are operationally similar to day care centers serving children. Both land uses provide supervised care for individuals during daytime hours in a setting outside the individual's home. Like day care centers serving children, adult day care centers need to manage the pick-up and drop-off activities associated with businesses that provide services for individuals who do not drive themselves. Day care centers are conditional uses in the Office and Business Districts, as well as in the CR, R5 and R6 Districts. Multiple day care centers operate in the Business Districts without apparent issues. Given the similarities with day care centers, staff expects adult day care centers to be compatible with other uses commonly found in the B3 District.

Village staff conducted a survey of regulations for adult day care centers in nearby municipalities, the results of which are attached to this report. Some of these communities regulate day care services for children and adults as one land use, while other municipalities regulate them as distinct land uses. Staff recommends the Village of Lombard regulate them as two land uses. This approach will allow the Village to monitor any impacts specific to adult day care centers and adjust regulations if necessary without impacting existing regulations for day care centers serving children.

Staff finds the proposed text amendment will allow for a new land use in the B3 District that will be consistent with and complimentary to the other businesses already operating in the district. As a conditional use, the Village will have the opportunity to assess the impacts of each business individually as it comes forward. The proposed text amendment balances the interests of the Village in allowing business uses that serve the needs of the community with the ability to assess and regulate potential impacts. Staff recommends approval of the text amendment.

§ 155.802 – Rules and definitions.

Day care center is an institution or place in which are received three or more children, not of common parentage, apart from their parent or guardian, for part of or all of a day, but not later than 12:00 A.M. The term "day care center" includes, but is not limited to, the following: nursery schools, child care centers, day nurseries, kindergartens and play groups, but does not include bonafide kindergartens or nursery schools operated by public or private elementary or secondary school systems.

EXISTING & PROPOSED REGULATIONS

The proposed text amendments are as follows. Additions are denoted by **bold and underline**. Deletions are denoted by a ~~strike through~~.

§ 155.802 – Rules and definitions.

Adult day care center is a facility licensed, certified, or otherwise authorized under applicable State of Illinois regulations that provides care, supervision, social, recreational, health-related, therapeutic, or supportive services to adults for less than twenty-four (24) hours per day and outside of their primary residence. Such facilities may serve older adults, individuals with disabilities, or individuals requiring supervised daytime assistance. Overnight accommodations shall not be permitted.

§ 155.415 – B3 Community Shopping District requirements.

(C) *Use regulations.*

(34) Adult day care centers.

§ 155.602 - Off-street parking.

Table 6.3

SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

USE	PARKING REQUIREMENTS
COMMERCIAL, RETAIL, SERVICES	
<u>Adult day care centers</u>	<u>Once space per employee on the largest work shift plus one space per company-owned vehicle maintained on-site. The Village may require additional parking during the conditional use review process if warranted by the specific operational characteristics of the facility.</u>

STANDARDS FOR TEXT AMENDMENTS

For any change to the Village Code, the standards for text amendments must be affirmed. The standards are noted below:

- The degree to which the proposed amendment has general applicability within the Village at large and not intended to benefit specific property;*
The proposed text amendment is applicable to all properties in the B3 District. It would not benefit a specific property.
- The consistency of the proposed amendment with the objectives of this ordinance and the intent of the applicable zoning district regulations;*
The proposed text amendment is consistent with the objectives of the Village Code.
- The degree to which the proposed amendment would create nonconformity;*
The proposed amendment would not create any nonconformities.

4. *The degree to which the proposed amendment would make this ordinance more permissive;*

The proposed amendment will add adult day care centers as a conditional use to the B3 District. While it expands upon the potential uses in the B3 District, the text amendment would not inherently make the Zoning Ordinance more or less permissive.

5. *The consistency of the proposed amendment with the Comprehensive Plan; and*

Staff finds that the proposed amendment would be consistent with the Comprehensive Plan.

6. *The degree to which the proposed amendment is consistent with village policy as established in previous rulings on petitions involving similar circumstances.*

The Village has a history of amending the Village Code to address changing circumstances, address new land uses not previously contemplated by the Code, or to provide clarity. The proposed amendment is consistent with established Village policy in this regard.

FINDINGS & RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards required by the Village Code. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending approval of this petition:

Based on the submitted petition and the testimony presented, the requested text amendment **complies** with the standards required by the Village of Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 26-10.

