

Village of Lombard

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



Meeting Agenda

Monday, May 16, 2022

7:00 PM

Village Hall

Plan Commission

Commissioners:

***Ruth Sweetser, Leigh Giuliano, Bill Johnston,
Kevin Walker, Tony Invergo,
Alissa Verson and Robert Spreenberg
Staff Liaison: Jennifer Ganser***

Call to Order

Pledge of Allegiance

Roll Call of Members

Public Hearings

[220160](#)

PC 22-12: 303 W. Roosevelt Road - Heritage Cadillac

The petitioner requests that the Village take the following action on the subject property located within the B4APD Planned Development (Heritage Cadillac Planned Development):

Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Village Code, amend the Heritage Cadillac Planned Development, as established by Ordinance No. 5309 and amended by Ordinance No. 5375, to approve a site plan that changes the location of the showroom building by more than 10 feet, based upon the submitted plans. (DISTRICT #2)

[220158](#)

PC 22-11: 747 E. Roosevelt Road - Midwest Car Connect

The petitioner requests a conditional use pursuant to Section 155.417(G) (2)(a)(iv) of the Lombard Village Code to allow for motor vehicle sales to operate on the subject property located within the B4A Roosevelt Road Corridor District. (DISTRICT # 6)

[220097](#)

PC 22-05: 855 E. Roosevelt Road (Usmania Prime) (Continuance from the 4-18-22 PC Meeting)

The petitioner, SAFA ENTERPRISES, LLC, requests that the Village take the following actions on the subject property located within the B4A Roosevelt Road Corridor District, to provide for the construction of a new principal building:

1. A conditional use under Sections 155.103(F) and 155.417(G)(2)(a) (vii) of the Zoning Ordinance to allow a restaurant, including entertainment and dancing when conducted as part of the restaurant operations and secondary to the principal use;
2. A conditional use under Sections 155.103(F) and 155.417(G)(2)(c) (vii) of the Zoning Ordinance to allow a building containing a restaurant as a principal use that will exceed 40 feet in height;
3. A conditional use under Sections 155.103(F) and 155.417(G)(10) (b) of the Zoning Ordinance to allow outdoor display and sales on a seasonal or periodic basis in the row of parking along the south elevation of the building and in the rooftop area;
4. A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Sections 155.417(G)(12) and 155.602(C)(Table 6.3) which require 112-132 parking spaces in order to allow 116 parking

spaces to serve dining areas not to exceed those shown in the plans and to allow a reduction of eight (8) of these spaces for seasonal outdoor cultural events according to the conditional use noted in Item 3;

5. A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Sections 155.417(G)(12) and 155.603(A) which does not require a loading space, but which requires a voluntary loading space to be constructed with a maneuvering apron (155.603(A)(2)(a)(ii)) in order to allow three (3) employee parking spaces at the entry to a loading zone (155.603(A)(6));
6. A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Sections 155.417(G)(12), 155.417(G)(14) and 155.602(A)(10)(d) which requires parking lot lighting to be directed away from the lot lines and to fall below certain maximum intensities in order to avoid these requirements for lighting adjacent to the access easement serving the subject property and the easterly adjacent property;
7. A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Sections 155.417(G)(12) and 155.706(B)(2)(c) in order to allow landscape islands on the west elevation of the building to host two rickshaws and have less than the number of required shade trees and ground cover;
8. A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Section 155.417(G)(14) which requires lighting to shine down in order to permit evening lighting designed to articulate landscape features and the rickshaws as approved by the Director of Community Development and provided that no perimeter landscaping within 100 feet of the south lot line is articulated with such lighting;
9. A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Section 155.707(B)(4)(d) which requires transition yard areas not planted with trees or shrubs to be maintained as lawn in order to permit the south lot line to be maintained with all trees and understory plant material to remain in the wetland, flood way and floodplain reflected in the plans (affects south transition yard except east +/-45 feet);
10. A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Section 155.708 which requires a ten-foot foundation landscaping area on all sides of a building in order to allow development with a five-foot foundation landscaping area on the north and west sides and no foundation landscaping area on the east and south;
11. A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Article XI which imposes several detailed landscaping requirements in Sections 155.701 through 155.710 in order to accomplish innovative landscaping shown in the two-sheet

landscape plan on file with the Village for the benefit of natural areas on the site and to the south as well as residential neighbors to the south; and

12. Approval of a site plan and landscaping plan under Section 155.103(I) and Section 155.702 of the Zoning Ordinance (DISTRICT #6)

Business Meeting

Approval of Minutes

Request to approve the April 18, 2022 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

[220178](#)

SPA 22-01: 331 W. Madison Street - College Preparatory School of America (CPSA):

Upon a request by CPSA and concurrent with the provisions of Section 155.504(B) of the Zoning Ordinance, the Community Development Director seeks concurrence by the Plan Commission on a minor change to the previously approved planned development, in order to provide for an alternate paint color scheme for the recently completed school building. (DISTRICT #6)

Workshops

There are no workshops

Adjournment