



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, Andrea Cooper, Stephen Flint and
John Mrofcza
Staff Liaison: William Heniff

Monday, September 15, 2014

7:30 PM

Village Hall - Board Room

Call to Order

Acting Chairperson Flint called the meeting to order at 7:30 p.m.

Pledge of Allegiance

Acting Chairperson Flint led the Pledge of Allegiance.

Roll Call of Members

Present 4 - Martin Burke, Ruth Sweetser, Andrea Cooper, and Stephen Flint

Absent 3 - Donald F. Ryan, Ronald Olbrysh, and John Mrofcza

Also present: William Heniff, AICP, Director of Community Development; Mr. Panfil, AICP, Sr. Planner and Mallory Milluzzi, legal counsel to the Plan Commission.

Acting Chairperson Flint called the order of the agenda.

Mr. Heniff read the Rules of Procedures as written in the Plan Commission By-Laws.

Public Hearings

[140242](#)

PC 14-13: 1-378 Yorktown Center (Yorktown Mall) (Request to continue to the October 20, 2014 meeting)

Requests approval of a major change to the approved Yorktown Center Planned Development, located within the B3 Community Shopping District. The petition seeks approval of an amended roadway configuration for the perimeter ring road and the Fairfield Avenue entrance. (DISTRICT #3)

Mr. Heniff, Director of Community Development, stated that in the policy and procedures of the Lombard Plan Commission there is a section that refers to continuances of public hearings and requests for subsequent continuances. The provisions allow for the Plan Commission to waive the limitation by a roll call vote. He noted this is not the first request for a continuance from the petitioner, Yorktown Shopping Center. Mr. Heniff stated that it is the petitioner's intention to review and address any matters with the existing tenants to get their full support before presenting their petition. While they are going through their deliberation Yorktown is requesting a continuance from the Plan Commission.

A motion was made by Commissioner Burke, seconded by Commissioner Sweetser, to continue this petition to the October 20, 2014 meeting and to waive the requirement for limitations on continuances for this petition. The motion carried by the following vote:

Aye: 4 - Martin Burke, Ruth Sweetser, Andrea Cooper, and Stephen Flint

Absent: 3 - Donald F. Ryan, Ronald Olbrysh, and John Mrofcza

[140318](#)

PC 14-25: Text Amendments to the Zoning Code - Clear Line of Sight (Request to continue to the October 20, 2014 meeting)

Requests an amendment to Section 155.207 (and any other relevant sections for clarity) of the Lombard Zoning Ordinance to establish and clarify that the clear line of sight area provisions are not applicable in the B5 Central Business Zoning District. (DISTRICTS #1 AND #4)

A motion was made by Commissioner Sweetser, seconded by Commissioner Burke, to continue this petition to the October 20, 2014 meeting. The motion carried by the following vote:

Aye: 4 - Martin Burke, Ruth Sweetser, Andrea Cooper, and Stephen Flint

Absent: 3 - Donald F. Ryan, Ronald Olbrysh, and John Mrofcza

[140365](#)

PC 14-26: 920 E. Roosevelt Road - Conditional Use for a Bank and Financial Institution (Metro Title Loan)

Requests that the Village grant approval of a conditional use, pursuant to Section 155.417(G)(2)(b) of the Village of Lombard Zoning Ordinance to allow for banks and financial institutions within the B4A Roosevelt Road Corridor Zoning District. (DISTRICT #6)

Acting Chairperson Flint asked if any person would like to speak in favor or against this petition, or for public comment.

Sworn in to present the petition was Matt Panfil, AICP, Senior Planner, the petitioner, Gus Danos of Comar Properties, Inc., 1S660 Midwest Road, Suite 300, Oakbrook Terrace, IL 60181, and the petitioner's representative, James W. Sotiros of James W. Sotiros Architecture,

P.C., 1S660 Midwest Road, Suite 300, Oakbrook Terrace, IL 60181.

Acting Chairperson Flint read the Commissions Procedures and asked if anyone other than the petitioner intends to cross examine, and, hearing none, he proceeded with the petition.

Mr. Sotiros began by stating that the petitioner considers the proposal as two phases; the exterior and the interior. The exterior will have cosmetic enhancements, but the base of the building, layout, and utilities will remain intact. The enhancements will convert the exterior from a retail-oriented design to one more consistent with an office use. Specifically, the petitioner will be removing the drive-thru lane and drive-thru window. The wood deck at the front of the lot will be replaced by a curbed landscaped area. In addition to that area, landscaping will be improved throughout the site. New site lighting will be added, but installed in such a way that the light is directed into the property and not into the surrounding properties. The parking lot will be repaved as part of the project. In regards to the existing building, the petitioner intends to install a new EIFS cornice, paint the building, replace all of the windows, and remove the exterior vestibule. The petitioner will also be constructing a wood fence at the rear of the lot. A new pylon sign will be submitted for Village review at a later date.

