



# Village of Lombard

Village Hall  
255 East Wilson Ave.  
Lombard, IL 60148  
villageoflombard.org

## Minutes

### Plan Commission

*Donald F. Ryan, Chairperson*  
*Commissioners: Ronald Olbrysh, Martin Burke,*  
*Ruth Sweetser, Andrea Cooper, Stephen Flint and*  
*John Mrofcza*  
*Staff Liaison: William Heniff*

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Monday, February 18, 2013

7:30 PM

Village Hall Board Room

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### Call to Order

*Chairperson Ryan called the meeting to order at 7:30 p.m.*

### Pledge of Allegiance

*Chairperson Ryan led the Pledge of Allegiance.*

### Roll Call of Members

*Also present: William Heniff, AICP, Director of Community Development; Tami Urish, Temporary Planner; and George Wagner, legal counsel to the Plan Commission.*

*Chairperson Ryan called the order of the agenda.*

William Heniff read the Rules of Procedures as written in the Plan Commission by-Laws.

### Public Hearings

[120596](#)

**PC 12-19: 300 W. 22nd Street (Covington/Cove Landing Planned Development) (Continued from January 28, 2013)**

Requests the following actions be taken on the subject property, located within an R5 General Residence District Planned Development:

1. Pursuant to Section 155.504(A) (major changes in a planned development) and Section 155.511 (Site Plan Approvals for planned

developments) of the Lombard Zoning Ordinance, amend the conditional use 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 on the subject property, per the submitted plans.

2. Pursuant to Section 155.410 (C) of the Lombard Zoning Ordinance, grant a Conditional Use for an assisted living facility (convalescent and nursing home). (DISTRICT #3)

*David L. Shaw of Shaw Fishman Glantz & Towbin, attorney for Spectrum Real Estate Group Inc., 321 N. Clark Street, Suite 800, Chicago, IL, provided an aerial of the site while summarizing the description of the existing site. Mr. Shaw stated that while the site is currently approved for 60 condominiums, the 80 unit facility that is being proposed has fewer bedrooms and therefore is a less intense use of the property. Less traffic is expected to be generated, especially during the peak hours given the nature of the residents' lifestyle. There are real benefits to the project including:*

- financial impact of fifty jobs at their facility.*
- positive impacts through third party contracts.*
- incidental spending by adult children visiting and the seniors themselves.*
- real estate taxes of approximately \$120-190,000 with no corresponding burden on the school districts.*

*According to their analysis of surrounding communities, there seems to be a need for the type of eldercare this project addresses and believes that it would be a valuable asset to the community. After working with the Village staff, they have created a high quality housing plan. There is a perceived burden of increased emergency medical service calls associated with the type of housing they are proposing. The organization is willing to work with the Village in order to find a viable solution in relation to the service they provide. He introduced the other presenters:*

- Michael Longfellow of Spectrum Retirement Communities, Senior Vice President of Construction and Development, 200 Spruce Street, Suite 200, Denver, CO 80230*
- Ray Perry of Spectrum Retirement Communities, Senior Vice President, 200 Spruce Street, Suite 200, Denver CO 80230*
- Stephen Cross, President of Cross Engineering & Associates, 1955 Raymond Drive, Suite 119, Northbrook, IL, 60062*
- Larry Dziurdzik, Director of Planning and Design of Allen L. Kracower & Associates, Inc., 900 North Shore Drive, Suite 205,*

*Lake Bluff, IL, 60044.*

*Mr. Longfellow emphasized that Spectrum is not only a developer but is an owner, operator and developer of senior housing. They take seriously the value of being a good neighbor and believe it is critical to their immediate and long term success. Spectrum currently has 1,500 employees operating 25 properties with independent living, assisted living and memory care housing. The studios, one bedroom and two bedroom units range from 400 square feet to 1,200 square feet in size with month to month rental options. The standard occupancy rate is approximately 95%. Spectrum is a financially healthy company with good lending partners. Memory care is a component of assisted living. Assisted living requires more help by staff with the day to day tasks such as dressing, bathing, etc. The dining options on the first floor and strategies for involving the residents in the community were outlined. Elements of this project are:*

