

Village of Lombard

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



Minutes

Monday, September 21, 2020

7:00 PM

Village Hall - Board Room

Plan Commission

Commissioners:

***Martin Burke, Ruth Sweetser,
Stephen Flint, Leigh Giuliano and Bill Johnston
Staff Liaison: Jennifer Ganser***

NOTICE OF MEETING MODIFICATION DUE TO COVID-19

In light of the Disaster Declaration issued by the Governor of the State of Illinois relative to the COVID-19 pandemic, and pursuant to Public Act 101-0640, the Chairperson of the Plan Commission has determined that an in-person meeting of the Plan Commission, or a meeting conducted under the Open Meetings Act requirements, relative to a quorum of the members of the Plan Commission being physically present at a meeting when some members of the Plan Commission are participating remotely, is not practical or prudent because of the disaster.

Pursuant to Governor Pritzker's Executive Order 2020-07, as extended by Executive Orders 2020-18, 2020-33 and 2020-39, and pursuant to Public Act 101-040, Plan Commission members may attend and participate in the public hearing remotely, and physical attendance at this public hearing will be restricted to Village officials, staff and consultants; petitioners and members of the public ; all subject to social distancing and maximum room occupancy requirements and guidelines as set forth by Executive Order and the Illinois Department of Public Health. Interested parties may also view the meeting live on television, at Comcast Channel 6 or AT&T Channel 99, or on online at www.villageoflombard.org/220/view-meetings-live.

All interested persons will be given the opportunity to participate in the public hearing via telephone or submission of public comments or evidence in advance of the meeting

- email to communitydevelopment@villageoflombard.org
- calling and leaving a voicemail at 630-620-5760
- letter mail to:

Community Development Department
Attn: Plan Commission
Village of Lombard
255 E. Wilson Avenue
Lombard IL 60148

Persons interested in participating in the hearing via telephone shall contact the Village in advance by any of the above methods to obtain information necessary for telephonic participation in the hearing. The Village requests that comments be submitted to the Village by 4:00 p.m. on Monday, September 21, 2020.

Notwithstanding this request, all comments received before the public comment portion of the public hearing will be read into the public meeting record. The physical attendance restrictions in place for this meeting have been adopted to comply with Governor Pritzker's Executive Orders regarding social distancing and the need to maximize residential self-isolation to slow the spread of

COVID-19 to the greatest extent possible

Call to Order

Vice Chairperson Flint called the meeting to order at 7:00 p.m

Pledge of Allegiance

Vice Chairperson Flint led the Pledge of Allegiance

Roll Call of Members

Present 4 - Ruth Sweetser, Stephen Flint, Leigh Giuliano, and Bill Johnston

Also present: William Heniff, AICP, Director of Community Development, Anna Papke, AICP, Senior Planner of Community Development.

Commissioners: Martin Burke, Ruth Sweetser, Leigh Giuliano and Bill Johnston attended remotely.

Vice Chairperson Flint called the order of the agenda.

Ms.Papke read the Rules of Procedures as written in the Plan Commission.

Public Hearings

[200275](#)

PC 20-21, 241 W. St. Charles Road, Lombard Veterinary Hospital (Request to be withdrawn)

The petitioner requests a zoning conditional use pursuant to Sections 155.418(C)(2) and 155.418(C)(3) of the Lombard Village Code to allow for an animal day care facility and an animal hospital and kennel to operate on the subject property located within the B5 Central Business District. (DISTRICT #4)

A motion was made by Ruth Sweetser, seconded by Bill Johnston , PC 20-21 241 W St. Charles Road be withdrawn. The motion carried by the following vote:

Aye: 5 - Martin Burke, Ruth Sweetser, Stephen Flint, Leigh Giuliano, and Bill Johnston

[200292](#)

PC 20-22: 1300 S. Main Street, Unit J, Tattoo Studio

The petitioner requests a zoning conditional use pursuant to Sections 155.417(G)(2)(b)(xiv) of the Lombard Village Code to allow for a tattoo studio to operate on the subject property located within the Roosevelt Road Corridor B4A District. (DISTRICT #2)

Sworn in to present the petition were: Anna Papke, Senior Planner; and Jaime Munoz, the petitioner.

Vice-Chair Flint 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.

Mr. Munoz stated that he is applying for a conditional use to open a tattoo studio. He noted that he already owns another tattoo studio in the Village. This would be a second location.

Vice-Chair 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.

Ms. Papke presented the staff report, which was submitted to the public record in its entirety. The petitioner proposes to operate a tattoo studio in the B4A Roosevelt Road Corridor District. The business would occupy a suite in a strip shopping center on Roosevelt Road. Staff has reviewed the petition and does not believe the proposed use will create any undue impacts on neighboring properties. A tattoo studio is similar to other personal service businesses located along the corridor. Staff finds the petition meets the standards for conditional uses and recommends approval of the petition.

