

# Village of Lombard

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



## Meeting Agenda

**Monday, December 21, 2020**

**7:00 PM**

**Village Hall**

### **Plan Commission**

***Commissioners:***

***Martin Burke, Ruth Sweetser,  
Stephen Flint, Leigh Giuliano,  
Bill Johnston and Kevin Walker  
Staff Liaison: Jennifer Ganser***

**NOTICE OF MEETING MODIFICATION DUE TO COVID-19**

**In light of the Disaster Declaration issued by the Governor of the State of Illinois relative to the COVID-19 pandemic, and pursuant to Public Act 101-0640, the Chairperson of the Plan Commission has determined that an in-person meeting of the Plan Commission, or a meeting conducted under the Open Meetings Act requirements, relative to a quorum of the members of the Plan Commission being physically present at a meeting when some members of the Plan Commission are participating remotely, is not practical or prudent because of the disaster.**

**Pursuant to Governor Pritzker's Executive Order 2020-07, as extended by Executive Orders 2020-18, 2020-33 and 2020-39, 2020-44, 2020-52, 2020-55, 2020-59, 2020-71 and pursuant to Public Act 101-0640, Plan Commission members may attend and participate in the meeting remotely, and physical attendance at this meeting will be restricted solely to specified Village officials, staff and consultants. Residents may view the meeting live on television, at Comcast Channel 6 or AT&T Channel 99, or on online at [www.villageoflombard.org/220/view-meetings-live](http://www.villageoflombard.org/220/view-meetings-live).**

**All interested persons will be given the opportunity to participate in the public hearing via telephone or submission of public comments or evidence in advance of the meeting**

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- **email to [communitydevelopment@villageoflombard.org](mailto:communitydevelopment@villageoflombard.org)**
- **calling and leaving a voicemail at 630-620-5760**
- **letter mail to:**

**Community Development Department**

**Attn: Plan Commission**

**Village of Lombard**

**255 E. Wilson Avenue  
Lombard IL 60148**

**Persons interested in participating in the hearing via telephone shall contact the Village in advance by any of the above methods to obtain information necessary for telephonic participation in the hearing. The Village requests that comments be submitted to the Village by 4:00 p.m. on Monday December 21, 2020. Notwithstanding this request, all comments received before the public comment portion of the public hearing will be read into the public meeting record. The physical attendance restrictions in place for this meeting have been adopted to comply with Governor Pritzker’s Executive Orders regarding social distancing and the need to maximize residential self-isolation to slow the spread of COVID-19 to the greatest extent possible.**

**Call to Order**

**Pledge of Allegiance**

**Roll Call of Members**

**Public Hearings**

[200373](#)

**PC 20-27: Text Amendment, for Nonconforming Fences in Corner Side Yards - Request to Withdraw petition**

The petitioner, the Village of Lombard, is requesting text amendments to Sections 155.303 and 155.802 of the Lombard Code of Ordinances, and any other relevant sections for clarity. The proposed amendments would authorize the replacement of legal nonconforming fences within corner and front yards in single-family residential zoning districts where such fences are damaged or destroyed by force majeure or an Act of God beyond fifty percent (50%) of their value. The proposed amendments would add a definition for force majeure. (DISTRICT ALL)

[200407](#)

**PC 20-28 Text Amendments - Cultural Facilities - Institutions in B5A and Library Parking:**

Requesting approval of the following text amendments to the Village Code:

1. A text amendment to Section 155.419(C) of the Village Code to add “cultural facilities/institutions” to the list of conditional uses in the B5A Downtown Perimeter District; and

2. A text amendment to Section 155.602 Table 6.3 of the Village Code (and any other relevant sections for clarity) to amend the parking requirements for libraries from three spaces per 1,000 square feet gross floor area to two spaces per 1,000 square feet gross floor area. (DISTRICT #5)

[200408](#)

**PC 20-29: Helen Plum Public Library - 401-425 S. Main Street**

The petitioner requests that the Village take the following actions on the subject property, located within the B3 Community Shopping District:

1. Approve a map amendment rezoning the subject property from the B3 Community Shopping District to the B5A Downtown Perimeter District;
2. Pursuant to Section 155.419(C) of Village Code, establish a new planned development for the property with the following zoning relief:
  - a. Pursuant to Section 155.419(C) as amended per PC 20-28, grant a conditional use for a cultural facility/institution (library);
  - b. Pursuant to Section 155.419(C), grant a conditional use for a drive-through establishment/service;
  - c. Pursuant to Section 155.419(C), grant a conditional use for an outside service area;
  - d. Pursuant to Section 155.419(G)(2), grant a conditional use for a building that is 43 feet in height;
  - e. Pursuant to Section 153.508, grant a deviation to allow for 112 square feet of wall signage where 50 square feet of wall signage is permitted;
  - f. Pursuant to Section 153.508, grant a deviation to allow a freestanding sign with 33 square feet in surface area, where a sign of 20 square feet in surface area is permitted;
  - g. Pursuant to Sections 155.419(K) and 155.707(B)(3)(a), grant a variation to allow for a fence in the transitional landscape yard that is eight feet in height and less than eight feet from the lot line, where a fence that is six feet in height and not less than eight feet from the lot line is required;

3. Grant Site Plan Approval Authority to the Lombard Plan Commission, as set forth within Sections 155.504 and 155.511 of Village Code, and not being considered concurrent with the approval of the planned development; and
4. Repeal all zoning relief previously granted to the subject property. (DISTRICT #5)

## **Business Meeting**

### **Approval of Minutes**

*Request to approve the November 2, 2020 minutes*

### **Public Participation**

*A 15-minute period is allowed for public comments on any issue related to the Plan Commission.*

### **DuPage County Hearings**

*The are no DuPage County hearings*

### **Chairperson's Report**

*As presented by the Plan Commission Chairperson*

### **Planner's Report**

1. Plan Commission meeting for January 2021

### **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**

