

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda


 X Resolution or Ordinance (Blue) _____ *Waiver of First Requested*
 X Recommendations of Boards, Commissions & Committees (Green)
_____ Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE: June 6, 2016 (B of T) Date: June 16, 2016

TITLE: PC 16-09; 345 & 435 W. Roosevelt Road (Bradford/Mariano's)

SUBMITTED BY: Department of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner (Bradford Lombard 1 LLC) requests that the Village take the following actions on the subject property located within the B4A and B4APD Roosevelt Road Corridor Planned Development District:

1. Repeal Ordinance 6099 in its entirety, which established a conditional use for a planned development with companion conditional uses for motor vehicle repair and outdoor display and sales of materials along with deviations for wall signage;
2. Approve a conditional use for a new planned development with the following companion conditional uses and variations, as follows:
 - a. A conditional use pursuant to Section 155.208 (C) of the Lombard Zoning Ordinance to increase the maximum number of principal structures on a lot-of-record from one (1) to two (2) to allow for a gasoline sales facility;
 - b. A conditional use pursuant to Section 155.417 (G)(2)(a)(2) of the Lombard Zoning Ordinance for gasoline sales;
 - c. A conditional use pursuant to Section 155.417 (G)(2)(a)(4) of the Lombard Zoning Ordinance for outside display and sales of products the sale of which is a permitted or conditional use in this district;
 - d. A conditional use pursuant to Section 155.417 (G)(2)(b)(6) of the Lombard Zoning Ordinance for a drive-through establishment/services;
 - e. A variation from Section 155.417 (G)(10)(c) of the Lombard Zoning Ordinance to not fully screen loading berths from a public street;

- f. A variation from Section 155.708 (A) to not require foundation landscaping along the south, west and north perimeter walls;
 - g. A variation from Section 155.207 to allow for informational (directional) signage (as provided for in Section 153.218 of the Sign Ordinance) to be located within the defined clear line of sight area.
- 3. Approval of a Major Plat of Resubdivision
 - 4. Grant site plan approval authority to the Lombard Plan Commission.

The Plan Commission recommended approval of this petition by a vote of 5-0.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____

Finance Director X _____ Date _____

Village Manager X *Scott Miller* _____ Date *6/7/16*

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.