



# Village of Lombard

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

## Minutes

### Plan Commission

*Donald F. Ryan, Chairperson  
Commissioners: Ronald Olbrysh,  
Martin Burke, Ruth Sweetser,  
Stephen Flint and John Mrofcza  
Staff Liaison: Jennifer Ganser*

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Monday, May 22, 2017

7:00 PM

Village Hall - Board Room

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### Call to Order

*Chairperson Ryan called the meeting to order at 7:00 p.m.*

### Pledge of Allegiance

*Chairperson Ryan led the Pledge of Allegiance.*

### Roll Call of Members

**Present** 4 - Donald F. Ryan, Ronald Olbrysh, Ruth Sweetser, and Stephen Flint

**Absent** 2 - Martin Burke, and John Mrofcza

*Also present: Jennifer Ganser, AICP, Assistant Director of Community Development; Anna Papke, AICP, Sr. Planner, and Jason Guisinger, legal counsel to the Plan Commission.*

*Chairperson Ryan requested a moment of silence for the victims of the Manchester, England bombing.*

### Public Hearings

*Chairperson Ryan called the order of the agenda.*

*Ms. Ganser read the Rules of Procedures as written in the Plan Commission By-Laws.*

[170235](#)

#### **SPA 17-03ph: 345 W. Roosevelt - Mariano's Gas Station**

Requests that the Village take the following actions on the subject property located within the B4APD Roosevelt Road Corridor Planned

Development District:

1. Approve a deviation from Section 153.223 and 153.505(B)(9) to allow a motor fuel rate sign with an area of seventeen and two tenths (17.2) square feet located on the south elevation of the canopy, where a maximum of nine (9) square feet is permitted. (DISTRICT #6)

*Sworn in to present the petition were Anna Papke, Senior Planner; and Matthew Pisko and Shaun Nelson, representing the petitioner.*

*Chairperson Ryan read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, he proceeded with the petition.*

*Matthew Pisko, with Sevan Multi-Site Solutions, presented the petition. He stated that the gas station signage requires a variance for the size of the fuel price sign on the south elevation of the gas station canopy. He believed the request meets the requirements for variations set forth in the Zoning Ordinance. He noted that since the sign will be installed on the rear of the canopy, it will not be visible from the street. The fuel price sign will mainly exist for the benefit of the grocery store customers.*

*Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked for the staff report.*

*Ms. Papke presented the staff report, which was submitted into the public record in its entirety. The petitioner proposes to construct a gas station on an outlot within the Mariano's Planned Development. Village Board approval of the Mariano's Planned Development in 2016 included approval of a conditional use for a gas station on the subject property. The petitioner is now seeking site plan approval of this gas station, as well as a deviation to allow a motor fuel rate sign that is larger than the Sign Ordinance permits.*

*The petition was reviewed by the Village's interdepartmental review committee. Comments from this review have been passed on to the petitioner, and will be addressed in the final review and permitting process.*

*The Planning Division reviewed the request and notes that the site plans for the gas station and accompanying elevations are consistent with the general development plan for the Mariano's Planned Development as approved by the Village in 2016. The petitioner has presented a sign package for wall signage on the canopy and service*

building. The petitioner is requesting a deviation from the Sign Ordinance to accommodate a motor fuel rate sign on the rear (south) elevation of the canopy that will be 17.2 square feet rather than the nine square feet permitted by the Sign Ordinance. Staff has reviewed this request and finds it is consistent with the standards for deviations, with the note that the sign will mainly be visible to customers of the Mariano's store to the south of the gas station, and will not be visible from Roosevelt Road.

Staff recommended approval of the petition subject to the conditions listed in the staff report.

Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

Commissioner Olbrysh stated he had no issue with the proposed fuel rate sign. Commissioner Sweetser agreed with Commissioner Olbrysh.

A motion was made by Commissioner Olbrysh, seconded by Commissioner Flint, that the Plan Commission approve the petition subject to the following four (4) conditions.

1. The petitioner shall develop the site in accordance with the plans and elevations prepared by Sevan Multi-Site Solutions dated April 10, 2017, and Doyle General Sign Contractors dated April 24, 2017, submitted as part of this request;
2. The petitioner shall apply for and receive a building permit for the proposed gas station and signage.
3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
4. The relief for one motor fuel rate sign, installed on the south façade of the gas station canopy as shown on the plans provided by Doyle General Sign Contractors, shall be valid for a period of one year from the date of approval of the ordinance. If the signage is not constructed by said date, this relief shall be deemed null and void.

