

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

820 Parkview Blvd

May 15, 2023

**Title**

PC 23-09

**Petitioner**

Action Behavior Centers LLC  
1606 S Mopac Expy Suite C300  
Austin TX 78746

**Property Owner**

800 Parkview LLC  
10275 W Higgins Rd, Suite 810  
Rosemont IL 60018

**Property Location**

820 Parkview Blvd  
PIN: 05-13-206-036  
Trustee District 2

**Zoning**

OPD

**Existing Land Use**

Office Park

**Comprehensive Plan**

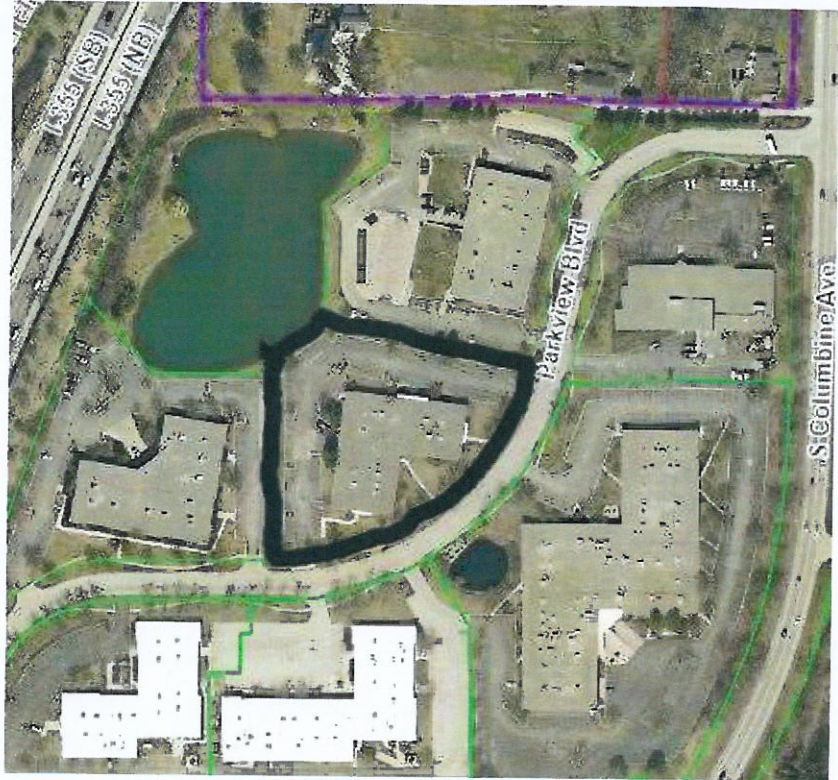
Mixed Office and Industrial

**Approval Sought**

Conditional use for an outside service area

**Prepared By**

Jennifer Ganser, AICP  
Assistant Director



Location Map

**PROJECT DESCRIPTION**

The petitioner, Action Behavior Centers, proposes an outdoor play area (outside service) for their business. The business provides therapy for children with autism and this area would be for the children to play outside. Equipment would be ADA compliant.

**Approvals Required**

The petitioner requests that the Village grant approval of a conditional use pursuant to Section 155.412(C)(10) of the Village of Lombard Code of Ordinances for an outside service area for other permitted or conditional uses in this district, within the OPD Office District Planned Development.

**Existing Conditions**

The property is an office park. Action Behavior Centers is a tenant.



## PROJECT STATS

### Lot & Bulk

Parcel Size: 2.55 acres

### Submittals

1. Petition for a public hearing;
2. Response to Standards;
3. Plat of Survey, prepared by Bock & Clark;
4. Request letter, prepared by Action Behavior Centers;
5. Fence Proposal, prepared by First Fence Inc.;
6. Site plan, prepared by the petitioner; and
7. Pictures of proposed fence type.

