

Village of Lombard

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



Meeting Agenda

Monday, July 20, 2009

7:30 PM

Village Hall

Plan Commission

*Donald F. Ryan, Chairperson
Commissioners: Ronald Olbrysh, Martin Burke,
Ruth Sweetser, Andrea Cooper, Stephen Flint and
John Mrofcza
Staff Liaison: Christopher Stilling*

Call to Order

Roll Call of Members

Public Hearings

[090284](#)

PC 09-10: 404 East North Avenue

Requests that the Village grant a conditional use pursuant to Section 155.416(C)(4) and (5) of the Lombard Zoning Ordinance to allow automobile service and automobile repair in the B4 Corridor Commercial Shopping District. (DISTRICT #4)

Attachments: [apoletter 09-10.doc](#)

[Continuance MEMO 09-10-2.doc](#)

[Continuance MEMO 09-10.doc](#)

[Cover Sheet.doc](#)

[DAH referral memo.doc](#)

[PUBLICNOTICE.doc](#)

[Referral Letter 09-10.doc](#)

[Report 09-10.doc](#)

[Ordinance 6376.pdf](#)

[090284.pdf](#)

Chairperson Ryan stated that staff has received a request from the petitioner to continue the petition to the June 15, 2009 Plan Commission meeting.

Chairperson Ryan indicated that staff has requested a continuance of this petition. Mr. Heniff clarified that the petitioner was aware of outstanding items associated with deficiencies on the property that they needed to meet. The petitioner verbally expressed their intent to staff to have the petition continued to the next meeting in order to correct these deficiencies. Staff has no objection to their request.

Commissioner Sweetser asked if they would incur some type of penalty as this is the second time they have requested a continuance. Mr. Heniff answered no.

[090405](#)

PC 09-17: Text Amendments to the Zoning Ordinance

The petitioner (Lux Chateau) requests text amendments to Section 155.417(G)(2) and Section 155.802 of the Lombard Zoning Ordinance (and other sections where needed for consistency within the Zoning Ordinance, clarity with the Smoke Free Illinois Act or as deemed appropriate) to allow for "Smoking Establishments" to be listed as a conditional use within the B4A - Roosevelt Road Corridor District. (DISTRICTS #2 and #6)

Attachments: [apoletter 09-17 09-18.doc](#)
[DAH referral memo.doc](#)
[PUBLIC NOTICE 09-17 09-18.doc](#)
[Report 09-17.doc](#)
[Referral Letter 09-17 and 09-18.doc](#)
[Ordinance 6377.pdf](#)
[090405.pdf](#)

[090406](#)

PC 09-18: 1221 S. Main (Lux Chateau)

Requests that the Village grant a conditional use, pursuant to amended Section 155.417(G)(2) of the Zoning Ordinance to allow a "Smoking Establishment" within the B4A - Roosevelt Road Corridor District. (DISTRICT #6)

Attachments: [Cover Sheet.doc](#)
[Report 09-18.doc](#)
[apoletter 09-17 09-18.doc](#)
[DAH referral memo.doc](#)
[PUBLIC NOTICE 09-17 09-18.doc](#)
[Referral Letter 09-17 and 09-18.doc](#)
[Ordinance 6378.pdf](#)
[090406.pdf](#)

[090410](#)

PC 09-22: 555 E. Butterfield Road (Comar Offices Planned Development)

Requests that Village grant approval of the following actions for the subject property located within the O-Office District:

1. A conditional use to establish the subject property as a planned development, pursuant to Section 155.502(F)(3), with the following deviations:
 - a. A deviation from Section 153.502(B)(5)(b) of the Sign Ordinance to increase the maximum allowable area of a freestanding sign from thirty (30) square feet to ninety-eight (98) square feet.
 - b. A deviation from Section 153.502(B)(5)(c) of the Sign Ordinance to increase the maximum allowable height of a freestanding sign from six (6) feet to twenty (20) feet.
 - c. A deviation from Section 153.502(B)(5)(f) of the Sign Ordinance to decrease the minimum allowable distance of a freestanding sign from a property line from ten (10) feet to two (2) feet. (DISTRICT #3)

Attachments: [apoletter.doc](#)
[Cover Sheet.doc](#)
[DAH referral memo.doc](#)
[PUBLIC NOTICE 09-22.doc](#)
[Referral Letter 09-22.doc](#)
[REPORT 09-22.doc](#)
[Ordinance 6379.pdf](#)
[090410.pdf](#)

[090412](#)

PC 09-23: Text Amendments to the Lombard Zoning Ordinance (218 E. St. Charles)

Next Stop Thrift Shop, requests a text amendment to Section 155.414(B) of the Lombard Zoning Ordinance allowing "Secondhand stores and rummage shops" to be listed as a permitted use within the B2 - General Neighborhood Shopping District. (DISTRICTS #1, #4, #5, & #6)

Attachments: [apoletter 09-23.doc](#)
[Cover Sheet.doc](#)
[DAH referral memo.doc](#)
[PUBLIC NOTICE 09-23.doc](#)
[referral letter.doc](#)
[Report 09-23.doc](#)
[Ordinance 6366.pdf](#)
[DAHmemo2.doc](#)
[090412.pdf](#)

[090407](#)

PC 09-19: Text Amendments to the Zoning Ordinance
The Village of Lombard is proposing text amendments to the Lombard Zoning Ordinance, amending Section 155.212 to establish replacement central air-conditioning systems as permitted obstructions in certain required yards.

Attachments: [Cover Sheet.doc](#)
[DAH referral memo.doc](#)
[PUBLICNOTICE 09-19.doc](#)
[referral letter.doc](#)
[Report 09-19.doc](#)
[Ordinance 6359.pdf](#)
[090407.pdf](#)

[090408](#)

PC 09-21: Text Amendments to the Lombard Zoning Ordinance
The Village of Lombard is proposing text amendments to Section 155.205 (A) (1) (c) of the Lombard Zoning Ordinance to allow fences in residential districts to be up to eight (8') in height along property lines

that adjoin and parallel railroad right-of-way. (DISTRICTS #1 and #4)

Attachments: [Cover Sheet.doc](#)
[DAH referral memo.doc](#)
[PUBLIC HEARING 09-21.doc](#)
[referral letter.doc](#)
[Report 09-21.doc](#)
[Ordinance 6360.pdf](#)
[090408.pdf](#)

Business Meeting

Approval of Minutes

Public Participation

DuPage County Hearings

Chairperson's Report

Planner's Report

Unfinished Business

New Business

Subdivision Reports

090411

SUB 09-01: 1799 S. Fairfield Ave.

Requests approval of a one-lot major plat of subdivision. (DISTRICT #3)

Attachments: [Cover Sheet.doc](#)
[DAH referral memo sub 09-01.doc](#)
[referral letter.doc](#)
[REPORT sub 09-01.doc](#)
[090411.pdf](#)

Site Plan Approvals

Workshops

Adjournment