Mr. Sotiros stated that the petitioner anticipates a lower volume of traffic than the previous use as a fast-food restaurant because they are not a full-service bank, but specialize in title loans.

Acting Chairperson Flint asked for public comment. Ms. Coletta Carey of 1144 S. School Street stated that as a long-time resident of Lombard she has concerns regarding the lack of public notification regarding the project and traffic at the site because it is a very busy street and people use School Street as a shortcut to avoid traffic signals. After hearing Mr. Sotiros' presentation, Ms. Carey stated that she thinks the proposed use is good because there will be less traffic.

The petitioner, Gus Danos, spoke regarding the proposal. Mr. Danos stated that his company built the shopping center at 450 E. Roosevelt Road, at which his company just installed new landscaping for beautification purposes. Also, his company owns the local TCF building which he feels is also an attractive site. Mr. Danos intends to provide similar upgrades to the current project. In regards to the traffic volume, Mr. Danos estimates the volume to reduce from 200-300 cars per day to approximately ten (10). Mr. Danos concluded by adding that the fire sprinklers will be installed in the existing building and reiterating that there will be a fence at the rear of the property.

Acting Chairperson Flint 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.

Mr. Panfil, Senior Planner, presented the staff report, which was submitted to the public record in its entirety. Mr. Panfil summarized the improvements associated with the project, as mentioned by the petitioner and his representative.

The necessity for a conditional use for a bank and financial institution dates back to the 2007 establishment of the B4A Roosevelt Road Corridor District.

In their review of the proposal, the Fire Department has stated that the petitioner is to maintain a twenty foot (20') wide access lane along the eastern drive aisle. The Site Plan and Landscape plan indicate that this request should be easily accommodated.

Also, Private Engineering Services has stated the two (2) existing accessible parking spaces do not meet the current requirements established by the state. The petitioner shall provide two (2) accessible parking spaces that meet code, including parking signage and striping.

Mr. Panfil stated that in consideration of the existing zoning, staff finds that the high level of landscaping, architectural improvements, and the use itself is complimentary to the surrounding land uses. Mr. Panfil continued that the proposal is consistent with the Village's Comprehensive Plan recommendation for Community Commercial land uses and is also consistent with the Village's Zoning Ordinance, except for minimum lot width, which is an existing legal non-conformity. If any signage variations are necessary, they will appear before the Plan Commission.

Mr. Panfil added that the existing canopies will be replaced by new canvas canopies.

Finally, Mr. Panfil noted Private Engineering Services' statement that any improvements or work that would occur in the Roosevelt Road right-of-way would require an Illinois Department of Transportation (IDOT) permit. Indicating a memo that was provided to the Plan Commissioners, Mr. Panfil stated that planning staff, based on concerns expressed by the petitioner regarding the site design guidelines established in Section 155.417 (E)(1)(b) of the Zoning Ordinance, requests a new condition of approval, Item #7.

Acting Chairperson Flint called for any additional testimony. Hearing none, he opened the meeting for discussion from the Commissioners.

A motion was made by Commissioner Sweetser, noting that Item #7 from the IDRC report was replaced by Item #7 from the memo from planning staff dated September 15, 2014, seconded by Commissioner Burke, to recommend to the Corporate Authorities approval of this petition subject to the conditions.

1. That this relief is limited to the operation of a bank / financial institution and any physical site improvement or alterations require approval through the Village;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
4. The petitioner shall be required to apply for and receive a building permit for any improvements to the interior of the space prior to starting the build-out of the tenant space;
5. The petitioner shall provide and maintain a twenty foot (20') wide Fire Department access lane at the eastern drive aisle;
6. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements, including but not limited to (a.) two (2) sixteen foot (16') wide parking spaces with either an eight foot (8') or five foot (5') wide diagonally striped access aisle; (b.) accessible parking on level pavement on the shortest route possible to an accessible entrance; and (c.) a U.S. Department of Transportation R7-8 (Reserved Parking) and an R7-1101 (\$250 Fine) sign must be permanently mounted in the center of the sixteen foot (16') wide accessible parking space and the signs shall be no more than five feet (5') from the front of the parking space and at minimum, the bottom of the R7-8 sign must be five feet (5') from the pavement; and
7. The petitioner shall remove the full access curb cut nearest to the intersection of Roosevelt Road and School Street, provided that the Illinois Department of Transportation (IDOT) approves of said request without also requiring the conversion of the easternmost Roosevelt Road curb cut from full access to right-in and right-out only upon any occurrence of the following:
 - a. Improvements to School Street by the Village of Lombard;
 - b. Improvements to Roosevelt Road / IL State Route 38 by IDOT; or
 - c. The future redevelopment of the subject property.

