



# 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,*  
*Stephen Flint and John Mrofcza*  
*Staff Liaison: Jennifer Ganser*

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Monday, March 27, 2017

7:00 PM

Village Hall - Board Room

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### SPECIAL MEETING

#### Call to Order

#### Pledge of Allegiance

#### Roll Call of Members

#### Public Hearings

[170116](#)

**PC 17-08: 1005-1027 E. Division Street (Continued from March 20, 2017)**

The petitioner, Over the Rainbow Association, requests that the Village take the following actions on the subject property located within the R2 Single-Family Residence District and the R3 Attached Single-Family Residence District:

1. For the property at 1027 E. Division Street, approve a map amendment from the R2 Single-Family Residence District to the R4 Limited General Residence District;
2. For the property at 1005 E. Division Street, approve a map amendment from the R3 Attached Single-Family Residence District to the R4 Limited General Residence District;
3. For both properties as noted above, approve a conditional use for a new planned development with the following companion variations and deviations, reflective of existing buildings and structures already located on the premises:
  - a. A deviation from Section 155.409(I) and Section 155.508(C)(6)(b) to reduce the transitional interior side yard building setback for an existing building from fifty feet (50') to fourteen feet (14');
  - b. A variation from Section 155.409(J), Section 155.508(C)(6)(b), and Section 155.707(A) to reduce the depth of the transitional landscape yard;
  - c. A variation from Section 155.707(B) to allow transitional

- landscape yard improvements;
- d. A variation from Section 155.706(C)(1) to reduce the required perimeter parking lot landscaping for the south side of an existing parking lot, as depicted on the submitted site and landscape plan;
  - e. A deviation from Section 155.602(A)(3)(e) to allow off-street parking areas open to the sky to be located in a required front yard;
  - f. A deviation from Section 155.602(C), Table 6.2, to reduce the parking ratio for one-bedroom apartment units from one and a half parking spaces per unit to one parking space per unit; and
4. Grant site plan approval authority to the Lombard Plan Commission pursuant to Section 155.511 (site plan approval) of the Lombard Zoning Ordinance. (DISTRICT #5)

## **Business Meeting**

### **Approval of Minutes**

*There are no minutes to approve. The March 20 and March 27 minutes will be approved at the April 17, 2017 meeting.*

### **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 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