- The square footage of the unit is approximately 86,000 in total with 2,200 per floor.*
- The exterior of the building will be a mix of red brick and buff brick that will include all sides of the building, not just the front.*
- The front parking lot will have 44 spaces representing 0.55 per unit. A portion of the rear paved patio area will serve as an emergency access lane and will be maintained as vacant with no patio furniture or other obstacles.*
- The first floor is planned as a common area with all upper floors to be living units with some common area space.*

*Mr. Cross demonstrated with an overlay drawing that the previously approved L-shaped multi-family building has an almost identical footprint of the proposed project. The wetlands occupying the north half of the property will be preserved in accordance with DuPage County standards. Approximately 500 feet of the wetlands will require mitigation due to the installation of a sidewalk along Elizabeth Street as requested by the Village for public access. The sidewalk along 22nd Street will also be completed. Entrances to the parking lot from Elizabeth and 22nd Streets were illustrated. All further engineering requirements can be addressed including utilities and drainage.*

*Mr. Dziurdzik described the landscape plan:*

- Preserve the one acre of wetland to serve as a pleasant back drop to the patio area and views from the windows of the dining*

rooms and residential units. The wetland will be enhanced by removing nonnative and invasive trees and replacing them with oaks, hickory and other appropriate ornamental trees. This will be achieved with the aid of a wetland expert.

- Ornamental gardens will be placed strategically around the building to provide visual interest from both the exterior and interior viewpoints. The focus of these gardens will be the utilization of old fashioned style plants and unique paving methods to provide seasonal interest. The parking lot plantings will include some evergreens that will serve as screening along with others plants and a slight berm.

Mr. Perry outlined the development in relation to the availability of similar housing within Lombard. This project most resembles Sunrise Senior Living (at Fountain Square) but on a much smaller scale. The representation of assisted living options is small when compared to the population of Lombard and other comparable options. By their estimations only about ten percent of the assisted living population is being served in Lombard. As far as their impacts on EMS, independent living facilities do not have on site medical care assistance that assisted living and memory facilities have. According to their analysis, the housing unit will generate approximately one call per week for emergency medical assistance. Spectrum is interested in exploring options such as "pay as you go" to address this concern.

Mr. Shaw concluded by urging the Plan Commission to consider the benefits this project will provide to the community.

Chairperson Ryan called for any additional testimony. Hearing none he asked if anyone was present to speak in favor or against the petition. There was no one to speak in favor or against the petition. He then requested the staff report.

William Heniff, Director of Community Development, entered the staff report into the public record in its entirety. The Cove Landing portion of the planned development is improved with two twelve story condominium buildings with 150 units each, a parking structure, and a recreation building. The Covington portion is improved with 256 two-story apartments in 18 buildings. The property at 22nd Street and Elizabeth is 3.35 acres of vacant land. The Comprehensive Plan map shows the subject property as medium density residential.

*The petitioner is proposing to develop the vacant property at 300 West 22nd Street (the northwest corner of 22nd Street and Elizabeth Street) with one eighty unit assisted living/memory care facility on four floors. The site is currently unimproved and is encumbered with an existing wetland that encompasses the northern portion of the lot. The proposal is intended to supersede the previous Hunter's Ridge condominium project approved by the Village Board in 2006.*

*The property is within the defined boundaries of the Covington/Cove Landing planned development. The original planned development approval and the following amendments to the planned development established general density and development parameters for the planned development, but it did not address the future development of the subject property. As such, the petitioner's plan should be reviewed and approved as an amendment to the original approval, as was done for the Covington Apartments portion of the planned development in the late 1980s.*

*Staff noted the compliance with the Zoning Ordinance - planned development provisions, compatibility with the Subdivision and Development Ordinance, compatibility with the surrounding land use, site constraints, building elevations, traffic and parking. The proposed project has two key considerations that must be addressed by the petitioner and the Village. The first element is whether the development meets the physical constraints of development as set forth within the underlying Zoning Ordinance and within the established planned development. The petitioner has attempted to develop the site plan in a manner that replicates the key design features in the 2006 Hunter's Ridge approval. The petitioner's intent was to present a conceptual plan and the engineering and building details would be addressed during the final process if it were approved and to proceed.*

*For this petition to be approved, the petitioner must also meet the standards for conditional uses for the planned development amendment and, more importantly, the standards for conditional uses for an assisted living facility.*

