

Village of Lombard

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



Meeting Agenda

Monday, January 24, 2022

7:00 PM

Special Meeting

Village Hall

Plan Commission

Commissioners:

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

NOTICE OF MEETING MODIFICATION DUE TO COVID-19

In light of Public Act 101-0640, which created new Section 7(e) of the Open Meetings Act, and as a Disaster Declaration has been issued by the Governor of the State of Illinois relative to the COVID-19 pandemic, the Chairperson of the Plan Commission has determined that an in-person meeting of the Plan Commission, or a meeting conducted under the Open Meetings Act requirements, relative to a quorum of the members of the Plan Commission having to be physically present at a meeting when some members of the Plan Commission are participating remotely, is not practical or prudent because of the disaster. In this regard, members of the Plan Commission may be participating in the meeting through a virtual meeting platform.

While the public may attend the meeting and provide comments or participate in a public hearing in person, residents are invited to view and participate remotely through the means offered below. Residents may view the meeting live on television, at Comcast Channel 6 or AT&T Channel 99, or on online at www.villageoflombard.org/220/view-meetings-live.

Public comments may be submitted in advance of the meeting, via email to CD@villageoflombard.org or by calling and leaving a voicemail at (630) 620-5929. The Village requests that written comments be submitted to the Village by 3:00 p.m. on Monday, January 24, 2022. Notwithstanding this request, all written comments received before the public comment portion of the agenda will be read into the public meeting record.

Individuals who wish to speak during the live meeting, other than in person, should contact the Village by 4:00 p.m. on Monday, January 24th by calling (630) 620-5929, or via email to CD@villageoflombard.org. Individuals who sign up to speak during the live meeting, other than in person, by 4:00 p.m. on Monday, January 24th will receive information about how to join the meeting by e-mail or phone, based upon their request, after the sign-up time ends.

The remote attendance options in place for this meeting have been adopted to comply with Governor Pritzker's Executive Orders regarding social distancing and to provide opportunities for self-isolation to slow the spread of COVID-19 to the greatest extent possible.

Call to Order

Pledge of Allegiance

Roll Call of Members

Appoint an Acting Chair

Public Hearings

[220029](#)

PC 22-02: Oak View Estates - 400 E. St. Charles Road (Petitioner requests a continuance to the February 21, 2022 Plan Commission meeting)

The petitioner requests that the Village take the following actions on the subject property located within the R4PD Planned Development (Oakview Estates Planned Development):

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Oakview Estates Planned Development, as established by Ordinance No. 5488 and amended by Ordinance No. 7342, as follows:
 - a. For the property located at 400 E. St. Charles, change the use from attached single-family (townhomes) to multiple-family dwellings. (DISTRiCT #4)

[210361](#)

PC 22-03: Text Amendment to the Zoning Ordinance regarding the Keeping Chickens as an Accessory Use

The petitioner, the Village of Lombard, is requesting text amendments to the following Sections of Village Code, and other relevant sections for clarity regarding the keeping of chickens as an accessory use:

1. Amend Section 155.212 to add chicken coops to the listed of permitted obstructions, in the rear yard;
2. Create a new Section 155.227: Keeping Chickens as an Accessory Use to establish regulations on bulk requirements such as setbacks and height; and
3. Amend Section 155.802 to add definitions related to chickens.
(DISTRiCT ALL)

[220028](#)

PC 22-01: Norbury Crossings Subdivision - 14, 101, 104 and 112 E. 20th Street

The petitioner request that the Village take the following actions on the subject property, located within the DuPage County R-4 Single Family Residence District:

1. In conjunction with a request for annexation into the corporate limits of the Village of Lombard, approve a map amendment from the R-4 Single Family Residence District (DuPage County) to the R2 Single-Family Residence District (Lombard);
2. Pursuant to Section 155.407(C) of Village Code, establish a new planned development for the property, including relief from the following standards, as set forth more fully as follows:
 - a. Pursuant to Section 154.507(D) of Village Code, approve variations for stormwater outlots as follows:
 - i. For Outlot A, a variation to allow an outlet with a frontage width of zero feet abutting an improved public street, where 20 feet is required; *(note: the petitioner is in the process of obtaining a cross-access easement from the controlling interest of the stormwater outlet located immediately north of the subject property in the Yorkshire Woods subdivision. This easement will provide access to Outlot A.)*
 - ii. For Outlot C, a variation to allow an outlet with a frontage width of 10 feet abutting an improved public street, where 20 feet is required; and
 - iii. For Outlot D, a variation to allow an outlet with a frontage width of 12 feet abutting an improved public street, where 20 feet is required.
 - b. Pursuant to Section 155.407(D) of Village Code, approve deviations for lot area as follows:
 - i. For Lot 1, allow a lot area of 6,766 square feet, where 7,500 square feet is required;
 - ii. For Lot 2, allow a lot area of 6,906 square feet where 7,500 square feet is required;
 - iii. For Lot 7, allow a lot area of 6,644 square feet where 7,500 square feet is required;
 - iv. For Lot 9, allow a lot area of 7,444 square feet where 7,500 square feet is required;
 - v. For Lot 15, allow a lot area of 6,824 square feet where 7,500 square feet is required;
 - vi. For Lot 16, allow a lot area of 6,477 square feet where 7,500 square feet is required;
 - c. Pursuant to Section 155.407(E) of Village Code, approve

deviations for lot width as follows:

- i. For Lot 1, allow a lot width of 58 feet where 60 feet is required;
 - ii. For Lot 9, allow a lot width of 51.3 feet where 60 feet is required;
- d. Pursuant to Section 155.407(F)(1) of Village Code, approve a deviation to allow a minimum front yard setback of 30 feet for Lots 1 through 19, irrespective of the front yard setback of existing single-family dwellings on abutting lots;
- e. Pursuant to Section 155.407(H) of Village Code, approve deviations for open space as follows:
- i. For Lots 1, 2, 7, 9, 15 and 16, approve deviations for minimum open space in order to allow 3,750 SF of lot coverage, with the remaining lot area being provided as open space; and
3. Approve a preliminary plat of subdivision. (DISTRICT #3)

Business Meeting

Approval of Minutes

Request to approve the December 20, 2021 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

There are no subdivision reports

Workshops

There are no workshops

Adjournment