

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

BEACON HILL – 2400 and 2600 S. Finley Road

APRIL 21, 2014

Title

PC 14-06

Petitioner

Lifespace Communities d/b/a
Beacon Hill
2400 S. Finley Road, Lombard

Property Owner

Lifespace Communities
100 E. Grand Ave., Suite 200
Des Moines, IA 50309

Property Location

2400 and 2600 S. Finley Road
(Trustee District #3)

Zoning

R5PD

Existing Land Use

Convalescent and nursing
home

Comprehensive Plan

Medium Density Residential

Approval Sought

Amendments to Ordinances
1536 and 2183, which granted
planned development approval
and a conditional use approval
for a convalescent and nursing
home, located in the R5PD
General Residence District,
Planned Development

Prepared By

Jennifer Ganser
Assistant Director



LOCATION MAP

PROJECT DESCRIPTION

The petitioner is proposing to construct an approximately 34,500 square foot building to meet the needs of current and future residents and supplement existing activities at Beacon Hill. This would provide for additional dining space, gathering center, and also modify access and circulation. No new residential units are being added. Current access points are not changing, but the turning radius at the north entry will be improved to better accommodate emergency vehicles. Major site improvements include new courtyards, interior roadways, improved emergency vehicle access, and site utilities. The new development will decrease the number of parking spaces to three hundred and eighty-three (383) and that amount exceeds current parking standards. On April 14, 2014 a meeting was held at Beacon Hill for the residents to learn about the project, give feedback, and ask questions.

APPROVAL(S) REQUIRED

The petitioner requests the Village take the following actions:

Amendments to Ordinances 1536 and 2183, which granted planned development approval and a conditional use approval for a convalescent and nursing home, located in the R5PD General Residence District, Planned Development.

PROJECT STATS

Lot & Bulk

Parcel Size: Approx. 18.37
 acres and
 802,310 sq. ft.

Setbacks

Front: 55 feet

Side: (north 70 feet
side)

Side: (south 150 feet
side)

Rear: 30 feet

Parking Spaces

Demand: 357 spaces
 (8 ADA)

Supply: 366 spaces
 (17 ADA)

Submittals

1. Petition for Public Hearing;
2. Response to Standards for a Conditional Use and Standards for a Planned Development;
3. Site Map, Planning Commission submittal, dated March 17, 2014;
4. Boundary and Topographic Survey, prepared by Gentile and Associates Inc., dated June 10, 2013;
5. Landscape Site Plan, prepared by Damon Farber Associates, dated March 12, 2014;
6. Overall Site Plan, prepared by Eriksson Engineering Associates, Ltd., dated March 17, 2014; and
7. Site Plan, prepared by Tremain Architects & Planners, Ltd., dated March 17, 2014 and updated March 11, 2014 and March 16, 2014.

EXISTING CONDITIONS

The subject property is currently improved with an existing senior living facility (apartment, nursing home, and commons buildings). There are currently four hundred and fifty-five (455) parking spaces. The site is accessed via two (2) curb cuts on Finley Road. There are three hundred and eighty-six (386) units and one hundred and ten (110) nursing home rooms.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issues or concerns regarding the project at this time.

Fire Department:

The Fire Department notes the following:

1. The artist rendering of the revised site modifications do not indicate the previously discussed expanded areas (3) along the west access road for fire department apparatus set up.
2. The geometry of the north access from Finley Rd inhibits apparatus access and staging. Curbed planting areas need to be modified. Semi-elevated concrete structures are acceptable to define traffic direction, but will allow fire department apparatus to drive over
3. The landscaped area to the immediate north of the main entry has been expanded thereby removing a current apparatus staging area.

Private Engineering Services:

Private Engineering Services notes the following:

1. The storm sewer that will drain the proposed enclosed existing courtyard will need to be drained by a storm sewer sized for the 100-yr, 24-hour storm to the pond.
2. The new service and emergency access road shall be a minimum of 18-ft wide and widen to 20-ft where not immediately adjacent to a building wing.
3. Utilities will need to be relocated outside of the new building limits based on staff review.

Public Works:

The Department of Public Works has no comments.

Planning Services Division:

The Planning Services Division (PSD) concurs with the comments provided by the Fire Department and PES. Staff discussed the comments provided with Tremain Architects and Planners and Eriksson Engineering Associates, Ltd. Through our discussions all comments are able to be addressed. An additional site plan has been attached to the packet showing the emergency access lane at 18 feet. This will be accomplished by 15 foot emergency access lane next to an at grade sidewalk of 3 feet. The sidewalk and emergency access lane will be at the same grade and will be poured at the same time to allow for consistent pavement. Paint will denote the sidewalk portion for residents. Three bump-outs are shown to allow for emergency staging. The islands at the north entrance off Finley Road will be mountable to allow for Fire Truck access.

