



# 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, February 20, 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** 5 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, John Mrofcza, and Stephen Flint  
**Absent** 1 - Ruth Sweetser

*Also present: William Heniff, AICP, Director of Community Development; Jennifer Ganser, AICP, Assistant Director of Community Development; Anna Papke, AICP, Sr. Planner, 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

[170086](#)

#### **PC 17-01: 400 E. St. Charles Road, Oakview Estates Phase II**

Requests that the Village take the following actions on the subject property located within the R4PD Planned Development (Oakview Estates Planned Development):

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the

Oakview Estates Planned Development, as established by Ordinance No. 5488, as follows:

- a. Change the use from condominiums to attached single-family (townhomes);
  - b. Approve a deviation from Section 155.409(F)(3)(a) and 155.508(C)(6) to reduce minimum required front yard setback from 30 feet (30') to one foot (1');
  - c. Approve a deviation from Section 155.409(F)(3)(d) and 155.508(C)(6) to reduce minimum required rear yard setback from 30 feet (30') to 20 feet (20');
  - d. Approve a deviation from Section 155.409(F)(3)(c)(ii) and 155.508(C)(6) to reduce minimum required interior side yard setback for exterior lots from 15 feet (15') to five feet (5'); and
  - e. Approve a deviation from Section 155.409(G) to increase the maximum allowable building height from 36 feet (36') to 36 feet and six inches (36'6");
2. Pursuant to Section 155.208 (number of buildings on a lot of record) of the Lombard Zoning Ordinance, approve a conditional use for three principal structures on one lot of record;
  3. Pursuant to Section 155.409(K)(3) (Restrictions on attached single-family dwellings) of the Lombard Zoning Ordinance, approve a variation to reduce the minimum separation between buildings containing attached single-family dwellings from thirty feet (30') to twenty feet (20');
  4. Pursuant to Section 155.602(A)(3)(e) of the Lombard Zoning Ordinance, approve a variation to allow off-street parking spaces open to the sky to be located in a required front yard;
  5. Pursuant to Section 155.511 (site plan approval) of the Lombard Zoning Ordinance, approve a ten-unit townhome development based upon the submitted plans; and
  6. Pursuant to Section 154.203(D) (Minor and major plats of resubdivision) of the Lombard Zoning Ordinance, approve a major plat of resubdivision (if warranted). (DISTRICT #4)

*Sworn in to present the petition were: William Heniff, Director of Community Development; Jennifer Ganser, Assistant Director of Community Development; Anna Papke, Senior Planner; and Eric Carlson with ECA Architects, 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.*

*Eric Carlson presented the petition on behalf of the applicant. Mr. Carlson explained that the petitioner previously requested approval of*

*an eight-unit townhome development on the subject property in 2016 (PC 16-22). However, the petitioner has revised the plan to build a ten-unit townhome development and remove a surface parking lot currently on the west end of the site. The current petition represents the revised plan. The removal of the parking lot has been of concern to residents of the neighboring condo building at 500 E. St. Charles Road, who have been informally using the lot for overflow parking. In response, the petitioner has worked with the condo homeowners' association to identify areas that could be used for additional parking on the 500 E. St. Charles Road site. The petitioner also plans to deed the west side of the driveway into the condo building garage to the HOA, which will provide some space for additional parking. Mr. Carlson noted that the parking spaces on 500 E. St. Charles Road are not part of the PC 17-01 petition, and will be constructed separately by the HOA at 500 E. St. Charles.*

*Mr. Carlson showed elevations of the proposed townhomes. He explained that the townhomes have been designed to be architecturally compatible with the condo building on the adjacent property.*

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

*Charles Beaupre, owner of a condo unit at 500 E. St. Charles Road, addressed the Plan Commission. Mr. Beaupre said he had purchased his unit with the understanding that the residents at 500 E. St. Charles would have access to guest parking on the surface lot at 400 E. St. Charles Road.*