## INTER-DEPARTMENTAL REVIEW

### Building Division:

The Building Division has the following comments:

1. The play area is to meet the Illinois Accessibility Code and the Office of the State Fire Marshal's requirements.
2. Additional comments may be forthcoming during permit review.

### Fire Department:

The Fire Department has no comments. Additional comments may be forthcoming during permit review.

### Public Works:

The Department of Public Works has no comments on the subject petition. Additional comments may be forthcoming during permit review.

### Private Engineering Services (PES):

PES has noted that if an impervious surface is installed as part of the project, the Engineering department will need to review the improvement in relation to the DuPage County Stormwater Management Ordinance. A form of stormwater mitigation may be required. 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 District	Land Use
North	OPD	Woodlake Office Park
South	OPD	Woodlake Office Park
East	OPD	Woodlake Office Park
West	OPD	Woodlake Office Park

The property is within, and surrounded by, the Woodlake Office Park. The park contains office uses, as well as Soaring Eagle Academy (school for children with autism). Staff finds that the outdoor play area is consistent with the surrounding neighborhood. The area will be fenced with a wrought iron style fence, the same type of fence Soaring Eagle uses. Children will be supervised by adult staff of Action Behavior Centers at all times.

## 2. *Comprehensive Plan Compatibility*

The Comprehensive Plan recommends Mixed Office and Industrial for this location. The office park is an appropriate use within this designation. The outdoor play area is intended to supplement the existing activity already on the premises.

## 3. *Zoning Compatibility*

Per the petitioner, the play area would be ADA compliant. The use of a therapy center is a permitted use; therefore, the business has not appeared before the Plan Commission. Soaring Eagle Academy is next door at 800 Parkview Blvd. They are a school for children with autism and also have an outdoor play area. The area at Action Behavior Centers will be fenced with a wrought iron style fence, the same type of fence Soaring Eagle uses. The fence will be 4' tall, per the materials submitted.

In analyzing the petition, staff finds the proposed use will be compatible with nearby development and will not create negative impacts on neighboring properties.

## **FINDINGS & RECOMMENDATIONS**

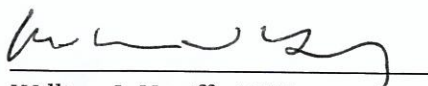
Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use 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 23-09:

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 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 23-09, 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. The play area is allowed in the approved areas only;
4. The fence shall be maintained in good condition at all times; and
5. 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:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner



## STANDARDS FOR CONDITIONAL USES

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all conditional uses of the Lombard Zoning Ordinance.

### SECTION 155.103 (F)(8) OF THE LOMBARD ZONING ORDINANCE:

No conditional use shall be recommended by the Plan Commission unless it finds:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;  
The conditional use will not be detrimental to or endanger the public. The outdoor play space (fenced area) is pivotal to progression in therapy for children with Autism. It will provide a safe environment from elopement (running away from a stimulus) frequently happens when spaces are not enclosed. Progression provided another outlet to further advance gross motor skills and allows a natural environment space is providing a natural space to prepare for public playground settings and schools.
2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;  
The conditional use will not be injurious to other properties. The neighboring building has an enclosed fenced area for their use as well. With this we do not feel this will impair the property value of the neighborhood.
3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;  
Our conditional use should not impede the development of the surrounding properties. The maintenance and safety of our spaces are evaluated regularly.
4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;  
All will be provided as needed per the permit.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;  
All adequate measures have been made to provide ingress and egress.
6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,  
I feel the conditional us is not contrary to any current Comprehenice Plan for the Village of Lombard
7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission  
We will comply with any regulations of the district and will modify any recommendations from the Plan Commission.

