

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

TO: Lombard Plan Commission                      HEARING DATE: November 21, 2011  
FROM: Department of                                      PREPARED BY: Jennifer Henaghan, AICP  
          Community Development                                      Senior Planner

**TITLE**

**PC 11-24; 2100 S. Finley Road and 555 Foxworth Boulevard (Lexington Health Care/Lexington Square)**: The petitioner requests that the Village approve amendments to Ordinances 1351, 2615, 2655, and 4361 as they relate to the Lexington Health Care Planned Development, located within the R5PD General Residence District Planned Development, and consisting of a planned development amendment to increase the number of senior citizen housing units from 271 to 300.

**GENERAL INFORMATION**

Petitioner/Property Owner: John Samatas/Sambell of Lombard, LLC  
665 W. North Ave., #500  
Lombard, IL 60148

**PROPERTY INFORMATION**

Existing Zoning: R5 General Residence District/Lexington Health Care Planned Development

Existing Land Use: Two senior housing buildings

Size of Property: 6.507 acres

Comprehensive Plan: Recommends Public, Semi-Public, or Multi-Family Uses

Surrounding Zoning and Land Use:

North: R5PD – General Residence District/Oak Creek Planned Development; developed as office/industrial buildings

South: R-4 Single-Family Residential in Unincorporated Du Page County

East: R5PD – General Residence District/Oak Creek Planned Development; developed as Avalon Apartments

West: I-355 Tollway

## **ANALYSIS**

### **SUBMITTALS**

This report is based on the following documentation:

1. Petition for Public Hearing.
2. Response to Standards for Planned Developments.
3. Project Narrative Statement.
4. ALTA/ASCM Land Title Survey, prepared by W-T Land Surveying, LLC, dated December 31, 2008.
5. Plat of Survey, prepared by Glen D. Krisch, dated March 28, 1985.
6. Site Plan, prepared by W-T Engineering, Inc., dated November 12, 1986.
7. Third Floor Plan, prepared by Corporate Design and Development Group, LLC, dated October 19, 2011.
8. Aerial views and photographs of property.

### **DESCRIPTION**

The petitioner wishes to increase the number of units within the Lexington Square building from 271 to 300. A planned development amendment is required because previous planned development approvals for this building have capped the number of units at 271. The increased number of units would be achieved through the reconfiguration of units on the third floor of the building by converting existing double occupancy units into two single occupancy units. This remodeling will allow Lexington to provide additional assisted living units. No exterior changes are proposed.

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

#### **ENGINEERING**

Private Engineering Services has no comments.

## **PUBLIC WORKS**

The Engineering Division of the Public Works Department has no comments on the petition.

## **FIRE DEPARTMENT**

The Fire Department notes that the proposed floor plan reconfiguration must be consistent with the current use and occupancy classification, Group I-1, as defined by the International Building Code.

## **PLANNING**

### **Background**

Lexington was approved by a 1983 planned development (PC 83-9). Phase 1 (Lexington Healthcare) allowed a skilled nursing care facility with 30 units/acre with a low-rise multi-family or office development planned for Phase 2 of the project. A 1984 amendment (PC 84-1) replaced the Phase 2 low-rise multi-family or office development with a six-story building senior housing development of 230 units. In 1997, a similar petition was approved (PC 97-19) granting an amendment to the existing planned development increasing the allowable number of units at Lexington Square from 230 to 271.

### **Compliance with the Zoning Ordinance**

The independent and assisted living building on the subject property has been in use since 1986. The requested planned development amendment is necessary only because the previous approvals capped the maximum number of units within the building. Although the number of units will be increasing, the actual resident density will not change as Lexington will be converting double-occupancy units to single-occupancy units. No additional zoning relief is necessary, and the development will continue to provide parking in excess of the number of spaces required by the Zoning Ordinance.

Staff finds that all of the Standards for Planned Developments, as submitted by the petitioner, have been met, in that no expansion or change in use is proposed, and the existing buildings are compatible with the surrounding development.

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

The Comprehensive Plan recommends public, semi/public, or multi-family uses at this location. The proposed use complies with the recommendation of the Comprehensive Plan.

### **Compatibility with Surrounding Land Uses**

The proposed amendment is compatible with the surrounding uses.

### **Findings and Recommendations**

The Department of Community Development finds that the information presented meets the Standards for Planned Developments, as submitted by the petitioner and as part of this petition,

Plan Commission  
Re: PC 11-24  
Page 4

and as set forth in the Zoning Ordinance. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the proposed ordinance amendment does comply with the standards required by the Lombard Zoning Ordinance, and that the planned development amendment enhances the development and is in the public interest; and, therefore, I move that the Plan Commission adopt the findings included within the Inter-department Group Report as the findings of the Lombard Plan Commission, and recommend to the Corporate Authorities **approval** of PC 11-24, subject to the following condition:

1. The subject property shall be developed in substantial compliance with the Third Floor Plan, prepared by Corporate Design and Development Group, LLC, dated October 19, 2011.

