



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, April 18, 2016

7:30 PM

Village Hall - Board Room

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 7 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

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

[160148](#)

PC 16-06: 612 E. Western Avenue

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 a Motor Vehicle Repair establishment within the I Limited Industrial Zoning District. (DISTRICT #4)

Sworn in to present the petition was Jennifer Ganser, Assistant Director of Community Development, the petitioner, Jonathan Maye and property owner, Dan Harris.

The petitioner, Mr. Maye, owner of Jonny's Towing, presented his request for an auto repair establishment to be included with his existing business of automobile towing.

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. She noted that the business located at 612 E. Western Avenue currently exists and operates as a towing company. The petitioner is requesting the option to repair their own tow trucks in addition to cars towed and in need of repair. Staff finds that the proposal is compatible with the surrounding industrial land use and all repair work would be done within the enclosed building. Ms. Ganser noted that staff received a letter stating concern about noise that was directed to a previous tenant. Repair work performed in the building should address the noise concern. The outdoor storage of vehicles is not allowed. The outside fenced in area can be used for vehicles waiting for repairs or vehicles waiting to be picked up by customers, repairing vehicles in this outside area is not allowed. Vehicles in need of repair are not to be parked in the Village right-of-way. Staff also reviewed the letter from the concerned neighbor and believes that the conditions set forth in the staff report should alleviate this concern. This address has been before the Plan Commission most recently for a learning center, T's Training Academy in the adjacent leased space. Staff recommends approval of the petition.

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

Commissioner Sweetser clarified that the work done within the building may not address the neighbor's concern of noise unless the windows and doors are closed and it depends on the goodwill of the business owner. Ms. Ganser noted that the property has a solid privacy fence along the rear property line with a buffer of the railroad tracks. Mr. Maye stated that any noise would be of short duration and they do not have plans to use power tools that create excessive noise. Mr. Heniff stated that in the year and half that the business has been operating, staff has not received any correspondence relative to noise. Mr. Heniff also noted that there is a safety concern related to the proper ventilation of running engines within the building. Therefore there is a need to balance all concerns.

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

1. The conditional use for a motor vehicle repair establishment is exclusively for the tenant space at 612 E. Western Avenue. Any expansion of the establishment within the existing building beyond the plans submitted as part of PC 16-06 shall require an amendment to the conditional use. Any physical site improvements or alterations require approval through the Village; and

2. That the petitioner shall keep the frontage along Western Avenue available for customer parking. Tow trucks and vehicles waiting for repairs shall be parked in the tenant's exterior leased space only. The parking spaces in front of the tenant's leased interior space shall be for customer and employee parking only; and

3. That the petitioner shall store all materials and parts inside the building; and

4. That any and all repair work performed on the vehicles must be done inside the building; and

5. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.

The motion carried by the following vote:

Aye: 6 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

[160149](#)

**PC 16-07: Yorktown Commons Planned Development
Amendment**

Requests that the Village take the following actions on the subject properties located within the B3PD Community Shopping District Planned Development (Yorktown Shopping Center and Yorktown Commons Planned Developments):

1. Revoke the Subdivision approved pursuant to Ordinance 7175;

2. Approve a new Plat of Subdivision;

3. Pursuant to Section 155.504(A) of the Lombard Zoning Ordinance, approve a Major Change to the Yorktown Shopping Center Planned Development (Yorktown PD) to remove approximately 2247 square feet (10' feet in width) of land area from the planned development;

4. Pursuant to Section 155.504(A) of the Lombard Zoning Ordinance, approve a Major Change to the Yorktown Commons Planned Development (Yorktown Commons PD) to add approximately 2247 square feet (10' feet in width) of land area to the planned development; and

5. Pursuant to Sections 155.415(F) and 155.508(C)(6)(a) and (b) of the Lombard Zoning Ordinance, approve a deviation and variation to reduce the required interior side yard setback from ten (10) feet to zero

feet for land adjacent to the Yorktown Commons PD; and to approve said deviation and variation within the Yorktown PD and Yorktown Commons PD to permit the existing buildings and infrastructure commonly known as the "Convenience Center" to remain in place pending redevelopment. (DISTRICT #3)

Sworn in to present the petition was William Heniff Director of Community Development and Vince Rosanova, on behalf of the petitioner.

