

**VILLAGE OF LOMBARD**  
**INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission

HEARING DATE: February 19, 2007

FROM: Department of  
Community Development

PREPARED BY: Jennifer Backensto, AICP  
Planner II

**TITLE**

**PC 07-02; 130 S. Main Street (Elmhurst Memorial Lombard Health Center):** The petitioner requests the following action be taken on the subject property, located within a B5 Central Business District Planned Development:

An amendment to Ordinance 5410 granting a conditional use for the Elmhurst Memorial Healthcare/Lombard Bible Church Planned Development, to provide for a building addition to replace the previously granted use exception to allow for the outdoor storage of an ancillary mobile technology medical vehicle.

**GENERAL INFORMATION**

Petitioner/Property Owner: Elmhurst Memorial Healthcare  
200 Berteau Ave  
Elmhurst, IL 60126

**PROPERTY INFORMATION**

Existing Land Use: Medical clinic and parking lot

Size of Property: Approximately 2.7 acres

Comprehensive Plan: Recommends mixed use medium-density residential and commercial; public and institutional

Existing Zoning: B5PD Central Business District Planned Development

Surrounding Zoning and Land Use:

North: B5 Central Business District; developed as various commercial & residential uses

South: South: B5A Downtown Perimeter District – developed First Church of Lombard;  
R2 Single-Family Residence District – developed as a single-family residence

- East: B5 Central Business District – developed as mixed use office and residential, DuPage Theater, commuter parking; B5A Downtown Perimeter District – developed First United Methodist Church of Lombard
- West: CR Conservation Recreation District – developed as Helen Plum Library and Lilacia Park

## **ANALYSIS**

### **SUBMITTALS**

This report is based on those documents filed on with the Department of Community Development on January 23, 2007:

1. Petition for Public Hearing
2. Response to Standards for Planned Developments
3. ALTA/ACSM Land Title Survey, prepared by Webster, McGrath & Ahlberg Ltd., dated June 1, 2006
4. Site Plan, prepared by Proteus Group, dated December 27, 2006
5. Landscape Plans, prepared by Allen L. Kracower, dated January 15, 2007
6. Building Elevations and Internal Floor Plan, prepared by Proteus Group, dated December 7, 2006

### **DESCRIPTION**

The Elmhurst Memorial Healthcare planned development was originally approved in 2003 with a use exception to allow for the outdoor storage of an ancillary mobile technology medical vehicle, which is occasionally located in a drive aisle along the western side of the medical building. The petitioner is proposing to remove the drive aisle in its entirety and replace it with a building addition, landscaping, and three additional parking spaces. The 1,631 sq. ft. building addition would house permanent MRI and CT equipment, eliminating the need for the mobile MRI vehicle. As the building addition constitutes a major change to the approved planned development, a planned development amendment is required.

### **INTER-DEPARTMENTAL REVIEW COMMENTS**

#### **Public Works Engineering**

Public Works Engineering has reviewed the petition and has no comments.

#### **Public Works Utilities**

The location of water and sewer services must be shown on the site plans so that Public Works Utilities can determine the impact of the proposed project on the existing utilities. It appears one

catch basin and storm line will be impacted. The structure shall be removed and the line plugged at both ends with a mechanical plug. Permit plans should address how drainage in the parking lot will be affected.

### **Private Engineering**

The Private Engineering Services Division has no comments on the petition and concurs with the Utilities Division of Public Works that any proposed change in the original approved stormwater and utility plans shall be reviewed and approved prior to construction.

### **Fire and Building**

The Fire Department/Bureau of Inspectional Services has the following comments:

- The new addition must be fully sprinklered and fire alarmed, tied into the existing system per code;
- The existing fire/emergency lanes must be maintained to provide proper access for equipment; and
- There cannot be an exit through the new addition as shown on the proposed floor plan. There must be another exit way from the rear corridor and the existing travel distances will need to be re-verified and any additional means of egress must meet the minimum travel distances per code.

### **Planning**

#### **Compatibility with the Comprehensive Plan**

The Long-Range Plan Map of the Comprehensive Plan recommends that the western portion of the property be used for public and institutional uses and the eastern portion of the property be used for mixed-use medium density residential and commercial uses. Staff believes that the addition as proposed will comply with the recommendations of the Comprehensive Plan.

#### **Compatibility with the Zoning Ordinance**

The Elmhurst Memorial project was made a planned development in order to provide the petitioner with greater design flexibility while also providing the Village with a mechanism to review and approve the design elements associated with the petition. The proposed addition will maintain the character of the existing development and provide a unified appearance by using materials similar to those used in the construction of the original building.

No variations, deviations, or exceptions are required for the proposed addition. The three additional parking spaces along what is now the northern end of the existing drive aisle will meet the Zoning Ordinance parking requirements for the square footage of the addition. Although the drive aisle will be removed, access and circulation will not be negatively impacted for either the building or the parking lot.

The original planned development approval included a use exception to allow for the outdoor storage of an ancillary mobile technology medical vehicle. This vehicle will be replaced by the

proposed addition. Accordingly, there is no longer a need for a use exception associated with the health center and the planned development should be modified accordingly.

Staff can support the planned development amendment, provided that all other issues noted within this report are satisfactorily addressed.

## **FINDINGS AND RECOMMENDATIONS**

Based on the above considerations, the Inter-Departmental Review Committee has reviewed the standards for a planned development amendment and finds that the proposal meets the standards and therefore 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 planned development amendment complies with the standards required by the Lombard Zoning Ordinance and that granting the planned development is in the public interest; and, therefore, I move that the Plan Commission recommend to the Corporate Authorities **approval** of PC 07-02, subject to the following conditions:

1. The development shall be constructed in compliance with the site plan prepared by Proteus Group, dated December 27, 2006; the landscape plan, prepared by Allen L. Kracower, dated January 15, 2007; and the building elevations and internal floor plan, prepared by Proteus Group, dated December 7, 2006; and all submitted as part of this petition. Any modification to the petitioner's plans shall be considered a major change to the planned development.
2. As part of the building permit submittal, the petitioner shall satisfactorily address the comments included as part of the Inter-Departmental Review Report.
3. Ordinance 5410 is hereby amended to delete condition 1(d) in its entirety, which granted approval of a use exception to allow for the outdoor storage of an ancillary mobile technology medical vehicle on the subject property.

Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Assistant Village Manager/Director of Community Development