



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: Jennifer Ganser

Monday, June 20, 2016

7:30 PM

Village Hall - Board Room

Call to Order

Acting Chairperson Flint called the meeting to order at 7:32 p.m.

Pledge of Allegiance

Acting Chairperson Flint led the Pledge of Allegiance.

Roll Call of Members

Present 5 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, Andrea Cooper, and Stephen Flint
Absent 2 - Donald F. Ryan, and John Mrofcza

Also present: William Heniff, AICP, Director of Community Development; and Jason Guisinger, 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

[160250](#)

PC 16-12: Sam's Club Planned Development Amendment

Requests that the Village approve major changes to the Sam's Club Planned Development (as set forth in Ordinances 7201 and 7202) for the subject properties located within the B3PD Community Shopping Planned Development District. The petition amends the relief granted as part of the original planned development approval and consisting of:

- a. Pursuant to Section 155.504(A)(4), approve a site plan modification to relocate the building approximately sixteen (16) feet to the north of the previously approved location, with an alternate configuration for the proposed truck dock;
 - b. To provide for an overhead customer loading canopy, a deviation from Section 155.415 (F)(4) to reduce the minimum rear yard setback between the NiCor property and the proposed Lot 1 of the Sam's Club final plat of resubdivision from thirty feet (30') to five feet (5');
 - c. A further variation from Section 155.210 (D)(1) to allow for a modified location for the bale and pallet storage area located within the corner side yard;
 - d. Pursuant to 155.415(C)(9), grant conditional use approval of an alternate site plan for the fuel center;
 - e. Pursuant to 155.603 (C)(2), provide for more than two cargo containers on the property during the construction period; and
 - f. Approve the submitted site plans and exhibits as the approved site plan for the proposed development, as amended and as applicable.
- (DISTRICT #3)

Sworn in to present the petition was William Heniff, Director of Community Development, and the petitioner, Rob Gamrath, Partner, Quarles & Brady LLP. Also sworn in were Tracy T. Richard, Engineer, Manhard Consulting Ltd. and Doug Plummer of RHA Architects.

Acting Chairperson 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. Gamrath stated that back in March they received final approval of a map amendment and a planned development for a Sam's Club at 611 E. Butterfield Road. He stated that a project of this size usually requires some revisions as they go through the final design and engineering process. The changes they are requesting today are exterior to the building. One of the principal drivers for the changes is that Sam's is moving to a more active pick-up and drop off area due to the evolution of online shopping. In order to expand the pick-up area, the building needs to be moved approximately sixteen (16) feet to the north of the previously approved location, with an alternate configuration for the proposed truck dock. While reviewing the revisions, they recognized the circulation for the fuel station could be enhanced. There is also a need for a monument sign in order to be more visible from Butterfield Road.

To provide for an overhead customer loading canopy, a variation is needed to reduce the minimum rear yard setback between the NiCor property and the proposed Lot 1 of the Sam's Club final plat of resubdivision from thirty feet (30') to five feet (5').

Mr. Gamrath said that because they are proposing to shift the bale and storage area to the west, a site plan modification is also needed.

He noted that they are seeking a conditional use approval for the site plan to improve the circulation of the fuel center.

They are also seeking to provide for more than two cargo containers on the property during the construction period.

Mr. Gamrath said they are seeking a recommendation of approval from the Plan Commission to approve the submitted site plans and exhibits for the proposed development.

Mr. Gamrath introduced Tracy Richard Civil Engineer with Manhard Construction. He stated the bale and storage area is relocated within feet of where it was on the original site plan. When designing the pick-up area, some of the parking was lost. In order provide additional parking, they added more spaces on the Nicor and the Sam's Club parcels. To provide better traffic circulation for the fuel center, a third access from Fairfield was added.

Mr. Richard turned the presentation over to Todd Plummer. Mr. Plummer explained that they moved the building sixteen (16) feet to the north toward Butterfield Road to allow the pick-up area to be extended. Mr. Plummer showed a perspective of the finishes of the bale and ballet storage area. He displayed before and after images of the canopy area. He referenced the plans for the fuel station, signage and HVAC area. Mr. Plummer then referenced an image of the new freestanding sign location and views of the gasoline sales facility.

Mr. Gamrath concluded their presentation by stating that all of the comments noted in the staff report are acceptable to the petitioner.

