




## MEMORANDUM

**TO:** David A. Hulseberg, AICP, ICMA-CM, Village Manager

**FROM:** William Heniff, AICP, Director of Community Development 

**DATE:** September 5, 2013

**SUBJECT:** **PC 12-19: 300 West 22<sup>nd</sup> Street (Covington/Cove Landing Planned Development) – Zoning Approval**

At the March 7, 2013 Village Board meeting, the Village Board approved the first reading of the attached Ordinance granting a conditional use amendment pursuant to Title 15, Chapter 155, Section 155.505 (A) Major changes in a planned development and Section 155.511 Site plan approvals for planned developments of the Lombard Zoning Ordinance for the Covington/Cove Landing Planned Development, as established by Ordinance 1174 and as amended by Ordinances 1321, 1390, 2977 and 3183, to allow for the construction of an eighty (80) unit assisted living facility; granting a conditional use pursuant to Title 15, Chapter 155, Section 155.510 for an assisted living facility (convalescent and nursing home).

The Village Board continued the final reading of the Ordinance until such time that the proposed Special Service Area (SSA) Ordinance was completed. The creation of the SSA was undertaken to meet the provisions of condition #4 in the zoning ordinance of approval. With this condition now being met by the petitioner, the zoning matters can be approved on second and final reading.

Staff is providing copies of the companion plans to the elected officials that were not a part of the Village Board at the time the first reading of this ordinance was considered. Should any of the other elected officials desire to have another set of plans associated with the original zoning petition, please feel free to contact me.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING A CONDITIONAL USE AMENDMENT  
PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.504 (A) AND  
SECTION 155.511 OF THE LOMBARD ZONING ORDINANCE FOR THE  
COVINGTON/COVE LANDING PLANNED DEVELOPMENT, AS  
ESTABLISHED BY ORDINANCE 1174 AND AS AMENDED BY ORDINANCES  
1321, 1390, 2977 AND 3183, TO ALLOW FOR THE CONSTRUCTION OF AN  
EIGHTY (80) UNIT ASSISTED LIVING FACILITY; GRANTING A  
CONDITIONAL USE PURSUANT TO TITLE 15, CHAPTER 155, SECTION  
155.510 FOR AN ASSISTED LIVING FACILITY (CONVALESCENT AND  
NURSING HOME)**

(PC 12-19: 300 West 22nd Street (Covington/Cove Landing Planned Development))

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property as defined below is zoned R5PD General Residential District Planned Development; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Title 15, Chapter 155, Section 155.504 (A) Major changes in a planned development to allow for the construction of an eighty (80) unit assisted living facility (convalescent and nursing home).

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Title 15, Chapter 155, Section 155.511 Site plan approvals for planned developments to allow for the construction of an eighty (80) unit assisted living facility (convalescent and nursing home).

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Title 15, Chapter 155, Section 155.510 for an assisted living facility (convalescent and nursing home).

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on February 18, 2013 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the conditional use, subject to four conditions; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That a conditional use is hereby granted for the property described in Section 4 below pursuant to Title 15, Chapter 155, Section 155.504 (A) Major changes in a planned development to allow for the construction of an eighty (80) unit assisted living facility (convalescent and nursing home);

SECTION 2: That a conditional use is hereby granted for the property described in Section 4 below pursuant to Title 15, Section 155.511 Site plan approvals for planned developments to allow for the construction of an eighty (80) unit assisted living facility (convalescent and nursing home);

SECTION 3: That a conditional use is hereby granted for the property described in Section 4 below pursuant to Title 15, Section 155.510 for an assisted living facility (convalescent and nursing home).

SECTION 4: That this Ordinance is limited and restricted to the property located at 300 West 22<sup>nd</sup> Street, Lombard, Illinois and legally described as follows:

THE EAST 300.0 FEET OF THE SOUTH 485.60 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY ILLINOIS

Subject Property Parcel Number: 06-19-400-026

SECTION 5: The conditional use, as provided for in Section 1 of this Ordinance shall be granted subject to compliance with the following conditions:

1. The petitioner shall develop the site in accordance with the Preliminary Site and Engineering Plans prepared by Cross Engineering & Associates, Inc. dated February 4, 2013; the Preliminary Landscape Plan, prepared by Allen Kracower & Associates, Inc., dated September 7, 2012; the Preliminary Plat of Subdivision prepared by Krisch Land Surveying, LLC.; and the Architectural Site Plan, Perspectives and Rendered elevations prepared by Vessell Architecture and Design dated September 6, 2012; all except as amended by other conditions of approval.
2. The petitioner shall submit a final plat of dedication for all rights-of-way and requisite easements, as well as a plat of resubdivision creating the remainder lot as a lot of record.
3. The petitioner shall satisfactorily address the comments set forth within the IDRC report as part of the building permit application.
4. That prior to or concurrent with the final Ordinances of approval for the proposed project, the petitioner shall enter into an agreement to offset the additional costs of the facility on Village services. Said agreement, which shall be mutually agreeable to the Village and the petitioner, shall satisfactorily address the long term and ongoing service impacts of the proposed use on Village EMS services.

SECTION 6: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2013, pursuant to a roll call vote as follows:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Ordinance No. \_\_\_\_\_  
Re: PC 12-19  
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\_\_\_\_\_  
Keith T. Giagnorio  
Village President

ATTEST:

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

Published by me in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Sharon Kuderna, Village Clerk