

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 05-43: 300-312 South Main Street

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:

1. Approve a conditional use for a planned development with the following companion conditional use, variations and deviations:
 - a. A conditional use from Section 155.417(G) of the Zoning Ordinance to allow for a building of three (3) stories in height and an exception to allow for the building height to be forty-six and one-half feet (46.5') where a maximum of forty-five feet (45') is permitted.
 - b. A deviation from Section 155.417(J) and a variation from Section 155.508 (C)(6)(a) of the Zoning Ordinance to allow for a reduction in the transitional building setback from twenty feet (20') to zero feet (0') along the west property line;
 - c. A deviation from Section 155.417(K) and a variation from Sections 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 zero feet (0') along the west property line;
 - d. A variation from Section 155.508(C)(6)(a) of the Lombard Zoning Ordinance to allow for a 1-foot 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 R5 General Residence District;
 - e. A variation from Sections 155.707(B)(3)(a) through (d) of the Zoning Ordinance eliminating the transitional landscape and fence requirements along the west property line;
 - f. A variation from Sections 155.205(A)(2)(e) and 155.207(A) and (C) to allow for building and fence/wall encroachments into the requisite clear line of sight area;
 - g. A deviation from Sections 153.211(F) and 153.508(B)(19)(a) of the Sign Ordinance to allow for awning and canopy signs to be displayed in conjunction with wall signs;
 - h. A deviation from Section 153.508(B)(19)(c) to allow for more than one wall sign per street frontage.

2. Approve a conditional use per Section 155.417(C)(13) and (I) to allow for an outdoor service (dining) area.
 3. Grant Site Plan Approval authority to the Lombard Plan Commission.
 4. Approve a development agreement for the subject property. *(To be considered with the second reading of the ordinance)*
- (DISTRICT #1)

The Plan Commission recommended approval of this request with conditions.

Fiscal Impact/Funding Source:

Review (as necessary):

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|--------------------------|------------|
| 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.