



# 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: Christopher Stilling*

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Monday, July 16, 2012

7:30 PM

Village Hall - Board Room

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#### Call to Order

#### Pledge of Allegiance

#### Roll Call of Members

#### Public Hearings

[120355](#)

**PC 12-13: 401 E. North Ave. (Continued from the June 18, 2012 meeting)**

Requests that the Village take the following actions for the subject property located in the B4 - Corridor Commercial District:

1. A conditional use for a drive-through establishment;
2. A conditional use for an outside service area;
3. A variation from Section 153.208(H) to allow signage within clear line of sight areas;
4. A variation from Section 153.505(B)(19)(b)(1)(a) to allow a property with a multi-tenant building setback less than 120 feet from the property line to display wall signs that are two times the lineal front footage of the tenant space;
5. Variations from Sections 155.416(J) & 155.707(A)(4) to reduce the required 30' transitional landscape yard;
6. 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
7. A Minor Plat of Subdivision with a variation from Section 155.416 (D) to allow a lot area of 35,382 sq. ft. where a minimum of 40,000 sq. ft. (DISTRICT #4)

[120375](#)

**PC 12-14: 1150 S. Main Street (Speedway)**

Requests that the Village take the following actions on the subject property located in the B3 - Community Shopping District:

1. An amendment to Ordinance 4026, granting approval of conditional use for a gasoline service station and canopy on the subject property; and
2. A conditional use for outside display and sales of products the sale of which is a permitted or conditional use in this district; and
3. A variation from Section 155.415(F)(2) to reduce the required 30' corner side yard setback of an accessory structure (fuel canopy); and
4. A variation from Section 155.415(F)(4) to reduce the required 30' rear yard setback of the principal structure; and
5. A variation from Section 155.415(J) to reduce the required 40' transitional building setback; and
6. Variations from Sections 155.415(K) & 155.707(A)(4) to reduce the required 30' transitional landscape yard; and
7. A major plat of resubdivision; and
8. A variation from Section 153.505(B)(19)(a)(2)(a) of the Sign Ordinance to allow more than one wall sign per street exposure. (DISTRICT #2)

[120376](#)**PC 12-15: 1 E. Progress Road (Adjustable Forms)**

Requests that the Village approve the following actions for the subject property located in the I Limited Industrial District:

1. A conditional use per Section 155.420(C)(30) of the Zoning Ordinance to establish the subject property as a Planned Development;
2. A conditional use per Section 155.420(C)(13) of the Zoning Ordinance to allow for a Contractors, architects, and engineers equipment and materials storage yard;
3. A variation from Sections 155.706(C), 155.709(B) and 155.508(C)(6)(b) of the Zoning Ordinance reducing the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0');
4. A variation from Sections 155.420(F)(1)&(2) and 155.508(C)(6)(a) to reduce the required twenty-five (25) foot front and corner side yard; and
5. A major plat of subdivision. (DISTRICT #4)

[120377](#)**PC 12-17: 2700-2860 S. Highland Avenue (Highlands of Lombard)**

The petitioner, the Village of Lombard, requests that the Village take the following actions for the subject properties located in the B3PD, Community Shopping District, Planned Development:

1. An amendment to the Second Amendment to the Pre-Development Agreement between the Village of Lombard and the owners of the property commonly known as The Highlands of Lombard and an amendment to Ordinance No. 4833 for an amendment to the conditional uses and variations approved by said Original Ordinance, so as to clarify

the principal uses that are permitted, conditional or prohibited on the Subject Property, and to grant a variation relative to the requirements applicable to accessory uses on the Subject Property. (DISTRICT #3)

## **Business Meeting**

### **Approval of Minutes**

*Request to approve the June 18, 2012 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 Assistant 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**