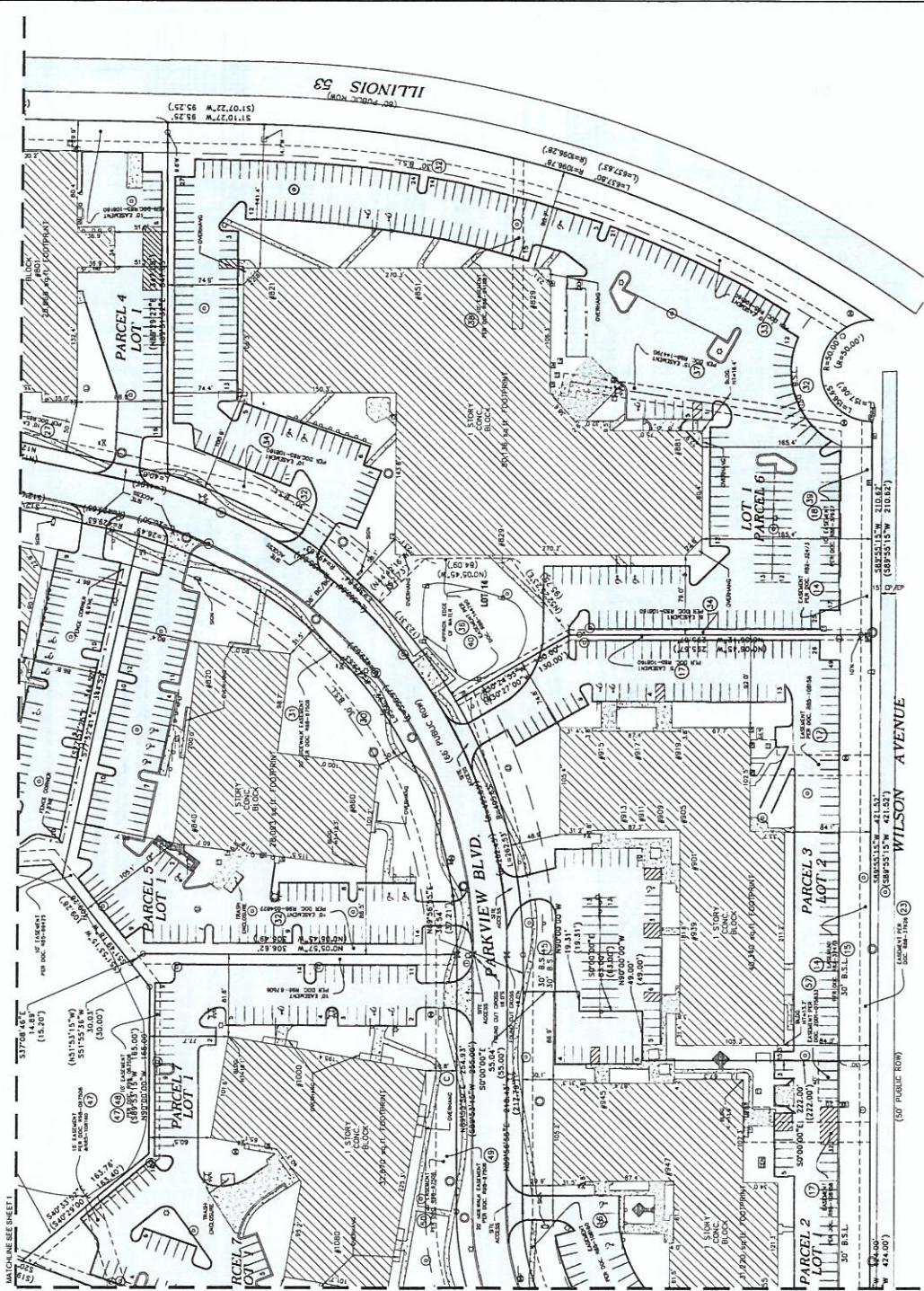







VICINITY MAP - NOT TO SCALE

The map shows a proposed road layout in a vicinity map. The proposed road is shown as a thick black line. Existing roads are shown as thin black lines. The map is oriented with North at the top. Key features include the proposed road, existing roads, and surrounding areas. The map is titled "VICINITY MAP - NOT TO SCALE".



