

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda

\_\_\_\_\_ Resolution or Ordinance (Blue) \_\_\_\_\_ *Waiver of First Requested*  
  X   Recommendations of Boards, Commissions & Committees (Green)  
\_\_\_\_\_ Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: December 28, 2005 (BOT) Date: January 5, 2006

TITLE: PC 05-42: 218 and 226 West. St. Charles Road

SUBMITTED BY: Department of Community Development

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. The petition requests That the following actions be taken on the subject property:

A. For the property at 218 West St. Charles Road:

1. Approve an amendment to the Comprehensive Plan Map to designate the property for Community Commercial uses within the Central Business District area; and
2. Approve a map amendment rezoning the property from the R6 Central Residence District to the B5 Central Business District.

B. For the properties at 218 and 226 West St. Charles Road (i.e., the Subject Property):

1. Approve a conditional use for a planned development with the following variations and deviations:
  - a. A deviation from Section 155.416 (G) to the Zoning Ordinance to allow for a maximum building height of fifty-two feet (to provide for an architectural tower element), where a maximum of forty-five feet (45') is permitted;
  - b. A deviation from Section 155.416 (J) and variations from Sections 155.508 (C)(6)(a) and (b) of the Zoning Ordinance to allow for a reduction in the thirty foot (30') planned development perimeter and twenty foot (20') transitional building setbacks to six feet (6') along the rear (east) property line;
  - c. A deviation from Section 155.416 (K) and a variation from Section 155.508 (C)(6)(b) and 155.707 (A)(3) of the Zoning Ordinance to allow for a reduction in the transitional landscape setback from ten feet (10') to one foot (1');
  - d. A variation from Section 155.508(C)(6)(a) of the Lombard Zoning Ordinance to allow for a 1-foot front and corner side yard setback on the perimeter of a planned development where a 30-foot front and/or corner side yard is required in the abutting R2 Single Family Residence and R6 General Residence Districts respectively;

e. A variation from Section 155.602, Table 6.3 of the Zoning Ordinance to allow for a reduction of the requisite parking spaces from 46 to 42 spaces during Phase I of the development; (AS THE REVISED PLAN MEETS CODE THIS REQUEST HAS BEEN WITHDRAWN) and

f. A deviation from Section 153.506(B)(18)(c) of the Lombard Sign Ordinance to allow for an increase in the total number of permitted wall signs, where one wall sign per street front exposure is permitted.

g. A variation from Sections 155.707 (B)(3)(a) through (d) of the Zoning Ordinance pertaining to transitional landscape and fence requirements;

h. A variation from Section 155.602 (A)(10)(d)(2) of the Zoning Ordinance to allow for a reduction in the minimum and average foot-candle intensity requirements for parking lots; and

i. A use exception to allow less than fifty percent (50%) of the area of the ground floor to be devoted to uses permitted in the B5 Central Business District

2. Approve a conditional use from Section 155.416(C)(13) to allow for an outdoor service (dining) area.

3. Grant Site Plan Approval authority to the Lombard Plan Commission.

C. Approve a development agreement for the subject property. (To be considered with the second reading of the ordinances)  
(DISTRICT #1)

The Plan Commission recommended approval of this request with amended conditions.

Fiscal Impact/Funding Source:

Review (as necessary):

|                          |            |
|--------------------------|------------|
| Village Attorney X _____ | Date _____ |
| Finance Director X _____ | Date _____ |
| Village Manager X _____  | Date _____ |

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.