



Legislation Text

File #: 190185, Version: 2

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

Recommendation from the Plan Commission relative to the following zoning 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 Village Code 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 Village Code 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 Village Code 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 Village Code to allow a transitional yard without a solid fence or berm;
 - e. A zoning variation from Section 155.706(C) of the Lombard Village Code 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 Village Code 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 Village Code 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 Village Code 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)

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