

Village of Lombard

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



Meeting Agenda

Monday, November 2, 2020

7:00 PM

SPECIAL MEETING

Village Hall - Board Room

Plan Commission

Commissioners:

***Martin Burke, Ruth Sweetser,
Stephen Flint, Leigh Giuliano,
Bill Johnston and Kevin Walker
Staff Liaison: Jennifer Ganser***

NOTICE OF MEETING MODIFICATION DUE TO COVID-19

In light of the Disaster Declaration issued by the Governor of the State of Illinois relative to the COVID-19 pandemic, and pursuant to Public Act 101-0640, the Chairperson of the Plan Commission has determined that an in-person meeting of the Plan Commission, or a meeting conducted under the Open Meetings Act requirements, relative to a quorum of the members of the Plan Commission being physically present at a meeting when some members of the Plan Commission are participating remotely, is not practical or prudent because of the disaster.

Pursuant to Governor Pritzker's Executive Order 2020-07, as extended by Executive Orders 2020-18, 2020-33, 2020-39, 2020-44, 2020-52, 2020-55, 2020-59 and pursuant to Public Act 101-040, Plan Commission members may attend and participate in the public hearing remotely, and physical attendance at this public hearing will be restricted to Village officials, staff and consultants; petitioners and members of the public; all subject to social distancing and maximum room occupancy requirements and guidelines as set forth by Executive Order and the Illinois Department of Public Health. Interested parties may also view the meeting live on television, at Comcast Channel 6 or AT&T Channel 99, or on online at www.villageoflombard.org/220/view-meetings-live.

All interested persons will be given the opportunity to participate in the public hearing via telephone or submission of public comments or evidence in advance of the meeting

- email to communitydevelopment@villageoflombard.org
- calling and leaving a voicemail at 630-620-5760
- letter mail to:

Community Development Department
Attn: Plan Commission
Village of Lombard
255 E. Wilson Avenue
Lombard IL 60148

Persons interested in participating in the hearing via telephone shall contact the Village in advance by any of the above methods to obtain information necessary for telephonic participation in the hearing. The Village requests that comments be submitted to the Village by 4:00 p.m. on Monday, November 2, 2020.

Notwithstanding this request, all comments received before the public comment portion of the public hearing will be read into the public meeting record. The physical attendance restrictions in place for this meeting have been adopted to comply with Governor Pritzker's Executive Orders regarding social distancing and the need to maximize residential self-isolation to slow the spread of COVID-19 to the greatest extent possible.

Call to Order

Pledge of Allegiance

Roll Call of Members

Public Hearings

[200316](#)

PC 20-12: Hoffman Group Master Plan for the property located at 600-690 E. Butterfield Road (Continued from October 19, 2020)

The petitioner requests:

- A. Amend the Village of Lombard Comprehensive Plan changing the Land Use Recommendation of the property from Public and Institutional to Mixed Use Commercial and Office.
- B. Approve a Map Amendment to rezone the property from the O Office District to the B3 Community Shopping District.
- C. Repeal Ordinances 4362, 4691, and 6060 in their entirety, which established the Northern Baptist Theological Seminary Planned Development.
- D. Establish a new planned development for the property, per Chapter 155.415 (C) of Village Code and granting approval of land use exceptions, text amendments, variations and deviations, including relief from the following standards, as set forth more fully as follows:
 1. Chapter 154 of the Village Code of Ordinances (i.e., the Lombard Subdivision and Development Ordinance):
 - a. A variance pursuant to Section 154.506(D) for lots without public street frontage for lots 2 through 7;
 - b. A variance pursuant to Section 154.506(F) and (G) to allow for alternate lot designs that are not radial in nature;
 - c. Grant a variance to pursuant Section 155.415(E) for minimum lot width of less than 100 feet in width to provide for a private street; and
 - d. For purposes of the planned development, zoning setbacks and signage regulations, establish the yards abutting the private roadway designated on the subdivision plat as Lot 6 as the requisite front yard.

