

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: November 28, 2007 (BOT) Date: December 6, 2007

TITLE: PC 07-03: 19W471 Roosevelt Road and 351 E. Roosevelt Road

SUBMITTED BY: Department of Community Development

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. The Village of Lombard requests that the Village take the following actions on the subject property:

- A. Approve an annexation agreement. (2/3 of Corporate Authorities Vote Required)
- B. Annex the portion of the subject property not currently within the Village of Lombard.
- C. Approve a map amendment rezoning the entire property to the B4 Corridor Commercial District.
- D. Approve a conditional use for a planned development, with the following companion conditional uses, deviations and variations, as follows:
 - 1. For Lot 1 (Parcel A) of the proposed resubdivision, approve:
 - a. A conditional use pursuant to Section 155.414 (C)(7) of the Zoning Ordinance for a drive-through facility;
 - b. A deviation from Section 153.505 (B)(19)(a)(2) of the Sign Ordinance to allow for more than one wall sign per street frontage;
 - c. A deviation from Section 155.414 (D) of the Zoning Ordinance to reduce the minimum lot area from 40,000 square feet to 36,549 square feet;
 - d. A deviation from Section 155.414 (E) of the Zoning Ordinance to reduce the minimum lot width from 150 feet to 137.54 feet.
 - 2. For Lot 2 (Parcel B) of the proposed resubdivision, approve a deviation from Section 155.414 (F) of the Zoning Ordinance reducing the required east interior side yard from ten feet (10') to two feet (2').
 - 3. For Lot 3 (Parcel C) of the proposed resubdivision, approve:
 - a. A conditional use pursuant to Section 155.414 (C)(7) of the Zoning Ordinance for a drive-through facility;
 - b. A deviation from Section 153.505 (B)(19)(a)(2) of the Sign Ordinance to allow for more than one wall sign per street frontage;
 - c. A deviation from Section 155.414 (D) of the Zoning Ordinance to reduce the minimum lot area from 40,000 square feet to 30,799 square feet;

d. A deviation from Section 155.414 (E) of the Zoning Ordinance to reduce the minimum lot width from 150 feet to 121.03 feet.

4. For Lot 4 (Parcel D) of the proposed resubdivision, approve:

a. A deviation from Section 154.506 (D) of the Subdivision and Development Ordinance to allow for a lot without public street frontage;

b. A planned development use exception for a storage center in the B4 District; and

c. A variation from Section 155.508 (B)(3) of the Zoning Ordinance pertaining to the Standards for Planned Developments with Use Exceptions to allow a use exception to exceed 40% of the total floor area for the overall planned development.

5. For Lot 5 (Parcel E) of the proposed resubdivision, approve:

a. A deviation from Section 154.506 (D) of the Subdivision and Development Ordinance to allow a lot without public street frontage;

b. A deviation from Section 154.507 (D) of the Subdivision and Development Ordinance requiring an outlet to have at least thirty feet (30') of frontage along a public street;

c. A deviation from Section 155.414 (D) of the Zoning Ordinance to reduce the minimum lot area from 40,000 square feet to 20,203 square feet for a detention outlet; and

d. A deviation from Section 155.414 (E) of the Zoning Ordinance to reduce the minimum lot width from 150 feet to 138.17 feet for a detention outlet.

6. For each of the proposed lots, grant a variation from Sections 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking.

7. Approve the following Sign Ordinance deviations:

a. A deviation from Section 153.505 (B)(6)(e) to allow for more than one freestanding sign on a property;

b. A deviation from Section 153.235 (A) to allow for more than one shopping center sign; and

c. A deviation from Section 153.235 (E) to allow for shopping center signs to be located closer than 250 feet from each other.

d. A deviation from Section 153.234 (F) of the Lombard Sign Ordinance to allow for free-standing signs to be located closer than seventy-five feet (75') from the center line of the adjacent right-of-way; and

8. Approve a preliminary major plat of resubdivision.
(UNINCORPORATED & DISTRICT #6)

The Plan Commission recommended approval with conditions.

Please place this item on the December 6, 2007 Board of Trustees agenda.

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.