

# **Village of Lombard**

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



## **Meeting Agenda**

**Monday, February 17, 2025**

**7:00 PM**

**Village Hall**

## **Plan Commission**

*Leigh Giuliano, Chairperson*

*Commissioners:*

*Ruth Sweetser, Bill Johnston, Tony Invergo,*

*Alissa Verson, Robert Spreenber and*

*Brendan Flanigan*

*Staff Liaison: Anna Papke*

## Call to Order

## Pledge of Allegiance

## Roll Call of Members

## Public Hearings

[250082](#)

### **PC 25-04: 505 W. Roosevelt Road**

The petitioner is requesting the following for a property located within the B4A Roosevelt Road Corridor District:

1. A conditional use pursuant to Section 155.103(F) of the Zoning Ordinance in order to allow a drive through accessory to a restaurant (see Section 155.417(G)(2)(b)(iv));
2. A conditional use pursuant to Section 155.103(F) of the Zoning Ordinance in order to recognize existing off-site parking throughout the shopping center (R1972-041405) and allow the use of parking spaces situated at 505 West Roosevelt Road to support use at 1210 Finley Road and 515 W. Roosevelt Road in conformance with Section 155.602(A)(3)(b) while also allowing shopping center cross-parking as covenanted in 1972 (see Section 155.417(G)(2)(c)(ii));
3. Variations pursuant to Section 155.103(C) of the Zoning Ordinance to allow the continuation of conditions existing since 1977, and later with the expansion of rights of way, to remain:
  - a. From Section 155.417(G)(3), and 155.417(G)(5)(c) which impose certain lot size (40,000 SF) and interior side yard (10 feet) standards subject to compliance with the site plan and landscape plan on file with the Village which shall be deemed part of any ordinance authorizing the variations; and
  - b. From Sections 155.417(G)(9) and 155.417(G)(12) which impose certain landscaping (Article XI), and parking lot design (Article X) standards subject to compliance with the site plan and landscape plan on file with the Village which shall be deemed part of any ordinance authorizing the variations. (DISTRICT #2)

[250083](#)

### **PC 25-05: 1210 S. Finley Road**

The petitioner is requesting the following for a property located within

the B4A Roosevelt Road Corridor District:

1. A conditional use pursuant to Section 155.103(F) of the Zoning Ordinance in order to allow a smoking establishment that complies with the Illinois Smoke Free Act (see Section 155.417(G)(2)(b)(xi));
2. A conditional use pursuant to Section 155.103(F) of the Zoning Ordinance in order to recognize existing off-site parking throughout the shopping center (R1972-041405) the use by 1210 Finley Road of off-site parking spaces situated at 505 and 515 West Roosevelt Road in conformance with Section 155.602(A)(3)(b) (see Section 155.417(G)(2)(c)(ii));
3. A conditional use pursuant to Section 155.103(F) of the Zoning Ordinance in order to allow outdoor services, subject to Section 155.210(C)(2)(b) (see Sections 155.417(G)(2)(a)(vi) and 155.417(G)(10)(b)), provided that no seating area for a smoking establishment shall be placed within thirty (30) feet from the west lot line;
4. Variation pursuant to Section 155.103(C) of the Zoning Ordinance to allow one marquee sign on the building canopy facing Finley Road (east elevation) and one marquee sign on the south elevation in order with a combined area not to exceed 100 square feet to comply with prior and current staff interpretation of Section 153.505(B)(17)(a)(i)(a) which limits the area of marquee signs by regulating them as wall signs and limiting them a combined area of one times the lineal front footage of the property per façade of street front exposure or a maximum of 100 square feet;
5. Variations pursuant to Section 155.103(C) of the Zoning Ordinance to allow the continuation of conditions existing since 1977, and later with the expansion of rights of way, to remain:
  - a. From Section 155.417(G)(3), Section 155.417(G)(4), and Section 155.417(G) (5)(c) which impose certain lot size (40,000 SF), lot width (150 feet), and interior side yard (10 feet) standards subject to compliance with the site plan and landscape plan on file with the Village which shall be deemed part of any ordinance authorizing the variations; and
  - b. From Section 155.417(G)(9) and Section 155.417(G) (12) which impose certain landscaping (Article XI) and parking lot design (Article X) standards subject to compliance with the site plan and landscape plan on file with the Village which shall be deemed part of any ordinance authorizing the variations. (DISTRICT #2)

## **Business Meeting**

### **Approval of Minutes**

*Request to approve the January 27, 2025 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 site plan approvals*

### **Workshops**

*There are no workshops*

### **Adjournment**