Acting Chairperson Flint asked if anyone else would like to speak in favor or against the petition, or for public comment. Hearing none, he asked for the staff report.

William Heniff, Director of Community Development, submitted the staff report to the public record in its entirety. He began by stating that the petitioner received approvals for a map amendment and a planned development earlier this year. As part of the final design activities and in order to address engineering concerns raised through the final design review process, Sam's Club is seeking modifications to several of the preciously approved plans. As many of these changes would constitute major changes to a planned development, the petition is being brought back to the Plan Commission and Village Board for

consideration and approval.

Discussing comments from the Inter-Departmental Review Committee, the Fire Department recommended the proposed seven (7) stall parking field at the southeast corner be reconfigured by removing or relocating four stalls to provide a clear paved area and a diagonal apparatus set up area.

Continuing with the IDRC comments, the Public Works Department notes that the proposed canopy will be above the proposed water main. Public Works is fine with the proposed canopy as long as there are no obstructions and there is good clearance for the water main.

Mr. Heniff reviewed the plan modifications. He stated that the original plan set placed the building location approximately 16 feet south of its proposed location. As code would deem this an alteration to the approved planned development, a major change is being requested. The relocation of the building was conceived in order to provide additional space for a covered customer pick-up area on the south side of the building that would not otherwise encroach onto the NiCor property.

In consideration of this change, staff notes that the main building will still meet the building setback requirements on the north, west and east side of the property. The angled loading dock also ensures that the north side of the building will not encroach into the abutting yards, which were actually granted relief to be reduced in width. The amended plan would result in the plan meeting underlying code provisions. As such, staff finds this alternation to be acceptable.

Mr. Heniff noted that relief is sought to provide for the proposed roof-over canopy on the south side of the building. The relief is requested as the lot line is between the main development property and NiCor property. He noted the landscaping lot line relief was previously granted and the lot line bisects the previously approved parking lot. The loading area on the south side of the building will reduce pick up activities on the west side of the building and will decrease congestion in the fire lane area. Staff is supportive of this request, subject to ensuring that the support structures do not otherwise conflict with the proposed buried watermain underneath the canopy.

In regard to the variation to allow for a modified location for the bale and pallet storage area in the corner side yard, Mr. Heniff explained the original approval had the bale and pallet storage perpendicular to the proposed main building and relief was granted to provide for the storage area in the corner side yard. As part of the amended request,

the proposed storage area will be generally parallel to Butterfield Road, all in order to provide for proper circulation around the building. Staff is supportive of this change as it still meets the intent of the original approval.

Mr. Heniff discussed the previously approved fuel center is to be located at the southwestern portion of the site adjacent to Fairfield Avenue. The amended plan is intended to reconfigure the vehicle circulation and fuel-drop-off area. It creates an additional curb-cut on Fairfield to better allow motorists exiting the area and also provides a full landscape barrier island between one of the main access/egress points and the fuel center to minimize driver confusion. Staff finds that these changes refine and enhance the overall plan.

As far as the cargo container relief, the need provide for more than two cargo containers on the property during the construction period was not requested or granted as part of the original petition. However, in further review of the development and given the scope and magnitude of the development, allowing for additional containers on the property during the construction process would facilitate better and more efficient operations through the construction period. It will also allow for more materials to be out of view from adjacent properties. Staff does not object to this request during the construction period only.

Mr. Heniff noted that the submitted site plans and exhibits as the approved site plan for the proposed development, as amended and as applicable. As noted in the conditions of approval all other relief not amended as part of this petition that was previously granted to the Subject Property shall remain in full force and effect for the planned development. Staff finds the proposed project and amendments are consistent with the Comprehensive Plan.

Mr. Heniff concluded by stating that staff recommends approval of PC 16-12 subject to the six (6) conditions in the staff report.

Acting Chairperson Flint asked if there were questions of the staff report; and, hearing none, he opened the meeting for comments among the Commissioners. Commissioner Olbrysh stated he liked the changes that were made and that the canopy is a welcome addition. Commissioner Sweetser said she also agreed and that the modifications were an improvement.

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

- 1. 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 Ordinances 7201 and 7202, whichever is applicable.

2. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, unless a time extension been granted by the Village Board. This conditional use approval shall become null and void eighteen (18) months from the date of approval if the proposed site improvements are not completed or an extension has been granted.

