

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES  
FROM: Scott R. Niehaus, Village Manager  
DATE: April 22, 2014 (B of T) Date: May 1, 2014  
TITLE: PC 14-06; 2400 & 2600 S. Finley Road – Beacon Hill  
SUBMITTED BY: Department of Community Development *WNO*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, Lifespace Communities d/b/a Beacon Hill, requests that the Village grant approval of a major amendment 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, pursuant to Section 155.504 of the Zoning Ordinance. (DISTRICT #3)

The Plan Commission recommended approval of this petition by a vote of 5-0.

The petitioner requests a waiver of first reading of the Ordinance.

Fiscal Impact/Funding Source:

Review (as necessary):  
Village Attorney X \_\_\_\_\_ Date \_\_\_\_\_  
Finance Director X \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager X \_\_\_\_\_ 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.



## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development *WJH*

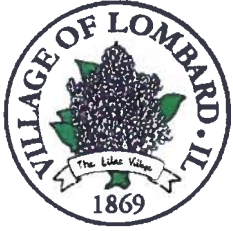
**DATE:** May 1, 2014

**SUBJECT:** **PC 14-06; 2400 & 2600 S. Finley Road – Beacon Hill**

Please find the following items for Village Board consideration as part of the May 1, 2014 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 14-06; and
3. An Ordinance granting approval of a major amendment 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, pursuant to Section 155.504 of the Zoning Ordinance.

The Plan Commission recommended approval of this petition by a vote of 5-0. Please place this petition on the May 1, 2014 Board of Trustees agenda with a waiver of first reading, as requested by the petitioner (attached).



## VILLAGE OF LOMBARD

255 E. Wilson Ave.  
Lombard, Illinois 60148-3926  
(630) 620-5700 Fax (630) 620-8222  
www.villageoflombard.org

May 1, 2014

**Village President**  
Keith T. Giagnorio

Mr. Keith T. Giagnorio,  
Village President, and  
Board of Trustees  
Village of Lombard

**Village Clerk**  
Sharon Kuderna

**Subject: PC 14-06; 2400 & 2600 S. Finley Road – Beacon Hill**

**Trustees**  
Dan Whittington, Dist. 1  
Michael A. Fugiel, Dist. 2  
Reid Foltyniewicz, Dist. 3  
Peter Breen, Dist. 4  
Laura A. Fitzpatrick, Dist. 5  
William "Bill" Ware, Dist. 6

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, Lifespace Communities d/b/a Beacon Hill, requests that the Village grant approval of a major amendment to Ordinances 1536 and 2183, which granted planned development approval and a conditional use approval for a convalescent and nursing home, located in the RSPD General Residence District, Planned Development, pursuant to Section 155.504 of the Zoning Ordinance.

**Village Manager**  
Scott R. Niehaus

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on April 21, 2014. Sworn in to present the petition was Jennifer Ganser, Assistant Director of Community Development, and the petitioners Dale Tremain and Blaire Goldstein.

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

Ms. Goldstein, Executive Director at Beacon Hill, introduced Mr. Tremain of Tremain Architects & Planners, Ltd. Mr. Tremain said he is the architect hired to assist Beacon Hill in moving the community into the future and to help attract the next generation of seniors to the campus. The project started approximately 1.5 years ago with meetings with residents and staff of Beacon Hill. The project considered needs of current residents and future residents. Mr. Tremain said he met with Village staff and many aspects of the plan are direct results of those meetings. The project enhances the lifestyle of residents with additional dining options, a larger auditorium, and an enhanced game room, fitness area, and a medical clinic. A new courtyard is being added to enhance the outdoor space. No new residential units are being added. The service support areas of the campus are undersized and will be addressed. Mr. Tremain addressed the circulation and road problems on campus in areas that residents, staff, and the public use. This lead to site safety concerns for emergency access. The new building will increase the lot coverage by approximately 1.9%. The new building and common areas will be easier to access by all the residents and in a central location. The courtyard area will have a water feature, outdoor dining, and recreation. The new access road will allow for one way circulation around the site and allow for better emergency access. The new building

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

will barely be visible from Finley Road and there will be minimal visual impact. There will be no new traffic generated since there are no new residential units being added. Mr. Tremain said adjustments were made to the plan in regards to staff comments on the access road. The roadway will be 18 feet wide with three pull-outs between the buildings for the fire trucks. The northeast corner of the property will have a mountable curb and better turning radius for the fire trucks. The new building will be of similar character to the existing buildings with brick and a stucco-like look. It will be shorter than the existing buildings, due to the flat roof, and will have access to the 2400 building.