<p><b>Bock &amp; Clark</b></p> <p>SURVEYING • DESIGN ENGINEERING • PLANNING</p>	 <h1>Bock &amp; Clark</h1>	<p><b>National Coordinators</b></p> <p><b>1-(800)-SURVEYS (787-8397)</b></p> <p>Bock &amp; Clark Corporation 3550 W. Market Street, Suite 200, Akron, Ohio 44333 <a href="http://www.bockandclark.com">www.bockandclark.com</a></p>
<p><b>Woodlake Corporate Park</b> ABC Payroll Inc., ATTN:HRM, 601 100-550 Parkway Blvd., Lakeland, FL 34601-4000 Phone: 813-947-1100 Fax: 813-947-1101 E-mail: <a href="mailto:info@woodlakerealty.com">info@woodlakerealty.com</a></p>		<p><b>Shelt 2 of 2</b></p>

[illegible]

WILEY-INTERSCIENCE

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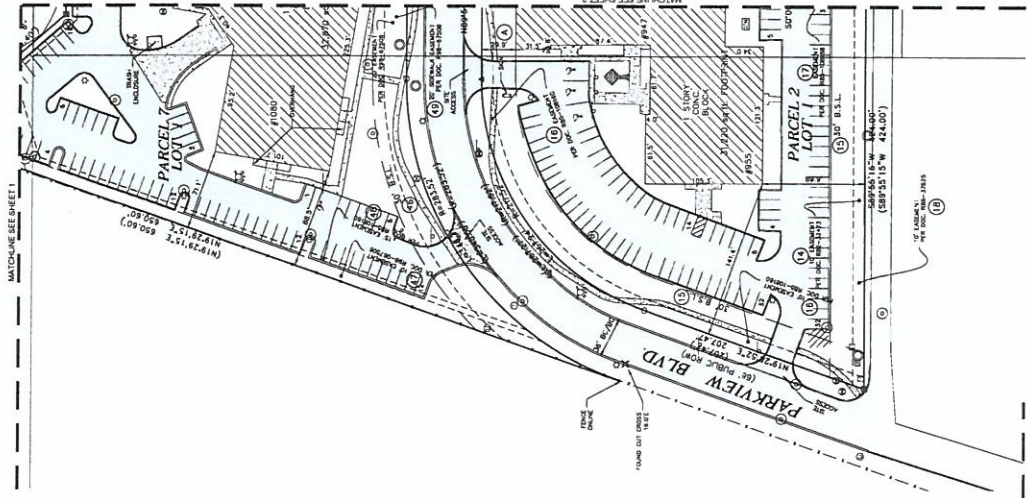
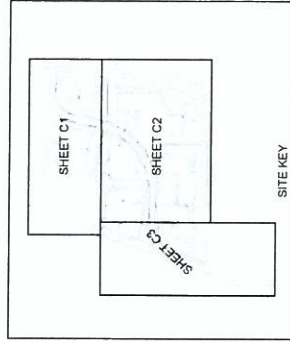


Woodward Corporate Park  
10000 Woodward Avenue  
Baltimore, Maryland 21287  
410-516-1000  
www.woodwardcl.com

**Bock & Clark**  
 National Coordinators  
 1-(800)-SURVEYS (787-8397)  
 Bock & Clark Corporation  
 3550 W. Market Street, Suite 200, Akron, Ohio 44333  
 may@wehelpyou@bockandclark.com  
 www.bockandclark.com

THE ZONING FOR THE PROPERTY IS QND OFFICE PLANNED DEVELOPMENT PER ZONING REPORT FROM THE BOOC & CLARK ZONING REPORT CONSULTANT DATED 11.8.87.