3. The petitioner shall be required to apply for and receive building permits for any improvements to the site.

4. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report, including but not limited to providing the following:

a. The proposed additional 7 stall parking field at the southeast corner of the proposed building shall be reconfigured by removing or relocating four stalls to provide a clear paved area to provide a diagonal apparatus set up area.

b. The canopy supports must be at least ten (10) feet horizontally from the water main and the canopy must be no lower than sixteen (16) feet to allow the use of construction equipment in repairing a water main break in that area.

5. All other relief not amended as part of this petition that was previously granted to the Subject Property shall remain in full force and effect for the planned development.

6. Upon completion of the project, as determined by the issuance of a final certificate of occupancy, any cargo containers exceeding the maximum provided by Village Code shall be removed.

The motion carried by the following vote:

Aye: 5 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, Andrea Cooper, and Stephen Flint

Absent: 2 - Donald F. Ryan, and John Mrofcza

[160248](#)

PC 16-10: 550 E. 22nd Street

Requests that the Village approve a conditional use for a planned development for a twenty-six (26) unit attached single-family (townhouse) development with the following companion conditional use and deviation, as follows:

1. A conditional use from Section 155.208(C) to allow for more than one (1) building on a lot of record;
2. A deviation from Section 155.409(F)(3)(d) for a rear yard setback of nine (9) feet where thirty (30) is required, for the northernmost building abutting the stormwater detention outlot; and.
3. Approve a Major Plat of Subdivision. (DISTRICT # 3)

Sworn in to present the petition was William Heniff, Director of Community Development, and the petitioner, Dennis McNicholas. Also sworn in were Rich Barnes of Barnes Architects, Ltd., and Zack Grabijas, Project Engineer, Bono Consulting Inc.

Acting Chairperson 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.

Dennis McNicholas, the attorney representing the petitioner, RSS Homes LLC., described the project as described in the marketing booklet.

He said the project is very similar to Fairfield Glen approved by the Plan Commission and Village Board in 2004. Each of the units has an inward view facing other units. The garages are facing east, west and north. He stated that the petitioner is willing to comply with the comments and recommendations from staff.

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

Vince Domino said he represents the Fairfield Court Association. He asked what the values of the townhomes are. He referenced the plat and asked if there is an access into the cul-de- sac. He asked if there is going to be a play area if there would be any fencing on the north side of the property.

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

George Bedard said he lives on the east side adjacent to the property and has 280 feet of common boundary with the Village. He stated the drainage in this area is always a problem. He said his concern is that the Village no longer takes responsibility for the pipes on the property. If there is a problem it is always up to the association. He asked what is going to happen with the flow of the water. He asked about the screening as far as keeping his property private.

Brian O'Conner said he lived across the street from the subject property. He stated that on June 15, 2015 they had over 2.5 inches of rain. He presented a photo of the water in his back yard. He said it is imperative that the water drains away from 22nd Street. He said he would like a commitment from the developer that there be a periodic maintenance and repair of the pipes on the property. He asked that the developer put it a detention pond because everything on the plans looked like hardscape surfaces.

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 the petitioner to respond to the questions.

Rich Barnes, the project architect, began with responding to Mr. Domino's questions and said that the cost of the units is \$215 a square foot. He explained that would be no vehicular access into the cu-de-sac from the north. There is no play area planned and that there will be a fence along the north line. There is sidewalk access that is requested by the Village.

In response to the other questions, Mr. Barnes explained the screening and landscape would have to go through the building permit review. He said he didn't think the requirements for repair and maintenance have been imposed on any other developer. He explained the property is made up of 40% green space.

Mr. Barnes then introduced Zack Grabijas from Bono Consulting. Mr. Grabijas said that in regards to the drainage that they would be picking up all the impervious on the lot and directing it toward 22nd Street. He said there is a small portion of grass on the north and east side that is an easement. The overflow for the detention pond is to the south or to the storm sewer system. Mr. Grabijas stated that they will be complying with all of the Village's recommendations.

Acting Chairperson Flint asked if anyone else would like to speak in favor or against the petition, or for public comment. Hearing none, he asked for the staff report.

William Heniff, Director of Community Development, submitted the staff report to the public record in its entirety. Mr. Heniff began by stating that the petitioner, RSS Homes LLC., requests that the Village approve a conditional use for a planned development for a twenty-six (26) unit attached single-family townhouse development with a conditional use to allow for more than one (1) building on a lot of record. Also, they are seeking a deviation for a rear yard setback of nine (9) feet where thirty (30) is required, for the northernmost building abutting the stormwater detention outlot as well as approve a Major Plat of Subdivision.

