



# 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 20, 2017

7:00 PM

Village Hall - Board Room

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### Call to Order

### Pledge of Allegiance

### Roll Call of Members

### Public Hearings

[170116](#)

**PC 17-08: 1005-1027 E. Division Street (Request for continuance to the Special Meeting of the Plan Commission on March 27, 2017 due a scrivener's error in the notice)**

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)

[170118](#)**PC 17-11: 244 W. Roosevelt Road**

The petitioner requests that the Village take the following actions on the subject property located within the B4A Roosevelt Road Corridor Zoning District:

1. Pursuant to Section 155.417(G)(2)(b)(i) approve a conditional use for an animal hospital and kennel;
2. Pursuant to Section 155.417(G)(3) approve a variation for a minimum lot area of 19,000 square feet, where 40,000 is required;
3. Pursuant to Section 155.417(G)(4) approve a variation for a minimum lot width of 132' where 150' is required;
4. Pursuant to Section 155.417(G)(5)(a) approve a variation for a front yard setback of 25' where 30' is required;
5. Pursuant to Section 155.417(G)(8) approve a variation for a transitional building setback of 30' where 40' is required; and
6. Pursuant to Section 155.707(A)(5)(a) approve a variation for a transitional landscape yard of 24' where 30' is required. (DISTRICT #2)

[170117](#)**PC 17-09: 659 N. Edgewood Avenue**

The petitioner, Luxica, LLC, requests that the Village take the following actions on the subject property located within the R2 Single-Family Residence District:

1. Approve a variation from Section 155.407(F)(1) to reduce required front yard setback for an existing detached single-family dwelling from thirty feet (30') to twenty-nine feet (29'); and
2. Approve a variation from Section 155.407(F)(4) to reduce required rear yard setback for an existing detached single-family dwelling from thirty-five feet (35') to twenty-seven feet (27'), if warranted; and
3. Approve a plat of resubdivision. (DISTRICT #4)

[170119](#)**PC 17-12: Text Amendments to the Zoning Code**

The petitioner, the Village of Lombard, is requesting text amendments to Section 155.602 Table 6.3, Section 155.603 Table 6-4, and Section 155.802 of the Lombard Zoning Ordinance (and any other relevant sections for clarity) to amend the parking requirements and definitions for “convalescent, nursing or rest home” and similar uses. (DISTRICTS-ALL)

**Business Meeting****Approval of Minutes**

*Request to approve the February 20, 2017 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**[170120](#)**SPA 17-02: 2301 2720 S. Highland Avenue - City View at the Highlands**

The petitioner requests that the Village grant site plan approval for proposed paint color changes. As the colors were discussed by the Plan Commission in PC 00-48, staff is bringing the item before the Plan Commission for approval. No building materials are changing and no variances are being requested. (DISTRICT #3)

## Workshops

*There are no workshops.*

## Adjournment