Inter-Departmental Review Committee Report approved by:



Trevor Dick, FAICP
Director of Economic Development and Planning

Attachment: Neighboring community research

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COMMUNITY	DEFINITION	ZONING DISTRICT PERMITTED	TYPE OF APPROVAL REQUIRED	NOTES
LOMBARD	<i>Day care center</i> is an institution or place in which are received three or more children, not of common parentage, apart from their parent or guardian, for part of or all of a day, but not later than 12:00 A.M. The term "day care center" includes, but is not limited to, the following: nursery schools, child care centers, day nurseries, kindergartens and play groups, but does not include bonafide kindergartens or nursery schools operated by public or private elementary or secondary school systems.	conditional use: CR, R5, O, B1, B2, B3, B4, B4A, B5, B5A	conditional use	no regulations for adult day care centers
INNER RING COMMUNITIES				
Addison	Daycare Facility. An institution or place in which are received children or adults requiring assisted living services for part or all of a day but no later than nine o'clock (9:00) P.M. (14-66)	B-2, B-3	permitted by right	
Downers Grove	Day Care. Uses providing care, protection and supervision for children or adults on a regular basis away from their primary residence for less than twenty-four (24) hours per day. Examples include state-licensed child care centers, preschools, nursery schools, head start programs, after-school programs and adult day care facilities. Day care expressly includes state-accredited adult day care facilities and facilities for child care, as defined in the Illinois Child Care Act. Day Care Center. A facility licensed by the State of Illinois that provides day care for more than eight (8) children or any number of adults. See also Sec. 6.030. Day Care Home. A dwelling unit licensed by the State of Illinois in which day care is provided for a maximum of eight (8) children, excluding all natural, adopted and foster children of the residents of the dwelling unit. See also DGMC Section 28.6.030.	home: R-1, R-2, R-3, R-5, R-5A, R-6, DT, FT center: R-5, R-5A, R-6, DB, DT, INP-1, FB (special use); B-1, B-2, B-3, O-R, O-R-M, M-1, M-2 (by right)	permitted by right, special use	categorized with child day care; separated between day care home vs day care center
DuPage County	Daycare center; Adult: A facility designed to care for more than five (5) adults, primarily elderly, who do not need institutional care but who, because of their advanced age, require assistance during the day in order to remain active in their community.	R-1, R-2, R-3, R-4, R-5, R-6, R-7	conditional use	
Glen Ellyn	ADULT DAYCARE CENTER: A nonresidential facility offering supervised care, recreation or training of adults.	R0, R1, R2, R2B, R3, R4, C2, C4, C5A, C5B	special use	
Oak Brook	DAYCARE CENTER: A facility in which are received three (3) or more children, not of common parentage, apart from their parents or guardians, for part or all of the day, but not later than nine o'clock (9:00) P.M. The term "daycare center" includes, but is not limited to, nursery schools, childcare centers, day nurseries and playgroups, but does not include kindergartens or nursery schools operated by public or private elementary or secondary school systems.	permitted by right: ORA3, special use: B1, B2, B3, B4, ORA1, ORA2, O3, O4	permitted by right, special use	Regulations pertain only to day care centers caring for children; <u>no regulations for adult day care centers</u>
Oakbrook Terrace	DAY CARE CENTER. Any child care facility which regularly provides day care for less than 24 hours per day for more than eight children in a family home, or more than three children in a facility other than a family home, as defined and regulated in the Child Care Act of 1969 (ILCS Ch. 225, Act 10, §5 1 et seq.), and as permitted as a special use in the R-1 Single-Family Residence District.	special use: R-1, R-2, R-3, B-1, B-2, B-3, B-4	special use	Regulations pertain only to day care centers caring for children; <u>no regulations for adult day care centers</u>
Villa Park	Uses providing care, protection and supervision for children or adults on a regular basis away from their primary residence for less than twenty-four (24) hours per day. Examples include state-licensed child care centers, preschools, nursery schools, head start programs, after-school programs and adult day care facilities. Day care expressly includes state-accredited adult day care facilities and facilities for child care, as defined in the Illinois Child Care Act.	home: RS-10, RS7.5, RD-7.5, RM-9, MX-1, MX-2, MX-3, MX-T, MX-R center: O-R (special use); C-1, C-2, C-3, MX-1, MX-2, MX-3, MX-T	permitted by right, special use	categorized with child day care; separated between day care home vs day care center
OUTER RING COMMUNITIES				
Bloomington	n/a	n/a	n/a	
Carol Stream	DAY CARE CENTER. An establishment whose primary use is the provision of care by qualified persons in occupied residences or group day care centers. This term includes child and adult care.	B-2, B-3, O-S	special use	
Darien	DAYCARE CENTER: A nonresidential facility offering daytime supervision, care, instruction, or recreation to preschool children and/or adults.	special use: R-1, O permitted by right: B-1, B-3	permitted by right, special use	
Elmhurst	"Adult day center" means a non-residential facility offering supervised care, recreation or training of adults.	permitted as an accessory use within a public or institutional building: RE, R1A, R2, R3, R4 conditional use: R4 (day care center, child or adult) permitted by right: C1, C2, C3, CBC, CBOC, C3A	accessory use, permitted by right, conditional use	
Glendale Heights	n/a	n/a	n/a	
Hinsdale	n/a	n/a	n/a	
Lisle	CHILDCARE FACILITY: Facility providing care, protection and supervision for children or adults on a regular basis away from their primary residence for less than 24 hours per day. Examples include state-licensed day care centers, preschools, nursery schools, head start programs, after-school programs and adult day care facilities. Day care expressly includes state-accredited adult day care facilities and facilities for childcare, as defined in the Illinois Child Care Act.	home (permitted by right): R-1, R-1A, R-2, R-3, R-4 day care services (special use): B-1, B-2 (permitted by right), B-3A, B-3B, O	permitted by right, special use	categorized with child day care; separated between day care home vs day care services
Westmont	Day Care Center: Uses providing care, protection and supervision for more than 8 children (under 12 years of age) or any number of adults on a regular basis away from their primary residence for less than 24 hours per day. Examples include statelicensed childcare centers, preschools, nursery schools, head-start programs, after-school programs, and adult day care facilities. The use category does not include day care homes or homes for pre-release, work-release, probationary, or other programs that serve as an alternative to incarceration.	B-1A, (special use), B-1, B-2, C-1 O/R-1, O/R, P/I	permitted by right, special use	day care homes are specifically for child care