Discussing comments from the Inter-Departmental Review Committee, Mr. Heniff stated that the Fire Department has asked to provide design specifications to accompany the plans indicating the necessity of an approved revision to the 22nd Street median to allow east bound emergency vehicle access to the site. He explained that as part of the final engineering review, the petitioner shall submit to the Village for

review a plan showing the access configuration with the creation of a left-in only turn lane to be located at the western access drive into the development and that the petitioner shall be obligated to construct the improvements accordingly.

Mr. Heniff said that Private Engineering Services offered comments regarding the stormwater engineering plan. He noted that his is a preliminary engineering review. Staff has met with the petitioner numerous times to discuss how this property could be configured. The Public Works Department offered several comments that would be addressed in final engineering as well.

Regarding the zoning and land use, Planning Services noted that the property has been zoned R4 since 1985. The Plan Commission identified the subject property as a parcel in which office or commercial uses could be conceptually supported, given the nature of 22nd Street as a minor arterial roadway and the adjacent non-residential land uses. While the adopted Comprehensive Plan thereby identified the property for office uses, the zoning of the site is R4 and townhomes are a permitted use. This development is also consistent with the Fairfield Glen subdivision to the north. So while not consistent with the Plan document, it does attempt to address the land use and design issues that would be required of such a development. Staff finds the proposed townhome subdivision to be consistent with the underlying surrounding zoning and land uses.

Concerning the Planned Development, the Zoning Ordinance encourages the use of planned developments that provide for a more efficient use of the site. Staff is supportive of the planned development request as it establishes a framework for review and consideration of subsequent activities or structures that could be developed in the future. Such an approach was successfully established as part of the approved Fairfield Glen townhome development. Staff supports the conditional use request for a planned development and that the shared parking fields, common open space and sidewalk amenities provide for a more unified project.

Mr. Heniff noted the stormwater detention will be subdivided into an outlot, as required in the Subdivision and Development Ordinance. However, this code requirement results in the northern building to be within nine feet of the outlot parcel itself. Staff notes that this will function as a paper deviation, as the relief will not be visually apparent to properties within or abutting the proposed development.

Reviewing the access to the site, Mr. Heniff said it will be solely accessed by 22nd Street. The project is consistent with the Fairfield Glen townhome development to the north. Additional sidewalks

throughout the development, along 22nd Street and linking to the Fairfield Court will enhance pedestrian circulation. Staff finds the proposed townhome subdivision to be consistent with the underlying surrounding zoning and land uses.

Mr. Heniff explained the intent of the project is that the stormwater runoff from the project would be carried to the proposed detention outlot located at the far northern end of the subject property, with stormwater drainage being directed away from the abutting properties and toward 22nd Street via a new storm sewer on the property. This should help alleviate drainage concerns raised by selected property owners within the Congress Knolls Subdivision. There will be some benefit to the abutting property owners.

The project is intended to mirror many of the favorable elements of the Fairfield Glen townhome development located at 1400 South Fairfield Avenue. These elements include a center courtyard and walkway with the townhome units generally facing inward. The northern townhome building will face northward which will provide a better aesthetic appearance to the Fairfield Court townhome development to the north.

Mr. Heniff concluded by stating that staff recommends approval of PC 16-10 subject to the four (4) conditions in the staff report.

Acting Chairperson Flint asked if anyone had any questions of the staff report.

Mr. O'Conner asked if there could be a commitment from the developer for periodic maintenance and repair on their drainage system. Mr. Heniff explained the property is in the corporate limits of the Village. Every five years the Village automatically reviews all stormwater detention basins within the Village. He said that if there is ever an issue or a blockage to contact the Village. Mr. O'Conner asked Mr. Heniff to look into the pond issue in Abbey Woods.

Ms. Phyllis Scalare said she lives on Fairfield Court. She said her concern is that when they get a severe rain they also get water in their retention pond. She said she was told that the water drainage goes into the pond. She asked that with the new construction, would the water still drain toward 22nd street. Mr. Heniff explained that the Fairfield Court stormwater would continue to drain in the same manner as it had in the past, but the stormwater from the development site would be redirected directly toward 22nd Street.

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

Commissioner Cooper asked engineer to clarify the stormwater drainage out to 22nd Street.