Commissioner Sweetser asked if the access from Finley Road is one way. Mr. Tremain answered that the access road will be one way, labeled service and emergency access vehicles only. Commissioner Sweetser clarified that the southernmost entrance up until the back road could be an entrance or an exit. Mr. Tremain replied that is correct.

Chairperson Ryan asked for public comment. Mr. Walter Draus said he is a resident of Beacon Hill and is concerned that the development will eliminate parking spaces and garages and that it doesn't appear that there is enough parking for the residents and employees. Mr. Draus said he is also interested in what the additional overhead costs to residents would be from the new space.

Mr. Tremain responded to the parking question. Beacon Hill was concerned about the parking and did parking surveys on numerous days, including a holiday, and found there were approximately 80 vacant parking spaces on campus. They are not all equally convenient. A parking study was done to show that the parking will still exceed the Village's requirement. They are still looking for options of additional parking. Ms. Goldstein responded that they do anticipate additional staff members needed to clean the new area or for the new dining facility and other staff may be moved into the new space. There may be increased costs in electric, gas, water, and sewer, as well as real estate tax costs. There is a plan for the additional costs so it is not a burden on the residents.

Chairperson Ryan asked for the staff report.

Ms. Ganser, Assistant Director of Community Development, presented the staff report, which was submitted to the public record in its entirety. She noted that Beacon Hill is proposing to construct a building at approximately 34,500 square feet to meet the needs of current and future residents. This will include new dining and common spaces. Site modifications such as the courtyard and improved emergency access will also take place. Comments by the Private Engineering Services Division and the Fire Department were addressed. One of the comments pertains to the emergency access road which will be eighteen (18) feet and the addition of three bump-outs. Beacon Hill is surrounded by residential, commercial properties, and Interstate 355. The use is consistent with both the 1998 Comprehensive Plan and the proposed 2014 update. The property has gone before the Village Board for a Planned Development and Conditional Use as Ordinances 1536 and 2183. Staff finds this to be a major change in the planned development and therefore before the Plan Commission for a recommendation.

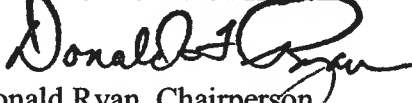
Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

On a motion by Commissioner Burke and a second by Commissioner Sweetser, the Plan Commission voted 5 to 0 that the Village Board **approve** a major amendment 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, pursuant to Section 155.504 of the Zoning Ordinance, associated with 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.

Respectfully,

**VILLAGE OF LOMBARD**



Donald Ryan, Chairperson  
Lombard Plan Commission

c. Lombard Plan Commission



# 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 side) 70 feet  
Side: (south side) 150 feet  
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.

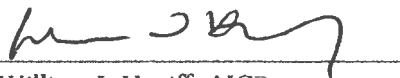


The Inter-Departmental Review Committee has reviewed the standards for the requested amendments to existing Ordinance Nos. 1536 and 2183, which granted a planned development and conditional use for a convalescent and nursing home establishment, and finds that the use **complies** with the standards established 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.