*Kai Sand, board president of the homeowners' association at 500 E. St. Charles Road, addressed the Plan Commission. Mr. Sand said that the HOA is interested in having the townhome development proceed so long as the parking issue at 500 E. St. Charles is resolved.*

*Joseph Manzarra, resident at 500 E. St. Charles Road, addressed the Plan Commission. He anticipates there will be parking issues as a result of the townhome development at 400 E. St. Charles. He also noted there might be an increase in foot traffic in the 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 the petitioner to respond to the questions and concerns.*

*Mr. Carlson addressed the questions about access to the surface parking lot at 400 E. St. Charles Road. He said that the original owner of the property had gone bankrupt, and the property is currently*

*owned by the bank. The subject property was not incorporated into the condo documents associated with the adjacent condo building prior to a certain deadline, and thus there has never been a formal agreement to allow the residents at 500 E. St. Charles to access the parking lot on the subject property.*

*Mr. Carlson said that the original plan for the Oakview Estates Planned Development had been for two 40-unit condo buildings, which would share access to the 25-space surface parking lot. He said that the petitioner has identified space for an additional 15 surface parking spaces on the property at 500 E. St. Charles Road, which will compensate for the 12 to 13 spaces in the 25-space parking lot that the condo building might have had access to if the development had unfolded as originally planned.*

*Regarding foot traffic, Mr. Carlson said that this is a busy area already, and that there are sufficient public sidewalks to accommodate pedestrians.*

*Chairperson Ryan asked for the staff report.*

*Ms. Papke presented the staff report, which was submitted to the public record in its entirety. She said the subject of this petition is the property at 400 E. St. Charles Road. This property is located in the Oakview Estates Planned Development. When this planned development was approved in 2004 (PC 04-10), the developer at the time proposed to build two 40-unit condo buildings on the properties at 400 and 500 E. St. Charles Road. The first of these two buildings was constructed in 2006 at 500 E. St. Charles Road. Phase II of the project, at 400 E. St. Charles Road, was never constructed. Citing market changes between 2004 and the present, the petitioner now proposes to construct townhouse units on the site as opposed to the 40-unit condo building originally approved by the Village.*

*Ms. Papke said the current developer had previously petitioned the Village in 2016 for approval of an eight-unit townhome development on this site, but withdrew that petition in order to rework the plan. The current petition represents the developer's revised plan for a ten-unit townhome development.*

*The petition was reviewed by the Village's interdepartmental review committee. Comments from this review were forwarded to the petitioner and will be addressed during final permitting. The Planning Division reviewed the proposed development and finds it is generally compatible with surrounding development/land uses. Adjacent uses consist of residential, commercial and recreational uses, as well as the Union Pacific railroad line to the north of the site.*

*Planning staff analyzed the proposed development with respect to the Lombard Zoning Ordinance and finds it is generally consistent with the regulations for the underlying zoning district (R4) and the Oakview Estates Planned Development. Staff specifically notes that townhomes are a permitted use in R4 district, and the proposed development will meet open space requirements.*

*The proposed development will meet parking requirements as each unit will have two garage spaces plus parking on the driveway. The development will include removal of the 25-space surface parking lot on the west end of the site. The petitioner has worked with the homeowners' association for the neighboring condo building to address concerns arising from removal of this parking lot, which had been informally used as overflow parking by the condo owners. The petitioner identified a number of locations on the condo building's property that might be suitable for additional parking.*

*The petitioner is requesting a number of major changes to a planned development. The first of these is a deviation to allow townhomes in the planned development, which are a permitted use in the underlying zoning district. The petitioner also requests deviations to reduce front, side and rear setbacks in order to address the unusual shape of the property. Finally, the petitioner requests a height deviation to allow buildings that are 36.5 feet tall, compared to the height maximum of 36 feet allowed in the R4 district. The increased height will accommodate the rooftop decks. Staff finds no negative impacts associated with these deviations and supports the major changes to a planned development.*