Mr. Grabijas explained that they have a drainage system around the property to collect the water. The water will get into the pipes and initially drain toward 22nd Street. He said they have designed a system for the 100 year flood. He explained there is a huge amount of the detention underground and the over flow would go toward 22nd Street.

Commissioner Cooper asked about the guest parking. She said it looked there are 8 spaces. Mr. Heniff said there was guest parking and they would also be able to park in the driveway spaces.

Commissioner Cooper said she liked the concept of connecting the neighborhoods. She said it looks like the sidewalk ends in the drive lane and asked if it could be extended to 22nd street. Mr. Heniff referenced the plans and said the intent was for a common walkway though out the project. Mr. Heniff clarified that Commissioner Cooper is suggesting that there should be a continuous sidewalk from the north to the south end of the project. He said it can be addressed in final engineering.

Commissioner Olbrysh noted there are a lot of multi-level units being built in the area and asked if they considered elevators. Mr. Barnes said it would be a great amenity to have but considering the scope of the project that it wasn't feasible.

Commissioner Sweetser asked about the entrance signage. Mr. Grabijas said it would be finalized during the final engineering process.

Commissioner Cooper asked if there is a fence on the east side. Mr. Heniff said there would be a fence around the perimeter as well as landscape plantings.

Mr. Nicholas stated that it is the petitioner's intent to keep up the high quality and standards that they have implemented within their other developments.

Mr. Burke asked if the Plan Commission should add to the conditions the continuous walkway out to 22nd street and the aluminum fence.

Mr. Barnes said the fence is on C1 of the site plan.

A motion was made by Commissioner Olbrysh, seconded by Commissioner Sweetser, to recommend to the Corporate Authorities approval of this petition subject to the following four (4) conditions, plus one (1) additional condition.

1. The petitioner shall develop the site in accordance with the plans submitted as part of this request;
2. As part of the final engineering review, the petitioner shall submit to the Village for review and approval a plan showing the access configuration with the creation of a left-in only turn lane to be located at the western access drive into the development and that the petitioner shall be obligated to construct the improvements accordingly;
3. The petitioner shall satisfactorily address all other development comments identified within the Inter-department Review Report as part of any future permits as part of the project;
4. The petitioner shall apply for and receive final engineering approval from the Village. Upon such approval, the petitioner shall submit a final plat for Village Board approval and recording; and
5. The petitioner shall provide for a continuous sidewalk from Fairfield Court to 22nd Street through the development.

The motion carried by the following vote:

Aye: 5 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, Andrea Cooper, and Stephen Flint

Absent: 2 - Donald F. Ryan, and John Mrofcza

[160251](#)

PC 16-13: 1101 N. DuPage Avenue, Everest Snow Management
Recommendation from the Plan Commission to grant a conditional use, pursuant to Section 155.420(C)(11) of the Lombard Zoning Ordinance, to allow for a contractors, architects, and engineers equipment and material storage yards, and a variation from Section 155.420(L)(2) of the Lombard Zoning Ordinance, to allow for stored materials to be visible above the fence. (DISTRICT #1)

Sworn in to present the petition was William Heniff, Director of Community Development, and the petitioner's, Chris Carter, Vice President, and Peter Smolka, Founder, Everest Snow Management.

Acting Chairperson 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. Carter stated that their headquarters is located in Hickory Hills. They are a full service snow and ice management company and have been in business for over 21 years. He said they seeking a conditional use to allow for a contractor's, architects, and engineers equipment and material storage yard as well as a variation to allow for stored material to be visible above the fence.

Mr. Carter proceeded to explain that in order to expand to the western

suburbs, they would like to use this facility for storage and dispatching. He said they have signed a three year lease contingent upon the approval of the conditional use. The request for a conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. There will be no changes to the public utilities, access roads or drainage. It would not affect any ingress or egress traffic congestion on the public streets. Their request for a conditional use does not conflict with the objective of the current Comprehensive Plan. They are actively working with Village staff and building officials to ensure all necessary plans and actions meet local ordinances and codes.

In regard to storage, Mr. Carter explained the parking lot will need to be reconfigured to allow for the new salt storage area. The salt would be stored outside and would be covered with a tarp. In order to contain the salt, it would be fenced off with 100 feet of cement blocks.