The motion carried by the following vote:

**Aye:** 4 - Donald F. Ryan, Ronald Olbrysh, Ruth Sweetser, and Stephen Flint

**Absent:** 2 - Martin Burke, and John Mrofcza

[170236](#)

**PC 17-18: Signage Deviations for the Shopping Center Signs in the Mariano's Planned Development - 345, 351 and 435 W. Roosevelt Road**

Requests that the Village take the following actions on the subject property located within the B4APD Roosevelt Road Corridor Planned Development District:

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Mariano's Planned Development, as established by Ordinance No. 7236, as follows:
  - a. A deviation from Section 153.235(A)(1) (Shopping center identification sign) to allow two shopping center identification signs per street frontage where one shopping center sign per street frontage is permitted; and
  - b. Repeal the relief granted in Section 1, Part (1)(f), of Ordinance 7236, allowing informational (directional) signs to be located in the defined clear line of sight area.  
(DISTRICT #6)

*Sworn in to present the petition were Anna Papke, Senior Planner; and Matthew Pisko and Shaun Nelson, representing the petitioner.*

*Chairperson Ryan read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, he proceeded with the petition.*

*Matthew Pisko presented on behalf of the petitioner. The petitioner requests a deviation to install two shopping center signs on each street frontage rather than one per frontage as allowed by code. Mr. Pisko described the grocery and gas station components of the development, and said the goal is to inform traffic on Finley Road and Roosevelt Road about the businesses located on the site. He noted that the total square footage of the two shopping center signs proposed for each frontage would not exceed the square footage allowed for one shopping center sign on each frontage.*

*Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked for the staff report.*

*Ms. Papke presented the staff report, which was submitted into the public record in its entirety. When the Mariano's Planned Development was initially approved by the Village in 2016, the petitioner presented a sign package containing two shopping center signs and several informational signs. The petitioner has submitted an amended the sign package that proposes four shopping center signs (two on each frontage) and eliminates the informational signs. As the Sign Ordinance permits one shopping center sign per road frontage, the petitioner is requesting a deviation to allow two shopping center signs per frontage.*

*The petition was reviewed by the Village's interdepartmental review committee. Comments from this review have been passed on to the petitioner, and will be addressed in the final review and permitting process.*

*The Planning Division notes that the petitioner proposes to construct two signs per frontage that total 150 square feet in area. The Sign Ordinance permits shopping center signs to be up to 150 square feet in area, so the petitioner is essentially spreading the allowable sign area over two signs per frontage rather than one. The petitioner desires to have two signs per frontage in order to separate the grocery and retail components of the planned development from the gas station component. Given that the square footage of the signs will not exceed the square footage allowed by the Sign Ordinance, staff supports the requested deviation.*

*Staff recommended approval of the petition subject to the conditions listed in the staff report.*

*Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.*

*Commissioner Sweetser said the request was reasonable.*

**A motion was made by Commissioner Sweetser, seconded by Commissioner Olbrysh, to recommend to the Corporate Authorities approval of this petition subject to the following five (5) conditions.**

- 1. The petitioner shall install signage in accordance with the plans prepared Doyle General Sign Contractors dated April 24, 2017, and in accordance with the sign location detail prepared by Bradford Lombard 1 LLC on April 25, 2017, submitted as part of this request;**
- 2. Signage shall be located outside the clear line of sight, and shall meet setback requirements relative to property lines and driveways;**
- 3. The petitioner shall apply for and receive a building permit for the proposed signage. The total square footage of the shopping center signs shall not exceed one-hundred fifty (150) square feet per street frontage (i.e. in total, 150 square feet of signage is permitted along Finley Road and 150 square feet of signage is permitted along Roosevelt Road).**
- 4. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and**
- 5. The relief to allow two shopping center signs per street frontage shall be valid for a period of one year from the date of approval of the ordinance. If the signage is not constructed by said date, this relief shall be deemed null and void.**

**The motion carried by the following vote:**

**Aye:** 4 - Donald F. Ryan, Ronald Olbrysh, Ruth Sweetser, and Stephen Flint

**Absent:** 2 - Martin Burke, and John Mrofcza

[170237](#)**PC 17-15: Approval of an Amended Plat of Resubdivision - Mariano's Planned Development**

Requests that the Village take the following actions on the subject property located within the B4APD Roosevelt Road Corridor Planned Development District:

1. Approve an amended major plat of resubdivision with the following deviations:
  - a. A deviation from Section 155.417(G)(3) to allow a lot of record with an area of 31,155 square feet, where a minimum lot area of 40,000 square feet is required; and
  - b. A deviation from Section 155.417(G)(4) to allow a lot of record with a lot width of 148 feet, where a minimum lot width of 150 feet is required. (DISTRICT #6)

*Sworn in to present the petition were Anna Papke, Senior Planner; and Bill Shank, representing the petitioner.*

*Chairperson Ryan read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, he proceeded with the petition.*

*Bill Shank, with Bradford Lombard 1 LLC, presented on behalf of the petitioner. Mr. Shank said that the petitioner had originally submitted a preliminary plat of resubdivision in 2016. The plat has since been modified in response to requirements from the Illinois Department of Transportation (IDOT) related to right-of-way improvements for Roosevelt Road and the access driveway into the site from Roosevelt Road. These changes have reduced the dimensions of Lot 2 in the proposed resubdivision, resulting in a need for variations for lot width and lot area.*

*Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked for the staff report.*

*Ms. Papke presented the staff report, which was submitted into the public record in its entirety. The initial approval of the Mariano's Planned Development in 2016 included approval of a preliminary plat of resubdivision. As redevelopment of the site has progressed, the petitioner has amended the plat to accommodate improvements in or near the Roosevelt Road right-of-way. The resulting plat includes an outlot that does not meet minimum lot frontage and area requirements for the underlying zoning district. The petitioner is therefore requesting deviations from these standards.*

*The petition was reviewed by the Village's interdepartmental review committee, with comments forwarded to the petitioner. The Planning Division reviewed the proposed plat and notes that the reduced lot area and lot frontage for the outlot are the result of conveyances from the property owner to IDOT to accommodate right-of-way improvements, and also of a request by IDOT to widen the driveway leading from Roosevelt Road into the site. These changes have altered the geometry of the resubdivision. Staff further notes that the reduction in lot area and frontage does not impact the petitioner's ability to meet setback and landscaping requirements. Staff is supportive of the requested deviations.*

*Staff recommended approval of the petition subject to the condition in the staff report.*

*Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.*

**A motion was made by Commissioner Flint, seconded by Commissioner Olbrysh, to recommend to the Corporate Authorities approval of this petition subject to the following one (1) condition.**

**1. The lot area and width relief granted herein shall apply only to Lot 2, as drawn on the draft plat submitted by the petitioner, revision date May 1, 2017.**

**The motion carried by the following vote:**

**Aye:** 4 - Donald F. Ryan, Ronald Olbrysh, Ruth Sweetser, and Stephen Flint

**Absent:** 2 - Martin Burke, and John Mrofcza

[170238](#)

**PC 17-16: Text Amendments to the Zoning Ordinance - Signage**

Requests a text amendment to Section 153.218 of the Sign Ordinance to allow for informational (directional) signage to be located within the defined clear line of sight area. (DISTRICTS - ALL)

*Sworn in to present the petition was the petitioner, Jennifer Ganser of the Village of Lombard.*

*Chairperson Ryan read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, he proceeded with the petition.*

*Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked for the staff report.*

*Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. Staff has received numerous requests for informational signage and upon review it is usually located in the clear line of sight area. These signs are also meant to be close to the intersections to guide customers into the correct parking lot/area as evidenced in the definition of an informational sign and in Section 153.218 noting the placement of the signs at points of ingress and egress. However, this can be in conflict with the clear line of sight area and the Sign Ordinance. Ms. Ganser reviewed a powerpoint and showed examples of informational signs. She noted the square footage and height would not change.*

*Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.*

*Commissioner Sweetser asked if there will be staff review on the exact placement of the location and could block a driver's view. Ms. Ganser said the signs are a maximum of six square feet and don't believe there would be a conflict. Staff would be able to contact a permit applicant if they had comments, but the text amendment would allow the sign in the clear line of sight triangle.*

**A motion was made by Commissioner Sweetser, seconded by Commissioner Flint, to recommend to the Corporate Authorities approval of this petition. The motion carried by the following vote:**

**Aye:** 4 - Donald F. Ryan, Ronald Olbrysh, Ruth Sweetser, and Stephen Flint

**Absent:** 2 - Martin Burke, and John Mrofcza

## **Business Meeting**

*The business meeting convened at 7:30 p.m.*

## **Approval of Minutes**

**On a motion by Commissioner Flint, and seconded by Commissioner Olbrysh, the minutes of the April 17, 2017 meeting were approved. The motion carried by the following vote:**

**Aye:** 4 - Donald F. Ryan, Ronald Olbrysh, Ruth Sweetser, and Stephen Flint

**Absent:** 2 - Martin Burke, and John Mrofcza

## **Public Participation**

*There was no public participation.*



## DuPage County Hearings

*There were no DuPage County hearings.*

## Chairperson's Report

*The Chairperson deferred to the Assistant Director of Community Development.*

## Planner's Report

*Ms. Ganser referenced the memo included in the packet regarding the paint colors for Sam's Club at 611 E. Butterfield Road. She said that Sam's Club has notified the Village that they will be changing the paint colors from beige to a gray palette. Per section 155.504(B) of the Zoning Ordinance, minor changes to a planned development may be approved administratively by the Community Development Director. It is the opinion of staff, that this request to change the paint colors constitutes as a minor change, and therefore doesn't require a public hearing before the Plan Commission and approval by the Village Board. She asked the Plan Commission for concurrence regarding the request. Chairperson Ryan said he had no problem with the request and the other Commissioners all agreed.*

## Unfinished Business

*There was no unfinished business.*

## New Business

*There was no new business.*

## Subdivision Reports

*There were no subdivision reports.*

## Site Plan Approvals

*There were no site plan approvals.*

## Workshops

*There were no workshops.*

## **Adjournment**

**A motion was made by Commissioner Flint, seconded by Commissioner Sweetser, to adjourn the meeting at 7:32 p.m. The motion passed by a unanimous vote.**

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*Donald F. Ryan, Chairperson  
Lombard Plan Commission*

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*Jennifer Ganser, Secretary  
Lombard Plan Commission*