FRONT SETBACK	30 FT MIN.
REAR SETBACK	30 FT MIN.
LEFT SETBACK	30 FT MIN.
REARING HEIGHT	3 STORY 28 FT
MIN. LOT SIZE	NONE
MIN. LOT AREA	NONE
MIN. LOT DEPTH	NONE
MAX. FLOOR AREA RA'IO	NONE
PARKING	SEE LOT 4





Action Behavior Centers  
1601 S Mopac Expwy, Suite C 300  
Austin, TX 78746

To whom it may concern,

Action Behavior Centers (ABC) is a leading provider in Applied Behavior Analysis (ABA Therapy). ABC is an organization committed to the treatment of children using validated methods and strategies to assist each child in reaching his or her greatest potential and improving their quality of life. ABA therapy can help make improvements in verbal and nonverbal communication, life skills, and behavioral changes.

Action Behavior's therapists implement ABA (applied behavioral analysis) therapy in all our locations through intensive one-on-one sessions that focus on the specific developmental needs of each child. Our therapy programs for autism tend to be better overall for both children and parents than home-based programs. The Board-Certified Behavior Analysts (BCBAs) conduct in-depth assessments of our patient's abilities and needs at the beginning of the therapy process, and the areas that need development are addressed through individualized behavior programs and individual lessons. Each lesson is implemented by a behavior therapist and focused on a specific skill for maximum progress.

The outdoor play space (fenced area) is pivotal to progression in therapy for children with Autism:

- Safe Environment- elopement (running away from a stimulus) frequently happens when spaces are not enclosed.
- Progression- provides another outlet to further advance gross motor skills.
- Natural Environment - spaces provide a natural space to prepare for public playground settings (i.e., school).

For these reasons we are requesting your approval of our fence and outdoor area/play structures for this location.

Sincerely,

*Action Behavior Centers*

Approved by:

Date:





# ACTION BEHAVIOR CENTERS

ABA THERAPY FOR AUTISM

## Why is this important to ABC?

Outdoor play spaces are pivotal to progression in therapy for children with Autism:

- **Safe Environment**— elopement (running away from a stimulus) frequently happens when spaces are not enclosed.
- **Progression**— provides another outlet to further advance gross motor skills.
- **Natural Environment** - spaces provide a natural space to prepare for public playground settings (i.e., school).

## Playscape Options

We have deviated from our standard playscape option to those on the far right.

- Climbing Dome
- Airplane teeter totter
- Smaller play structure
- Standalone swing set

### STANDARD



### ALTERNATIVES



## Standards & Alternatives

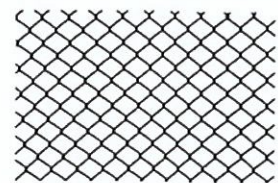
- **Style** — black wrought iron style with a flat top and bottom.
- **Height** — four (4) feet in height. Can increase to six (6) feet, if necessary.
- **Gates** — at minimum one (1) walk gate for access and landscaping. Utility enclosures per site needs.

ABC will adjust all fencing specifications to meet HOA/POA and city codes and requirements.

### STANDARD



### ALTERNATIVES



## CENTER EXAMPLES



Approved by:

Date:





# ACTION BEHAVIOR CENTERS

ABA THERAPY FOR AUTISM

## OUTDOOR SHADE

Why Fabric over canvas, wood, metal?

- Fabric porous – allows air to pass through to keep it cooler
- High Density polyethylene
- Up to 95% shade, 97% UV protection, 60-70% water run-off
- Weather Protector series utilized Teflon coated PVC Membrane for dry environments under structure
- Colourshade FR & PVC fabrics are flame retardant – 701B fire rating
- Wind load up to 90mph & steel support up to 150mph – fabrics can be removed quickly with wrench
- 10 yr warranty against significant fading, deterioration, breakdown, mildew, outdoor heat, cold, or discoloration (Red & Coolbrella fabrics are 3 yrs). Shadesure – 5 yr prorated. Life expectancy of HDPE fabrics is up to 12 yrs. Steel warrantied for 10 years w/ steel surface for 1 yr. Fabrics greater than 40' – 5 yr. Warranties depend on the type of fabric and some colors.
- Requires very little maintenance – clean with power washer or hose with diluted detergent
- Steel is permanently anchored per building code (some anchoring methods can be disassembled and removed)
- Some municipalities require permitting – will provide necessary documents to assist with permitting including sealed engineering sets.



