

Village of Lombard

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



Meeting Agenda

Monday, May 16, 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

[110269](#)

PC 11-11: 23 W. Maple

Requests that the Village approve the following relief for the subject property, located within the R2 Single-Family Residence District:

1. A conditional use (per Section 155.407(C)(1) of the Zoning Ordinance) to allow for a cultural facility/institution (museum); and
2. A variation from Section 155.407(F)(1) to allow an existing twenty-eight (28) foot front yard setback for a principal structure; and
3. A variation from Section 155.210(A)(3)(b) to allow an existing twenty-nine and one-half (29.5) foot high accessory structure; and
4. A variation from Section 155.210(B)(1)(a) to allow the combined area of all accessory buildings to exceed the ground floor area of the principal structure; and
5. A variation from Section 155.210(B)(2)(a) to allow an existing five (5) foot interior side yard setback for an accessory structure; and
6. A variation from Sections 155.407(J) and 155.602(C) to allow for zero off-street parking spaces. (DISTRICT #1)

Attachments: [APO Letter PC 11-11.doc](#)

[publichearingnot.doc](#)

[PC 11-11.pdf](#)

[DAH referral memo.doc](#)

[Report 11-11.doc](#)

[Referral Letter.doc](#)

[110269.pdf](#)

[Ordinance 6631.pdf](#)

[110273](#)

PC 11-12: 500 E. Roosevelt Road

Requests that the Village take the following actions on the subject property:

1. Approve a planned development amendment (Major Change) to Ordinance 5163 for property located in the B4APD Roosevelt Road Corridor District, Planned Development, with the following companion conditional uses, deviations and variations, as follows:
 - a. A conditional use, per Section 155.417 (G) (2) (b) (9) of the Lombard Zoning Ordinance to allow for a new motor vehicle service facility; and
 - b. A conditional use, per Section 155.417 (G) (2) (a) (4) of the Lombard Zoning Ordinance to allow for outside display and sales of

products; and

c. 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 cross-access and parking; and

d. A deviation from Sections 154.406 & 154.507 of the Lombard Subdivision and Development Ordinance to allow for detention areas to not be in an outlot. In the alternative, should an outlot be required, the petitioner requests a deviation to Section 155.417 (G)(3) of the Zoning Ordinance to reduce the minimum lot area for detention outlots, a deviation from Section 155.417 (G)(4) of the Zoning Ordinance to reduce the minimum lot width for detention outlots, a deviation Section 154.507 of the Lombard Subdivision and Development Ordinance to allow an outlot to not have at least thirty feet (30') of frontage along a public street and a deviation from Section 154.507 of the Lombard Subdivision and Development Ordinance for single ownership of an outlot.

2. Site plan approval with the following deviations from the Lombard Sign Ordinance:

a. A deviation from Section 153.235 (F) to allow for a shopping center sign to be located closer than seventy-five feet (75') from the center line of the adjacent right-of-way; and

b. A deviation from Section 153.505 (B)(19)(2) to allow for 3 walls signs where 2 wall signs are permitted; and

3. Approve a major plat of subdivision. (DISTRICT #6)

Attachments: [APO Letter PC 11-12.doc](#)

[NOTICE OF PUBLIC HEARING.doc](#)

[PC 11-12.pdf](#)

[Report PC 11-12 revised 5.16.11.doc](#)

[Referral Letter.doc](#)

[DAH referral memo.doc](#)

[Cover Sheet.doc](#)

[110273.pdf](#)

[Ordinance 6627.pdf](#)

[110274](#)

PC 11-13: 889 W. St. Charles Road

Requests that the Village take the following actions on the subject property located within the CR Conservation Recreation District:

1. A conditional use, per Section 155.404 (C) (5) of the Village of Lombard Zoning Ordinance, for a municipal facility. (DISTRICT #1)

Attachments: [APO Letter.doc](#)
[PUBLIC NOTICE.doc](#)
[PC 11-13.pdf](#)
[Referral Letter.doc](#)
[DAH referral memo.doc](#)
[Cover Sheet.doc](#)
[110274.pdf](#)
[Ordinance 6629](#)

Business Meeting

Approval of Minutes

Public Participation

DuPage County Hearings

Chairperson's Report

Planner's Report

Unfinished Business

New Business

Subdivision Reports

[110275](#) SUB 11-01: 355 Eisenhower Lane South
Requests approval of a one-lot major plat of subdivision. (DISTRICT #3)

Attachments: [APO Letter SPA 11-02ph.doc](#)
[publichearingnot.doc](#)
[SUB 11-01.pdf](#)
[referral letter.doc](#)
[Cover Sheet.doc](#)
[DAH referral memo.doc](#)
[110275.pdf](#)

Site Plan Approvals

[110277](#) SPA 11-02ph: 85 Yorktown Center
Requests Site Plan Approval with the following deviations for the subject property located within the B3 Community Shopping District and

Yorktown Center Planned Development:

1. A deviation from Section 153.505(B)(19)(a)(2)(a) of the Lombard Sign Ordinance to allow a total of four wall signs where a single wall sign is permitted; and
2. A deviation from Section 153.505(B)(19)(a)(1)(a) of the Lombard Sign Ordinance to allow a total wall sign area of approximately 168.22 square feet. (DISTRICT #3)

Attachments: [APO Letter SPA 11-02ph.doc](#)
[publichearingnot.doc](#)
[SPA 11-02ph.pdf](#)
[DAH referral memo.doc](#)
[Reflet SPA 11-02ph.doc](#)
[110277.pdf](#)
[Ordinance 6633.pdf](#)

Workshops

Adjournment