Mr. Rosanova said this is a housekeeping matter for the property line at lot 3. Lot 3 and 4 will be separated ownership and therefore the property line needs to be moved ten (10) feet to the west in line with the Carson's Pirie Scott furniture outlet building.

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

Mr. Heniff presented the staff report for PC 16-07 which was submitted into the public record in its entirety. He said the petitioner noted this is a housekeeping issue, and because it is the perimeter of a planned development multiple actions need to be taken. These are considered major changes to the planned development. The perimeter of the lot line will be moved ten (10) feet to the east. From the Yorktown Commons approval, this was discussed as a multi-phase development. In the meantime, lot 3 would have two (2) owners. The best course of action was to move the lot line. This does not change the form based codes or other provisions of PC 15-27. It is still consistent with the Comprehensive Plan and Planned Developments. This allows the convenience center to be a lawfully established structure when it is in existence. Staff recommends approval, subject to the conditions.

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

Commissioner Burke clarified that the property line would move ten (10) feet to the west, not east. Mr. Heniff said it is moving to the west.

A motion was made by Commissioner Sweetser, seconded by Commissioner Olbrysh, to recommend to the Corporate Authorities approval of this petition subject to following two (2) conditions.

- 1. That the petitioner shall submit the new Final Plat of Subdivision prior to or concurrent to any proposed development activity associated with PC 15-27C and granted through Ordinances 7175 and 7177.**
- 2. That all other actions set forth within Ordinances 7175, 7176 and 7177 not amended by this petition shall remain in full force and effect.**

The motion carried by the following vote:

Aye: 6 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

Business Meeting

The business meeting convened at 7:53 p.m.

Approval of Minutes

On a motion by Commissioner Mrofcza, and seconded by Commissioner Flint, the minutes of the February 15, 2016 meeting were approved with Commissioner Sweetser abstaining citing her absence at the meeting.

The motion carried by the following vote:

Aye: 5 - Ronald Olbrysh, Martin Burke, Andrea Cooper, John Mrofcza, and Stephen Flint

Abstain: 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.

Other Business

[160150](#)

Community Development Fee Schedule Modifications

Review and discussion of requisite public hearing processes and proposed fee schedule changes relative to zoning and subdivision petitions. (DISTRICTS - ALL)

Mr. Heniff introduced the review and stated that the fee schedule hasn't been adjusted for at least 13 years. He said that staff completed a review of application fees attributable to the Village's zoning public hearing processes. The analysis, which was last undertaken in 2003, was undertaken to review our existing processes associated with applications and the basis for the existing fees and suggested modifications. The review is also intended to ensure that the fee schedule and processes are consistent with other sections of Village Code, such as cost recovery of third party expenses.

Mr. Heniff presented the staff report to the Commission that outlines the findings and recommendations relative to Community Development fee schedules.

The Commissioner's undertook a detailed review of the public hearing processes and corresponding fee schedules associated with public hearings. They discussed the processes and fee schedules relative to the quantifiable known costs incurred by third parties and that they should be reimbursed per the known costs, as set forth within the report. In addition, they deliberated how to account for increases in costs associated with processing petitions noting that itemized zoning relief items should be increased by twenty percent (20%), rounded upward to the closest \$25 increment.

On a motion by Commissioner Burke, and a second by Commissioner Mrofcza, the Commissioners voted 6-0 to recommend approval to revise the fee schedule to reflect the actual cost of the item, if known, or to increase the item by 20% rounding up to the nearest \$25 increment.

The motion carried by the following vote:

Aye: 6 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

Subdivision Reports

There were no subdivision reports.

Site Plan Approvals

There were no site plan approvals.

Workshops

440 S. Finley, DuPage County Crisis Center

Ms. Ganser introduced the workshop session regarding Pulte Homes. She said this workshop is to discuss the properties at 400, 406, 412, 420, and 440 S. Finley Road (southwest corner of Finley Road and Hickory Street) have been for sale by the DuPage County Health Department. Recently staff has been informed by Pulte Homes of their interest in the property for a possible single-family home development. Ms. Ganser went through a brief site history.

