

Village of Lombard

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



Meeting Agenda

Monday, January 23, 2012

7:30 PM

Village Hall

Plan Commission

*Donald F. Ryan, Chairperson
Commissioners: Ronald Olbrysh, Martin Burke,
Ruth Sweetser, Andrea Cooper, Stephen Flint and
John Mrofcza
Staff Liaison: Christopher Stilling*

Call to Order

Pledge of Allegiance

Roll Call of Members

Public Hearings

[120030](#)

PC 12-02: 21W555 Bemis Road (Glenbard Wastewater Authority)
Requests approval of a conditional use for noncompliance with the requirements of the Zoning Ordinance pertaining to personal wireless service facilities (as per Section 155.206(A)(2) of the Zoning Ordinance) with the following variations:

1. A variation from Section 155.205(A)(4) to allow for the use of barbed wire as part of a seven-foot high chain link fence;
2. A variation from Section 155.206(A)(6) to allow for a personal wireless service facility without full landscape screening;
3. A variation from Section 155.206(B)(2)(a)(ii) to allow for a personal wireless service facility in the CR District;
4. A variation from Section 155.206(B)(2)(b)(i) to allow for a personal wireless service facility in excess of 45 feet in height;
5. A variation from Section 155.206(B)(2)(d)(i) to allow for a 100-foot high personal wireless service facility to be less than 105 feet from the nearest property line. (DISTRICT #2)

Attachments: [120030_BOT 2_2_12.pdf](#)

[Ordinance 6673](#)

[120030Coverpage2-2-12](#)

[120032](#)

PC 12-04: Text Amendments to the Lombard Zoning Ordinance
The Village of Lombard requests a text amendment to Section 155.417 of the Lombard Zoning Ordinance allowing "Secondhand stores and rummage shops (with a minimum floor area of 5,000 square feet)" to be listed as a conditional use within the B4A - Roosevelt Road Corridor District. (DISTRICTS - ALL)

Attachments: [120032_BOT 2_2_12.pdf](#)

[120032Coverpage2-2-2012](#)

[Ordinance 6683](#)

[120028](#)

PC 11-25: 321-395 E Roosevelt Road (Former Lombard Crossings Development)

Requests that the Village take the following actions on the subject property:

1. Approve an amendment to an annexation agreement. (2/3 of Corporate Authorities Vote Required)
2. Approve a planned development amendment (Major Change) to Ordinance 6211, as amended by Ordinances 6344, 6495 and 6623 for

property located in the B4APD Roosevelt Road Corridor District, Planned Development, with the following companion conditional uses, deviations and variations, as follows;

a. A conditional use, per Section 155.417 (G) (2) of the Lombard Zoning Ordinance to allow for a secondhand stores and rummage shops in excess of 5,000 square feet for proposed Lot 1; and

b. A conditional use, per Section 155.417 (G) (2) of the Lombard Zoning Ordinance to allow for a drive through for proposed Lot 1; and

c. For each lot, grant a variation from Sections 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking; and

d. A deviation to Section 155.417 (G)(3) of the Zoning Ordinance to reduce the minimum lot area for a detention outlot (proposed Lot 3); and

e. A deviation from Section 155.417 (G)(4) of the Zoning Ordinance to reduce the minimum lot width for a detention outlot (proposed Lot 3); and

f. A deviation from Section 154.507 of the Lombard Subdivision and Development Ordinance to allow an outlot (proposed Lot 3) to not have at least thirty feet (30') of frontage along a public street; and

g. Grant a variation from Sections 155.417 (G)(7) and (9) of the Zoning Ordinance to reduce the ten percent (10%) open space requirement for proposed Lot 2; and

h. A conditional use, per Section 155.417 (G) (2), for off-site parking.

3. Site plan approval with the following deviations from the Lombard Sign Ordinance:

a. A deviation from the Lombard Sign Ordinance to allow for a freestanding sign on both proposed Lots 1 and 2 to be located closer than seventy-five feet (75') from the center line of the adjacent right-of-way; and

b. A deviation from the Lombard Sign Ordinance to allow for 4 walls signs where 2 wall signs are permitted for proposed Lot 1.

4. Approve a major plat of subdivision. (DISTRICT #6)

Attachments: [120028_BOT 2_2_12.pdf](#)

[120028Coverpage2-2-2012](#)

[Ordinance 6684](#)

[Ordinance 6685](#)

[120029](#)

PC 12-01: 717 E. Butterfield Road (Chick-fil-A)

Requests that the Village approve amendments to Ordinances 4497 and 6616 as they relate to the Homestead Village Planned Development, located within the OPD Office District, Planned Development, and consisting of a conditional use (per Section 155.412 (C)(1) of the Zoning Ordinance) to allow for the expansion of a restaurant. (DISTRICT #3)

Attachments: [120029 BOT 2 2 12.pdf](#)
[Ordinance 6672](#)
[120029Coverpage2-2-12](#)

[120031](#)

PC 12-03: 844 N. Ridge Ave. (Flesk Brewing Co. LLC)
Requests a conditional use per Section 155.420(C)(17) of the Zoning Ordinance to allow for Food Manufacturing, Packaging, and Processing in the I Limited Industrial District. (DISTRICT #1)

Attachments: [120031 BOT 2 2 12.pdf](#)
[120031Coverpage2-2-2012](#)
[Ordinance 6682](#)

[120033](#)

SPA 12-01ph: 2030 St. Regis Dr. (Yorkbrook Condominiums)
Requests site plan approval with the following deviations for the subject property, located within the R4PD - Limited General Residential Planned Development District:

1. A deviation from Section 153.229(B)(3) to allow for a real estate sign to exceed thirty-two (32) square feet in area. (DISTRICT #3)

Attachments: [SPA 12-01ph.pdf](#)

Business Meeting

Approval of Minutes

Public Participation

DuPage County Hearings

Chairperson's Report

Planner's Report

Unfinished Business

New Business

Subdivision Reports

Site Plan Approvals

Workshops

Adjournment