*Staff has raised concerns regarding additional senior care facilities along the 22nd Street corridor. This concern primarily relates to the impacts of the additional senior housing component upon Village services, particularly Fire Department and Emergency Medical Services (EMS).*

*The Fire Department has expressed concerns regarding the impacts of additional senior housing units on their ability to deliver services to the community. They note that such additional units have a larger call volume than other types of housing units. Coupled with the other existing senior housing units along the 22nd Street Corridor (Beacon Hill, 499 units; Lexington Healthcare/Lexington Square, 437 units and Fountain Square, 142 units) 1,078 total senior housing unit residents are in close proximity to the subject property. These three facilities have generated between 10 and 13 percent of all EMS calls to the Village. Ultimately, the concern being raised by the proposed project is that the EMS generations are higher than other housing types and would be detrimental to public health and welfare. It is noted that Lombard has the highest number of senior housing units and EMS calls per resident of comparable communities,*

*Concluding, Mr. Heniff stated that staff recommends denial of this petition based on the above considerations and the recommendations of the Inter-Departmental Review Committee. However, the petitioner has stated that should the Village find that the petition can be supported, the petitioner is willing to enter into a Special Service Area (SSA) agreement to offset the additional costs of the facility on Village services. Consideration of any such SSA agreement is under the purview of the Village Board and as such, should the Village Board seek to approve the petition, staff would recommend that in addition to incorporating the IDRC comments within the approval petition, that the approval be conditioned upon the execution of an SSA agreement between the Village and the petitioner that satisfactorily addresses the long term and ongoing service impacts of the proposed use on Village EMS services.*

*Chairperson Ryan opened the public hearing to the Commissioners for their questions and comments.*

*Commissioner Burke stated that the project comes down to one issue which is the increase of EMS service. He asked if possible solutions have been researched such as a SSA or "pay as you go". Mr. Heniff reported that the potential solutions would be under the purview of the Village Board. The development should address its own impacts. The Village of Lombard is a non home rule community and cannot implement impact fees. Impact fees do not necessarily address the cumulative long term needs of social services.*

*Commissioner Burke questioned the equanimity of new projects as*

*compared to the facilities that already exist in terms of excessive EMS calls.*

*Commissioner Sweetser expressed concern over measures used to recover costs incurred by the Village and how it will impact the future. She also stated she was pleased to see a sidewalk around the facility and requested that the curb that goes from the sidewalk to the terrace would be flat so walkers and wheelchairs could maneuver safely.*

*Commissioner Olbrysh asked Mr. Shaw to substantiate his findings on the need for this type of housing in Lombard. Mr. Shaw stated that there are approximately 1,000 senior care units in Lombard and approximately 100 of these units are assisted living. The chart (attachment 10) lists the number of units in the area. This is a comparatively small number for a Village the size of Lombard.*

*Commissioner Olbrysh asked for the breakdown of assisted living and memory care for this project. Mr. Longfellow responded fifty for assisted living and thirty for memory care.*

*Commissioner Mrofcza asked for the basis of the expected one EMS call per week. Mr. Shaw responded that Spectrum's experience with their other properties is less than one call per week but adjusted the number based on the Village's Fire Department feedback.*

*Commissioner Mrofcza asked how many more calls the Fire Department can accommodate. Fire Chief Paul DiRienzo indicated that the facility would generate an additional one percent to the thirteen percent of total calls to senior housing.*

*A discussion of an SSA or a "pay as you go" type solution was held. Discussion included recognition of the fact that this issue is not part of the Plan Commission's decision making process, as the Village Board of Trustees must make this decision. Attorney Wagner advised the Commissioners as to how they might word the alternate motion that had been provided, so as to recommend approval of the project subject to the Village and petition entering into an agreement to address the cost of Village services.*

*Prior to a motion being made, Commissioner Flint stated that this is a great development and would be a positive addition to the Village. He felt that the type of agreement is not part of the Commissioners purview and that the developer must be willing to work with the Village to make this project happen.*

A motion was made by Martin Burke, seconded by Stephen Flint, that the Plan Commission accept the recommendations and findings within the Inter-Departmental Review Report, except as to that related to standard (a) for conditional uses, and further find that the standards for planned developments and conditional uses have been met as set forth in the Rider to Petition for Public Hearing included in the IDRC Report, and further find that the requested relief enhances the overall planned development and is in the public interest, and therefore recommend to the Corporate Authorities approval of the submitted petition subject to 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 also 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.