She said the reason for the workshop is that Pulte Homes would like to petition the Village for a rezoning to R2 and then development the site as single family residential. Currently, the site is zoned R1 and the surrounding area is zoned R2 or CR.

In 1981, the site was rezoned to R1. The Plan Commission noted two findings of fact on the rezoning:

- 1. Other property owned by the College was zoned R1; and*
- 2. The property must be rezoned to R1 to be utilized as part of the College, because the appropriate conditional use for a non-boarding College is only listed in the R1 district.*

Ms. Ganser referenced a chart regarding the bulk requirements in the R1 and R2 District. She also referenced an aerial view and the proposed site plan.

Ms. Ganser concluded that staff would like to discuss the rezoning with the Plan Commission to determine if there is a level of conceptual support.

The Commissioners discussed a possible rezoning of the property from R1 to R2.

Commissioner Sweetser asked about the flood plain. Ms. Ganser explained the property would need to meet the provisions of the DuPage County Stormwater Ordinance as well as stricter Lombard Amendments. Also, the property would need to go through DuPage County and Lombard engineers for review.

Chairperson Ryan said it would be a nice addition to the neighborhood.

Commissioner Cooper asked to challenge Pulte to creatively look at the site plan and come up with a design that would be aesthetically pleasing and to incorporate natural stormwater management.

The Commissioner's agreed it a positive improvement to the area and that they support the R2 but natural stormwater management needed to be incorporated.

ACC signage at Industrial Parks

Ms. Ganser introduced the workshop proceedings. She said that staff has been approached by a business park about an automatic changeable copy (ACC) sign for their park. Village Code allows for shopping center signs and residential subdivision signs. Code also allows for shopping center signs to have a portion of the sign as ACC (examples would be Lombard Pines or Yorktown Mall). However, Code does not have a category for a business park sign. Staff contacted other municipalities to determine if they allow for a business park sign and if they allow for an ACC component in that sign. Most communities did not have regulations on ACC signage for a business park sign. Staff believes Lombard may be on the cutting edge by having a business park looking for an ACC sign. Bartlett and Romeoville have regulations that staff found helpful.

Ms. Ganser explained three options are which could help Lombard business parks have signage and incorporate ACC signage, if desired.

- 1. Amend the provisions for a Residential Subdivision sign (Section 153.232) to allow for office and industrial parks*
- 2. Add a provision in the O and I Districts to allow for a business subdivision sign*
- 3. Add a new category of signs, similar to Bartlett and Romeoville, for business parks*

In regards to the first approach, Ms. Ganser said that staff has concerns that it could lead to a residential subdivision sign having an ACC component. Recent text amendments on ACC signs limited them to major and minor arterial roads, hence away from mostly residential areas.

Ms. Ganser noted that Oak Creek Business Park is zoned R5PD, per a court decree. The second approach would not allow them the same rights as other business parks zoned Office or Industrial.

Ms. Ganser stated that staff prefers option three and would like to discuss the options with the Plan Commission to determine if there is a level of conceptual support. This would be similar to our current regulations on residential subdivision signs and shopping center identification signs. Staff proposes to regulate the sign by making the

development have a minimum of twenty-five (25) acres (such as the Village of Romeoville). All four (4) business parks below are more than twenty-five (25) acres.

A list of potential areas that could ask for a business park sign (with or without ACC) could include:

- Yorkbrook Business Park (Eisenhower Lane)
- Oak Creek Center (Springer and Oak Creek)
- Woodlake Corporate Center (near Parkview Blvd.)
- North Avenue Industrial Park (north of North Avenue)

The Commissioners discussed the idea of business park signage with and without an ACC component. They deliberated the potential areas that would qualify and the impact on the surrounding areas and questioned if the signs added any value or function. The Commissioners agreed that the ACC signage wasn't warranted in this context. Staff said they will look at cleaning up the text amendments regarding business park signage.

Adjournment

A motion was made by Commissioner Flint, seconded by Commissioner Mrofcza, to adjourn the meeting at 8:59 p.m. The motion carried by the following vote:

Aye: 6 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

Donald F. Ryan, Chairperson
Lombard Plan Commission

Jennifer Ganser, Secretary
Lombard Plan Commission