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	DuPage Co. – R4	Single Family Homes
South	Downers Grove – B3	West Suburban Bank
East	Lombard – I	Office, light industrial, and warehouse
West	DuPage Co. – R4	Interstate 355 and Single Family Homes

Staff finds the project is consistent with the zoning and land use of the surrounding properties.

2. Comprehensive Plan Compatibility

The convalescent and nursing home establishment use is consistent with the Comprehensive Plan’s recommendation of medium density residential for the site in both the 1998 Comprehensive Plan and the 2014 Update.

3. Zoning & Sign Ordinance Compatibility

The existing structure and proposed alterations meet all setback standards for the R5PD District.

4. Site Plan: Access & Circulation

The proposed modifications to the will improve on-site circulation. An emergency access lane will be added to the west of the property for better Fire Department access. Three bump-outs are shown to allow for emergency staging. The islands at the north entrance off Finley Road will be mountable to allow for Fire Truck access.

5. Elevations

Based on the submitted elevations, staff believes the proposed building addition will be aesthetically consistent with the existing buildings.

SITE HISTORY

The property went before the Village Board in 1970 (Ordinance 1536) and 1978 (Ordinance 2183) for a planned development and conditional use. Staff has reviewed the petition and finds per Section 155.504 this is a major change in the planned development. Ordinances 1536 and 2183 are attached.

FINDINGS & RECOMMENDATIONS

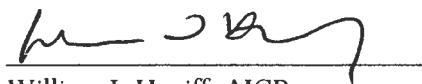
Staff finds that the proposed expansion and site modifications to an existing convalescent and nursing home establishment is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested amendments to existing Ordinance Nos. 1536 and 2183, which granted a planned development and conditional use for a convalescent and nursing home establishment, and finds that the use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Department Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 14-06.

Based on the submitted petition and the testimony presented, the proposed amendments to existing conditional uses as established by Ordinance Nos. 1536 and 2183 do comply with the standards required by the Village of Lombard Zoning Ordinance and that granting said amendments is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 14-06, subject to the following conditions:

1. The petitioner shall satisfactorily address all comments noted with the Inter-Departmental Review Committee Report;
2. The petitioner shall develop the site in accordance with the plans submitted as part of this petition: Site Map, Planning Commission submittal, dated March 17, 2014; Boundary and Topographic Survey, prepared by Gentile and Associates Inc., dated June 10, 2013; Landscape Site Plan, prepared by Damon Farber Associates, dated March 12, 2014; Overall Site Plan, prepared by Eriksson Engineering Associates, Ltd., dated March 17, 2014; Site Plan, prepared by Tremain Architects & Planners, Ltd., dated March 17, 2014 and updated March 11, 2014 and March 16, 2014.
3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the building expansion and site modification are not constructed and operating by said date, this relief shall be deemed null and void, unless a time extension is granted by the Village Board.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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BEACON HILL
 2400 S. Finley Rd., Suite 201
 Littleton, CO 80120
 Lifespace Commercial, Inc.

