



# 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*

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Monday, April 21, 2014

7:30 PM

Village Hall - Board Room

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### Call to Order

*Chairperson Ryan called the meeting to order at 7:30 p.m.*

### Pledge of Allegiance

*Chairperson Ryan led the Pledge of Allegiance.*

### Roll Call of Members

**Present** 6 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint  
**Absent** 1 - Andrea Cooper

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

*Chairperson Ryan called the order of the agenda.*

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

### Public Hearings

[140141](#)

**PC 14-05: 1060 E. Roosevelt Road - Discount Tire Expansion**  
Requests that the Village take the following actions regarding the expansion of an existing conditional use and various other site

improvements for the subject property located in the B4A Roosevelt Road Corridor District:

1. An amendment to Ordinance No. 5728 which granted a conditional use approval, pursuant to Section 155.415 (C) of the Zoning Ordinance, for an automobile repair establishment; and
2. An amendment to Ordinance No. 6396 which granted a conditional use approval, pursuant to Section 155.417 (G)(2)(a)(4) of the Zoning Ordinance, for outdoor display and sales of products. (DISTRICT # 6)

**A motion was made by Commissioner Flint, seconded by Commissioner Sweetser, to continue this petition to the May 19, 2014 meeting. The motion carried by the following vote:**

**Aye:** 5 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

**Absent:** 1 - Andrea Cooper

[140142](#)

**PC 14-06: 2400 & 2600 S. Finley Road - Beacon Hill**

Requests that the Village take the following actions regarding the expansion of their facility and various site improvements for the subject property located in the R5PD:

Pursuant to Section 155.504 of the Zoning Ordinance, the petitioner requests approval of a major amendment to Ordinances 1536 and 2183, which granted planned development approval and a conditional use approval for a convalescent and nursing home, located in the R5PD General Residence District, Planned Development. Said amendment would provide for an additional dining/gathering center and a modified access/circulation plan. (DISTRICT #3)

*Chairperson Ryan 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 Jennifer Ganser, Assistant Director of Community Development, and the petitioners Dale Tremain and Blaire Goldstein.*

*Ms. Goldstein, Executive Director at Beacon Hill, introduced Mr. Tremain of Tremain Architects & Planners, Ltd. Mr. Tremain said he is the architect hired to assist Beacon Hill in moving the community into the future and to help attract the next generation of seniors to the campus. The project started approximately 1.5 years ago with meetings with residents and staff of Beacon Hill. The project considered needs of current residents and future residents. Mr. Tremain said he met with Village staff and many aspects of the plan are direct results of those meetings. The project enhances the lifestyle of residents with additional dining options, a larger auditorium, and an enhanced game room, fitness area, and a medical clinic. A*

*new courtyard is being added to enhance the outdoor space. No new residential units are being added. The service support areas of the campus are undersized and will be addressed. Mr. Tremain addressed the circulation and road problems on campus in areas that residents, staff, and the public use. This lead to site safety concerns for emergency access. The new building will increase the lot coverage by approximately 1.9%. The new building and common areas will be easier to access by all the residents and in a central location. The courtyard area will have a water feature, outdoor dining, and recreation. The new access road will allow for one way circulation around the site and allow for better emergency access. The new building will barely be visible from Finley Road and there will be minimal visual impact. There will be no new traffic generated since there are no new residential units being added. Mr. Tremain said adjustments were made to the plan in regards to staff comments on the access road. The roadway will be 18 feet wide with three pull-outs between the buildings for the fire trucks. The northeast corner of the property will have a mountable curb and better turning radius for the fire trucks. The new building will be of similar character to the existing buildings with brick and a stucco-like look. It will be shorter than the existing buildings, due to the flat roof, and will have access to the 2400 building.*

*Commissioner Sweetser asked if the access from Finley Road is one way. Mr. Tremain answered that the access road will be one way, labeled service and emergency access vehicles only. Commissioner Sweetser clarified that the southernmost entrance up until the back road could be an entrance or an exit. Mr. Tremain replied that is correct.*

*Chairperson Ryan asked for public comment. Mr. Walter Draus said he is a resident of Beacon Hill and is concerned that the development will eliminate parking spaces and garages and that it doesn't appear that there is enough parking for the residents and employees. Mr. Draus said he is also interested in what the additional overhead costs to residents would be from the new space.*

*Mr. Tremain responded to the parking question. Beacon Hill was concerned about the parking and did parking surveys on numerous days, including a holiday, and found there were approximately 80 vacant parking spaces on campus. They are not all equally convenient. A parking study was done to show that the parking will still exceed the Village's requirement. They are still looking for options of additional parking. Ms. Goldstein responded that they do anticipate additional staff members needed to clean the new area or for the new dining facility and other staff may be moved into the new space. There may be increased costs in electric, gas, water, and sewer, as well as*

*real estate tax costs. There is a plan for the additional costs so it is not a burden on the residents.*

*Chairperson Ryan asked for the staff report.*

*Ms. Ganser, Assistant Director of Community Development, presented the staff report, which was submitted to the public record in its entirety. She noted that Beacon Hill is proposing to construct a building at approximately 34,500 square feet to meet the needs of current and future residents. This will include new dining and common spaces. Site modifications such as the courtyard and improved emergency access will also take place. Comments by the Private Engineering Services Division and the Fire Department were addressed. One of the comments pertains to the emergency access road which will be eighteen (18) feet and the addition of three bump-outs. Beacon Hill is surrounded by residential, commercial properties, and Interstate 355. The use is consistent with both the 1998 Comprehensive Plan and the proposed 2014 update. The property has gone before the Village Board for a Planned Development and Conditional Use as Ordinances 1536 and 2183. Staff finds this to be a major change in the planned development and therefore before the Plan Commission for a recommendation.*

