



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,
John Mrofcza and Leigh Giuliano
Staff Liaison: Jennifer Ganser

Monday, May 20, 2019

7:00 PM

Village Hall - Board Room

Call to Order

Pledge of Allegiance

Roll Call of Members

Public Hearings

Business Meeting

[190185](#)

PC 19-09: 601-607, 617 and 645 W. North Ave - Tommy's Car Wash

The petitioner requests that the Village take the following actions on the subject property located within R1 Single-Family Residence District, the B4 Corridor Commercial Zoning District, and the OPD Office Planned Development District:

1. For the property at 617 W. North Avenue, approve a map amendment from the R1 Single-Family Residence District to the B4 Corridor Commercial Zoning District;
2. For the property at 601 W. North Avenue and 617 W. North Avenue, approve the following:
 - a. A conditional use, pursuant to Section 155.416(C)(18) of the Lombard Code of Ordinances for Conditional Uses in the B4 District, to allow for a motor vehicle service business (car wash);
 - b. A zoning variation from Section 155.416(F)(1) of the Lombard Code of Ordinances to allow a building with a front yard setback of twenty two feet (22'), where a front yard setback of thirty feet (30') is required;

- c. A zoning variation from Sections 155.416(J) and 155.707(A)(4) of the Lombard Code of Ordinances to allow a transitional landscape yard with a width of five feet (5'), where a width of thirty feet (30') is required, along the south property line;
- d. A zoning variation from Section 155.707(B)(4) of the Lombard Code of Ordinances to allow a transitional yard without a solid fence or berm;
- e. A zoning variation from Section 155.706(C) of the Lombard Code of Ordinances to reduce the perimeter parking lot landscaping area from five feet (5') to zero feet (0') in width along the west property line (to accommodate a shared driveway);
- f. Approve the following signage variations:
 - i. A variation from Section 153.210 of the Lombard Sign Ordinance to allow an automatic changeable copy sign on a property with less than 300 lineal front footage on a designated major or minor arterial road;
 - ii. A variation from Section 153.505(B)(19)(a)(i)(a) of the Lombard Sign Ordinance to allow wall signage with a total area of two hundred forty eight square feet (248 square feet) where a maximum area of two hundred square feet (200 square feet) is permitted.

For the property at 645 W. North Avenue, amend the Heron Point Office Planned Development to provide for a zoning variation from Section 155.706(C) of the Lombard Code of Ordinances to reduce the perimeter parking lot landscaping area from five feet (5') to zero feet (0') in width along the east property line (to accommodate a shared driveway (DISTRICT #1)

[190186](#)

PC 19-10: 948 N Ridge Avenue - Motor Vehicle Service

The petitioner requests that the Village grant approval of a zoning conditional use, pursuant to Section 155.420(C)(23) of the Village Code, to allow for a Motor Vehicle Service establishment within the I Limited Industrial Zoning District. (DISTRICT #1)

[190187](#)

PC 19-11: Text Amendment Zoning Ordinance

The petitioner is requesting Zoning Ordinance text amendments to Section 155.417(G)(2) of the Lombard Village Code (and any other relevant sections for clarity) to include Schools, private, full-time: Elementary, middle and high as a conditional use within the Roosevelt Road Corridor B4A District (DISTRICT ALL)

[190188](#)

PC 19-12: 241 E Roosevelt Road, ILM Montessori Academy - Conditional Use

The petitioner, ILM Montessori Academy, requests that the Village grant a zoning conditional use, pursuant to Section 155.417(G)(2)(b) of the Lombard Village Code, and as amended by PC 19-11, to allow for schools, private, full-time: elementary, middle, and high in the B4A Roosevelt Road Corridor District. (DISTRICT #6)

[190189](#)

PC 19-13: 609 E St Charles Road - Vehicle Sales

The petitioner requests that the Village grant a zoning conditional use pursuant to Section 155.416(C)(17) of the Lombard Village Code to allow for motor vehicle sales in the B4 Corridor Commercial District on the subject property. (DISTRICT #5)

[190184](#)

PC 19-08: Text Amendment Zoning Code - Trails

The petitioner, the Village of Lombard, is requesting text amendments to Section 155.402 of the Lombard Village Code (and any other relevant sections for clarity) to the following:

1. Remove the date of the Map and replace with “the latest approved version” and
2. Include Illinois Prairie Path and Great Western Trail and other descriptions of boundaries for clarity (DISTRICT ALL)

Approval of Minutes

Request to approve the April 15, 2019 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

1. 1200 N Lombard Road

Adjournment