



AGENDA

LISLE PLANNING AND ZONING COMMISSION

Wednesday, June 19, 2019 – 7 pm
Village Hall Board Room
925 Burlington Avenue, Lisle, Illinois 60532

A. CALL TO ORDER/ROLL CALL

B. APPROVAL OF MINUTES

1. March 20, 2019
2. April 17, 2019

C. PUBLIC COMMENT (items not related to the agenda)

Public comment, with respect to items that are not the subject of a public hearing required by law, is limited to five minutes for each member of the public. It is requested that, if possible, one spokesman for a group be appointed to present the views of the entire group. Speakers who are recognized are requested to step to the podium and state their name prior to addressing the Planning and Zoning Commission.

D. PUBLIC HEARINGS

1. Public Hearing Case Number: PZC-2019-15
Applicant: Vanessa King
Location: 6462-6464 College Road, Lisle, Illinois 60532
Request: Approval of a special use permit for a fitness studio.
2. Public Hearing Case Number: PZC-2019-18
Applicant: Blend Facial and Style Bar LLC
Location: 1111 Burlington Avenue, Suite 102 and Suite 103, Lisle, Illinois 60532
Requests:
 1. Approval of a special use permit for a beauty salon.
 2. Approval of an amendment to Ordinance 2017-4698 (An Ordinance Approving a Special Use Permit for the Operation of a Beauty Salon).
3. Public Hearing Case Number: PZC-2019-16
Applicant: Benet Academy
Location: 2200 Maple Avenue, Lisle, Illinois 60532
Requests:
 1. A Major Change to the Benet Academy Planned Unit Development.
 2. Approval of a final planned unit development plat.
 3. Approval of the following departures from standards:
 - a. To allow for an increase in the number of freestanding signs per lot from 1 to 2. (Existing Signs A and G)
 - b. To allow for an increase in the size of a freestanding sign from 24 square feet to 51 square feet. (Existing Signs A and G)
 - c. To allow for an increase in the maximum height of a freestanding sign from 6 feet to 6 feet 4 inches. (Existing Sign G)
 - d. To allow for a decrease to the minimum setback for a freestanding sign from 10 feet to 9 feet. (Existing Sign A)
 - e. To allow for an increase in the size of a directional sign from 4 square feet to 30.75 square feet. (Existing Sign T)

The Village of Lisle will make all public meetings accessible to persons with disabilities. Any person needing a reasonable accommodation to participate in a meeting should contact ADA Coordinator, Jack Knight at (630) 271-4144 (Voice) or 630-271-4142 (TDD) at least 24 hours in advance of the scheduled meeting so that proper arrangements can be made.

- f. To allow for an increase in the maximum height of a directional sign from 4 feet to 6 feet 10 inches. (Existing Sign T)
 - g. To allow for an increase to the maximum height of an open fence in the required front yard from 3 feet to 6 feet along Maple Avenue and Yackley Avenue.
 - h. To allow for a waiver from the following Planned Unit Development specific content items:
 - i. Tax Impact Study
 - ii. Environmental Impact Study
 - iii. Market Study
4. Public Hearing Case Number: PZC-2019-17
Applicant: Village of Lisle
Request: Text amendments to Title 5, Chapter 16, of the Village of Lisle Village Code revising regulations pertaining to 2019 FEMA Flood Insurance Study and Flood Insurance Rate Map.

E. NEW BUSINESS

- 1. Development Proposal Presentation: 5603, 5605, 5609 and 5611 Main Street; 5606 and 5608 Lenox Road (Southeast Corner of Route 53 and Kohley Road)
Potential application for annexation, a map amendment, plat of subdivision, and Special Use in the B-2 District for a commercial recreation facility to construct a gymnastics academy (Premier Gymnastics Academy, Inc.)
- 2. Development Proposal Presentation: 1736 Middleton Avenue
Potential application for either:
 - 1. A Special Use for a private school in the R-2 District, accessory off-site parking, and setback variances to operate a private Montessori school (Kindi Academy Ltd.); or
 - 2. A Planned Unit Development (PUD), planned unit development plat, and waiver of specific content items to operate a private Montessori school (Kindi Academy Ltd.)
- 3. Development Proposal Presentation: 1909 & 1917 Ogden Avenue; 4707 & 4709 Yackley Avenue (Southeast Corner of Ogden Avenue and Yackley Avenue)
Potential application for a plat of subdivision and a Special Use in the B-2 District for a gasoline service station to construct a gasoline service station with convenience store and car wash, and a single user retail building (Buchanan Energy (S), LLC and O'Reilly Auto Enterprises, LLC)
- 4. Development Proposal Presentation: 711 Ogden Avenue
Potential application for a Planned Unit Development (PUD), planned unit development plat, plat of subdivision, and possible departures from PUD standards to construct a four building industrial / flex park development (Conor Commercial Real Estate)

F. OLD BUSINESS

- 1. Draft Planning and Zoning Commission Bylaw Discussion

G. ADJOURNMENT