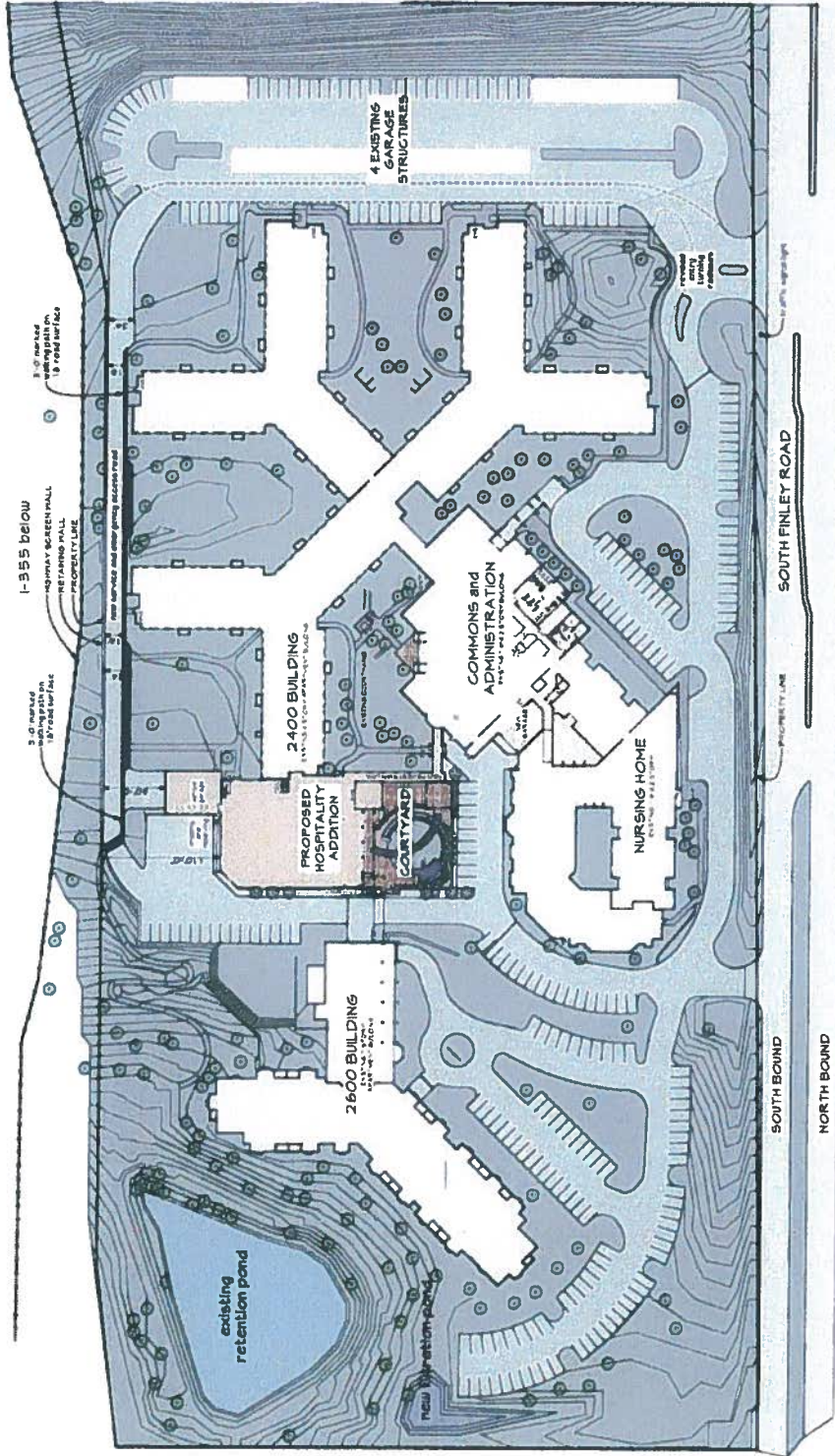
Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

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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.

SAK/rm - 11/25/69

Ross-Catholic Bishop

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

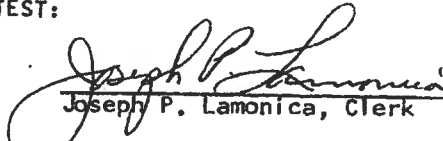
Section 4. That this ordinance be in full force and effect from and after its passage, approval and publication as provided by law.

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. 19 70.

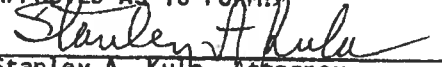
APPROVED:

  
Howell J. Hoorman, President

ATTEST:

  
Joseph P. Lamonica, Clerk

APPROVED AS TO FORM:

  
Stanley A. Kula, Attorney

AYES: 5

NAYS: 0

ABSENT: 1



BEACON HILL 3.10.78  
ALEY/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 proper 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.

