

Village of Lombard

*Village Hall
255 East Wilson Ave.
Lombard, IL 60148
villageoflombard.org*



Meeting Agenda

Monday, September 20, 2021

7:00 PM

Village Hall - Board Room

Plan Commission

Commissioners:

***Ruth Sweetser, Leigh Giuliano, Bill Johnston,
Kevin Walker and Tony Invergo***

Staff Liaison: Jennifer Ganser

Call to Order

Pledge of Allegiance

Roll Call of Members

Appoint an Acting Chair

Public Hearings

[210207](#)

PC 21-17: 359 E Roosevelt Road - Panda Express - Request to Continue to October 18, 2021 Plan Commission Meeting

Subsequent to the remand, the petitioner has further requested additional site plan changes, and as such the petitioner and staff request this matter be continued to the October 18, 2021 meeting. (DISTRICT #6)

[210240](#)

PC 21-22: Text Amendments to the Zoning Ordinance as it relates to development standards for accessory structures and garages

The petitioner, the Village of Lombard, is requesting the following text amendments to the Lombard Code of Ordinances, Chapter 155 - Zoning Code:

1. Amend Section 155.802 - Rules and definitions, as it relates to definitions for the terms "Building, detached", "Garage, private", and "Shed";
2. Amend Section 155.210 - Accessory uses, activities, buildings, and structures, as it relates to bulk requirements for sheds, detached garages, and other accessory structures; and
3. Amend Section 155.222 - Attached garage requirements, as it relates to requirements for attached garages projecting in front of detached single-family dwellings. (DISTRICT ALL)

[210277](#)

PC 21-23; Text Amendments to Chapter 154 of Village Code (the Subdivision & Development Ordinance)

The petitioner, the Village of Lombard, is requesting comprehensive text amendments to Chapter 154 of the Village Code (the Subdivision & Development Ordinance), and any other relevant sections for clarity and consistency. Said section and subsection amendments, include, but not limited to, the following:

1. 154.203 (C)(1) amending process requirements for pre-application meetings, plat approvals and the administrative plat and final plat approval.
2. 154.203 (D)(4) and 154.507 to amend and adding language stating

- that public dedications, stormwater detention and/or Best Management Practices improvements comply with Village Code.
3. 154.203 (E)(2), (4), (5), (6) and (7) establishing that all variation to Chapter 154 must go before the Plan Commission for a public hearing prior to Village Board consideration.
 4. 154.203(F) striking the procedures for vacations of public rights-of-way, as the provisions are addressed within Chapter 97 of Village Code.
 5. 154.203(G) adding procedures associated with Plats of Easement Abrogation.
 6. 154.203 (I) clarifying the process for text amendments to the Chapter.
 7. 154.203 (L) removal of conflicts within the fees section and Section 36.21(J) of Village Code.
 8. 154.303 (D)(2)(b) removing the sidewalk requirement for the adjacent side of the public right-of-way for Minor Plats of Subdivision
 9. 154.305 and 154.703 amending definition of Minor Development
 10. 154.305 (D)(1) clarifying and amending requirements for public improvements for unimproved, underimproved and improved rights of way for Minor Development
 11. 154.306 and 154.703 amending definition of Major Development
 12. 154.306 (D) clarifying and amending requirements for public improvements for unimproved, underimproved and improved rights of way for Major Development
 13. 154.307 amending recapture provisions
 14. 154.403 (B) amending preliminary engineering requirements for engineering plan submittals
 15. 154.404 (E)(8) striking fire hydrant marker provisions
 16. 154.405 (D) striking sanitary sewer connection requirements that conflict with Chapter 50 of Village Code
 17. 154.405 (F) adding Flagg Creek Water Reclamation District references
 18. 154.406 (D) adding language stating that the Village does not have an obligation to undertake requisite maintenance and repair activities for private detention facilities
 19. 154.407 (C)(2) striking sidewalk stamping requirements
 20. 154.407 (D), 154.503 (A), and 154.511 adding references to the complete Streets Policy
 21. 154.407 (I)(1) clarifying street names and traffic sign provisions
 22. 154.408 (B) amending jurisdictions pertaining to erosion control
 23. 154.409 (B) clarifying parkway sod requirements
 24. 154.410 (A) clarifying utility location requirements within easements
 25. 154.501 (H) adding references to the County Stormwater and Floodplain Ordinance and federal regulations
 26. 154.504 (A) amending public sidewalk slope requirements

27. 154.505 (B)(1) striking block width requirements
28. 154.506 (E) adding staff engineering review provisions for lots
29. 154.506 (F) striking avoidance of right angles provision for lots
30. 154.507 (D) amending outlot frontage width provisions and striking rectangular design reference
31. 154.509 striking regulations abutting railroads and expressways
32. 154.512 (A)(1)(a) and (b) adding references to easement width requirements
33. 154.512 (C) strike clear sight easement provisions, as the provisions are addressed within Chapters 153 and 155
34. 154.513 amending and striking monument and marker provisions to reference State Statutes
35. 154.602 (C) clarifying approval entity for development agreements
36. 154.602 (D)(3)(c) clarifying policies pertaining to vertical construction in construction schedules
37. 154.602 (D)(3)(f) and (g) adding references to sanitary sewer and public right-of-way completion activities prior to construction start for permanent structures
38. 154.602 (E)(2) striking administrative plat development agreement references
39. 154.605 (C) amending language confirming association obligations
40. 154.606 (D)(3)(c) adding ability for Village to undertake Environmental Audit review at developer cost
41. 154.701 (E) striking gender references
42. 154.703 add, delete or modify definitions to Best Management Practices (BMPs), Clear sight easement, Development, major, Development, minor (b) and (c), Improvement, public, Lot, NIPC, Certificate of Occupancy/ Zoning Certificate to definition, Planned Development, Expressway, Village Engineer, and Zoning Lot.
(DISTRCT ALL)

Business Meeting

Approval of Minutes

Request to approve the August 16, 2021 meeting 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 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