COMMUNITY	DEFINITION	ZONING DISTRICT PERMITTED	TYPE OF APPROVAL REQUIRED	NOTES
Wheaton	Adult Day Care Facility: A facility providing care for elderly and/or functionally impaired adults in a protective setting for a portion of a 24-hour day. All such facilities shall comply with the requirements for such facilities as set forth in Chapter II, Part 240, of the 89 Illinois Administrative Code or as subsequently amended.	O-R (special use), C-1, C-4, R-R	permitted by right, special use	
Wood Dale	n/a	n/a	n/a	
Woodridge	CHILDCARE CENTER: A facility, other than within a residential dwelling unit, which exclusively provides supplemental care and supervision, recreation, and/or educational instruction to children or adults during the entire or any portion of the day. Daycare centers shall be in keeping with current state regulations.	B-1, B-2, B-3	special use	

Municipalities with separate definition for adult day care
DuPage County
Glen Ellyn
Elmhurst
Wheaton

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RESPONSE TO STANDARDS FOR TEXT AMENDMENT
Village of Lombard Zoning Ordinance Section 155.103(E)(8)(b)

1. General Applicability

The proposed amendment has Village-wide applicability and is not intended to benefit a single property. Senior Adult Day Care Centers may be appropriate in multiple commercial locations throughout Lombard and provide an important community service for residents and families.

2. Consistency with the Zoning Ordinance and District Intent

The proposed amendment is consistent with the objectives of the zoning ordinance by allowing a community-serving use that operates in a controlled indoor environment while preserving the commercial character of the B3 District.

3. Degree of Nonconformity

The amendment would create minimal nonconformity because Senior Adult Day Care Centers are compatible with many existing commercial uses and can operate within existing commercial buildings without significant modifications.

4. Degree to Which the Amendment Makes the Ordinance More Permissive

While the amendment would expand the range of allowable conditional uses, it would not permit the use by right. Each proposal would still require review and approval through the Conditional Use process, allowing the Village to evaluate each location individually.

5. Consistency with the Comprehensive Plan

The amendment supports the Comprehensive Plan by encouraging community-serving services, promoting adaptive reuse of commercial properties, and addressing the needs of Lombard's growing senior population.

6. Consistency with Village Policy and Prior Decisions

The amendment is consistent with the Village's practice of allowing community-oriented service uses in commercial districts where they are compatible with surrounding land uses and subject to appropriate review and conditions.

Business Name: Harmony Adult Day Care Services, LLC

Proposed Use: Adult Day Care Center

Location: 1000 Rohlwing Road, Lombard, Illinois

Business Description

The proposed use is a Senior Adult Day Care Center that will provide supervised daytime services for senior adults in a safe, structured, and supportive environment. Services may include social interaction, recreational activities, wellness monitoring, educational programs, meals and refreshments, and caregiver respite support. No overnight accommodations will be provided.

Hours of Operation

Monday through Friday: 8:00 AM – 5:00 PM

Saturday and Sunday: Closed

Clients Served

The facility is anticipated to serve approximately 20-40 participants per day, subject to licensing requirements and facility capacity.

Employees

The center is expected to employ approximately 4-8 staff members, including administrative personnel, activity coordinators, and caregivers.

Activities Provided

Activities may include social engagement programs, health and wellness activities, educational presentations, arts and crafts, light exercise, games, community programs, and meal services. All activities will be conducted indoors under staff supervision.

Traffic and Parking

Participants will primarily arrive through family transportation, caregiver drop-off, private transportation services, or paratransit providers. Arrival and departure times will be staggered throughout the day, minimizing traffic impacts. Existing on-site parking is expected to accommodate staff, visitors, and transportation providers.

Compatibility with Surrounding Uses

The proposed use is a low-intensity daytime operation that generates limited traffic, noise, and environmental impacts. The facility is expected to be compatible with surrounding commercial uses and will operate entirely within the existing building footprint.