Maudy E. Pollard  
Village President

Approved as to Form:

John H. Forchum  
Village Attorney

Attest:

Mary J. Cavall  
Village Clerk

Not Published XX

Published \_\_\_\_\_

Date \_\_\_\_\_ Paper \_\_\_\_\_

R80- 1.7927

## Ganser, Jennifer

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**From:** Blaire Goldstein <Blaire.Goldstein@lifespacecommunities.com>  
**Sent:** Tuesday, April 22, 2014 10:55 AM  
**To:** Ganser, Jennifer  
**Cc:** Gary Conkin; dale@tremainarchitects.com  
**Subject:** Beacon Hill- Waiver of 1st Reading

Hi Jennifer:

Thank you for all your help throughout the planning commission and Village of Lombard Board Approval process.

Dale Tremain forwarded me your e-mail regarding next steps in the process.

I would like to request a waiver of 1st reading for the Beacon Hill project and that it placed on a consent agenda for the Boards Approval.

If you need additional information or documentation from Beacon Hill, please let me know.

I will plan to be at the May 1st meeting should there be any questions.

Blaire Goldstein



Blaire S. Goldstein  
Executive Director  
Beacon Hill

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

**AN ORDINANCE GRANTING A MAJOR AMENDMENT PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.504 OF THE LOMBARD ZONING ORDINANCE FOR THE BEACON HILL PLANNED DEVELOPMENT, AS ESTABLISHED BY ORDINANCE 1536 AND AS AMENDED BY ORDINANCE 2183, TO ALLOW FOR THE CONSTRUCTION OF AN ADDITIONAL DINING/GATHERING CENTER AND A MODIFIED ACCESS/CIRCULATION PLAN**

PC 14-06: 2400 & 2600 S. Finley Road – Beacon Hill

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 Code of Lombard, Illinois; and,

WHEREAS, the Subject Property as defined below is zoned R5PD General Residential District Planned Development; and,

WHEREAS, an application has been filed requesting approval of a major amendment pursuant to Title 15, Chapter 155, Section 155.504 (A) Major changes in a planned development to allow for the construction of an additional dining/gathering center and a modified access/circulation plan; and

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on April 21, 2014 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 major amendment, subject to three conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:



**SECTION 1:** That a major amendment is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3;

**SECTION 2:** That this Ordinance is limited and restricted to the property located at 2400 & 2600 S. Finley Road, Lombard, Illinois and legally described as follows:

LOT 1 (EXCEPT THAT PART LYING EAST OF THE WEST LINE OF FINLEY ROAD AS PER DOCUMENT 74-00397 AND EXCEPT THAT PART LYING WEST OF THE EAST LINE OF F.A. ROUTE 61 AS DESCRIBED IN CIRCUIT COURT CASE NO. C72-76, PARCEL 2-69, RECORDED MARCH 12, 1973), 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.

EXCEPT THE PROPERTY TAKEN IN CONDEMNATION 88ED037, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTH 87 DEGREES, 49 MINUTES, 32 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 1 (SAID LINE ALSO BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 30), 401.57 FEET TO A POINT OF BEGINNING; THENCE NORTH 2 DEGREES 03 MINUTES 39 SECONDS WEST ALONG THE EASTERLY LINE OF F.A. ROUTE 61 (PER COURT CASE C-72-76), 166.34 FEET; THENCE SOUTH 9 DEGREES 15 MINUTES 30 SECONDS EAST, 167.62 FEET TO A POINT ON SAID SOUTH LINE OF LOT 1; THENCE SOUTH 87 DEGREES 49 MINUTES 32 SECONDS WEST, 21.00 FEET TO THE POINT OF BEGINNING.

Parcel Number: 06-30-114-006 and 06-30-114-007; (the "Subject Property").

**SECTION 3:** This ordinance shall be granted subject to compliance with 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;

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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.

**SECTION 4:** This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2014, pursuant to a roll call vote as follows:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Keith T. Giagnorio  
Village President

ATTEST:

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

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Published by me in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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Sharon Kuderna, Village Clerk