Legislation Details (With Text)

File #:	190260	**Version:** 2	**Name:**		
Type:	Ordinance		**Status:**	Passed	
File created:	6/11/2019		**In control:**	Village Board of Trustees	
On agenda:			**Final action:**	8/15/2019	

Title: PC 19-14: 101-109 S. Main Street - Lilac Station
Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village take the following actions on the subject property, located within the B5PD Central Business District Planned Development:
1. Repeal Ordinances 4646 and 4654 in their entirety, which established a planned development with companion zoning variations and zoning deviations;
2. Approve a zoning conditional use for a new planned development with the following companion conditional use, use exception, variations, and deviations from the Village Code:
Building:
a. A zoning conditional use pursuant to Section 155.418(C) of the Village Code to allow for outside display and sales of products (outdoor dining);
b. A zoning deviation from Section 155.418(G) of the Village Code to allow for an increase in the maximum building height from forty-five feet (45') to fifty feet (50');
c. A zoning variation from Section 155.418(J) of the Village Code to eliminate the transitional building setback for the mixed-use/residential building;
d. A use exception pursuant to Section 155.508(B) of the Village Code to allow for dwelling units on the first floor;
e. A zoning variation from Section 155.508(C)(6)(a) of the Village Code to allow for a reduction of the required front yard along Parkside Avenue to one foot (1') from thirty feet (30') for a planned development abutting the R2 Single-Family Residence District;
Parking:
f. A zoning deviation from Section 155.602, Table 6.3 of the Village Code to allow for a reduction of the required number of off-street parking spaces from 1.5 spaces per dwelling unit to 1.2 spaces per dwelling unit, for the residential portion of the development;
g. A zoning deviation from Section 155.602(A)(5)(a) of the Village Code to allow the option for compact space width of 8'3" for the residential portion of development, where 9' width is required;
Landscaping/Fencing:
h. A zoning variation from Section 155.205(A)(2)(f)(iii) of the Village Code for a fence or wall in the B5 District exceeding six feet (6") in height;
i. A zoning variation from Section 155.418(K), Section 155.508(C)(6)(b), Section 155.707(B)(3), Section 155.707(A)(3), and Section 155.709(B) of the Village Code to allow for the elimination of the transitional landscape yard improvements (on the east side), including fencing, and perimeter lot landscaping;
j. A zoning variation from Section 155.706 of the Village Code to eliminate the interior and perimeter parking lot landscaping requirement;
k. A zoning variation from Section 155.709(B) of the Village Code to eliminate the requirement to provide one (1) shade tree for every seventy-five (75) lineal feet of required perimeter lot landscaping;
3. Grant site plan approval authority to the Lombard Plan Commission. (DISTRICT #4)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 190260_IDRC Report PC 19-14 101-109 S Main St Lilac Station, 2. VBOT presentation, 3. 190260_Cover Sheet PC 19-14 Lilac Station 101-109 S Main, 4. Ordinance 7704 PC 19-14 101-109 S Main St - Lilac Station.pdf, 5. Cover Page 190260.pdf, 6. Ordinance 7704 Recorded.pdf

Date	Ver.	Action By	Action	Result
1/16/2020	2	Recorder	Recorded	
8/15/2019	2	Village Board of Trustees	passed on second reading	Pass
7/18/2019	2	Village Board of Trustees	passed on first reading	Pass
6/17/2019	1	Plan Commission	recommend to the Corporate Authorities for approval with conditions	Pass

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