



# 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, December 21, 2015

7:30 PM

Village Hall - Board Room

---

#### Call to Order

#### Pledge of Allegiance

#### Roll Call of Members

#### Public Hearings

[150572](#)

**PC 15-23: 505-537 W. North Avenue and 715-733 N. Columbine Avenue**

Requests that the Village take the following actions on the subject property located within the B2 General Neighborhood Shopping Zoning District and R2 Single-Family Residence Zoning District:

1. Approve a Map Amendment rezoning the entire property to the B2 General Neighborhood Shopping Zoning District; and
2. Approve a conditional use for a planned development with the following companion conditional uses and deviations as follows:
  - a. A conditional use pursuant to Section 155.414 (C)(8) of the Lombard Zoning Ordinance for gasoline sales;
  - b. deviation pursuant to Section 153.504 (B)(5)(d) to allow for two (2) freestanding signs on one parcel of property, where one (1) is allowed;
  - c. deviation pursuant to Section 153.504 (B)(5)(b) to allow for the sign surface area to be forty-nine (49) square feet, where thirty (30) square feet is allowed, for each freestanding sign;
  - d. deviation pursuant to Section 153.223 (E) to allow for a motor fuel reader board at twenty-four (24) square feet, where nine (9) square feet in area, is allowed, for each freestanding sign;
  - e. a deviation pursuant to Section 155.414 (J) for the

transitional yard setback to be seven feet (7'), where ten feet (10') is required;

- f. a variation pursuant to Section 154.306 (D)(3)(b) to omit the sidewalk requirement on Broadview Avenue, where it is otherwise required for a Major Development.  
(DISTRICT #1)

[150573](#)

**PC 15-29: 390-396 E. St. Charles Road; Pioneer Day Care**

The petitioner requests that the Village grant:

1. a conditional use, pursuant to Section 155.414 (C) (5) of the Zoning Ordinance, to allow for Day care centers;
2. a variance from Section 155.414 (F) (1) to reduce the required front yard setback from thirty feet (30') to thirteen feet (13'); and
3. a variance from Section 155.414 (F) (4) to reduce the required rear yard setback from twenty feet (20') to eleven feet (11').  
(DISTRICT #4)

[150574](#)

**PC 15-28: Text Amendments to the Zoning Ordinance - Fences**

The Village of Lombard is requesting text amendments to the Zoning Ordinance (Section 155 of the Code of Ordinances), as follows:

1. An amendment to Section 155.205(A)(1)(c)(ii)(b) relative to fencing opacity requirements in the clear line of sight area;
2. An amendment to Section 155.802 of the fence-open construction and fence-solid construction definitions; and
3. Any requisite companion amendments and references for clarity.  
(DISTRICTS - ALL)

## Business Meeting

### Approval of Minutes

*Request to approve the November 23, 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**

*There are no workshops.*

## **Adjournment**