*Chairperson Ryan 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 Sweetser, to recommend to the Corporate Authorities approval of this petition subject to the following conditions:**

- 1. The petitioner shall satisfactorily address all comments noted with the Inter-Departmental Review Committee Report;**
- 2. The petitioner shall develop the site in accordance with the plans submitted as part of this petition: Site Map, Planning Commission submittal, dated March 17, 2014; Boundary and Topographic Survey, prepared by Gentile and Associates Inc., dated June 10, 2013; Landscape Site Plan, prepared by Damon Farber Associates, dated March 12, 2014; Overall Site Plan, prepared by Eriksson Engineering Associates, Ltd., dated March 17, 2014; Site Plan, prepared by Tremain Architects & Planners, Ltd., dated March 17, 2014 and updated March 11, 2014 and March 16, 2014.**
- 3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the building expansion and site modification are not constructed and operating by said date, this relief shall be deemed null and void, unless a time extension is granted by the Village Board.**

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

**Aye:** 5 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

**Absent:** 1 - Andrea Cooper

[140105](#)

**PC 13-09: 951 N. Main Street (Request to continue to April 21, 2014)**

Requests that the Village grant approval of a conditional use, pursuant to Section 155.420 (C) of the Village of Lombard Zoning Ordinance, to allow for Motor Vehicle Service within the I Limited Industrial Zoning District. (DISTRICT #1)

*Chairperson Ryan 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 Jennifer Ganser, Assistant Director of Community Development, and the petitioner Evelina Nikolava.*

*Ms. Nikolava stated that Navigation Inc. is a trucking company with a fleet of approximately one-hundred (100) trucks. At their site about one-half of their space is used for truck maintenance to comply with safety standards. Ms. Nikolava stated that the maintenance performed is light in nature and that Navigation Inc. does not store any trailers or trucks on the property. The business utilizes five (5) of the spaces located in the truck court, which is acceptable to the neighboring tenant and owner.*

*According to Ms. Nikolava, the hours of operation are between 8:00 A.M. to 5:00 P.M. There is only one mechanic and one assistant working at one time. Ms. Nikolava also stated that Navigation Inc. does not store any hazardous materials.*

*Chairperson Ryan asked for public comment, and, hearing none, he asked for the staff report.*

*Ms. Ganser, Assistant Director of Community Development, presented the staff report, which was submitted to the public record in its entirety. Ms. Ganser reiterated that Navigation Inc. performs safety checks on their vehicles and when necessary minor services such as changing lubricants, batteries, tires are performed. Ms. Ganser added that there are no substantial alterations or site improvements associated with the petition*

*Ms. Ganser stated that the building at 951 N. Main Street is a multi-tenant industrial building and the surrounding neighborhood is also zoned for industrial uses.*

*The Inter-Departmental Review Committee did not have any specific comments and the Department of Community Development believes the proposal is consistent with the surrounding context and the Village's Comprehensive Plan.*

*Chairperson Ryan opened the meeting for comments among the Commissioners. There were no comments from the Commissioners.*

**A motion was made by Commissioner Olbrysh, seconded by Commissioner Flint, to recommend to the Corporate Authorities approval of this petition subject to the following conditions:**

- 1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;**
- 2. That this relief is limited to the operation of motor vehicle service at 951 N. Main Street, Unit A. Any expansion or additional operations of motor vehicle service would require a separate petition to the Plan Commission;**
- 3. All motor vehicle service activities shall be done within the enclosed building;**
- 4. All parts and components of the service activities shall be stored within the enclosed building; and**
- 5. All parking on-site of vehicles being serviced shall be accommodated in designated parking spaces and limited to a maximum number of six (6) vehicles that will remain fully assembled while parked outside.**

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

**Aye:** 5 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

**Absent:** 1 - Andrea Cooper

#### [140107](#)

#### **PC 14-04: Comprehensive Plan**

The Village of Lombard requests the approval of an overall update to the Comprehensive Plan. (DISTRICTS - ALL)

*Chairperson Ryan 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 William Heniff, AICP, Director of Community Development. William Heniff referenced the March meeting and that the matter was continued so that additional testimony and comment could be taken relative to the Plan. Staff did not receive any additional public comment on the matter. Staff also made a few changes to the report to address grammatical and syntax issues. Staff also included the comment and testimony provided by Commissioner Sweeter at the March meeting relative to the changing demand for future retail commercial space. Staff added a statement*

*recognizing the need to provide for compatible land uses that strengthen or enhance existing commercial uses.*

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

*Commissioner Sweetser suggested a minor change to the added statement for consistency. She also stated that the Plan is extremely well thought out and likes that the Plan spells out and offers remedies and treatments to address issues.*

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

**Aye:** 5 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

**Absent:** 1 - Andrea Cooper

## **Business Meeting**

*The business meeting convened at 8:12 p.m.*

## **Approval of Minutes**

**On a motion by Commissioner Mrofcza, and seconded by Commissioner Flint, the minutes of the March 24, 2014 meeting were approved.**

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

**Aye:** 5 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

**Absent:** 1 - Andrea Cooper

## **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 Flint, seconded by Commissioner Sweetser, to adjourn the meeting at 8:14 p.m. The motion carried by the following vote:**

**Aye:** 5 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

**Absent:** 1 - Andrea Cooper

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*Donald F. Ryan, Chairperson  
Lombard Plan Commission*



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*William J. Heniff, Secretary  
Lombard Plan Commission*