Acting Chairperson Flint asked if anyone else would like to speak in favor or against the petition, or for public comment. Hearing none, he asked for the staff report.

William Heniff, Director of Community Development, submitted the staff report to the public record in its entirety. He began by stating that the petitioner requests that the Village grant a conditional use to allow for contractors, architects, and engineers equipment and material storage yards, and a variation to allow for stored materials to be visible above the fence. The subject property is currently improved with an industrial building.

In regard to the zoning and land use compatibility, the I District is intended to accommodate industrial uses. A contractor's yard would be consistent with the zoning and land use of the surrounding properties. He explained the site will be used during snow operations. During the rest of the year only a few maintenance staff will be present, if needed. The trucks will remain in the building.

The outdoor storage is proposed to be on the southeast corner of the site. The salt will be fully enclosed within cement blocks and kept dry, therefore eliminating any potential water runoff issues. A tarp will cover the salt. Mr. Heniff noted that in the conditions of approval the salt storage is permitted to be above the proposed exterior concrete exterior concrete bin fence line between September 1 through May 1st. He explained the dates are wider than the normal snow season in order to help obtain supplies.

Mr. Heniff concluded by stating that staff recommends approval of the petition, subject to the conditions outlined in the IDRC report.

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

Commissioner Sweetser asked about how important it is to have the dates. Mr. Heniff said they spoke with the petitioner and the time period was sufficient for him and that they are trying to meet the neighborhood demands.

Mr. Carter explained said that a more lenient time frame would be useful however it is not their intention to keep piling up the material.

Commissioner Burke asked about the provisions to keep the salt out of the water system. Mr. Heniff said the tarps will help with the wind erosion. He explained that they could look at the final design and adding a lip to contain the salt. He said they could include this in the conditions of approval.

Commissioner Burke stated that it was important to ensure that there is a salt storage plan to address possible salt overflow effects into the public sewer system.

Mr. Carter explained that there are salt managers to ensure they don't lose the inventory. He explained their duties are to preserve the inventory.

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 six (6) conditions, plus one (1) additional condition.

- 1. That this relief is limited to the operation of a contractors, architects, and engineers equipment and material storage yards only, and any physical site improvement or alterations to the Subject Property require approval through the Village;**
- 2. That the petitioner must obtain a permit for and construct the proposed exterior concrete block bin wall/fence line between six (6) and eight (8) feet in height for the outside storage;**
- 3. That the petitioner shall develop the Subject Property in accordance with plans submitted as part of this request;**
- 4. The salt storage is permitted to be above the proposed exterior concrete block bin wall/fence line between September 1 through May 1;**
- 5. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements, and Lombard Zoning Ordinance requirements;**
- 6. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the contractor's yard is not established by said date, this**

relief shall be deemed null and void; and

7. The petitioner shall review and work with Village staff on their final on-site salt storage plan to address possible salt run-off impacts into the public sewer system.

The motion carried by the following vote:

Aye: 5 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, Andrea Cooper, and Stephen Flint

Absent: 2 - Donald F. Ryan, and John Mrofcza

[160249](#)

PC 16-11: 211 E. Roosevelt Road; Pita Pita

Requests that the Village grant a conditional use, pursuant to Section 155.417(G)(2)(a)(v) of the Lombard Zoning Ordinance, to allow outside service areas (outdoor dining) for the subject property located within the B4APD Roosevelt Road Corridor District and a deviation from Section 153.505(B)(19)(b)(i)(a) of the Lombard Sign Ordinance to increase the maximum allowable area of a wall sign from thirty-five (35) square feet to fifty-two (52) square feet in the B4APD Roosevelt Road Corridor District, Planned Development. (DISTRICT # 6)

Sworn in to present the petition was William Heniff, Director of Community Development, and the petitioners, Rahil Bandukara and Lucian Lange of Pita Pita.

Acting Chairperson 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. Rahil Bandukara stated that they are requesting two variances, one for outdoor dining and the other is for a larger sign. He explained that in the shopping plaza many of the businesses have multiple signs. They will not have a pylon sign on the property monument sign, so the storefront wall sign is the only display available for the business. Based on the sign code for this location, the sign will not be easily readable from the road.

He referenced a graphic design of the proposed signs explaining that they would like a sign with their logo above the entrance and the main sign above the window. In regards to the patio, Mr. Bandukara said they would like to provide customers with the option to enjoy outdoor seating. He referenced a picture of the storefront of where they would like to build a patio. He noted that the Buffalo Wild Wings next door offers outdoor seating and many nights it is full with patrons enjoying their food and the weather.