Vice-Chair Flint asked if staff had received any comment from members of the public prior to the meeting. Ms. Papke said no public comment had been received.

Vice-Chair Flint opened the meeting for comments among the Commissioners.

Commissioner Burke said he had no comments and would entertain a motion to recommend approval of the petition.

Commissioner Giuliano had no questions or comments.

Commissioner Johnston had no questions or comments.

Commissioner Sweetser had no comments. She asked if there were any other tattoo studios in the Village. Mr. Munoz stated that he owned another tattoo studio on East St. Charles Road.

On a motion by Commissioner Sweetser, and a second by Commissioner Johnston, the Plan Commission voted 5-0 to recommend that the Village Board approve the petition associated with PC 20-22, subject to the following four (4) conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the approval of the conditional use shall be contingent upon meeting the provisions of the Tattoo and Body Piercing Establishment Registration Act;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
4. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the tattoo studio is not established by said date, this relief shall be deemed null and void.

Aye: 5 - Martin Burke, Ruth Sweetser, Stephen Flint, Leigh Giuliano, and Bill Johnston

Business Meeting

Approval of Minutes

A motion was made by Martin Burke , seconded by Bill Johnston, the minutes of the August 17, 2020 be approved. The motion carried by the following vote:

Aye: 5 - Martin Burke, Ruth Sweetser, Stephen Flint, Leigh Giuliano, and Bill Johnston

Public Participation

There was no Public Hearings

DuPage County Hearings

There was no DuPage County hearings

Chairperson's Report

The Chairperson deferred to the Director or Community Development

Planner's Report

There was no Planners report

Unfinished Business

There was no new business

New Business

There was no new business

Subdivision Reports

There was no subdivision Reports

Site Plan Approvals

There was no site plan approvals

Workshops

1. Northern Baptist Theological Seminary (NTBS) - Development options:

Mr. Heniff presented the workshop. The purpose of the workshop was to provide the Plan Commissioners with information on a proposed future redevelopment of the Northern Baptist Theological Seminary (NBTS) site at 610-690 E. Butterfield Road. Mr. Heniff began with an overview of the subject property and described current conditions and surrounding development. Hoffmann Alpha Omega Development Group (HAODG), the contract purchaser, is proposing to redevelop the 26-acre site with a multi-use development consisting of a Golf Social with Moretti's restaurant and a fuel center with convenience retail. HAODG will also seek entitlements for later phases of the project to possibly include multi-family residential or office uses. There will be a parcel of open space protecting wetlands on the east side of the property. Finally, a parcel may be set aside to accommodate a Village water tower and related infrastructure.

Mr. Heniff said that the developer would need to seek significant zoning entitlements from the Village, including but not limited to a change to the Village's Comprehensive Plan land use map, a zoning change, approval of a planned development, and related conditional uses, deviations and variations. The developer would also seek approval of a major plat of resubdivision with variations. He noted that the scale and complexity of the development and related zoning entitlement process would be similar to those undertaken for the Fountain Square and Highlands of Lombard planned developments.

Mr. Heniff said he was presenting this information to the Plan Commission to make them aware of the potential redevelopment of the NBTS site. The formal petition for zoning entitlements is expected to come before the Plan Commission at a later date.

Vice-Chair Flint opened up the discussion for comments and questions from the commissioners.

Commissioner Johnston said the proposed redevelopment looked like a nice project, and one that would be very interesting for the Village.

Commissioner Giuliano had no questions or comments at this time.

Commissioner Sweetser had no comments at this time. She asked if all the existing buildings on the site will be demolished and the site re-graded.

Mr. Heniff said all existing buildings on the site will be demolished. The redevelopment will require formal site engineering, which would dictate the amount of re-grading done.

Commissioner Sweetser said that many use types have become popular and then faded over the years. She asked if the developer had given thought to developing the site to be flexible with respect to possible future uses.

Mr. Heniff said that the Golf Social/Moretti's component of the development is the main component of the redevelopment. That particular use has been finalized.

Commissioner Burke said he was supportive of the Golf Social component of the project, but would like to see elevations and view projections that show what the netting around the driving range will look like from adjacent properties and nearby roadway corridors. He said the fuel center and potential future residential development would be good for the area. As for the specifics of the entitlements, Commissioner Burke said the details will be important. He noted that given the changes affecting the retail sector, a more traditional retail development would not be a viable option for the site. He thought the proposed redevelopment was something different, which was positive.

Commissioner Flint said he was excited about the project, and thought

it would add a lot to Lombard.

Adjournment

A motion was made by Commissioner Johnston, seconded by Commissioner Sweetser, to adjourn the meeting at 7:30 p.m. The motion passed by an unanimous vote.

*Stephen Flint, Vice Chairperson
Lombard Plan Commission*

*Jennifer Ganser, Secretary
Lombard Plan Commission*