

Village of Lombard

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



Meeting Agenda

Monday, June 17, 2024

7:00 PM

Village Hall - Board Room

Plan Commission

Leigh Giuliano, Chairperson

Commissioners:

Ruth Sweetser, Bill Johnston, Tony Invergo,

Alissa Verson and Robert Spreenberg

Staff Liaison: Anna Papke

Call to Order

Pledge of Allegiance

Roll Call of Members

Public Hearings

[240183](#)

PC 24-07: 1308-1330 S. Meyers Road - Pinnacle Single-Family Residential Planned Development (Continued from the June 3, 2024 Plan Commission Meeting)

The petitioner requests that the Village take the following actions on the subject property (1308-1330 S. Meyers Road), located within the Village of Lombard R1 Single-Family Residence District (1308 S. Meyers Road) and the DuPage County R-3 Single Family Residence District (1312-1330 S. Meyers Road) (cumulatively the “subject properties”):

1. Approve a Comprehensive Plan Map amendment for the subject properties from Estate Residential to Low Density Residential;
2. For the property at 1308 S. Meyers Road, approve a map amendment to rezone the property from the R1 Single-Family Residence District to the R2 Single-Family Residence District;
3. For the properties located at 1312-1330 S. Meyers Road, in conjunction with a request for approval of an annexation agreement and annexation into the corporate limits of the Village of Lombard, upon annexation, approve a map amendment to rezone the property from the R0 Single-Family Residence District to the R2 Single-Family Residence District;
4. Pursuant to Section 155.407(C) of Village Code, establish a new planned development for the subject properties to provide for development of 24 detached single-family residences, including relief from the following standards, as set forth more fully as follows:
 - a. Pursuant to Section 155.407(G)(2) of Village Code, approve a conditional use for building height not to exceed 38 feet or three stories;
 - b. Approve the following deviations and variations from Chapter 155 of Village Code (the Zoning Ordinance):
 - i. Pursuant to Section 155.407(D), a deviation in order to allow a development with a density of 6.14

dwelling units per acre where a density of 5.8 dwelling units per acre is allowed within the areas of Lots 1-24 and Outlot A as depicted in the Planned Development Site Plan (this will allow 24 dwelling units where 22.7 dwelling units are allowed, or 106% of the allowed density in the R2 District);

- ii. Pursuant to Section 155.407(E), which requires a minimum lot width of 60 feet, deviations in order to allow individual lot widths less than 60 feet as depicted in the Planned Development Site Plan;
- iii. Pursuant to Section 155.407(F)(1)(a)(iv), which requires a front yard of 30 feet, deviations in order to allow front yards of 20 feet on Lots 1-6 and 24 feet on Lots 7-24, as provided for in the Planned Development Site Plan and proposed preliminary plat of subdivision;
- iv. Pursuant to Section 155.407(F)(2), which requires a corner side yard of 20 feet, deviations in order to allow corner side yards of one (1) foot on Lot 7 and Lot 24, as provided for in the Planned Development Site Plan;
- v. Pursuant to Section 155.407(F)(3), which requires an interior side yard of six (6) feet, deviations in order to allow interior side yards of three (3) feet (eaves of two (2) feet not closer than one (1) foot from the lot line) on all lots, as provided for in the Planned Development Site Plan;
- vi. Pursuant to Sections 155.510(A)(1) and Section 155.407(H), deviations in order to allow open space to be calculated across all parcels in the planned development rather than on a parcel-by-parcel basis, and to allow a development with 39% open space where 50% open space is required;
- vii. Pursuant to Section 155.210 and 155.210(A)(2)(b), a variation in order to allow an above-ground utility cabinet before the principal building and allow the cabinet in front of the south and east walls of the building on Lot 6;
- viii. Pursuant to Section 155.205(A)(1)(c), a variation

in order to allow, as shown in the Landscape Plan and Planned Development Fence Plan, a 6-foot fence on Outlot A at all locations (a portion of the north fence extends along the abutting front yard to the north) except near the Meyers Road and 14th Street driveways where a 4-foot fence is depicted;

- ix. Pursuant to Section 155.711, variations in order to allow innovative landscaping per the submitted Landscape Plan;
- c. Approve the following variations from Chapter 154 of Village Code (the Subdivisions and Development Ordinance):
- i. Pursuant to Section 154.304(D)(2) and Section 154.306(D)(2), variations in order to allow public improvements to the School Street and 14th Street rights-of-way depicted in the preliminary engineering plan, Planned Development Site Plan and Landscape Plan, as determined upon hearing and decision;
 - ii. Pursuant to Section 154.304(D)(3), Section 154.306(D)(3) and Section 154.309, variations in order to allow improvements to the Meyers Road right-of-way depicted in the preliminary engineering plan, Planned Development Site Plan and Landscape Plan, as determined upon hearing and decision;
 - iii. Pursuant to Section 154.407(A) and Section 154.503(D), variations in order to continue the existing widths of all abutting rights-of-way and pavement widths thereof;
 - iv. Pursuant to Section 154.506(D), variations in order to permit 24 lots with frontage on the private streets within the subdivision;
 - v. Pursuant to Section 154.510 and Section 150.301, variations in order to permit the driveways onto Meyers Road and onto 14th Street as depicted in the preliminary engineering plans and Planned Development Site Plan provided that the gate shall remain operable to allow entry by all vehicles without access control so as not to stack vehicles over the sidewalk or cause backing movements;

- vi. Such other variations from Chapter 154, including those which exclude final landscape treatment from public improvements required to be completed prior to the initiation of the final ten percent (10%) of units but only to the extent required on lots that have not been certified for occupancy, as deemed necessary and appropriate;
 - d. Approve the following deviation from Chapter 153 of Village Code (the Sign Ordinance):
 - i. Pursuant to Section 153.232(B), a deviation in order to allow each subdivision sign at a height of six (6) feet, where a height of four (4) feet is permitted; and
5. Approve a preliminary plat of subdivision pursuant to Section 154.203(D).

Business Meeting

Approval of Minutes

Request to approve the May 20, 2024 meeting minutes.

Public Participation

Public comments submitted after the June 3, 2024 Plan Commission Meeting.

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