### HIP EXTENDED



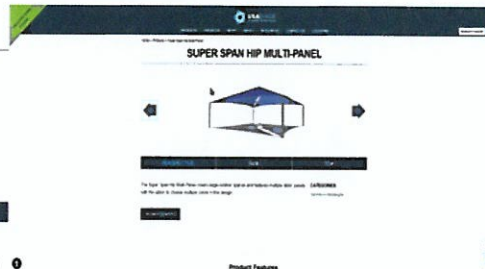
### SAHARA



### SUPER SPAN HIP MULTI-PANEL



The Super Span Hip Multi-Panel covers large outdoor spaces and features multiple fabric panels with the option to choose multiple colors in this design.



Approved by:

Date:



### PLAYGROUND FLOORING

**Natural Grassy Ground** – existing natural grassy area that is already maintained and watered

**Mulch Enclosure** – raised level with landscaper liner and rubber mulch infill

**Landscape Turf** – to be utilized at locations that do not have natural grass/dirt areas. Given the extensive costs associated with turf, it's to be used only on concrete or asphalt in parking lot area. It has drainage blocks, a 2 ¼" underlayment pad, and infilled with sand.

**Rubber Mats** - to be utilized at locations that do not have natural grass/dirt areas. Given the extensive costs associated with turf, it's to be used only on concrete or asphalt in parking lot area. (More expensive than landscape turf)

#### Natural Grass



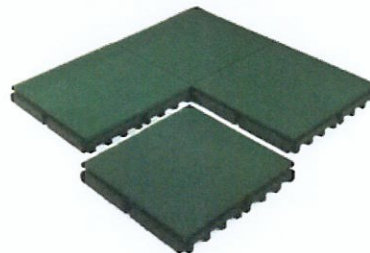
#### Mulch Enclosure



#### Landscape Turf w/ Pad & Sand Infill



#### Rubber Mats



Approved by:

Date:



Not drawn to any scale:

Date: 08-06-2022

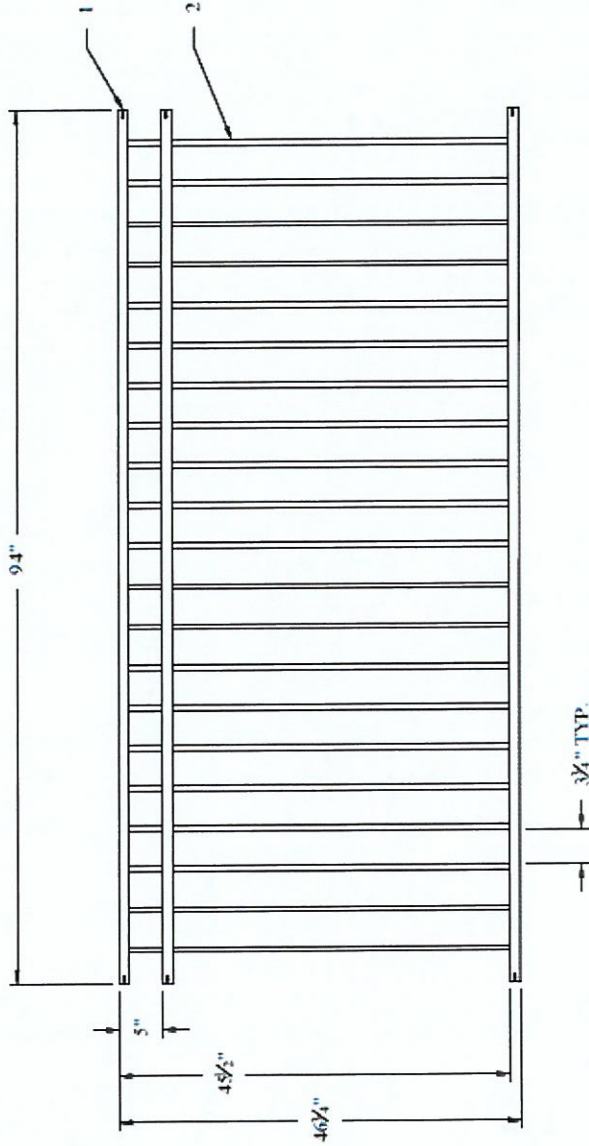
Salesman: Ken Kolar (630) 743-8006 Job Number:



