



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: Jennifer Ganser

Monday, July 20, 2015

7:30 PM

Village Hall - Board Room

Call to Order

Pledge of Allegiance

Roll Call of Members

Public Hearings

[150321](#)

PC 15-20: 135 E. Hickory Street - Plat of Resubdivision with Associated Lot Width Variance (Request for continuance to the August 17, 2015 meeting)

Requests that the Village grant approval of a plat of resubdivision with a variation from Section 155.407 (E) of the Lombard Zoning Ordinance to reduce the required minimum lot width from sixty feet (60') to fifty-seven and one-half feet (57.5') for proposed Lot 1 located at 135 E. Hickory Street and within the R2 Single-Family Residence Zoning District. (DISTRICT #5)

[150322](#)

SPA 15-02ph: 810 E. Butterfield Road - Site Plan Approval for Modifications to an Existing Shopping Center Identification Sign (Request for continuance to the August 17, 2015 meeting due to the notice was incorrectly published by the newspaper)

Requests that the Village grant site plan approval for modifications to the existing shopping center identification sign specifically located at 810 E. Butterfield Road, and within the B3PD Community Shopping District, Fountain Square Planned Development. (DISTRICT #3)

[150323](#)

PC 15-19: 27 W. Grove Street - Single-Family Residential Planned Development

Requests that the Village take the following actions on the subject property located within the R6 Central Residence District:

- A. Approve a Major Plat of Subdivision; and
- B. Pursuant to Section 155.502 (F)(1), approve a conditional use for

a planned development for the subject property with companion deviations from the Lombard Subdivision and Development and Zoning Ordinances, as follows;

1. For Lot 1 and Lot 2 of the proposed resubdivision, approve a deviation from Section 154.506 (D) to allow for a lot without public frontage;
2. For Lot 1 through Lot 6 of the proposed resubdivision for the detached single-family dwellings, approve the following:
 - a. A deviation from Section 155.212 to reduce the minimum required front yard setback for a roofed-over porch not projecting more than seven feet (7') from the front wall of the principal structure from twenty five feet (25') to six feet (6');
 - b. A deviation from Section 155.411 (D)(1) to reduce the minimum required lot area from 7,500 square feet to 2,000 square feet;
 - c. A deviation from Section 155.411 (E)(1) to reduce the minimum required lot width from sixty feet (60') to thirty feet (30');
 - d. A deviation from Section 155.411 (F)(a)(i)(b) to reduce the minimum required front yard setback from thirty feet (30') to thirteen (13');
 - e. A deviation from Section 155.411 (F)(c) to reduce the minimum required interior side yard setback from six feet (6') to three and one-half feet (3.5'), exclusive of any publicly recorded easement areas;
 - f. A deviation from Section 155.411 (F)(d) to reduce the minimum required rear yard setback from thirty feet (30') to fifteen feet (15'); and
 - g. A deviation from Section 155.411 (F)(l) to reduce the minimum required open space from fifty percent (50%) to thirty-three percent (33%). (DISTRICT #1)

[150324](#)

PC 15-13: 1125 E. St. Charles Road

The petitioner requests that the Village grant:

1. a conditional use, pursuant to Section 155.416 (C) (30) of the Zoning Ordinance, to allow for Storage centers, provided that the use fronts along an arterial roadway with an average daily

trip volume (ADTV) of less than 25,000 within the B4 Corridor Commercial District;

2. a conditional use, pursuant to Section 155.416 (G) of the Zoning Ordinance, to allow for a building to exceed three stories or 40 feet within the B4 Corridor Commercial District; and
3. a variance from Section 155.602, Table 6.3, to allow for less than the required spaces for a Warehouse Use. (DISTRICT #5)

[150325](#)

PC 15-17: 215 & 223 E. Roosevelt Rd. and 120 - 124 E. 13th Street (V-Land Planned Development)

The petitioner requests that the Village:

1. Approve further amendment to an annexation agreement;
2. Pursuant to Section 155.504(A) (major changes to a planned development), further amendment to Ordinances 5122, 5559, and 5878 granting approval of a conditional use for a planned development, amending the maximum number of tenant spaces within the existing retail center. (DISTRICT #6)

[150326](#)

PC 15-16: Text Amendment to the Subdivision and Development Ordinance

The petitioner, the Village of Lombard, is requesting the following text amendments to the Lombard Subdivision and Development Ordinance:

An amendment to Sections 154.306 and 154.703 (and any other relevant sections for clarity) of the Lombard Subdivision and Development Ordinance regarding "major development." (DISTRICTS - ALL)

[150329](#)

PC 15-18: Text Amendment to the Zoning Ordinance

The petitioner, the Village of Lombard, is requesting the following text amendments to the Lombard Zoning Ordinance:

An amendment to Section 155.103 (and any other relevant sections for clarity) of the Lombard Zoning Ordinance adding a new subsection (L) establishing an order of applications for relief for multiple or competing zoning requests for the same property. (DISTRICTS - ALL)

Business Meeting

Approval of Minutes

Request to approve the June 15, 2015 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

1. *Oakview Estates Phase II Development Options*

Adjournment