



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: William Heniff

Monday, July 28, 2014

7:30 PM

Village Hall - Board Room

SPECIAL MEETING

Call to Order

Pledge of Allegiance

Roll Call of Members

Public Hearings

[140288](#)

PC 14-10: 11-21 E. St. Charles Road - Conditional Use for a Major Amendment to a Planned Development and a Conditional Use for a Parking Lot Expansion (Request to continue to the August 18, 2014 meeting)

The Village of Lombard is requesting the following action be taken for the subject property located within the B5 Central Business District:

1. Pursuant to Section 155.504 (A) of the Lombard Zoning Ordinance, amend the conditional use approval for the Hammerschmidt Planned Development, as established by Ordinance No. 5447, to allow for the property at 11-21 E. St. Charles Road to be included within the geographical extent of the planned development, with the following deviation:
 - a. Approval of a deviation from Section 155.602 (B) to reduce the required number of accessible parking spaces from five (5) to zero (0);
2. Grant a conditional use per Section 155.410 (C) to allow for a parking lot expansion on the 11-21 E. St. Charles Road property;
3. Approval of a variation from Section 155.706 to reduce the required amount of parking lot landscaping; and
4. Grant site plan approval authority to the Plan Commission for any

future development activity within the planned development.
(DISTRICT #4)

[140289](#)

PC 14-09: 255 E. Wilson Avenue & 1051 S. Hammerschmidt Avenue

Pursuant to Section 155.504 of the Zoning Ordinance, the petitioner, the Village of Lombard, requests approval of a major amendment to Ordinances 6213 and 6214, which granted zoning and planned development approval located in the Office District. Said amendment would provide for the relocation and construction of a fuel dispensing facility for the Village. (DISTRICT #6)

[140290](#)

PC 13-07: 23 W. Maple Street - Amendment to a Conditional Use for an Additional Accessory Structure

Requests approval of an amendment to Ordinance 6631, granting conditional uses pursuant to Title 15, Chapter 155, Section 155.407 (C) (3) and (13) of the Lombard Zoning Ordinance for a cultural facility (museum) in order to allow for an additional accessory structure (gazebo) along with a companion variation from Section 155.210(B)(1) (a) to allow the combined area of all accessory buildings to exceed the ground floor area of the principal structure on the subject property, located within the R2 Single-Family Residence District. (DISTRICT #1)

[140291](#)

PC 14-17: Text Amendment to the Sign Ordinance

The Village of Lombard and Merlin are proposing the following text amendment to the Sign Ordinance (Section 153 of the Code of Ordinances):

1. An amendment to Section 153.505 (B)(6)(c)(ii), B3, B4, and B4A Community Shopping District Requirements to change the setback of a freestanding sign from seventy-five (75) from the centerline of a state right-of-way to five (5) feet from the front property line. (DISTRICTS 1,2,3,4, AND 6)

[140292](#)

PC 14-21: 801 E. Butterfield Road - Conditional Use for a Physical Culture and Massage Establishment

Requests that the Village grant approval of a conditional use, pursuant to Section 155.415 (C) of the Village of Lombard Zoning Ordinance, to allow for a physical culture and massage establishment (as defined and regulated by Chapter 12, Section 122 of the Code of Ordinances) within the B3 Community Shopping District. (DISTRICT #3)

[140293](#)

PC 14-20: Text Amendments to the Sign Code

The Village of Lombard is proposing text amendments to the Sign Ordinance (Section 153 of the Code of Ordinances) pertaining to the permissible locations and maximum sign area for automatic changeable copy (ACC) signs. (DISTRICTS - ALL)

Business Meeting

Approval of Minutes

There are no minutes to approve. The July 21 and the July 28 minutes will be approved at the August 18, 2014 meeting.

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

There are no workshops.

Adjournment