



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,

John Mrofcza and Leigh Giuliano

Staff Liaison: Jennifer Ganser

Monday, April 15, 2019

7:00 PM

Village Hall - Board Room

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 6 - Donald F. Ryan, Martin Burke, Ruth Sweetser, John Mrofcza, Stephen Flint,
and Leigh Giuliano

Absent 1 - Ronald Olbrysh

*Also present: William Heniff, AICP, Director of Community
Development, Jennifer Ganser, AICP, Assistant Director of
Community Development*

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

[190146](#)

**PC 19-06: Connect 44 1464-1514 S. Main Street (Manor Hill School
and Glenn Westlake Middle School) and Finley Road and 16th
Street (Four Seasons Park**

The petitioner requests that the Village take the following zoning actions
on the subject property located within the CR Conservation Recreation
District:

1. Approve a conditional use for a new planned development with the following companion variations and deviations from the Zoning Ordinance (Section 155 of the Village Code):

- a. A deviation from Section 155.404(G) to allow a building height of forty-two feet (42') where a maximum of thirty feet (30') is permitted;
- b. A variation from Section 155.706(C)(1) to reduce the required perimeter parking lot landscaping for a parking lot that crosses a property line; and
- c. A variation from Section 155.224(A)(3) to allow four roof mounted small scale wind energy systems on a property where a maximum of one roof mounted small scale wind energy system is permitted.

2. Approve the following variations to the Sign Ordinance (Section 153 of the Village Code):

- a. A variation from Section 153.210(E) to allow for an automatic changeable copy reader board of twenty-four (24) square feet where sixteen (16) square feet is permitted;
- b. A variation from Section 153.501(B)(5)(b) to allow for a freestanding sign of seventy-eight (78) square feet where fifty (50) square feet is permitted;
- c. A variation from Section 153.501(B)(5)(f) to allow a setback of twenty (20) feet from a major arterial street where freestanding signs must be at least twenty-five (25) feet from the right-of-way;
- d. A variation from Section 153.218(B) to allow for informational signs of twenty-six (26) square feet where six (6) square feet is permitted; and
- e. A variation from Section 153.218(C) to allow for informational signs of six (6) feet in height where four (4) feet in height is permitted.

3. Grant site plan approval authority to the Lombard Plan Commission pursuant to Section 155.511 of the Village Code.

The petition is referred to as PC 19-06. The subject property is located at 1464-1514 S. Main Street (Manor Hill School and Glenn Westlake Middle School) and Finley Road and 16th Street (Four Seasons Park), Lombard, Illinois (DISTRICT #3)

Sworn in to present the petition were Neil Perry, Chris Lavoie, and Adam Thoma the petitioners, and 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.

Commissioner Flint said he would need to recuse himself because he is on the Board of District 44.

Mr. Perry said he is the Chief Operating Officer of District 44. He said this expansion to Glenn Westlake Middle School will provide for enhanced learning opportunities, new academic offerings, and a community hub. He said they researched many options and various construction methods. This development will also provide for better parking and traffic conditions.

Mr. Lavoie said he is the project engineer. He discussed a neighborhood meeting that reviewed the project at the school. He said the site was designed with academic programming to help students. He showed a map of current traffic patterns and discussed the issues. He said the proposed traffic map shows an isolation of bus traffic. He said the drive aisles will be completed in summer of 2019, which would then isolate construction traffic for the new building. He said construction will be complete at the end of 2020. He discussed the existing pond and said it is not well maintained. He said the new pond will be an educational resource and provide for additional stormwater. The new pavement will be brick pavers. He said there will be a retaining wall and heavy landscaping to the north. The pedestrian walkway will be maintained.

Mr. Thoma said he is the project architect. He discussed the floor plans and how the building would be connected to Glenn Westlake Middle School. The building will have four full-size basketball courts that can be used by District 44 and the community. He said the Connect 44 building will have a distinct identity and reviewed the building materials. He discussed the wind turbines and building height.

Mr. Lavoie said when the existing buildings were built they were close to the property line. The variation request for the landscaping already exists as the drive aisles go between the School and Park District. He said the Park District Board reviewed and approved their plans. He discussed the sign variances and noted that this is a campus setting therefore the signs have a lot of information on them. He said the electronic message board will serve all three buildings on the site.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Mr. McGuire said he lives to the west of the site and asked if the current sewer structures are attached to the storm sewers, if there is a sewer connection to the street, and about the lighting and how bright it would be.