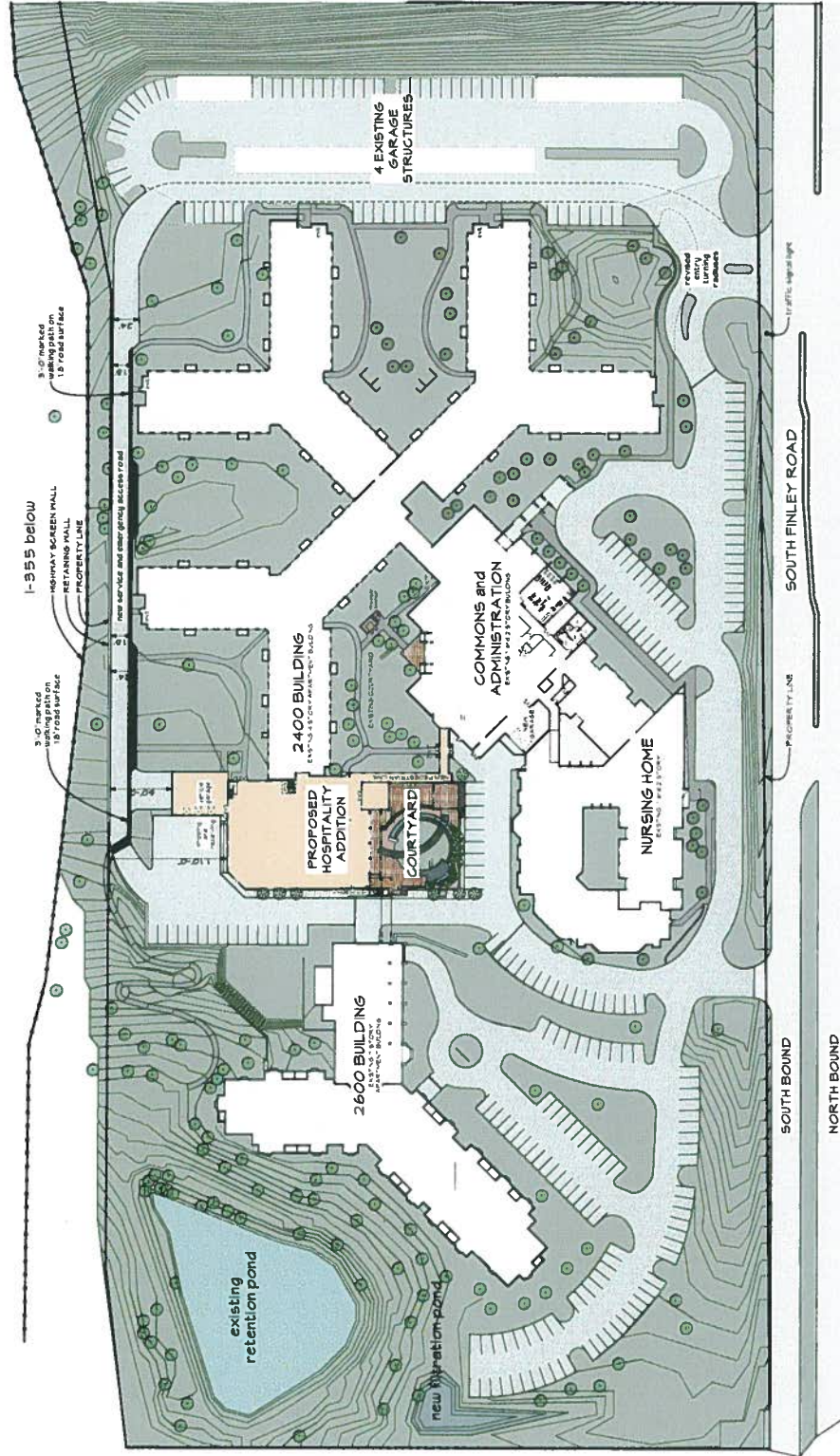


TREMAIN
 Architects & Planners, LLC
 1224 Harrison Place, W. Arden, WI
 53001

BH15Dv1
**PLANNING
 COMMISSION
 SUBMITTAL**

03/11/2014
 Rev: 04/11/2014
 Rev: 04/16/2014

SITE PLAN A3



ORDINANCE NO. 1536

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY,
ILLINOIS, BY RECLASSIFYING CERTAIN PROPERTY
WITHIN THE SAID VILLAGE

WHEREAS, the owner of certain property has petitioned for rezoning to R-4 and R-5, Multi-Family Residence District; and

WHEREAS, the requisite statutory public hearing and recommendations have been duly held and made by the Plan Commission of the Village of Lombard; and

WHEREAS, the Plan Commission has made recommendation for modification in the zoning so requested;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Lombard, DuPage County, Illinois, as follows:

Section 1. Ordinance No. 842, adopted January 4, 1960, and known and designated as the Lombard Zoning Ordinance as amended by Ordinance No. 1260, is hereby amended by reclassifying the following described parcels of real estate, to-wit:

Parcel A.

The Westerly 11.769 acres of Lot 1 of the Plat of Survey of Assumption Cemetery, a Subdivision in part of Section 30, Township 39 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois;

Parcel B.

Lot 1, except the Westerly 11.769 acres thereof, of the Plat of Survey of Assumption Cemetery, a Subdivision in part of Section 30, Township 39 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois;

as follows:

Parcel A.

From R-4 with a Special Use for a Planned Development to R-4;

Parcel B.

From R-4 with a Special Use for a Planned Development to R-5, Multi-Family Residence District with a Special Use for a Planned Development.

