

Village of Lombard

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



Meeting Agenda

Monday, July 20, 2026

7:00 PM

Village Hall Board Room

Plan Commission

*Leigh Giuliano, Chairperson
Alissa Verson, Vice-Chairperson
Commissioners: Ruth Sweetser, Bill Johnston, Robert Spreenberg,
Brendan Flanigan, Farrah Ali, Bill Ware, and Michelle Johnson
Village Staff Liaison: Anna Papke*

Call to Order

Pledge of Allegiance

Roll Call of Members

Public Hearings

[260259](#)

PC 26-10 - 1000 N. Rohlwing Road, Units 5&6; Text Amendment - Adult Day Care

The petitioner, HARMONYCARES INVESTMENT PARTNERS LLC, requests that the Village approve the following text amendments to the Village Code:

1. An amendment to Section 155.802 to add a definition for the term “adult day care center”;
2. An amendment to Section 155.415(C) of the Village Code to allow for “adult day care facility” to be listed as a defined conditional use in the B3 Community Shopping District;
3. An amendment to Section 155.602(C), Table 6.3, to add parking requirements for the proposed land use “adult day care facility” to the Village Code; and
4. An amendment to Chapter 155, Article III, General Provisions, to adopt supplemental regulations for adult day care facilities.
(DISTRICT # 1)

[260260](#)

PC 26-11 - 1000 N. Rohlwing Road, Units 5&6 - Adult Day Care

The petitioner, HARMONYCARES INVESTMENT PARTNERS LLC, requests that the Village grant a conditional use, pursuant to Section 155.415(C) of the Village Code, to allow an adult day care facility on the subject property located within the B3 Community Shopping Planned Development District. (DISTRICT #1)

[260261](#)

PC 26-12 - Lakepointe townhomes (former Northern Seminary)

The petitioner, D. R. Horton, is the contract purchaser of the subject property, the former site of the Northern Baptist Theological Seminary campus at 600-670 E. Butterfield Road. The petitioner proposes to construct a 157-unit townhome development on the subject property.

The petitioner requests that the Village take the following actions on the subject property, located within the B3PD Community Shopping District Planned Development:

1. Approve a Comprehensive Plan Map amendment for the subject property from Public and Institutional and Mixed Use Commercial and Office to Low-Medium Density Residential;
2. Approve a map amendment to rezone the property from the B3 Community Shopping District to the R3 Attached Single-Family

Residence District;

3. Pursuant to Section 155.408(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 154.503(D) of Village Code, approve a variation to allow a local residential street with a right-of-way width of 60 feet, where a right-of-way width of 66 feet is required;
 - b. Pursuant to Section 154.506(D) of Village Code, approve a variation to allow lots without public street frontage;
 - c. The following deviations, which are required because all yards will be maintained by the homeowners' association:
 - i. Pursuant to Section 155.408(D)(3) of Village Code, approve a deviation to allow attached single-family dwelling lots with lot areas of less than 3,500 square feet;
 - ii. Pursuant to Section 155.408(E)(3), approve a deviation to allow exterior lots for attached single-family dwellings with lot widths of less than 30 feet;
 - iii. Pursuant to Section 155.408(F)(3), approve deviations to allow yard setbacks of zero feet from the property line;
 - iv. Pursuant to Sections 155.408(H) and 155.510(A) (1) of Village Code, approve the calculation of open space as the total area of open space provided on all parcels within the planned development divided by the base area of the planned development;
 - d. Pursuant to Sections 155.408(D) and 155.408(E) of Village Code, approve deviations to allow Lot 3001 with a lot area of less than 3,500 square feet and a lot width of less than 30 feet;
 - e. Pursuant to Section 155.408(G) of Village Code, approve a conditional use to allow attached single-family residences with a building height (measured to the mean height level between eaves and ridge of gable) of three and a half stories and 33 feet and nine inches (33'9");
 - f. Pursuant to Section 155.408(K)(2) of Village Code, approve a deviation to allow buildings of attached single-family dwellings with a length of 154 feet, where a maximum building length of 150 feet is permitted;
 - g. Pursuant to Section 155.408(K)(3) of Village Code, approve a deviation to allow groups of attached single-family dwellings with less than 30 feet of separation between them;
 - h. Pursuant to Section 155.705(C)(1) of Village Code, approve a variation to reduce the number of right-of-way trees where

necessary to accommodate driveways, as reflected in the landscape plan submitted by the petitioner;

- i. Pursuant to Section 153.232(A) of Village Code, approve a deviation to allow a residential subdivision sign with an area of 38 square feet for the south monument sign, where a maximum area of 32 square feet is permitted;
 - j. Pursuant to Section 153.232(B) of Village Code, approve a deviation to allow a residential subdivision sign with a height of nine feet (9') for the south monument sign, where a maximum sign height of four feet is permitted;
 - k. Pursuant to Section 153.232(B) of Village Code, approve a deviation to allow a residential subdivision sign with a height of six feet and eight inches (6'8") for the north monument sign, where a maximum sign height of four feet is permitted;
 - l. Pursuant to Section 153.215 of Village Code, approve deviations to allow development signs with sign areas of more than 32 square feet, and to allow a total number of development signs that exceeds one sign per street exposure, consistent with the signage plans submitted with PC 26-12;
4. Approve a final major plat of subdivision; and
 5. As part of the planned development, approve an off-premises sign for the benefit of the Target property, located on the south side of the subject property fronting Butterfield Road, including relief from Section 153.226 of Village Code (off-premises signs), including subsections (A), (B), (C), (D), (F), (G), and (H), and relief from the residential permitted-sign limitations of Section 153.502 of Village Code, to allow the off-premises sign within the R3 Attached Single-Family Residence District, consistent with the signage plans submitted with PC 26-12. (DISTRICT #3)

[260262](#)

PC 26-13 - Text Amendments for Cargo Containers

The petitioner, the Village of Lombard, is requesting text amendments to Village Code Chapter 155, Zoning Code, and any other relevant sections for clarity and consistency. Proposed amendments include the following:

1. Amend Section 155.210 of the Village Code, Accessory Uses, Activities, Buildings and Structures, to allow cargo containers to be allowed as an accessory building in the CR Districts.
2. Amend Section 155.603(C) of the Village Code, Off-Street Loading, Cargo Container Regulations, to allow cargo containers to be allowed as an accessory building in the CR Districts.
3. Amend Section 155.802 of the Village Code, Rules and Definitions, to further define cargo containers. (ALL DISTRICTS)

Business Meeting

Approval of Minutes

The meeting minutes from the June 15th meeting will be available at the next Plan Commission meeting.

Public Participation

A 15-minute time period is allowed for public comments on any issue related to the Plan Commission.

DuPage County Hearings

There are no DuPage Public Hearings.

Chairperson's Report

There is no Chairperson's Report.

Planner's Report

There is no Planner's Report.

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

Unincorporated Pleasant Lane and Sunset Avenue Properties, Continued

Adjournment