The motion carried by the following vote:

[130081](#)

**PC 13-02: 837 South Westmore-Meyers Road**

Requests an amendment to Ordinance 4636, which established alternate wall sign regulations for tenants within the Eastgate Shopping Center, located within the B3PD Community Shopping Planned Development District. The amendment requests that the design provisions as set forth within Section 3-H of Ordinance 4636 be removed, which would result in the underlying wall signage regulations as set forth within the Lombard Sign Ordinance to apply for the center. (DISTRICT #6)

*Mary Ann Hoehn, 837 S. Westmore, Lombard, presented the petition on behalf of the petitioner, Inland Commercial Property Management, Inc. Ms. Hoehn stated that the petitioner requests a planned development amendment to strike section 3-H from Ordinance 4636 so as to allow Eastgate Center to follow the same sign regulations as every other B-3 zoned properties throughout the Village. Ms. Hoehn stated that their own sign criteria requirements calling for channel letter signs only has become a financial hardship*



*for tenants who may be interested in a space on a temporary basis.*

*Chairperson Ryan asked if anyone was present to speak in favor or against the petition.*

*John Hannon, 853 S. School St., Lombard, asked if the size of the signs will change, in particular, Schroeder's Ace Hardware's existing sign compared to a new sign. Ms. Hoehn stated that there are no plans to replace any signs and signs would still have to follow the Village of Lombard Sign Ordinance.*

*Tami Urish, Temporary Planner, entered the staff report into the public record in its entirety. In 1999 (PC 99-11), the petitioner established very specific sign criteria for tenant signs of the shopping center as an overall improvement package. The relief that is being requested is from this sign criteria which is more restrictive and narrowly interpreted than the Village Code. The removal of the sign criteria will allow flexibility when negotiating with potential tenants and will not inhibit the creativity of any chosen sign as long as it meets the guidelines established by the Village of Lombard's Sign Ordinance. Staff confirms the petitioner has addressed the standards for conditional use. The request should not have any negative impact on the area. Staff recommends approval of the petition with the two suggested conditions.*

*Chairperson Ryan asked if there were any questions regarding the staff report. Hearing none, he opened the meeting for comments among the Commissioners. The Commissioners had no questions or comments.*

**A motion was made by Ruth Sweetser, seconded by Ronald Olbrysh, to recommend to the Corporate Authorities approval of the petition subject to the following conditions:**

- 1. That Section 3-H shall be removed from Ordinance 4636 in its entirety.**
- 2. That all other provisions of Ordinance 4636 and the Lombard Zoning and Sign Ordinance shall remain in full force and effect for the Eastgate Planned Development.**

**The motion carried by the following vote:**

## **Business Meeting**

*The business meeting commenced at 8:59 p.m.*

## **Approval of Minutes**

*Chairperson Ryan indicated that page 16 was inadvertently left out of the minutes but has been distributed for their review. He requested that the Commissioners take a few minutes to read the page prior to making a motion.*

*On a motion by Commission Flint and seconded by Commissioner Mrofcza the minutes of the January 28, 2013 meeting were approved by a 4-0 vote with Commissioner Burke abstaining citing his absence at that meeting.*

*Attorney Wagner explained to the Commissioners that minutes can be voted upon even if they are not present at a particular meeting. As long as the minutes were read, you would be voting to the fact that you believed they are reasonably accurate based on what the recording secretary prepared.*

## **Public Participation**

*There was no public participation.*

## **DuPage County Hearings**

*There were no DuPage County hearings.*

## **Chairperson's Report**

*The Chairperson deferred to the Director of Community Development.*

## **Planner's Report**

*The Director of Community Development had no report.*

## **Unfinished Business**

*There was no unfinished business.*

## **New Business**

*There was no new business.*

## **Subdivision Reports**

*There were no subdivision reports.*

## Site Plan Approvals

*There were no site plan approvals.*

## Workshops

*There were no workshops.*

## Adjournment

*The meeting adjourned at 9:02 p.m.*

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*Donald F. Ryan, Chairperson  
Lombard Plan Commission*

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*William J. Heniff, Secretary  
Lombard Plan Commission*