

Village of Lombard

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



Minutes

Monday, August 17, 2009

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

Roll Call of Members

Vice Chairperson Flint called the order of the agenda.

Christopher Stilling read the Rules of Procedures as written in the Plan Commission By-Laws.

Village Attorney Wagner mentioned that the testimony for both public hearings, PC 09-24: 701 E. 22nd Street and PC 09-24: 747 E. 22nd Street, would be heard concurrently but each petition would be voted on separately.

Public Hearings

PC 09-24: 701 E. 22nd Street

1. Repeal Ordinance 1915A, and as amended, which established a conditional use for a planned development, in their entirety.
2. Approve a major plat of resubdivision for the subject property, with a variation from Section 154.506 (G) of the Subdivision and Development Ordinance requiring lot lines to be approximately at right angles or radial to the adjacent street.
3. Approve a new conditional use for a planned development exclusively for the 701 E. 22nd Street property, with the following variations and deviations from the Zoning Ordinance:
 - a. A deviation from Section 155.412 (F) and a planned development variation from Section 155.508 (C)(6)(a), to reduce the east interior side yard setback from ten feet (10') to zero feet (0') to provide for an existing overhead corridor and foundation walls;
 - b. A deviation from Section 155.412 (H) to provide for an increase in the floor area ratio above the maximum allowed 0.35 for an existing four-story office building.
 - c. A deviation from Section 155.412 (G) to increase the maximum building height from forty-five feet (45') to fifty-five feet (55') for an existing four-story office building.
 - d. A deviation from Section 155.412 (I) to reduce the minimum required open space from thirty-five percent (35%) to approximately twenty seven percent (27%) of the lot area.
 - e. A planned development variation from Section 155.508 (C)(7) to allow for the property to not provide an additional twenty-five percent (25%) open space beyond that which is required in the underlying O Office Zoning District.
 - f. A variation from Section 155.602, Table 6.3 to allow for a reduction in the requisite parking requirements from 4 spaces to 2.5 spaces per 1,000 square feet of

gross floor area, as originally set forth in Ordinance 2590.

g. A variation from Section 155.210 (A) to allow for an increase in the maximum height for two (2) accessory structure (existing parking garages), as originally set forth in Ordinance 2590.

h. A variation from Section 155.210 (A) and a planned development variation from Section 155.508 (C)(6)(a), to reduce the east interior side yard setback from ten feet (10') to zero feet (0') for an existing parking garage.

i. A deviation from Section 155.602 (A)(3)(e) to allow for a reduction in the parking lot front yard setback requirement from thirty feet (30') to twenty-seven feet (27') for an existing parking lot.

j. A variation from Section 155.706 (B) to not require interior parking lot landscaping for all existing parking lots.

k. A variation from Sections 155.706 (C) and 155.709 (B) to reduce the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared vehicular cross-access.

l. A variation from Section 155.206 (B) (2) (b) to allow an existing monopole microwave tower to be one-hundred twenty foot (120') instead of the maximum allowed height of forty-five feet (45'), as originally set forth in Ordinance 2590.

m. A variation from Section 155.206 (A) (4) (b) to allow for two (2) existing ground mounted dishes and one (1) existing ground mounted antenna, for a total of three (3) instead of the maximum permitted one (1) ground mounted antenna tower or dish.

4. Grant any other relief necessary to memorialize previously granted development rights to allow for all existing improvements on the subject property.

5. Grant site plan approval authority to the Lombard Plan Commission, pursuant to Section 155.511 of the Lombard Zoning Ordinance.
(DISTRICT #3)

It was moved by Commissioner Sweetser, seconded by Commissioner Olbrysh, that this matter be recommended to the Corporate Authorities for approval subject to conditions. The motion carried by the following vote:

PC 09-24: 747 E. 22nd Street

1. Repeal Ordinance 1915A, and as amended, which established a conditional use for a planned development, in their entirety.

2. Approve a major plat of resubdivision for the subject property, with a variation from Section 154.506 (G) of the Subdivision and Development Ordinance requiring lot lines to be approximately at right angles or radial to the adjacent street.

3. Approve a new conditional use for a planned development exclusively for the 747 E. 22nd Street property, with the following variations and deviations from the Zoning Ordinance:

a. A deviation from Section 155.412 (F) and a planned development variation from Section 155.508 (C)(6)(a) and to reduce the west interior side yard setback from ten

feet (10') to zero feet (0') to provide for an overhead corridor and foundation walls;

b. A variation from Section 155.602, Table 6.3 to allow for a reduction in the requisite parking requirements from 4 spaces to 2.5 spaces per 1,000 square feet of gross floor area, as originally set forth in Ordinance 2590.

c. A variation from Section 155.210 (A) to allow for an increase in the maximum height for an accessory structure from seventeen feet (17') to thirty-six feet (36') for parking garage(s) to be constructed on the subject property, as previously granted through Ordinance 2590.

d. 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 vehicular cross-access.

e. A variation from Section 155.210 (A) and a planned development variation from Section 155.508 (C)(6)(a), to reduce the west interior side yard setback from ten feet (10') to zero feet (0') for proposed new parking garage, as previously granted through Ordinance 2590.

f. A deviation from Section 155.412 (H) to provide for an increase in the floor area ratio above the maximum allowed 0.35 for an existing four-story office building and a future parking garage.

g. A deviation from Section 155.412 (G) to increase the maximum building height from forty-five feet (45') to sixty-nine feet (69') for an existing four-story office building.

4. Grant any other relief necessary to memorialize previously granted development rights to allow for all existing improvements on the subject property.

5. Grant site plan approval authority to the Lombard Plan Commission, pursuant to Section 155.511 of the Lombard Zoning Ordinance.

(DISTRICT #3)

It was moved by Commissioner Sweetser, seconded by Commissioner Olbrysh, that this matter be Recommended for approval to the Corporate Authorities subject to the amended condition(s). The motion carried by the following vote:

Business Meeting

Approval of Minutes

Public Participation

DuPage County Hearings

2S350 Glen Avenue - DuPage County ZBA Case Z09-037 (Shah)

Request for a variation to reduce the interior side yard setback to 0.38 feet from the required 6.1 feet to allow for an existing shed in an R-4 Single Family Residence District. (UNINCORPORATED)

It was moved by Commissioner Olbrysh, seconded by Commissioner Sweetser, that this matter be recommended for a Resolution of Objection to the Corporate Authorities. The motion carried by the following vote:

Chairperson's Report

Planner's Report

Unfinished Business

New Business

Subdivision Reports

Site Plan Approvals

Workshops

Adjournment