



Village of Lombard

Village Hall
255 East Wilson Ave.
Lombard, IL 60148
villageoflombard.org

Meeting Agenda

Plan Commission

Donald F. Ryan, Chairperson
Commissioners: Ronald Olbrysh,
Martin Burke, Ruth Sweetser,
Stephen Flint and John Mrofcza
Staff Liaison: Jennifer Ganser

Monday, January 22, 2018

7:00 PM

Village Hall - Board Room

THIS IS A RESCHEDULED REGULAR MEETING

Pledge of Allegiance

Roll Call of Members

Public Hearings

[180037](#)

PC 18-07: 837 S Westmore Meyers Road

The petitioner requests that the Village grant approval of a conditional use, pursuant to Section 155.415 (C) of the Village of Lombard Zoning Ordinance, to allow for a physical culture and massage establishment (as defined and regulated by Chapter 12, Section 122 of the Code of Ordinances) within the B3PD Community Shopping District Planned Development (DISTRICT #6)

[180027](#)

PC 18-01: Text Amendment to Zoning Ordinance, Parking Requirements for Hotels

Recommendation from the Plan Commission to approve a text amendment to Section 155.602 Table 6.3 of the Lombard Zoning Ordinance (and any other relevant sections for clarity) to amend the parking for hotels, motels and similar uses. (DISTRICTS - ALL)

[180029](#)

PC 18-02: 2100 St. Regis Drive, Holiday Inn Express

The petitioner requests that the Village take the following actions on the subject property located within the B3PD Planned Development (St. Regis Planned Development):

1. Approve a conditional use pursuant to Section 155.415(C)(11) of the Lombard Zoning Ordinance for a hotel;
2. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the St. Regis Planned Development, as established by Ordinance No.

2249 and amended by Ordinance Nos. 4409, 4470 and 4596, as follows:

- a. Approve a deviation from Section 155.415(F)(3) and 155.508(C)(6) to reduce minimum required interior side yard setback from 10 feet (10') to zero feet (0') along the southeast property line;
 - b. Approve a deviation from Section 155.602 Table 6.3 to reduce the required number of parking spaces from 110 to 96 (if warranted);
 - c. Approve a deviation from Ordinance Nos. 2249 and 4596 and from Section 153.503(B)(12) (wall signs) to allow a total area of 366 square feet of wall signage where a maximum area of 200 square feet square feet is permitted;
 - d. Pursuant to Section 155.511 (site plan approval) of the Lombard Zoning Ordinance, approve a hotel development based upon the submitted plans;
3. Pursuant to Section 155.706(C)(1) (Parking lot landscaping - Perimeter parking lot landscaping) of the Lombard Zoning Ordinance, approve a variation to reduce perimeter parking lot landscaping area from five feet (5') in width to one foot (1') in width for a corner of the parking lot on the south side of the proposed building; and
 4. Pursuant to Section 154.203(D) (Minor and major plats of resubdivision) of the Lombard Subdivision Ordinance, approve a major plat of resubdivision.

The petition is referred to as PC 18-02. The property is located at 2100 St. Regis Drive (northeast corner of the intersection of St. Regis Drive and North Lake Drive), Lombard, Illinois. (DISTRICT #3)

[180035](#)

PC 18-05: Text Amendment to Zoning Ordinance, Stacking requirements for Drive-in and Drive-through facilities

Recommendation from the Plan Commission to approve text amendments to Section 155.602 of the Lombard Zoning Ordinance (and any other relevant sections for clarity) to amend the stacking requirements for drive-in and drive-through facilities. (DISTRICTS - ALL)

[180036](#)**PC 18-06: 209 and 211 S Main Street**

The petitioner, Two Eleven Main Street LLC, requests that the Village take the following actions on the subject property located within the B5A Downtown Perimeter District:

1. Grant a conditional use, pursuant to Section 155.419(C) of the Zoning Ordinance, to allow for a drive-through facility;
2. Approve a variation from Section 155.602(A)(5) of the Zoning Ordinance to reduce the length of parking stalls from eighteen feet (18') to sixteen and a half feet (16.5') along the north property line;
3. Approve a variation from Section 153.508(B)(19) of the Sign Ordinance to allow a total area of 67 square feet of wall signage where a maximum area of 50 square feet is permitted. (DISTRICT #4)

Business Meeting**Approval of Minutes**

Request to approve the November 20, 2017 minutes.

Public Participation

A 15-minute period is allowed for public comments on any issue related to the Plan Commission.

DuPage County Hearings

There are no DuPage County hearings.

Chairperson's Report

As presented by the Plan Commission Chairperson.

Planner's Report

As presented by the Assistant Director of Community Development.

Unfinished Business

There is no unfinished business.

New Business

There is no new business.

Subdivision Reports[180044](#)**SUB 18-01, Major Plat of Resubdivision, Oakview Estates**

The petitioner, Rock Solid Development, is requesting approval of a major plat of resubdivision for the property located at 400 E. St. Charles Road.
(DISTRICT #4)

Site Plan Approvals

There are no site plan approvals

Workshops

There are no workshops.

Adjournment