



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

Monday, June 19, 2017

7:00 PM

Village Hall - Board Room

Call to Order

Pledge of Allegiance

Roll Call of Members

Public Hearings

[170268](#)

PC 17-21: Approval of a Major Plat of Subdivision with Companion Relief- 222 E. Windsor Avenue (Allied Drywall)

Requests the Village approve a Major Plat of Subdivision located within the R2 Single-Family Residence District, with the following companion relief:

1. Variance from the Zoning Ordinance for the proposed Lot 11:
 - a. A variation from Section 155.407(F)(1) to reduce minimum required front yard setback from thirty (30) feet to fifteen (15) feet where adjacent to the arc of the cul-de-sac turnaround;
2. Variances from the Zoning Ordinance for the proposed Lot 12:
 - a. A variation from Section 155.407(F)(1) to reduce minimum required front yard setback from thirty (30) feet to fifteen (15) feet; and
 - b. A variation from Section 155.407(F)(4) to reduce minimum required rear yard setback from twenty-five (25) feet to fifteen (15) feet;
3. Variances from the Subdivisions and Development Ordinance:
 - a. A variation from Section 154.503(D)(1) to allow a

cul-de-sac turnaround with a right-of-way diameter of 106 feet where a right-of-way diameter of 124 feet is required;

- b. A variation from Section 154.504(B) to allow a sidewalk that is two (2) feet from the street curb where a minimum separation of five (5) feet is required, for the sidewalk located adjacent to the north side of the cul-de-sac turnaround; and
- c. A variation from Section 154.304(D)(3) to eliminate the sidewalk from the new roadway adjacent to the south side of the cul-de-sac turnaround. (DISTRICT # 4)

[170269](#)

PC 17-22: 1 E. St. Charles Road

Requests that the Village grant a variance from Section 153.506(A)(6)(c) to allow for a freestanding sign of seventeen feet (17') in height, where six feet (6') is allowed on the subject property located within the B5 Central Business District. (DISTRICT #1)

[170270](#)

PC 17-20: Amend interior side yard setbacks for single-family homes in the Oak Creek Planned Development

Requests that the Village take the following actions on the subject property located within the R5PD Planned Development District (Oak Creek Planned Development):

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Oak Creek Planned Development, as established by Ordinance No. 1351, and amended by the Consent Judgment and Decree entered on June 19, 1978 in the Circuit Court of DuPage County in Case No. 78 MR 28 and subsequent amendments thereto (collectively the "Consent Decree"), to allow for modifications to the interior side yard setback for single family residences, from 10 feet (10'), as originally established by Ordinance No 1351 and unaffected by the Consent Decree, to six feet (6'). (DISTRICT #2)

[170271](#)

PC 17-19: Sign Deviations, Yorkbrook Business Park at Eisenhower Lane

Requests that the Village grant a conditional use for a planned development with a deviation to Section 153.208 (H) to allow for signs in the clear line of sight area. (DISTRICT #3)

Business Meeting

Approval of Minutes

Request to approve the May 22, 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

1. Fence Update – Yorktown Commons Parcel 1 – 50 Yorktown

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