

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) \_\_\_\_\_  
Waiver of First Requested  
Recommendations of Boards, Commissions & Committees (Green) \_\_\_\_\_  
Other Business (Pink) \_\_\_\_\_

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: February 20, 2007 (BOT) Date: March 1, 2007

TITLE: PC 07-02: 130 S. Main Street (Elmhurst Memorial Lombard Health Center)

SUBMITTED BY: Department of Community Development *[Signature]*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. This petition 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.  
(DISTRICT #1)

The Plan Commission recommended approval of this petition with conditions.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X \_\_\_\_\_  
Finance Director X \_\_\_\_\_  
Village Manager X *W.T. Lichter*  
Date \_\_\_\_\_  
Date *2/20/07*  
Date \_\_\_\_\_

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.

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X  
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SUBMITTED BY: Department of Community Development *WTL*

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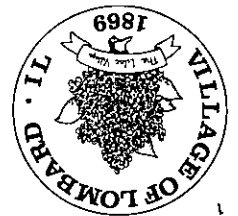
The Plan Commission recommended approval of this petition with conditions.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X \_\_\_\_\_  
Date \_\_\_\_\_  
Finance Director X \_\_\_\_\_  
Date \_\_\_\_\_  
Village Manager X \_\_\_\_\_  
Date \_\_\_\_\_  
*W.T. Lichter*  
*2/20/07*

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



**MEMORANDUM**

**TO:** William T. Lichter, Village Manager

**FROM:** David A. Hulseberg, AICP, Director of Community Development *DAT*

**DATE:** March 1, 2007

**SUBJECT:** PC 07-02: 130 S. Main Street (Elmhurst Memorial Healthcare Center)

Attached please find the following items for Village Board consideration as part of the March 1, 2007 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 07-02;
3. An Ordinance granting approval of a planned development amendment associated with Ordinance 5410.
4. Plans associated with the petition.

The Plan Commission recommended approval of the petition, subject to the conditions noted within the IDRC report.



**VILLAGE OF LOMBARD**

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Lombard, IL 60148-3926  
(630) 620-5700 FAX: (630) 620-8222  
TDD: (630) 620-5812  
www.villageoflombard.org

March 1, 2007

Mr. William J. Mueller,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 07-02; 130 S. Main Street (Elmhurst Memorial Lombard Health Center)**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village take the following actions 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.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on February 19, 2007. Sue Benedetto of Elmhurst Memorial Healthcare presented the petition. She stated that Elmhurst Memorial opened in May of 2005 and has experienced strong patient volumes. The CT and MRI equipment has been in high demand, but the mobile vendor is only able to provide one day per week for CT scans and one day per week for MRIs. This has created a waitlist for these services, but the mobile vendor is unable to provide them with additional time. Elmhurst will discontinue use of the mobile vehicle during and after the construction of the addition.

Susan Limbrunner, architect with the Proteus Group, stated that they are proposing a 1,631-square foot addition that will house the new equipment. The masonry, slate roofing, and windows will match the existing facade. They will be adding landscaping and relocating the trash enclosure to provide for three additional parking spaces.

Village President  
William J. Mueller

Village Clerk  
Brigitte O'Brien

Trustees  
Greg Alan Gron, Dist. 1  
Richard J. Tross, Dist. 2  
John "Jack" T. O'Brien, Dist. 3  
Steven D. Seby, Dist. 4  
Kenneth M. Florey, Dist. 5  
Rick Soderstrom, Dist. 6

Village Manager  
William T. Lichter

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business to create a distinctive sense of spirit and an outstanding quality of life."

"The *Mission* of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Vice Chairperson Flint asked if anyone had any questions of the petitioner. Hearing none, he then opened the meeting for public comment. No one spoke for or against the petition.

Vice Chairperson Flint then requested the staff report. Jennifer Backensto, Planner II, stated that 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. The petitioner is proposing a 1,631 sq. ft. building addition that 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.

Staff believes that the addition as proposed will comply with the recommendations of the Comprehensive Plan. 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 will meet the Zoning Ordinance parking requirements for the square footage of the addition.

Mrs. Backensto stated that 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 issues noted within the staff report are satisfactorily addressed.

Vice Chairperson Flint asked if anyone any questions of the staff report. Hearing none, he stated that the meeting was open to the Commissioners for comments and questions.

Commissioner Sweetser asked if the petitioner is aware of the comments from the Bureau of Inspectional Services regarding exiting requirements. Ms. Backensto stated that the petitioner has a copy of the staff report and those comments will be addressed as part of their building permit application.