*The petitioner also requests a conditional use to allow multiple buildings on a single lot of record, as well as two variations related to building separation and location of off-street parking spaces. Staff reviewed these requests and has no objections to them.*

*Finally, the petitioner plans to relocate the east property line in order to deed the west half of the drive into the neighboring condo building garage to the condo's HOA. This will ultimately require approval of a major plat of resubdivision by the Village Board, which staff has noted as a condition of approval in the staff report.*

*Staff finds the petition meets the standards of the Lombard Zoning Ordinance and Oakview Estates Planned Development. Staff recommends 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 said that he has no objections to the requested conditional use or deviations. He noted that the proposed plan is better than previous proposals the Village has seen for this site, which is an unusual shape and thus challenging to develop. Commissioner Olbrysh expressed sympathy for the residents at 500 E. St. Charles Road who are unhappy about the removal of the surface parking lot, but noted that there is no agreement in place to allow joint use of this lot. Commissioner Olbrysh said the proposed plan is generally a good one.*

**A motion was made by Commissioner Olbrysh, seconded by Commissioner Flint, to recommend to the Corporate Authorities approval of this petition subject to following six (6) conditions.**

- 1. That the major changes to a planned development, conditional use approval and variations approval are valid only for the subject property (400 E. St. Charles Road) within the Oakview Estates Planned Development;**
- 2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code, or as provided as part of the original planned development approval set forth in Ordinance 5488:**
  - a. Civil engineering and landscape plans (with landscape plan to be revised per comments noted in this report), prepared by Craig R. Knoche & Associates, dated September 11, 2016, revised November 18, 2016 and February 1, 2017; and**
  - b. Architectural plans, prepared by ECA Architects and Planners, dated November 7, 2016.**
- 3. That the petitioner shall submit a signage plan at the permitting phase incorporating “no parking” and fire lane signage designed to keep the internal access driveway free of parked vehicles, and that such signage plan shall be subject to the approval of the Director of the Community Development Department and the Fire Marshal;**
- 4. That the petitioner shall submit a petition to the Plan Commission for approval of a major plat of resubdivision at such time as the east portion of the subject property is deeded to the homeowners’ association at 500 E. St. Charles Road;**
- 5. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and**
- 6. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall become null and void unless a time extension has been granted by the Village Board.**

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

**Aye:** 4 - Ronald Olbrysh, Martin Burke, John Mrofcza, and Stephen Flint

**Absent:** 1 - Ruth Sweetser

[170087](#)

**PC 17-05: 1011 S. Main Street**

Requests the following variances for a proposed public information freestanding automatic changeable copy (ACC) sign at the southeast corner of Main Street and Wilson Avenue:

1. A variance from 153.210(E) to allow for an automatic changeable reader board of twenty-four (24) square feet, where sixteen (16) square feet is allowed by code;
2. A variance from 153.219(A) to allow for an institutional sign of forty (40) square feet, where thirty-two (32) square feet is allowed by code; and
3. A variance from 153.219(B) to allow for an institutional sign of ten feet (10') in height, where six feet (6') in height is allowed by code. (DISTRICT #6)

*Sworn in to present the petition were Jennifer Ganser and William Heniff 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.*

*Mr. Heniff said he is here on behalf of the Village's Public Works Department. He noted the Village is the petitioner and property owner. The southeast corner of Main and Wilson has a stormwater detention facility and historically many banners have been displayed for community events since at least the year 2000. The competition for the space is great and the Village has asked is this the best way to deliver the messages. He showed a picture of the property location and said it will face north south traffic on Main Street so the light won't affect residential properties. The sign design inspiration will come from the Great Western Trail at Grace Street. He showed pictures of potential sign designs from the RFP. He discussed the three variances and said the sign at Glenbard East High School also received a variance for size. The 4x8 currently displayed are slightly larger than the ACC component of the proposed sign. The height and size will help with readability. Mr. Heniff said the Public Works Department has placed an RFP for the sign. Staff will complete a policy on what events and message are allowed on the sign.*