Section 2. That upon the passage and approval of this ordinance as set forth by law, the Village Clerk shall issue a Special Use Permit for a Planned Development as to Parcel B, containing the following limitations and restrictions, to-wit:

Site Plan approval by the Plan Commission of the Village of Lombard, DuPage County, Illinois.

Section 3. That the official zoning map of the Village of Lombard be changed in accordance with the provisions of this Ordinance.

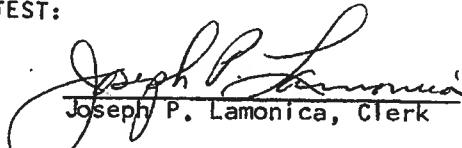
Section 4. That this ordinance be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Lombard, DuPage County, Illinois, this 5th day of January, A. D. 1970.

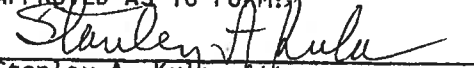
APPROVED:


Howell J. Hoffman, President

ATTEST:


Joseph P. Lamonica, Clerk

APPROVED AS TO FORM:


Stanley A. Kula, Attorney

AYES: 5

NAYS: 0

ABSENT: 1

BEACON HILL
FINLEY/EISENHOWER
~~PROPOSED~~
~~PROPOSED~~

ORDINANCE NO. 2183

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF LOMBARD, ORDINANCE 2151, RECLASSIFYING CERTAIN PROPERTY AND AMENDING A CONDITIONAL USE PREVIOUSLY GRANTED (Friendship Village, PC 78-5)

WHEREAS, the property described in Section 2 hereof was previously granted a special use permit pursuant to the provisions of Ordinance 1536, adopted January 5, 1970; and

WHEREAS, an application has been filed requesting an amendment to the Lombard Zoning Ordinance, Ordinance 2151, namely reclassification of the property described in Section 2 hereof from R-4 Limited General Residence District to R-5 General Residence District and amendment to the existing special (conditional) use permit heretofore granted to allow construction of a retirement village and skilled care nursing home; and

WHEREAS, a public hearing on such application has been conducted on February 8, 1978, March 8, 1978 and April 12, 1978 by the Plan Commission pursuant to appropriate and legal notice; and

WHEREAS, a recommendation has been made by the Lombard Plan Commission recommending that said application be granted and that an ordinance be adopted amending the Zoning Ordinance of the Village of Lombard accordingly; and

WHEREAS, the President and Board of Trustees of the Village of Lombard concur with said recommendation,

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 Zoning Ordinance of the Village of Lombard, Ordinance 2151, be and the same is hereby amended so as to reclassify the property described in Section 2 hereof from R-4 Limited General Residence District to R-5 General Residence District.

Section 2: That this Ordinance is limited and restricted to the property within the Village of Lombard located on the West side of Finley Road approximately 1100 feet South of 22nd Street, consisting of approximately 18.15 acres, and legally described as:

LOT 1, EXCEPT THE WESTERLY 11.769 ACRES THEREOF, OF THE PLAT OF SURVEY OF ASSUMPTION CEMETERY, A SUBDIVISION IN PART OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DuPAGE COUNTY, ILLINOIS
Permanent Index No.: 06-30-114-004

Section 3: That Section 2 of Ordinance 1536 be and the same is hereby amended so as to amend the Conditional Use Permit for a planned development granted thereunder to allow construction of a retirement village and skilled care nursing home.

Section 4: That the Conditional Use Permit hereby granted is subject to the following conditions:

- a) that the property be developed in compliance with all applicable provisions of the Zoning Ordinance; and
- b) that the development of the subject property is subject to site plan approval by the Plan Commission.

Section 5: That the official zoning map of the Village of Lombard be changed in conformance with the provisions of this Ordinance.

SEE PC 78-5 FOR SITE PLAN

PC-17927

Section 6: This Ordinance shall be in full force and effect from and after its passage and approval pursuant to law.

Passed on first reading this 27th day of April, 1978.

First reading waived by action of the Board of Trustees this _____ day of _____, 1978.

Passed on second reading this 11th day of May, 1978.

Ayes: Gariepy, Garrity, Mueller and Pool

Nays: Piraino and Yangas

Absent: None

Approved this 11th day of May, 1978.

Mandyth E. Pollard
Village President

Approved as to Form:

John H. Frachini
Village Attorney

Attest:

May J. Cavall
Village Clerk

Not Published XX

Published _____
Date Paper

R80-17927