



# Village of Lombard

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

## Legislation Text

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File #: 190146, Version: 2

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**PC 19-06; Connect 44 1464-1514 S. Main Street (Manor Hill School and Glenn Westlake Middle School) and Finley Road and 16th Street (Four Seasons Park)**

A recommendation from the Plan Commission relative to the following zoning actions on the subject property located within the CR Conservation Recreation District:

1. Approve a conditional use for a new planned development with the following companion variations and deviations from the Zoning Ordinance (Section 155 of the Village Code):
  - a. A deviation from Section 155.404(G) of the Village Code to allow a building height of forty-two feet (42') where a maximum of thirty feet (30') is permitted;
  - b. A variation from Section 155.706(C)(1) of the Village Code to reduce the required perimeter parking lot landscaping for a parking lot that crosses a property line; and
  - c. A variation from Section 155.224(A)(3) of the Village Code to allow four roof mounted small scale wind energy systems on a property where a maximum of one roof mounted small scale wind energy system is permitted.
2. Approve the following variations to the Sign Ordinance (Section 153 of the Village Code):
  - a. A variation from Section 153.210(E) of the Village Code to allow for an automatic changeable copy reader board of twenty-four (24) square feet where sixteen (16) square feet is permitted;
  - b. A variation from Section 153.501(B)(5)(b) of the Village Code to allow for a freestanding sign of seventy-eight (78) square feet where fifty (50) square feet is permitted;
  - c. A variation from Section 153.501(B)(5)(f) of the Village Code to allow a setback of twenty (20) feet from a major arterial street where freestanding signs must be at least twenty-five (25) feet from the right-of-way;
  - d. A variation from Section 153.218(B) of the Village Code to allow for informational signs of twenty-six (26) square feet where six (6) square feet is permitted; and
  - e. A variation from Section 153.218(C) of the Village Code to allow for informational signs of six (6) feet in height where four (4) feet in height is permitted.
3. Grant site plan approval authority to the Lombard Plan Commission pursuant to Section 155.511 of the Village Code. (DISTRICT #3)  
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