

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: July 12, 2005 (BOT) Date: July 21, 2005

TITLE: PC 05-17: 1301 N. Lombard Road

SUBMITTED BY: Department of Community Development

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration a petition requesting the Village of Lombard take the following actions to allow for a business/industrial development on the Subject Property:

1. Grant a conditional use for an I Limited Industrial District Planned Development with such exceptions from Village Code as may be provided for in a Development Agree-ment between the Village and the Owner and/or Developer, including variations, deviations and/or exceptions from the following standards:

A. Title 154 - Lombard Subdivision and Development Ordinance:

- 1. Section 154.506 (D): Requiring that all lots front on a public street.
- 2. Section 154.602 (D)(3)(e)(f) and (g): Requiring that no building permits be issued prior to the completion of the water distribution system, sanitary sewer system and public right-of-way improvements.

B. Title 155 - Lombard Zoning Ordinance:

- 1. Section 155.103 (C)(10): Providing that all variations shall become null and void unless work thereon is substantially under way within 12 months of issuance.
- 2. Section 155.103(F)(11): Providing that authorization for a conditional use shall be null and void if construction is not substantially underway within 18 months of grant of approval for the development.
- 3. Section 155.205(A)(2)(e): Regulating fences or walls in the Clear Line of Sight Area.
- 4. Section 155.212: Limiting Obstructions in Required Yards to occupy no more than 30 percent of a Required Yard.

5. Section 155.418 (B) and (C): Identifying and establishing permitted, conditional and prohibited uses within the planned development.

6. Section 155.418 (E): Requiring that all uses have a minimum lot width of 80 feet.

7. Section 155.418 (F): Providing for minimum 25 foot front yards, 25 foot corner side yards, 15 foot interior side yards, and 15 foot rear yards (or 1 foot yards along railroad rights-of-way) for principal buildings and structures.

8. Section 155.418(H): Requiring that the minimum open space for each use be not less than 10 percent of the lot.

9. Section 155.418 (K) and 155.707(A)(4): Requiring a 30 foot transitional landscape yard abutting a CR District.

10. Sections 155.503 and 155.507: Specifying certain plan submittal requirements for planned developments.

11. Section 155.508 (C)(6)(b): Requiring planned developments with exceptions to satisfy all transitional landscape yard requirements.

12. Section 155.602 (A)(3), (4) and (7): Regulating off-site and collective parking.

13. Sections 155.706 (B) and (C) and 155.709: Requiring that lot interiors, perimeters and perimeter parking lots provide a minimum of five feet of landscaped area.

#### C. Title 153 - Lombard Sign Ordinance

1. Section 153.507 (B)(4)(d): Limiting to one (1) the number of freestanding signs on any one parcel.

2. Section 153.507 (B)(4)(b) and (c): Allowing for signage to exceed 6 feet in height and 30 square feet in area.

3. Section 153.507 (B)(9)(a) and (b): Allowing for increases in the maximum allowable square footage for wall signs and more than one wall sign per street front exposure.

2. Grant a conditional use to allow more than one principal building on the subject property.

3. Execute a Development Agreement for the Subject Property, with the Village Board taking the following actions as set forth in the Agreement (*to be considered at the August 18, 2005 meeting*):

a. Approve two vacations of portions of the Lombard Road right-of-way.

b. Approve the removal of a traffic barricade on Lombard Road; and

c. Grant Site Plan Approval Authority to the Lombard Plan Commission.

(DISTRICT #4)

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.