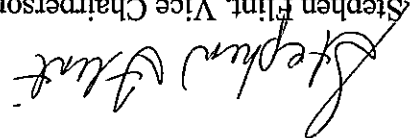
Commissioner Olbrysh stated that he assumed the addition would have the same footprint as the mobile unit. William Heniff, Senior Planner, stated that it would.

*It was moved by Commissioner Sweetser, seconded by Commissioner Olbrysh, that the petition be forwarded to the Village Board with a recommendation of approval, subject to the conditions noted in the staff report. The motion carried by a 4-0 vote.*

March 1, 2007  
PC 06-27  
Page 3

Respectfully,

**VILLAGE OF LOMBARD**



Stephen Flint, Vice Chairperson  
Lombard Plan Commission

att-  
c. Petitioner  
Lombard Plan Commission

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**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 Bertau 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: 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 Lillacia 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:

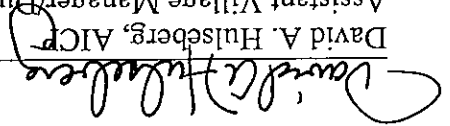
Based on the submitted petition and the testimony presented, the requested planned development amendment complies with the standards required by the Lombard Zoning Ordinance and that granting the planned development is in the public interest; and, therefore, I move that the Plan Commission recommend 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. Kracover, 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.

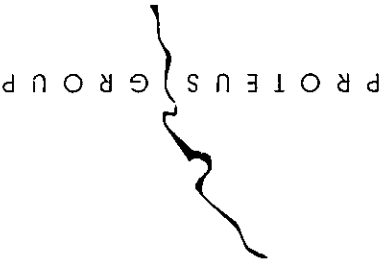
2. As part of the building permit submission, the petitioner shall satisfactorily address the comments included as part of the Inter-Departmental Review Report.

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:

  
David A. Hulseberg, AICP

Assistant Village Manager/Director of Community Development



JANUARY 15, 2007

RESPONSE TO STANDARDS FOR PLANNED DEVELOPMENTS

Plan Commission Meeting – February 19, 2007

Elmhurst Memorial Lombard Health Center - MRI/CT Addition  
Planned Development Amendment  
Zoning District: B5PD

A. General Standards

1. The proposed development complies with the regulations of the district in which it is to be located.

2. The development is an addition to an existing healthcare facility (medical office building) – sanitary sewage and potable water will be connected to the existing structure.

3. The proposed project is a direct addition to an existing healthcare facility (medical office building). The addition will house new imaging equipment, integral to the functioning of the healthcare facility. This use does not conflict with the current zoning of the site.

4. The proposed project is in the public interest, by allowing the Elmhurst Memorial Lombard Health Center to augment the services it provides for the community.

5. Street Design:
- a. The adjacent streets will not be changed by the proposed project
  - b. The proposed project will not create significant additional traffic to the site so as to create traffic congestion
  - c. Green space is being created directly adjacent to the proposed project. There should be no burden on the surrounding recreational infrastructure because of the use of the proposed project.

