

Village of Lombard

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



Meeting Agenda

Monday, December 20, 2021

7:00 PM

Village Hall

Plan Commission

Commissioners:

***Ruth Sweetser, Leigh Giuliano, Bill Johnston,
Kevin Walker, Tony Invergo,
Alissa Verson and Robert Spreenber
Staff Liaison: Jennifer Ganser***

Call to Order

Pledge of Allegiance

Roll Call of Members

Appoint an Acting Chair

Public Hearings

[210392](#)

PC 21-27: 1051 N. Garfield Street - IMG Trucking Inc

The petitioner requests a zoning conditional use pursuant to Section 155.420(C)(5) of the Lombard Village Code to allow for a cartage and express facility to operate on the subject property located within a Limited Industrial Zoning District. (DISTRICT #1)

[210394](#)

PC 21-29: 640 E. St. Charles Road - Recycled Auto Parts

The petitioner requests that the Village take the following actions on the subject property located within B4 Corridor Commercial District, to provide for the construction of a new principle building:

1. Conditional use pursuant to Section 155.305 to allow the current legal nonconforming use (auto salvage yard) to continue with the construction of a new building and demolition of the existing building;
2. Conditional use pursuant to Section 155.416(C)(18) for off-site parking, which is an existing condition;
3. Variance for a front yard setback of 3' where 30' is required, pursuant to Section 155.416(F);
4. Variance for a side yard setback of 4', 4" where 10' is required, pursuant to Section 155.416(F);
5. Variance for open space of 2.23% where 10% is required, pursuant to Section 155.416(M), where the property currently has 0% open space; and
6. Variance for fence height of 14' where 4' is required pursuant to Section 155.205(A)(2);
7. Variance for a fence in the clear line of sight pursuant to Section 155.205(A)(2)(e). (DISTRICT #4)

[210393](#)

PC 21-28: 359 E. Roosevelt Road - Panda Express

The petitioner requests that the Village take the following actions on the subject property located within B4APD Roosevelt Road Corridor District, Planned Development:

1. Approve a major change to the Lombard Crossing Planned Development, as established by Ordinance 6211 and amended

by Ordinances 6344, 6495, 6623 and 6685, with the following companion conditional use and variation:

- a. Approve a conditional use, pursuant to Section 155.417(G) (2)(b)(v) of the Lombard Code of Ordinances to allow for a drive-through establishment (fast food restaurant);
- b. Approve a variation from Sections 155.706(C) and 155.709(B) of the Lombard Code of Ordinances to reduce the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') along the east property line; and

2. Site plan approval for the proposed development (DISTRICT #6)

[210391](#)

PC 21-26: Text Amendment - Fence Height in CLOS Adjacent to Alleys

The petitioner, the Village of Lombard, is requesting text amendments to Sections 155.205(A)(1)(e) of the Lombard Code of Ordinances, and any other relevant sections for clarity. The proposed amendments would authorize the placement of fences within the clear line of sight areas (CLOS) adjacent to alleys only at a height of six (6) feet and solid construction in residential zoning districts. The existing provisions restrict fences to be a maximum of two (2) feet in height and solid in clear line of sight areas in residential zoning districts. (DISTRICT ALL)

Business Meeting

Approval of Minutes

Request to approve the November 15, 2021 meeting 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 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

1. *Industrial Redevelopment*

Adjournment