



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, Andrea Cooper, Stephen Flint and
John Mrofcza*

Staff Liaison: Jennifer Ganser

Monday, June 20, 2016

7:30 PM

Village Hall - Board Room

Call to Order

Pledge of Allegiance

Roll Call of Members

Public Hearings

[160250](#)

PC 16-12: Sam's Club Planned Development Amendment

Requests that the Village approve major changes to the Sam's Club Planned Development (as set forth in Ordinances 7201 and 7202) for the subject properties located within the B3PD Community Shopping Planned Development District. The petition amends the relief granted as part of the original planned development approval and consisting of:

- a. Pursuant to Section 155.504(A)(4), approve a site plan modification to relocate the building approximately sixteen (16) feet to the north of the previously approved location, with an alternate configuration for the proposed truck dock;
 - b. To provide for an overhead customer loading canopy, a deviation from Section 155.415 (F)(4) to reduce the minimum rear yard setback between the NiCor property and the proposed Lot 1 of the Sam's Club final plat of resubdivision from thirty feet (30') to five feet (5');
 - c. A further variation from Section 155.210 (D)(1) to allow for a modified location for the bale and pallet storage area located within the corner side yard;
 - d. Pursuant to 155.415(C)(9), grant conditional use approval of an alternate site plan for the fuel center;
 - e. Pursuant to 155.603 (C)(2), provide for more than two cargo containers on the property during the construction period; and
 - f. Approve the submitted site plans and exhibits as the approved site plan for the proposed development, as amended and as applicable.
- (DISTRICT #3)

[160248](#)**PC 16-10: 550 E. 22nd Street**

Requests that the Village approve a conditional use for a planned development for a twenty-six (26) unit attached single-family (townhouse) development with the following companion conditional use and deviation, as follows:

1. A conditional use from Section 155.208(C) to allow for more than one (1) building on a lot of record;
2. A deviation from Section 155.409(F)(3)(d) for a rear yard setback of nine (9) feet where thirty (30) is required, for the northernmost building abutting the stormwater detention outlot; and.
3. Approve a Major Plat of Subdivision. (DISTRICT # 3)

[160251](#)**PC 16-13: 1101 N. DuPage Avenue, Everest Snow Management**

Requests that the Village grant a conditional use, pursuant to Section 155.420(C)(11) of the Lombard Zoning Ordinance, to allow for a contractors, architects, and engineers equipment and material storage yards, and a variation from Section 155.420(L)(2) of the Lombard Zoning Ordinance, to allow for stored materials to be visible above the fence. (DISTRICT #1)

[160249](#)**PC 16-11: 211 E. Roosevelt Road; Pita Pita**

Requests that the Village grant a conditional use, pursuant to Section 155.417(G)(2)(a)(v) of the Lombard Zoning Ordinance, to allow outside service areas (outdoor dining) for the subject property located within the B4APD Roosevelt Road Corridor District and a deviation from Section 153.505(B)(19)(b)(i)(a) of the Lombard Sign Ordinance to increase the maximum allowable area of a wall sign from thirty-five (35) square feet to fifty-two (52) square feet in the B4APD Roosevelt Road Corridor District, Planned Development. (DISTRICT # 6)

Business Meeting

Approval of Minutes

Request to approve the May 16, 2016 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

There are no subdivision reports.

Site Plan Approvals

There are no site plan approvals.

Workshops

There are no workshops.

Adjournment