Mr. Lavoie said the existing detention pond that discharges to the street and connects to a sewer in the street. He said that is where the low point is located. Currently some water never gets to the pond. He said the bricks will be permeable and will take in some water. He said the stormwater is over designed to help with water management. There will be additional storage and the pond will be expanded by 28% in volume. He said the release rate is higher than what they will use now. He said a photometric plan was submitted and they will make sure the north and west lines do not exceed Code. He said they can use light shields as well.

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 petitioner is C. M. Lavoie and Associates, Inc. on behalf of Lombard Elementary School District 44 and the Lombard Park District. The petitioner proposes to build a 69,460 square foot addition on the northwest side of Glenn Westlake Middle School for the Connect 44 Center. There are no new buildings being proposed on the Park District property at this time. The proposed improvements will not increase student enrollment at either Glenn Westlake Middle School or Manor Hill Elementary School.

The petitioner has also asked to add informational/directional signs to ensure efficient traffic flow, while reconfiguring the drive aisle and parking areas. The petitioner plans to add a freestanding sign, directional signs, and a wall sign. The wall sign meets Code. Staff reviewed the sign package and finds the requested variances for the freestanding sign are consistent with variances approved for other freestanding signs on school properties such as Glenbard East High School in PC 14-14. Staff notes the site is unique in that two schools are located on the same property. This increases traffic, visitors and activities. Given the layout of the site, staff appreciates the need for enhanced informational/directional signage within the site, and believes they will help with site circulation.

Additional landscaping and a fence are proposed to the north and west to help buffer the building from the existing residential neighborhood. Stormwater detention is being provided, which may address the existing residential neighborhood drainage concerns. The detention volume will exceed the DuPage County Stormwater Ordinance requirements.

The School Property and adjacent Four Seasons Park are owned and operated by separate governmental entities. However, as the school and park sites have developed over time, the two sites have come to function in close relationship with one another. The drive aisle entering the south side of the School Property from Main Street also connects to the parking lot on the north side of the Park Property. The proposed improvements to the schools' parking and circulation will include an additional parking area that will straddle the property line between the school and park. School groups occasionally make use of the open space at Four Seasons Park.

The maximum permitted building height in the C/R District is 30 feet. The majority of the Connect 44 building is proposed at 42 feet in order to accommodate the gymnasium/basketball court. The existing GWMS building is 31 feet tall.

The petitioner is planning substantial improvements to improve traffic flow on the site. These items generally do not need Plan Commission review, as they could be constructed by right. Unlike most zoning petitions, the proposed expansion activity is not generating the need to provide for enhanced parking and circulation. Rather, the access drive and parking site improvements are intended to address an existing deficiency. The Village's traffic consultant reviewed the proposed improvements. Some of the suggested modifications may require intergovernmental agreements or capital improvement by others. As such, the recommendations are not deemed to be conditions of approval and as such are not included within the staff recommendation below.

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

Commissioner Sweetser said this is an exciting project. She asked if the building will be used on weekends. Mr. Perry said yes, and the proposed hours are from 7 a.m. to 10 p.m. which will fluctuate with

community events. Commissioner Sweetser asked about parking and Mr. Lavoie said they have an excess of 160 spaces which can be used by the School and Park District. He said the parking is sufficient.

Commissioner Burke said the plans are well developed.

On a motion by Commissioner Burke, and a second by Commissioner Mrofcza, the Plan Commission voted 5-0 to recommend that the Village Board approve the petition associated with PC 19-06, subject to the following three (3) conditions:

- 1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;**
- 2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;**
- 3. This relief shall be valid for a period of one year from the date of approval of the ordinance.**

The motion carried by the following vote:

Aye: 5 - Donald F. Ryan, Martin Burke, Ruth Sweetser, John Mrofcza, and Leigh Giuliano

Absent: 1 - Ronald Olbrysh

Business Meeting

Approval of Minutes

A motion was made by Commissioner Mrofcza, seconded by Commissioner Giuliano, the minutes of the March 18, 2019 meeting were approved. The motion carried by the following vote:

The motion carried by the following vote

Aye: 5 - Martin Burke, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

Abstain: 1 - Donald F. Ryan

Absent: 1 - Ronald Olbrysh

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

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 8:02 p.m. The motion passed by a unanimous vote

*Donald F. Ryan, Chairperson
Lombard Plan Commission*

*Jennifer Ganser, Secretary
Lombard Plan Commission*