

**ORDINANCE NO. 6940**

**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; 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.

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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 1st day of May, 2014.


Passed on second reading this 1st day of May, 2014.

Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Breen, Fitzpatrick and Ware


Nays: None

Absent: None


Approved this 1st day of May, 2014.

  
**Keith T. Giagnorio**  
**Village President**

ATTEST:

  
**Sharon Kuderna**  
**Village Clerk**

Published by me in pamphlet form on this 2nd day of May, 2014.

  
**Sharon Kuderna**  
**Village Clerk**