

# Village of Lombard

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



## Meeting Agenda

**Monday, July 18, 2022**

**7:00 PM**

**Village Hall Boardroom**

## 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

[220220](#)

### **PC 22-18: 600 - 690 E Butterfield Rd - Hoffman Lot 1**

The petitioner requests that the Village take the following actions on the subject property located within B3PD Community Shopping District Planned Development:

1. A major change to the Hoffmann Group Planned Development, pursuant to Section 155.504(A) of Village Code, and as established by Ordinance 7909 (PC 20-13), to provide for a change in the location of buildings by 10' or more.
2. An amendment to a previously granted conditional use, pursuant to Section 155.415(C) of Village Code to allow for one "drive through" for a car wash and one "drive through" for a fast-food restaurant, as opposed to the two restaurant drive throughs shown on the previous approved plan (PC 20-13).
3. A perimeter lot landscaping variance pursuant to Section 155.709 of Village Code from five feet (5') to zero feet (0') on the west side of the subject property due to a possible cross access easement with the property to the west and the car wash relocation. (DISTRICT #3)

[220225](#)

### **PC 22-19: 401 Crescent Blvd - Day Care Center**

The petitioner requests a conditional use pursuant to Section 155.414(C) (5) of the Lombard Village Code to allow for a day care center to operate on the subject property located within the B2PD General Neighborhood Shopping District. (DISTRICT # 1)

[220236](#)

### **PC 22-20: 4-44 Yorktown Center Parcel 4 - D.R. Horton Townhomes**

The petitioner, D. R. Horton, Inc. - Midwest, requests that the Village take the following actions on the subject property located within the B3PD Community Shopping District Planned Development (Yorktown Commons Planned Development):

Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Yorktown Commons Planned Development Form Based Code, as stated in Section IV(E) and established by Ordinance No. 7177, as follows:

1. Amend the build-to lines for the proposed attached single-family (townhouse) residential development to be located on Lot 4 of the Yorktown Commons Phase I Subdivision in the following respects:
  - a. To account for required separation distances between buildings and public utilities, provide for a major change to the southern build-to line to allow for the exterior building elevation to be located more than 12 feet behind the south property line, where a 12-foot build-to line was established for townhouses;
  - b. To account for required separation distances between buildings and public utilities, provide for a major change to the eastern build-to line to allow for the exterior building elevation to be located more than 30 feet behind the east property line, where a 12-foot build-to line was established for townhouses;
2. Approve an attached single-family residential development based upon the submitted plans, pursuant to Ordinance 7177 and through Section 155.511 of the Lombard Zoning Ordinance (Site Plan Approvals) and as deemed appropriate; and
3. Approve a preliminary plat of subdivision. (DISTRICT #3)

## **Business Meeting**

### **Approval of Minutes**

*Request to approve the June 20, 2022 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**

*There are no workshops*

## **Adjournment**