

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 façade. They will be adding landscaping and relocating the trash enclosure to provide for three additional parking spaces.

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.

Ms. 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 Olbrush, 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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