Inter-Departmental Review Group Report Approved By:

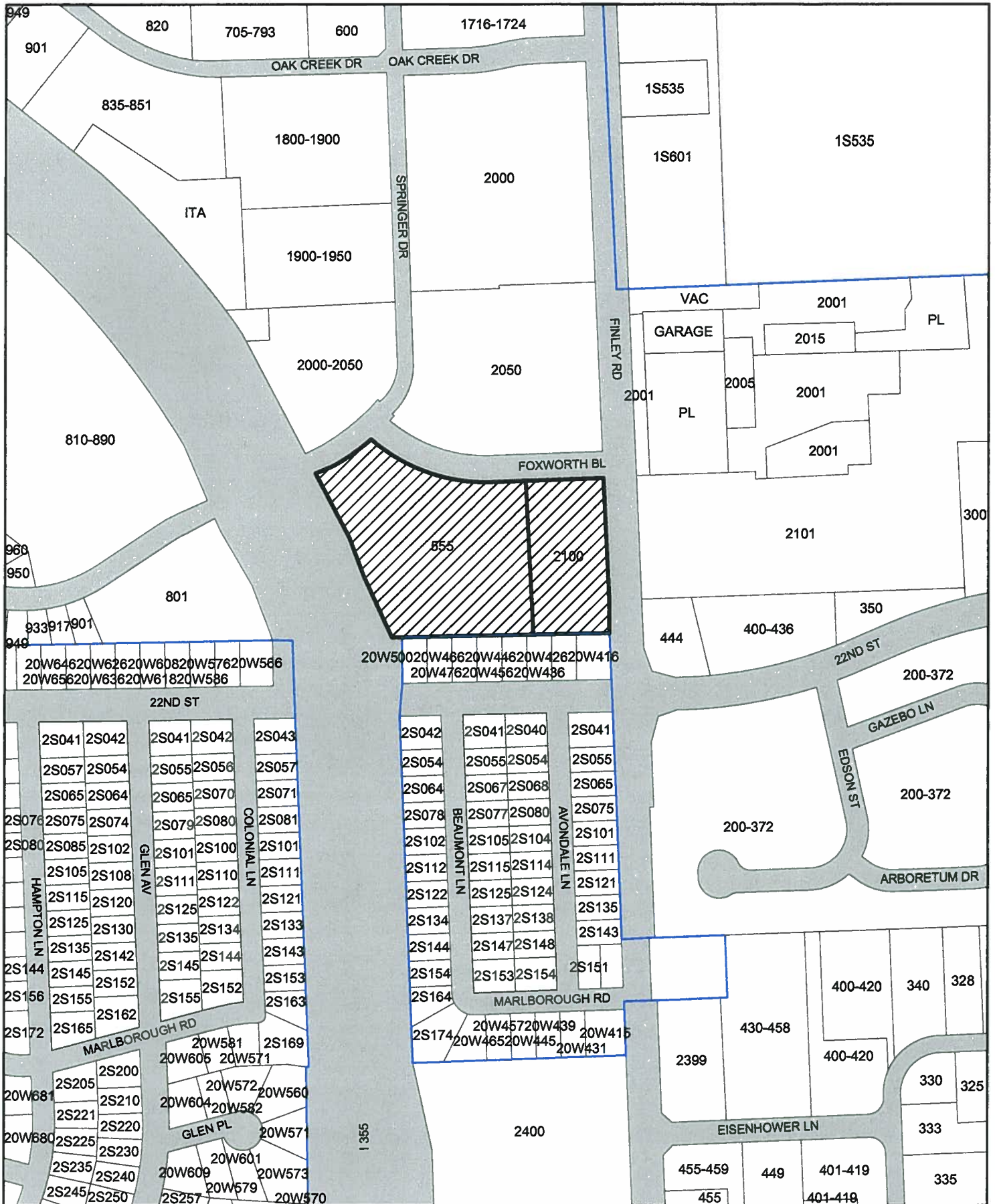


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William J. Heniff, AICP  
Director of Community Development

# Location Map

PC 11-24



## STANDARDS FOR PLANNED DEVELOPMENTS

Please find our detailed responses to all of these standards for our request for a modification to the existing Planned Development.