1555 N. Mingo  
Tulsa, OK 74116  
1-888-333-3422  
www.ameristarfence.com

**AMERISTAR®**

TITLE: MONTAGE PANEL MAJESTIC 3R FLB 4T 8W



= 2 1/2" - 12 gauge with  
4' opening swing gate.

□ = 2" - 16 gauge terminals.

#	QTY.	DESCRIPTION
1	3	1 1/2" X 1 1/4" X 14 ga. RIBBED CHANNEL RAIL
2	21	PICKET # RM46

DL

Name: Action Behavior Center

First Fence Inc.

Site address:

4900 Harrison Street


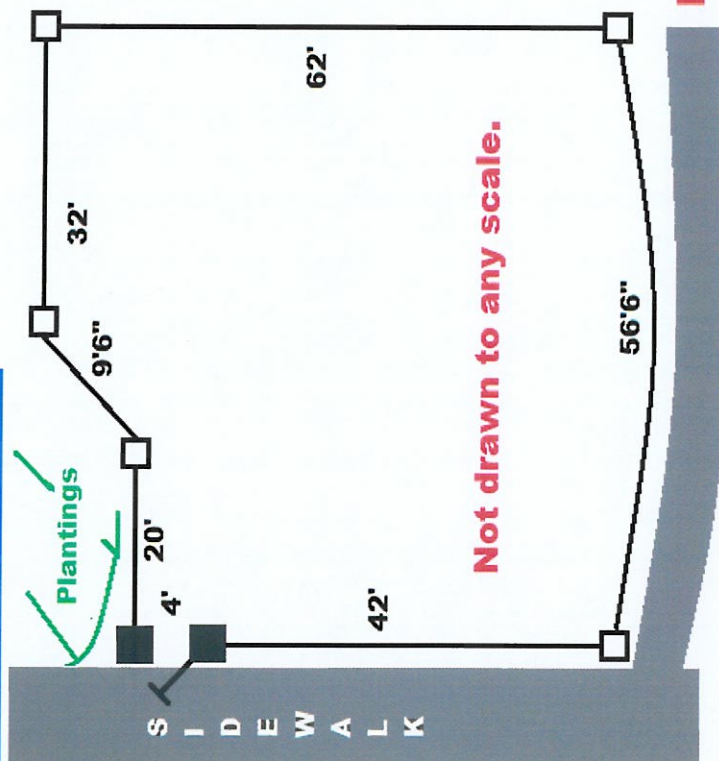
City:

Hillside, IL. 60162

Phone: (608) 636-5036 Reid Zanoza

Office Phone: ( 708 ) 547-7555



Not drawn to any scale:	Date: 09-22-2022	Salesman: Ken Kolar (630) 743-8006	Job Number: 2229866
<div data-bbox="284 140 1339 2007"> <div data-bbox="284 140 438 2007"> <p>820 Parkview Blvd.</p>  </div> <div data-bbox="438 140 1153 2007">  <p>Not drawn to any scale.</p> <p>Front ( East ) side of building</p> <p>Cost = \$ 13,275.00</p> </div> <div data-bbox="1153 140 1339 2007"> <p>■ = 2 1/2" - 12 gauge with 4' opening swing gate.</p> <p>□ = 2" - 16 gauge terminals.</p> <p>Page 5 of 5 Revised</p> </div> </div>			
Name: Action Behavior Center	First Fence Inc.		
Site address: 820 Parkview Blvd.	4900 Harrison Street		
City: Lombard, IL 60148	Hillside, IL. 60162		
Phone: (608) 636-5036 Reid Zanoza	Office Phone: ( 708 ) 547-7555		



