

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

_____ 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: David A. Hulseberg, Village Manager

DATE: May 25, 2011 (BOT) Date: June 2, 2011

TITLE: PC 11-12: 500 E. Roosevelt Road

SUBMITTED BY: Department of Community Development

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. The petition requests that the Village take the following actions on the subject property:

1. Approve a planned development amendment (Major Change) to Ordinance 5163 for property located in the B4APD Roosevelt Road Corridor District, Planned Development, with the following companion conditional uses, deviations and variations, as follows;
 - a. A conditional use, per Section 155.417 (G) (2) (b) (9) of the Lombard Zoning Ordinance to allow for a new motor vehicle service facility; and
 - b. A conditional use, per Section 155.417 (G) (2) (a) (4) of the Lombard Zoning Ordinance to allow for outside display and sales of products; and
 - c. A variation from Sections 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking; and
 - d. A deviation from Sections 154.406 & 154.507 of the Lombard Subdivision and Development Ordinance to allow for detention areas to not be in an outlot. In the alternative, should an outlot be required, the petitioner requests a deviation to Section 155.417 (G)(3) of the Zoning Ordinance to reduce the minimum lot area for detention outlots, a deviation from Section 155.417 (G)(4) of the Zoning Ordinance to reduce the minimum lot width for detention outlots, a deviation Section 154.507 of the Lombard Subdivision and Development Ordinance to allow an outlot to not have at least thirty feet (30') of frontage along a public street and a deviation from Section 154.507 of the Lombard Subdivision and Development Ordinance for single ownership of an outlot.

2. Site plan approval with the following deviations from the Lombard Sign Ordinance:

a. A deviation from Section 153.235 (F) to allow for a shopping center sign to be located closer than seventy-five feet (75') from the center line of the adjacent right-of-way; and

b. A deviation from Section 153.505 (B)(19)(2) to allow for 3 walls signs where 2 wall signs are permitted; and

3. Approve a major plat of subdivision.

The Plan Commission recommended approval of this petition with conditions.

Please place this item on the June 2, 2011 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____	Date _____
Finance Director X _____	Date _____
Village Manager X _____	Date _____

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.