*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. The Village of Lombard Public Works Department has issued a Request for Proposals (RFP) for an automatic changeable copy (ACC) public information freestanding sign at the southeast corner of Main Street & Wilson Avenue that would require variations to the Sign Code. The proposed new sign would replace the banners that currently display information for selected public events. The subject property is currently vacant and owned by the Village. The sign is similar in nature to the ACC sign across the street at Glenbard East High School (PC 14-14). GEHS received a variance to allow for a larger sign and a reduced setback. Both signs are intended for public information. The Village will be in control of the sign text and review all messages before they are displayed.*

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

*Commissioner Burke said he had some concerns over the busy intersection but said staff made it clear that other signage would not be allowed. He proposed adding a condition to this effect.*

*Chairman Ryan said he agreed on the condition.*

*Commission Mrofcza asked if the sign will be perpendicular to the street. Mr. Heniff said the sign will face traffic on Main Street going north and south.*

*Commissioner Olbrysh asked if the ACC sign at the high school was double sided and Mr. Heniff said yes.*

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

**1. No additional signs or temporary banners shall be allowed on the property.**

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

**Aye:** 4 - Ronald Olbrysh, Martin Burke, John Mrofcza, and Stephen Flint

**Absent:** 1 - Ruth Sweetser

[170088](#)

**PC 17-06: Text Amendment to the Zoning Ordinance**

Requests a text amendment to Section 153.215 and Section 153.602 of the Lombard Zoning Ordinance (and any other relevant sections for clarity) to amend the time period and applicability of development sign regulations. (DISTRICTS - ALL)

*Sworn in to present the petition was Jennifer Ganser, Assistant Director of Community Development.*



*Chairperson Ryan read the Plan Commissions 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, Assistant Director of Community Development, presented the staff report, which was submitted to the public record in its entirety. The petitioner, the Village of Lombard, is requesting a text amendment to development signs. Current Code does not allow for a development sign if a business changed ownership or did a large scale renovation (associated with a building permit). Development signs are allowed for new developments (Mariano's - Coming Soon) and removed when the building is complete and the business obtains their Certificate of Occupancy. Staff proposes changes regarding the time period and applicability of development signs.*

*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 Flint, to recommend to the Corporate Authorities approval of this petition. The motion carried by the following vote:**

**Aye:** 4 - Ronald Olbrysh, Martin Burke, John Mrofcza, and Stephen Flint

**Absent:** 1 - Ruth Sweetser

[170089](#)

**PC 17-07: Text Amendment to the Zoning Ordinance, Rear Yard Setback**

Requests a text amendment to Section 155.407(F)(4), R2 Single-Family Residence District requirements of the Lombard Zoning Ordinance (and any other relevant sections for clarity) to amend the minimum rear yard setback requirement from thirty-five feet (35') to twenty-five feet (25'). (DISTRICTS - ALL)

*Sworn in to present the petition was Jennifer Ganser, Assistant Director.*

*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. Following up from the January 23, 2017 workshop, staff is bringing a text amendment pertaining to the rear yard setbacks of single family homes to provide for flexibility of design. The proposed text amendment does not change the minimum required open space of 50%. The amendments would apply to properties in the R2 Single-Family Residence District only. Staff undertook a review of rear yard setback requests before the Zoning Board of Appeals since 2000 (Exhibit A). Of the thirty-nine (39) cases brought forward by property owners, only one petition was ultimately denied by the Village Board. Approximately twenty of the thirty-nine petitions were for variances between 25' and 35'.*

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

**Aye:** 4 - Ronald Olbrysh, Martin Burke, John Mrofcza, and Stephen Flint

**Absent:** 1 - Ruth Sweetser

## **Business Meeting**

*The business meeting convened at 7:48 p.m.*

## **Approval of Minutes**

**On a motion by Commissioner Mrofcza, and seconded by Commissioner Flint, the minutes of the February 6, 2017 meeting were approved. The motion carried by the following vote:**