2. Chapter 155 of the Village Code of Ordinances (i.e., the Lombard Zoning Ordinance)

- a. A text amendment to establish a “Golf Driving Range and ancillary retail uses” as a defined land use and a conditional use within the B3 District;
- b. A deviation from Section 155.415 (H) requiring all lots having a minimum of ten percent (10%) of open space;
- c. A variation from Section 155.602(A)(10)(d) relative to the lighting and photometric requirements for all lot lines internal to the planned development;
- d. For Lot 4, a use exception as provided for within Section 155.508(B) to provide to multiple-family residential buildings as a permitted use subject to Site Plan Approval;
- e. For Lot 4, a use exception provided for within Section 155.508(B)(3) to provide for a land use exception for a proposed multiple-family land use representing more than forty (40) percent of the gross floor area of a planned development;
- f. For Lot 4, a deviation to provide for a principal building to up to one-hundred feet (100') in height, where a maximum height of thirty feet (30') is permitted.
- g. For Lot 7, establish the property for public municipal uses and facilities, as defined by Section 155.800 et. seq. of Village Code as an essential government service use, and subject to the provisions of Section 155.217(A) of Village Code.

3. Chapter 153 of the Village Code of Ordinances (i.e., the Lombard Sign Ordinance)

- a. For Lot 6, variations from Section 153.226 to provide for Off-Premises Signage, in the following respects and subject to Site Plan Approval.
 - i. variations from Section 153.226(B) to not require off-premise signs as the principal use of a

zoning lot. Off-premise signs shall not be erected on any zoning lot which contains an existing principal structure, building or use.

- ii. variations from Section 153.226(C) to provide for more than one off-premise sign shall be located on a zoning lot.
- iii. variations from Section 153.226(D) to allow for an off-premise sign shall exceed 125 square feet in sign surface area per sign face.
- iv. Variations from Section 153.226(F) to provide for off-premise signs to be located within a requisite yard.
- v. Variations from Section 153.226(H) to provide for off-premise signs to be located closer than a minimum of 100 feet from any other off-premise or freestanding sign.

E. Approve a preliminary plat of subdivision

F. Pursuant to Section 154.602, approve a Development Agreement for the property

G. Grant Site Plan Approval Authority to the Lombard Plan Commission, as set forth within Sections 155.504 and 155.511 of Village Code, and not being considered concurrent with the approval of the planned development. (DISTRICT #3)

[200317](#)

PC 20-13: Hoffmann Group; Lot 1 Fuel Center located at 600-690 E. Butterfield Road (Continued from October 19, 2020)

The petitioner requests:

- A. Grant the following conditional uses pursuant to Section 155.415(C) of Village Code:
 - 1. A conditional use pursuant to Section 155.415(C)(9) for gasoline sales and gasoline sales associated with a secondary or ancillary use;
 - 2. A conditional use pursuant to Section 155.415(C) for one “drive through” for a car wash and two “drive throughs” for two fast-food restaurants;
 - 3. A conditional use pursuant to Section 155.415(C) for outside display and sales of products for the gas station; and
 - 4. A conditional use pursuant to Section 155.208(C) for more than one principal structure on a lot of record.

- B. Grant a deviation pursuant to Sections 155.415(F)(4) for a rear yard setback of 8' where 30' is required for the car wash building.
- C. Grant the following sign variances to Section 153 of Village Code (i.e., the Lombard Sign Ordinance):
 - 1. A variance to Section 153.505(B)(6)(e) for two freestanding signs where one is allowed;
 - 2. A variance to Section 153.505(B)(6)(f) for freestanding signs of less than 100' apart;
 - 3. A variance to Section 153.505(B)(6) for a freestanding sign that exceeds Code in area with a motor fuel and produce rate signs that exceeds nine square feet and an automatic changeable copy component that exceeds 16 square feet sign;
 - 4. A variance to Section 153.505(B)(6) for a freestanding sign that exceeds Code in area and an automatic changeable copy component that exceeds 16 square feet; and
 - 5. A variance to Section 153.226 of Village Code to provide for off-premises signage associated with Golf Social (Lot 2) (DISTRCT #3)

[200318](#)**PC 20-14: Hoffmann Group; Lots 2 and 3 Golf Social located at 600-690 E. Butterfield Road (Continued from October 19, 2020)**

The petitioner requests:

