



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

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Monday, November 23, 2015

7:30 PM

Village Hall - Board Room

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### SPECIAL MEETING

#### Call to Order

#### Pledge of Allegiance

#### Roll Call of Members

#### Public Hearings

[150525](#)

#### **PC 15-27: Yorktown Commons Planned Development**

The petitioner requests that the Village take the following actions on the subject property located within the B3PD Community Shopping District Planned Development (Yorktown Shopping Center and Yorktown Peripheral Planned Developments):

#### **PC 15-27A: Yorktown Shopping Center Planned Development**

Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Yorktown Shopping Center Planned Development, as established by Ordinance No. 1172, and any companion zoning approvals, as follows:

1. A change to the geographical extent of the previously approved planned development and any companion zoning approvals;
2. Amend Section 3 (d) of Ordinance No. 1172 (Yorktown Shopping Center Planned Development) to read as follows:

Off-Street Parking. There shall be required in lieu of all other off-street parking regulations of the Lombard Zoning Ordinance the construction and maintenance of a minimum of ~~7,500~~ **6,800** parking spaces; and

3. Approve a Major Plat of Subdivision.

**PC 15-27B: Yorktown Peripheral Planned Development**

Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Yorktown Peripheral Planned Development, as established by Ordinance No. 3962, and any companion zoning approvals, as follows:

1. A change to the geographical extent of the previously approved planned development and any companion zoning approvals; and

**PC 15-27C: Yorktown Commons Planned Development**

Pursuant to Section 155.502 (F) (3) of the Lombard Zoning Ordinance, approve a conditional use for a planned development with the following companion deviations, use exceptions, and variations:

1. Deviations and variations from the B3 Community Shopping District's lot and bulk requirements, Sections 155.415 (D), (E), (F), (G), (H), (I), (J), and (K) of the Lombard Zoning Ordinance, to allow for the establishment of a form-based code based upon lot, bulk, and design standards and guidelines as set forth within the "Yorktown Commons Planned Development Design Guidelines" included within the petitioner's submission;
2. To approved the "Yorktown Commons Planned Development Design Guidelines" as the preliminary plan for the subject property and to extend the timeframe for the final plan approval as set forth in the "Yorktown Commons Planned Development Design Guidelines;"
3. A variation from Section 155.508 (B)(3) of the Lombard Zoning Ordinance to allow for use exceptions, ground-floor residential dwelling units, for more than forty percent (40%) of the site area or more than forty percent (40%) of the total floor area, whichever is less;
4. A variation from Section 155.707 to waive transitional landscape yard requirements where residential uses are proposed in the B3 zoning district; and
5. A variation from the Planned Development Standards, Article IX of the Lombard Zoning Ordinance, to establish the process for administration of the Yorktown Commons Planned Development as forth in Section IV of the "Yorktown Commons Planned

Development Design Guidelines” and granting site plan approval authority to the Plan Commission, pursuant to Section 155.511 of the Lombard Zoning Ordinance. (DISTRICT #3)

## **Business Meeting**

### **Approval of Minutes**

*Request to approve the October 5 and October 19, 2015 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**

*There are no site plan approvals.*

### **Workshops**

*There are no workshops.*

### **Adjournment**