

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: February 21, 2007 (BOT) Date: March 1, 2007

TITLE: PC 06-27: 101-125 S. Main Street (DuPage Theatre)

SUBMITTED BY: Department of Community Development

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above referenced petition. The petition requests that the Village take the following actions on the subject property, located within the B5 Central Business District. (DISTRICT #4)

1. Approve a conditional use for a planned development with the following variations and deviations from the Zoning Ordinance:
 - a. A deviation from Section 155.416 (G) to allow for an increase in the maximum building height from 45 feet to 48 feet;
 - b. A variation from Section 155.416 (K), Section 155.508 (C) (6) (b) and Section 155.707 (A) (3) to allow for a reduction of the required transitional landscape. Approve a conditional use for a planned development with the following variations and yard from 10 feet to 5 feet;
 - c. A variation from Section 155.416 (M) and Section 155.602 to allow for a reduction of the required number of off-street parking spaces for a theater from thirty-seven (37) to zero (0);
 - d. A variation from Section 155.508 (C) (6) (a) to allow for a reduction of the required front yard for a planned development abutting the R2 Single-Family Residence District from thirty (30) feet to four (4) feet;
 - e. A variation from Section 155.508 (C) (6) (b) and Section 155.707 (B) (3) to allow for the elimination of the required transitional landscape yard improvements;

- f. A variation from Section 155.709 (B) to eliminate the requirement to provide one (1) shade tree for every seventy-five (75) lineal feet of required perimeter lot landscaping;
- 2. Approve a conditional use for outdoor dining; and
- 3. The petitioner also requests Site Plan Approval authority to the Lombard Plan Commission.

The Plan Commission recommended approval of this petition with conditions.

Fiscal Impact/Funding Source:

Review (as necessary):

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.