- A. Grant a conditional use pursuant to Section 155.415(C) for "golf driving range and ancillary retail uses" use per proposed Text Amendment set forth within PC 20-12;
- B. Grant conditional uses for off-site parking on proposed Lot 3 as well as the property at 70 Yorktown Shopping Center;
- C. Grant the following variations and deviations to provide for the proposed Golf Social and Moretti's Restaurant land uses on Lot 2:
 - 1. A variation from Sections 155.415(F)(3) and 155.508(C)(6)(a) of the Village Code, from 10 feet to 0 feet to provide for a pedestrian walkway from the subject property to the adjacent property at 70 Yorktown Shopping Center;
 - 2. A variance pursuant to Sections 155.415(F)(3), and (4) and 155.508(C)(6)(a) for the golf nets on west side, and the Golf Social building on the west side of the Lot;
 - 3. A deviation to Section 155.415(G) for a building that will exceed two stories or 30 feet in height for the poles, netting, and radio telemetry pole up to 180 feet in height;
 - 4. A deviation pursuant to Section 155.415(G) for a building height of up to 65 feet plus cupola for the Golf Social building;
 - 5. A variance pursuant to Section 155.709 to reduce the perimeter lot landscaping on the west side of the Lot;
 - 6. A variance pursuant to Section 155.603 (A)(1) and a deviation from Section 155.415(F) to allow for a loading dock area

and building to be located ten (10) feet from Lot 6, where thirty (30) feet is required;

7. A variance to Section 153.505(B)(19)(a)(1) to provide for two wall signs (Golf Social and Moretti's) of six hundred sq. ft. in area on a lot with no front footage;
8. A variance to Section 153.505(B)(4)(a)(i) to provide for a canopy sign (Moretti's) of one hundred and twenty sq. ft. in area on a lot with no front footage.

(DISTRICT #3)

[200319](#)

PC 20-15: Hoffmann Group; The Lombard Public Facilities Corporation (LPFC)/Westin/Harry Caray's property at 70 Yorktown Shopping Center (Continued from October 19, 2020)

The petitioner requests:

- A. Pursuant to Section 155.504(A)(1) and (10) of the Village Code, amend the previously established planned development approval for the subject property (70 Yorktown Shopping Center) as previously approved through Ordinances 3962, 4310, 5396, 5397, and 6059, in the following respects:
 1. Amend the parking demand requirements as previously approved through Ordinances 5396 and 5397, to provide for a modified interpretation of the off-street parking requirements as provided for within Section 155.602(C), Table 6.3 of Village Code for a "Hotel/Convention Hall";
 2. Approve a further variation from Section 155.415 (F)(3) of the Village Code, as previously varied by Ordinance 6059, from 10 feet to 0 feet to provide for a pedestrian walkway from the subject property to the adjacent property to the east at 600-690 East Butterfield Road;
 3. Amend the allowable wall signage approved through Ordinance 5397 to allow for an additional wall sign of four-hundred (400) square feet (for Golf Social) and a modified wall sign on the parking garage;
 4. Grant a conditional use for Off-Site Parking, as set forth within Sections 155.602(A)(3)(b) and 155.415 (C) of Village Code, for the use and benefit of the property at 600-690 E Butterfield Road;
 5. Grant the variations from Section 153.226 of Village Code to provide for off-premises signage associated with the property at 600-690 East Butterfield Road;
 6. Approve a further deviation from deviation of Section 153.505(B)(19) of Village Code to allow for a thirteenth wall sign, where eleven signs were permitted via Ordinance 5397 and a twelfth sign permitted via SPA 07-06ph. (DISTRICT #3)

[200320](#)**PC 20-16: Hoffmann Group; The Target amendments, property located at 60 Yorktown Shopping Center (Continued from October 19, 2020)**

The petitioner requests:

- A. Pursuant to Section 155.504(A)(1) and (10) of the Village Code, amend the previously established planned development approval for the subject property, as previously approved through Ordinances 3692, 4039, and 5741 in the following respects:
 1. Amend the previously approved development plans for the Subject Property to provide for a modified access drive based upon the submitted plans, along with deviations and variation to provide for a zero-foot (0') setback from perimeter yard requirement to accommodate such connections;
 2. Approve a variance from Section 153.226 of Village Code to provide for off-premises signage associated with the property at 600-690 East Butterfield Road with a variance for the freestanding sign to be sixty-four square feet where fifty (50) square feet is required per Section 153.505(B)(6)(b); and
 3. Approve a variance to Section 153.505(B)(6)(f) for freestanding signs of less than one-hundred feet (100') apart. (DISTRICT #3)

Business Meeting

Approval of Minutes

Request to approve the October 19, 2020 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