### SECTION 155.508 (A) OF THE LOMBARD ZONING ORDINANCE

#### A. General Standards

1. Except as modified by and approved in the final development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.

The proposed request to modify the existing Planned Development approved by Ordinance 1351, 2615, 2655 & 4361 to permit 300 Independent and Assisted Living units will comply with the regulations of the R5 General Residence District as approved in the development plans including the parking requirements for elderly housing and a nursing home. The required parking is 289 and the existing development provides for 338 parking spaces.

2. Community sanitary sewage and potable water facilities connected to a central system are provided.

All utilities have been connected as part of the original plan approved by the Planned Development. The proposed request will not change or modify these utilities.

3. The dominant use in the proposed planned development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.

There is no change in the use from the approved Planned Development. The approved Planned Development provides for 271 units of Independent and Assisted Living units. The request is consistent with the recommendations of the Comprehensive Plan for the Village.

4. That the proposed planned development is in the public interest and is consistent with the purposes of this Zoning Ordinance.

The proposed request is in the public interest and is consistent with the purposes of the Village's Zoning Ordinance. The additional units will enhance and benefit residents and occupants once again with the aging population by adding additional Assisted Living units.

5. That the streets have been designed to avoid:

- a. Inconvenient or unsafe access to the planned development;  
There are no changes to the access of the planned development.

- b. Traffic congestion in the streets which adjoin the planned development;  
There are no changes to the streets which would cause traffic congestion around the planned development.

- c. An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned development.

There will not be any excessive burden on public parks, recreation areas, schools and other public facilities which serve the planned development.

## Project Narrative Statement

Lexington Square of Lombard is a Life Care community with 271 approved Independent Living and Assisted Living apartment homes. The project was approved as a Planned Development by Ordinance #1351 and modified by Ordinances #2615, #2615 and #4361. The proposed request is to modify the development to increase the number of approved units to 300 Independent and Assisted Living units. The project will involve converting some of the existing Independent Living units which were designed for double occupancy, into two assisted units without increasing the number of residents. The conversion which will occur on the third floor of the building is similar to the request that was approved in 1997 by Ordinance #4361 on the second floor. The proposed conversion would not have any impact on the surrounding properties and would not affect parking demand. The proposed projects' parking is as follows:

	Proposed # of rooms/units	Employees at Peak Times	Parking Provided			Required Parking
			Surface Parking	Underground Parking	Total Parking	
Lexington Square	300	40 employees	174	49	223	75 + 40 =115
Lexington Health Care	99	75 employees	115	0	115	99 + 75 = 174
Totals	399	115 employees	289	49	338	289

For the past 25 years, the community has been home to local seniors who want the health and wealth protection that a Life Care community can provide them as they age. Traditionally, life care continuum care retirement communities (CCRC) provide its residents with multiple levels of care to accommodate their changing needs. These care levels are Independent Living, Assisted Living and Nursing Care. Since the licensure of the Assisted Living services two years ago, Lexington Square of Lombard has experienced an increase demand for these services and a larger demand for a secure environment for assisted living residents with memory care needs. The expansion of Assisted Living would allow Lexington Square of Lombard to meet the Illinois Department of Public Health requirements to separate the assisted living from the memory care and meet the needs of both populations under our current license. The proposed expansion would also reduce the number of residents having to live in the nursing home for only memory care and to broaden the ability to allow residents to age in place.

Today, the average age of the residents is 87 years of age. Our residents are frailer and have aged in place. Additionally, with the current economic and market conditions, seniors moving into any CCRC are waiting longer to make the move and are moving because they "have to" not because they "want to". With this shift, the prospective residents are looking for a community that provides them with the services to age as they want to with the services in place to keep them safe and meet their anticipated needs in all levels of care. The trend has been an increase of couples with one spouse with memory loss trying to remain as a married couple but with difficulty within the current offerings of Lexington Square of Lombard.

The last reason is to provide the residents of Lombard with choice. Today, there is only one other assisted living in Lombard but it does not offer the Health Care Services and the residents of Lombard need the choices to stay within the Village.

October 31, 2011

Lombard Plan Commission

Village of Lombard

Community Development Department

255 East Wilson Ave.

Lombard, IL. 60148

RE: Lexington Health Care Planned Development

Case No. PC 11-24 Parcel Number 06-19-307-002-003

To Whom It May Concern:

I have no objection to the proposed reconfiguration of the floor plan at 2100 S. Finley Rd.

Sincerely,

A handwritten signature in cursive script that reads "Anita Quaid".

Mrs. Anita Quaid - Trustee

2 S. 041 Beaumont Ln.

Lombard, IL. 60148

Parcel Number 06-30-107-001