

Village of Lombard

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



Meeting Agenda

Monday, March 21, 2011

7:30 PM

Village Hall

Plan Commission

*Donald F. Ryan, Chairperson
Commissioners: Ronald Olbrysh, Martin Burke,
Ruth Sweetser, Andrea Cooper, Stephen Flint and
John Mrofcza
Staff Liaison: Christopher Stilling*

Call to Order

Pledge of Allegiance

Roll Call of Members

Public Hearings

[100746](#)

PC 10-20: 215 and 220 S. Lincoln Street - Request to Withdraw
(Continued from the January 24, 2011 meeting)
Pursuant to Section 155.504(A) of the Lombard Zoning Ordinance
(major changes to a planned development), amend the conditions of
approval associated with Ordinance 5665 which granted approval of the
conditional use for the St. John's Evangelical Lutheran Church & School
Planned Development. The petition requests a modification and
relaxation to the permissible activities within the old school building, as
regulated and restricted by the previous planned development approval.
(DISTRICT #1)

*Chairperson Ryan stated that the petitioner was requesting a continuance of the
petition to the March 21, 2011 meeting. The petitioner noted that they would
like to meet with the neighboring residents in order to explain their petition and
discuss any issues that may be of concern.*

[110141](#)

PC 11-04: 55 W. 22nd Street, Suite 200
Requests the following actions on the property located within OPD
Office Planned Development District:
1. A conditional use per Section 155.412 (C) (18) of the Village of
Lombard Zoning Ordinance for a trade school. (DISTRICT #3)

Attachments: [APO Letter.doc](#)
[Cover Sheet.doc](#)
[DAH referral memo.doc](#)
[PUBLIC NOTICE.doc](#)
[Referral Letter.doc](#)
[REPORT 11-04.doc](#)
[110141.pdf](#)
[Ordinance 6612.pdf](#)

[110143](#)

PC 11-05: 67 W. Eisenhower Lane South
Requests that the Village take the following actions on the subject
property located within the I Industrial District:
1. A conditional use, per Section 155.420 (C) (8) of the Village of
Lombard Zoning Ordinance, for a catering business. (DISTRICT #3)

Attachments: [110143.pdf](#)
[APO Letter.doc](#)
[PUBLIC NOTICE.doc](#)
[Ordinance 6596.pdf](#)

[110145](#) PC 11-06: Text Amendments to the Lombard Zoning Ordinance
The Village of Lombard requests a text amendment to Section 155.413(C) of the Lombard Zoning Ordinance allowing 'Outside service areas for other permitted or conditional uses in this district' to be listed as a conditional use within the B1 - Limited Neighborhood Shopping District. (DISTRICTS - ALL)

Attachments: [Ordinance 6597.pdf](#)
[110145.pdf](#)
[PUBLIC NOTICE .doc](#)

[110148](#) PC 11-07: 939 S. Main St. (LaFrance Café)
Requests that the Village grant a conditional use, pursuant to Section 155.413(C) of the Zoning Ordinance to allow 'Outside service areas for other permitted or conditional uses in this district' on the subject property in the B1 - Limited Neighborhood Shopping District. (DISTRICT #6)

Attachments: [110148.pdf](#)
[APO Letter.doc](#)
[PUBLIC NOTICE.doc](#)
[Ordinance 6598.pdf](#)

[110150](#) PC 11-08: 435 E. Butterfield Road
Requests approval of the following variations from Sections 153.303 (B) (9) and 153.237 (E) to provide for more than one temporary sign per street frontage and to exceed thirty-two (32) square feet in area for property located within the O Office District. (DISTRICT #3)

Attachments: [110150.pdf](#)
[APO Letter.doc](#)
[PUBLICNOTICE.doc](#)
[Ordinance 6599.pdf](#)

[110151](#) SPA 11-01ph: 645 & 665 W. North Avenue
Requests site plan approval for the following signage deviations along the Route 53 entrance within the Heron Point Office Planned Development:

1. To increase the height of a freestanding sign from six (6) feet to fourteen and three-quarters (14.75) feet.
2. To increase the area of a freestanding sign from thirty (30) feet to forty-one and one-quarter (41.25) square feet in area. (DISTRICT #1)

Business Meeting

Approval of Minutes

Public Participation

DuPage County Hearings

[110165](#)

DuPage County Case Z10-098 - 1S438 S. Highland Road
(Christadelphian Church)

Resolution of Objection for a conditional use for an electronic message
center sign in the R-4 Single Family Residential District.
(UNINCORPORATED)

Attachments: [R 93-11.pdf](#)

[110165.pdf](#)

Chairperson's Report

Planner's Report

Unfinished Business

New Business

Subdivision Reports

Site Plan Approvals

Workshops

[110162](#)

Average Front Yard Setbacks

Discussion relative to average front yard setbacks in the following
regard:

1. Should a cap be placed on the allowable amount of square footage?
2. Should the Code be applied only for the construction of new
single-family residences?
3. Should the Code require a maximum building line?

Adjournment