# First Fence Inc.

Family owned and operated since 1989

4900 Harrison St. Hillside, IL. 60162 (708) 547-7555 Fax (708) 547-7580

Attn: Reid Zanoia

Email: reid.zanoia@actionbehavior.com

PROPOSAL SUBMITTED TO:

Telephone: Proposal Date: 08-06-2022

6540 Lincoln Ave. Suite 2000

Action Behavior

(512) 920-1055

Lincolnwood, IL 60712

STREET

Cell:

7000 Canton Farm Road

1601 S. Mopac Expwy - Suite C 300

(608) 6365036

Plainfield, IL 60586

CITY, STATE, AND ZIP CODE

Job Name:

800 Parkview Blvd.

10043 Lincoln Hwy Suite 100

Austin TX 78746

Same:

Lombard, IL 60148

Frankfort, IL 60423

Total Footage

We propose to install Ameristar Montage ornamental iron fence per spec.

Height, Style & Color

4' Tall - Black - Majestic with flush bottom.

Picket / Wire Size: Spacing

See spec. Approx. 4" air space.

Top Finish

Flat Rail

Number of rails and size

Three per Mfg spec

Gates

One swing gate.

Terminal Post Sizes

2 1/2" x 12 gauge gate posts. Terminals 2" x 16 gauge posts.

Line Post Sizes

2" x 16 gauge posts. Posts set 8' max spaces.

Work to be done see below.

Haul Away

Take Down

Haul Away Spoils

YES

Pull Post Butts

Core Drill or Break. YES if needed.

Flanged post

Asphalt Breaks

Post set per code in a concrete

filled footing. 36" or 42" YES

Plot of survey provided by others.  
ken@firstfencecompany.com

See page 2 - 5 for layout and costs.

See attached for fence per Mfg. spec.

Lincolnwood, IL 60712 page 2 of 5

Plainfield, IL 60586 page 3 of 5

Frankfort, IL 60423 page 4 of 5

Lombard, IL 60148 page 5 of 5

Unforeseen buried obstructions such as rough fill, concrete, brick ect. that add time will be a additional charge.

We Propose, hereby, to furnish material and labor in accordance with above specifications, for the sum of >>>

PAYMENT TO BE MADE AS FOLLOWS:

Net 30 Days

If Ken Kolar has to get to get permit add 175.00 plus actual cost of permit.

**ALL PERMITS MUST BE OBTAINED BY OWNER**

All material and labor is guaranteed to be as specified and warranty for one year. All work is to be completed in a workmanlike manner, on a regular time basis according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become extra charges over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner is to carry fire, tornado, and other insurance. Our workers are fully covered by Workmen's Compensation Insurance.

**AUTHORIZED FIRST FENCE INC. SIGNATURE:** Ken Kolar Page 1 of 5

( Ken Kolar )

Note: this proposal may be withdrawn by us if not accepted within ( 7 ) days of the above Proposal Date.

Customer hereby assumes full responsibility for the location of the line upon which said materials are to be installed and will locate any /all private cables, to include sprinkler systems, electric, septic fields, gas lines, grills, lighting, etc.

FIRST FENCE INC. to call JUILE or DIGGER as needed.

Unforeseen buried obstructions such as rough fill, concrete, brick ect. that add time will be an additional charge.

I, the undersigned, hereby agree that in the event of default in the payment of any amount due, and if the account is placed in the hands of an agency or attorney for collection or legal action, to pay an additional charge equal to the cost of collection including agency and attorney fees and court costs incurred and permitted by the laws governing these transactions. All past due accounts will be charged at the rate of 1.5% of the unpaid monthly balance.

**Acceptance of Proposal**

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.











