

Village of Lombard

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



Meeting Agenda

Monday, July 21, 2025

7:00 PM

Village Hall

Plan Commission

*Leigh Giuliano, Chairperson
Commissioners: Ruth Sweetser, Bill Johnston,
Alissa Verson, Robert Spreenberg and
Brendan Flanigan
Staff Liaison: Anna Papke*

Call to Order

Pledge of Allegiance

Roll Call of Members

Public Hearings

[250241](#)

PC 25-11: 1014 S. Main Street (Glenbard East)

The petitioner requests that the Village take the following action on the subject property located within the CRPD Conservation Recreation District Planned Development (Glenbard East Planned Development):

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Glenbard East Planned Development, as established by Ordinance No. 6967, to approve the following:
 - a. An addition to a building in a planned development that changes the location of the building by more than 10 (ten) feet;
 - b. A deviation from Section 155.404(G) of the Lombard Zoning Ordinance to allow a building addition with a height of 32 feet where a maximum height of 30 feet is permitted; and
 - c. A deviation from Section 155.404(H) of the Lombard Zoning Ordinance to allow a development with 48% open space, where a minimum of 50% open space is required. (DISTRICT#2)

[250254](#)

PC 25-10: 1308-1320 S. Meyers Road (Pinnacle)

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 R2PD Single-Family Residence District Planned Development (Pinnacle Planned Development)

1. Amend the approvals previously requested through Plan Commission petition PC 24-07, and granted by Ordinance No. 8292, as follows:
 - a. Pursuant to Section 155.504 of Village Code, approve the following major changes to the Pinnacle Planned Development:
 - i. Amendment to provide for development of 11 detached single-family residences, where the previous approval provided for 22 detached single-family residences;
 - ii. Pursuant to Section 155.407(F)(1)(a)(iv), which requires a front yard of 30 feet, deviations in order to adjust the prior relief granted for 22 lots and allow front yards of 28 feet on Lots 1-3 and 25 feet on Lots

- 4-11, as provided for in the Planned Development Site Plan and preliminary plat of subdivision;
- iii. Pursuant to Section 155.407(F)(2), which requires a corner side yard of 20 feet, deviations in order to adjust the prior relief granted for 22 lots and allow corner side yards of nine (9) feet on Lot 4, and ten (10) feet on Lot 11, as provided for in the Planned Development Site Plan (all dimensions measured to the lot line shared with Outlot A);
 - iv. Pursuant to Section 154.506(D), variations in order to permit 11 lots with frontage on the private streets within the subdivision, where the previous approval provided this relief for 22 lots;
 - v. 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 3, where previously this relief was granted relative to the same location on prior Lot 6;
- b. Elimination of the following relief approved by Ordinance 8292:
- i. Pursuant to Section 155.407(E), deviations to allow individual lot widths less than 60 feet;
 - ii. Pursuant to 155.407(F)(3), deviations to allow interior side yards of less than six (6) feet;
- c. Preservation of the following relief approved by Ordinance 8292:
- i. 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;
 - ii. 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 45% open space where 50% open space is required;
 - iii. 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;
 - iv. Pursuant to Section 155.711, variations in order to

allow innovative landscaping per the submitted Landscape Plan;

- v. 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;
- vi. 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;
- vii. 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;
- viii. 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;
- ix. 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;
- x. 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

- 2. Approve a revised final plat of subdivision pursuant to Section 154.203(D) of Village Code.(DISTRICT #6)

Business Meeting

Approval of Minutes

Request to approve the June 16, 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

There is no Chairperson's Report.

Planner's Report

Plan Commission updates.

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