



Village of Lombard

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

Legislation Text

File #: 200316, Version: 1

**PC 20-12: Hoffman Group Master Plan for the property located at 600-690 E. Butterfield Road
(Continued from October 19, 2020)**

The petitioner requests:

- A. Amend the Village of Lombard Comprehensive Plan changing the Land Use Recommendation of the property from Public and Institutional to Mixed Use Commercial and Office.
- B. Approve a Map Amendment to rezone the property from the O Office District to the B3 Community Shopping District.
- C. Repeal Ordinances 4362, 4691, and 6060 in their entirety, which established the Northern Baptist Theological Seminary Planned Development.
- D. Establish a new planned development for the property, per Chapter 155.415 (C) of Village Code and granting approval of land use exceptions, text amendments, variations and deviations, including relief from the following standards, as set forth more fully as follows:
 1. Chapter 154 of the Village Code of Ordinances (i.e., the Lombard Subdivision and Development Ordinance):
 - a. A variance pursuant to Section 154.506(D) for lots without public street frontage for lots 2 through 7;
 - b. A variance pursuant to Section 154.506(F) and (G) to allow for alternate lot designs that are not radial in nature;
 - c. Grant a variance to pursuant Section 155.415(E) for minimum lot width of less than 100 feet in width to provide for a private street; and
 - d. For purposes of the planned development, zoning setbacks and signage regulations, establish the yards abutting the private roadway designated on the subdivision plat as Lot 6 as the requisite front yard.
 2. Chapter 155 of the Village Code of Ordinances (i.e., the Lombard Zoning Ordinance)
 - a. A text amendment to establish a "Golf Driving Range and ancillary retail uses" as a defined land use and a conditional use within the B3 District;
 - b. A deviation from Section 155.415 (H) requiring all lots having a minimum of ten percent (10%) of open space;
 - c. A variation from Section 155.602(A)(10)(d) relative to the lighting and

photometric requirements for all lot lines internal to the planned development;

- d. For Lot 4, a use exception as provided for within Section 155.508(B) to provide to multiple-family residential buildings as a permitted use subject to Site Plan Approval;
 - e. For Lot 4, a use exception provided for within Section 155.508(B)(3) to provide for a land use exception for a proposed multiple-family land use representing more than forty (40) percent of the gross floor area of a planned development;
 - f. For Lot 4, a deviation to provide for a principal building to up to one-hundred feet (100') in height, where a maximum height of thirty feet (30') is permitted.
 - g. For Lot 7, establish the property for public municipal uses and facilities, as defined by Section 155.800 et. seq. of Village Code as an essential government service use, and subject to the provisions of Section 155.217(A) of Village Code.
3. Chapter 153 of the Village Code of Ordinances (i.e., the Lombard Sign Ordinance)
- a. For Lot 6, variations from Section 153.226 to provide for Off-Premises Signage, in the following respects and subject to Site Plan Approval.
 - i. variations from Section 153.226(B) to not require off-premise signs as the principal use of a zoning lot. Off-premise signs shall not be erected on any zoning lot which contains an existing principal structure, building or use.
 - ii. variations from Section 153.226(C) to provide for more than one off-premise sign shall be located on a zoning lot.
 - iii. variations from Section 153.226(D) to allow for an off-premise sign shall exceed 125 square feet in sign surface area per sign face.
 - iv. Variations from Section 153.226(F) to provide for off-premise signs to be located within a requisite yard.
 - v. Variations from Section 153.226(H) to provide for off-premise signs to be located closer than a minimum of 100 feet from any other off- premise or freestanding sign.

E. Approve a preliminary plat of subdivision

F. Pursuant to Section 154.602, approve a Development Agreement for the property

G. Grant Site Plan Approval Authority to the Lombard Plan Commission, as set forth within Sections 155.504 and 155.511 of Village Code, and not being considered concurrent with the approval of the planned development. (DISTRICT #3)

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