Acting Chairperson Flint asked if anyone else would like to speak in favor or against the petition, or for public comment. Hearing none, he

asked for the staff report.

Mr. Heniff, Director of Community Development, presented the staff report, which was submitted to the public record in its entirety. Mr. Heniff began by stating that the petitioner requests a conditional use to allow for an outdoor seating area and a sign variance.

Regarding the outdoor seating, the Roosevelt Road corridor is a high volume corridor with numerous commercial uses. The business is located within a commercial strip center which consists of other retail businesses. As previously noted, Buffalo Wild Wings next door has outdoor seating. The proposed outdoor seating patio will be between the building and the street frontage, therefore screening it from the residential neighborhood to the south. Lighting will not be excessive or overpower the other signs.

Concerning the signage relief, two signs are proposed, which total 52 square feet. Mr. Heniff reminded the Plan Commission of a case for CD One Price Cleaners located at 2015 E. Roosevelt Road. The petition was amended to ultimately receive a favorable approval and the sign size was reduced to forty-eight (48) square feet, or 1.5 times the square footage allowed by Code. Pita Pita is requesting something similar and consistent with the previously approved petition at the center.

Staff finds that the conditional use and variance is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, Sign Ordinance, and Zoning Ordinance.

Mr. Heniff concluded by stating that staff recommends approval of PC 16-11 subject to the five (5) conditions in the staff report.

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

Commissioner Olbrysh asked staff that the outdoor seating approved in the past has been attached to a restaurant, however in this case it will be separated by a strip sidewalk. He asked if this poses a problem. Mr. Heniff explained staff reviewed this and said that there are similar conditions and that there is a clear zone for other pedestrians to walk through.

Commissioner Olbrysh asked about the landscaping. Mr. Heniff explained that they did a detailed analysis and it is intended to have supplemental landscaping to help with screening.

Commissioner Sweetser asked about the design of the side by side

signs and if they will be reviewed by staff. Mr. Heniff said it would be part of the building permit.

Commissioner Burke asked that once this relief is granted, does it stay with the building or with the business. Mr. Heniff explained the relief would stay with the tenant space. If they left and another restaurant occupies the space, the relief would still be in effect. However, if another business moves in and they cease the outdoor dining function for more than one year, the condition use would automatically lapse.

Commissioner Cooper asked if they would have to revert it back to landscape. Mr. Heniff explained they would no longer have the ability to have outside seating.

A motion was made by Commissioner Sweetser, seconded by Commissioner Olbrysh, to recommend to the Corporate Authorities approval of this petition subject to following five (5) conditions.

- 1. The petitioner shall develop the site in accordance with the plans submitted as part of this request from Diversify Designs, LLC and Reitan Architects, LLC, dated 5/13/16;**
- 2. The conditional use permit for outdoor seating/dining is exclusively for the tenant space at 211 E. Roosevelt Road, as depicted on the submitted plans;**
- 3. The outdoor dining activity shall not be operated after 11:00 p.m. on weeknights and 1:00 a.m. on Friday and Saturday nights. Wait staff shall be available for the outdoor dining area and shall monitor operations to ensure that the use is operated properly and legally;**
- 4. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and**
- 5. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the outdoor seating is not established by said date, this relief shall be deemed null and void.**

The motion carried by the following vote:

Aye: 5 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, Andrea Cooper, and Stephen Flint

Absent: 2 - Donald F. Ryan, and John Mrofcza

Business Meeting

The business meeting convened at 9:17p.m.

Approval of Minutes

On a motion by Commissioner Olbrysh, and seconded by Commissioner Sweetser, the minutes of the May 16, 2016 meeting were approved with Commissioner Cooper abstaining citing her absence at the meeting.

The motion carried by the following vote:

Aye: 4 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, and Stephen Flint

Abstain: 1 - Andrea Cooper

Absent: 2 - Donald F. Ryan, 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 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 Sweetser, seconded by Commissioner Olbrysh, to adjourn the meeting at 9:18 p.m. The motion carried by the following vote:

Aye: 5 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, Andrea Cooper, and Stephen Flint

Absent: 2 - Donald F. Ryan, and John Mrofcza

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

*Jennifer Ganser, Secretary
Lombard Plan Commission*