**Aye:** 4 - Ronald Olbrysh, Martin Burke, John Mrofcza, and Stephen Flint

**Absent:** 1 - Ruth Sweetser

## **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

*The Assistant 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

[170090](#)

### **SPA 17-01: 2301 Fountain Square Drive (Yard House USA, Inc.)**

Requests that the Village grant site plan approval for a proposed 9,881 square foot restaurant. The petitioner plans to demolish the existing closed Champps restaurant and build a slightly smaller restaurant. No variances are being requested. (DISTRICT #3)

*Chairperson Ryan asked if any person would like to speak on behalf of this petition, or for public comment.*

*Jack DeGagne, a consultant representing Yard House, presented the petition. Mr. DeGagne said that they are proposing a new restaurant at 2301 Fountain Square Drive. They would be tearing down the existing Champs restaurant that is currently closed. The new building will be located in approximately the same footprint as the existing restaurant and the parking lot would remain the same. Mr. DeGagne referred to the elevations of the new building and noted the contemporary architecture on both the interior and exterior of the restaurant. He passed around a materials board and explained the*

*color scheme, design elements and styles. A 3D view of the restaurant was presented highlighting the multiple roof heights and a variety of architectural wall accents. In regard to the landscape plan, they will blend with the mature trees and surrounding features that currently exists.*

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

*Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. Ms. Ganser began by stating that the petitioner is requesting that the Village grant site plan approval for a proposed restaurant. The site is currently the closed Champps restaurant. The petitioner plans to demolish the existing restaurant and build a slightly smaller restaurant, Yard House. The majority of the parking lot will stay as-is. There will be a small outdoor seating component that is allowed, per the Fountain Square Planned Development. No variances are being requested.*

*The petition was reviewed by the Village's interdepartmental review committee and had no comments. Should this petition be approved, additional comments may be forthcoming during the permit review process.*

*Ms. Ganser noted that per the Fountain Square Planned Development, the petitioner provided a statement of compatibility and a prospective from the Oakbrook Towers.*

*She said that the petitioner went over the various design elements, colors, and styles that include brick veneer, exterior stucco and metal trim.*

*Ms. Ganser concluded that per the statement of compatibility, the building would be compatible with the rest of the Fountain Square Planned Development and therefore staff is in support of the petition.*

*Chairperson Ryan asked if there were any questions of the staff report, and, hearing none, opened the meeting for comments among the Commissioners.*

*Commissioner Burke asked about condition number (4) four regarding trash pickup. Ms. Ganser explained that this condition was brought over from similar SPA cases in the Fountain Square Development.*

*Commissioner Flint asked how the mechanicals would be screened. Mr. DeGagne explained that there would be roof top units and that they would be screened by the ledges and architecture.*

A motion was made by Commissioner Burke, seconded by Commissioner Olbrysh, to recommend that the Plan Commission approve this petition subject to the following four (4) conditions:

1. The petitioner shall develop the site in accordance with the plans prepared by Kimley Horn, dated 01/18/2017 and elevations prepared by The Roberts Group, undated, submitted as part of this request;
2. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. The petitioner shall apply for and receive a building permit for the new building; and
4. Trash pick-up shall occur between the hours of 7:00 AM and 9:00 PM (as noted in SPA 98-05 for Champps).

The motion carried by the following vote:

**Aye:** 4 - Ronald Olbrysh, Martin Burke, John Mrofcza, and Stephen Flint

**Absent:** 1 - Ruth Sweetser

## Workshops

*There were no workshops.*

## Adjournment

A motion was made by Commissioner Flint, seconded by Commissioner Olbrysh, to adjourn the meeting at 8:06 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, AICP, Secretary  
Lombard Plan Commission*