The motion carried by the following vote:

Aye: 4 - Martin Burke, Ruth Sweetser, Andrea Cooper, and Stephen Flint

Absent: 3 - Donald F. Ryan, Ronald Olbrysh, and John Mrofcza

[140366](#)

PC 14-28: 19W231 17th Street - Annexation & Rezoning
Requests annexation to the Village of Lombard and a map

amendment (rezoning) from the R0 Single-Family Residence District to the R2 Single-Family Residence District for the subject property.
(DISTRICT #3)

Acting Chairperson Flint asked if any person would like to speak in favor or against this petition, or for public comment.

Sworn in to present the petition was Matt Panfil, AICP, Senior Planner, and the petitioner's representative, John Cordogan of Cordogan, Clark and Associates, Inc., 960 Ridgeway Avenue, Aurora, IL 60506.

Acting Chairperson Flint read the Commissions Procedures and asked if anyone other than the petitioner intends to cross examine, and, hearing none, he proceeded with the petition.

Mr. Cordogan began by stating that East Development LLC., is the contract purchasers of the subject property and they are proposing to annex the property, currently zoned R-1 by DuPage County, into the Village of Lombard and rezone the property to the Village's R2 Single-Family Residence District. The property would then be subdivided into four (4) parcels that would be similar in nature to the surrounding parcels along Fairfield Avenue.

Mr. Cordogan stated that it is the petitioner's intention to follow all of the Village's zoning and building codes. It is also the intention of the petitioner to build single-family homes consistent and compatible with the surrounding neighborhood.

Mr. Cordogan concluded by stating that the purchase of the subject property is conditional upon the Village's approval of the map amendment and annexation.

Acting Chairperson Flint asked for public comment, and, hearing none, he asked for the staff report.

Mr. Panfil, Senior Planner, presented the staff report, which was submitted to the public record in its entirety. He stated that in addition to the request for the map amendment, the Board of Trustees will also review an Annexation Agreement, Plat of Annexation, and Plat of Resubdivision associated with the proposal. Mr. Panfil continued by reiterating that upon annexation the petitioner intends to perform a phased series of resubdivisions that will ultimately result in four (4) developable Lots of Record for single-family residential uses.

In regards to comments from the Inter-Departmental Review Committee, Mr. Panfil stated that Fire Department has noted that the development is to meet the standards for maximum fire hydrant spacing. Also, Private Engineering Services has been meeting with

the petitioner since the beginning of the project and they continue to discuss the resolution of any stormwater management issues.

Mr. Panfil stated the proposed map amendment is consistent with the surrounding zoning and land uses, the Village's Comprehensive Plan, and the Zoning Ordinance. A companion Annexation Agreement is being prepared for consideration by the Board of Trustees. Mr. Panfil concluded that staff supports the requested map amendment.

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

A motion was made by Commissioner Burke, seconded by Commissioner Cooper, to recommend to the Corporate Authorities approval of this petition subject to the conditions.

- 1. That the map amendment (rezoning) request shall be contingent upon the Village and the property owner entering into an Annexation Agreement;**
- 2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;**
- 3. That this relief is limited to a map amendment (rezoning) only and any physical site improvement or alterations require approval through the Village.**

The motion carried by the following vote:

Aye: 4 - Martin Burke, Ruth Sweetser, Andrea Cooper, and Stephen Flint

Absent: 3 - Donald F. Ryan, Ronald Olbrysh, and John Mrofcza

Business Meeting

The business meeting convened at 7:58 p.m.

Approval of Minutes

On a motion by Commissioner Sweetser, and seconded by Commissioner Burke, the minutes of the August 18, 2014 meeting were approved.

The motion carried by the following vote:

Aye: 4 - Martin Burke, Ruth Sweetser, Andrea Cooper, and Stephen Flint

Absent: 3 - Donald F. Ryan, Ronald Olbrysh, 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 Director of Community Development.

Planner's Report

The Director of Community Development had no report.

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 Cooper, seconded by Commissioner Burke, to adjourn the meeting at 8:00 p.m. The motion carried by the following vote:

Aye: 4 - Martin Burke, Ruth Sweetser, Andrea Cooper, and Stephen Flint

Absent: 3 - Donald F. Ryan, Ronald Olbrysh, and John Mrofcza

*Stephen E. Flint, Vice Chairperson
Lombard Plan Commission*

*William J. Heniff, Secretary
Lombard Plan Commission*