B. Standards for Planned Developments with Use Exceptions

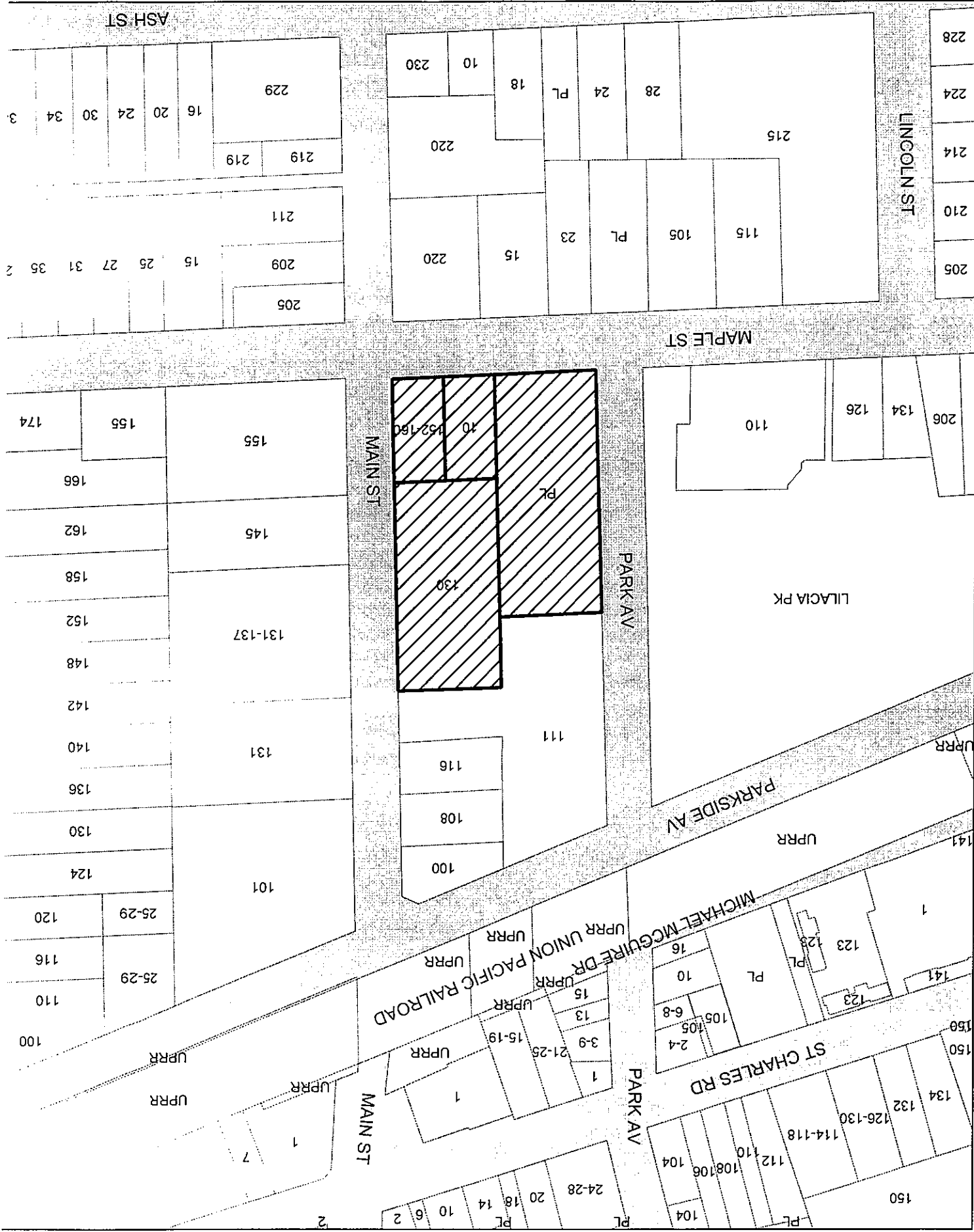
Section not applicable – the proposed project use conforms to the underlying district; the development does not require use exceptions.

C. Standards for Planned Developments with Deviations

Section not applicable – the proposed project does not deviate from the underlying district; the project does not require deviations.

# Location Map

PC 07-02



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

**AN ORDINANCE AMENDING ORDINANCE 5410, GRANTING A CONDITIONAL  
USE FOR A PLANNED DEVELOPMENT WITH A USE EXCEPTION AND  
DEVIATIONS IN THE B5 CENTRAL BUSINESS DISTRICT**

PC 07-02: 130 S. Main Street (Elmhurst Memorial Lombard Health Center)

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 Lombard Village Code; and

WHEREAS, the subject property is zoned B5PD Central Business District Planned Development; and

WHEREAS, an application has been filed requesting an amendment to the conditional use for a planned development as approved by Ordinance 5410 adopted March 4, 2004, 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; and

WHEREAS, a public hearing on such application for a planned development amendment with companion zoning relief has been conducted by the Village of Lombard Plan Commission on February 19, 2007, 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 planned development amendment described herein; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have reviewed the request and find it would be in the best interest of the Village to grant said approval subject to the terms and conditions established by this Ordinance, and in accordance with the findings and recommendations of the Plan Commission which are incorporated herein by reference.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: That the ordinance is limited and restricted to the property generally located at 130 S. Main Street, Lombard, Illinois, and legally described as follows:

Lot 1 in Elmhurst Memorial Lombard Health Center I Plat of Consolidation of part of the Northeast Quarter of Section 7, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded September 5, 2006 as Document No.

R2006-170879, in DuPage County, Illinois.

Parcel Number: 06-07-213-017

SECTION 2: An amendment to the conditional use for the Elmhurst Memorial Healthcare/Lombard Bible Church Planned Development is hereby granted on the Subject Property, subject to the provisions noted in Section 3 below.

SECTION 3: That this Ordinance shall be subject to the following conditions of approval:

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. Kracover, 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.

SECTION 4: That all other provisions of Ordinance 5410 not amended by this Ordinance shall remain in full force and effect.

SECTION 5: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as required by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2007, pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
William J. Mueller  
Village President

ATTEST:

\_\_\_\_\_  
Brigitte O'Brien  
Village Clerk

Published by me in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Brigitte O'Brien  
Village Clerk