



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 Mrofca
Staff Liaison: Jennifer Ganser

Monday, August 15, 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 6 - Donald F. Ryan, Martin Burke, Ruth Sweetser, Andrea Cooper, John Mrofca, and Stephen Flint
Absent 1 - Ronald Olbrysh

Also present: Jennifer Ganser, Assistant Director of Community Development; Anna Papke, 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

[160199](#)

PC 16-08A: 400, 406, 412, 420, and 440 S. Finley Road, Single Family Subdivision (Continued from the July 18, 2016 meeting)

At the June 16, 2016 meeting of the Lombard Village Board of Trustees, the Board remanded a petition for a map amendment and subdivision approval, previously referred to as PC 16-08, back to the

Plan Commission for an additional public hearing. The remand is intended to consider an amended petition to address modified public improvement plans within the Hickory Street public right of way. As amended, the petitioner now requests that the Village take the following actions on the subject property located within the R1 Single-Family Residence District:

1. Approve a Map Amendment rezoning the entire property back to the R2 Single-Family Residence District;
2. Approve a variation from Section 154.304 (D)(3) and Section 154.305 (D)(3)(b) to eliminate the requisite sidewalk on the north side of Hickory Street; and
3. Approve a Major Plat of Subdivision. (DISTRICT #1)

Sworn in to present the petition was Jennifer Ganser, Assistant Director of Community Development and the petitioner Mr. David Cumming of Pulte Homes.

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.

Mr. Cumming said after the May Plan Commission final engineering was started. The 90 inch combined sewer on Hickory St is very shallow. Grading would be required and there would not be enough room to provide for a sidewalk. Pulte will complete the sidewalk on the north side of lot 6, but would like to exclude the sidewalk on Hickory Street.

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 memo, which was submitted to the public record in its entirety. She said at the June 16, 2016 meeting of the Lombard Village Board of Trustees, the Board remanded the petition back to the Plan Commission for an additional public hearing. The remand is intended to consider an amended petition to address modified sidewalk and public improvement plans within the Hickory Street public right of way. The petitioner undertook final engineering activities. Through this research, staff raised concerns with the shallow nature of the existing 90" combined sewer pipe that exists within the Hickory Street right of way. The proposed significant grade change will restrict the ability of the sidewalk being constructed per code on the north side of the street. Per the recommendation of the Community Development and Public Works staffs, the proposed sidewalk, which is required by code, would not be installed. The revised petition will waive the sidewalk requirement on the north side of Hickory, but would require the Lot 6 sidewalk, with a companion

crosswalk for Vance Street, if in the event that a sidewalk connection is needed in the future.

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 subject to following two (2) conditions.

1. The petitioner shall develop the site in accordance with the plans submitted as part of this request from Roake and Associates, Inc. and Signature Design Group, based upon the revised date of June 16, 2016, as applicable; and

2. The petitioner shall seek final engineering approval from DuPage County and the Village. Upon such approval, the petitioner shall submit a final plat for Village Board approval and recording.

The motion carried by the following vote:

Aye: 5 - Martin Burke, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

Absent: 1 - Ronald Olbrysh

[160331](#)

PC 16-16: 837 S. Westmore Meyers Road; WT Café

Requests that the Village grant a conditional use, pursuant to Section 155.415(C)(3) of the Zoning Ordinance, to allow for catering services located within the B3PD Community Shopping District, Planned Development. (DISTRICT #6)

Sworn in to present the petition was Jennifer Ganser, Assistant Director of Community Development and the petitioners Matt and Mimi Tolkin.

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.

Ms. Tolkin said she and her husband own the franchise business and live in Lombard. They have owned the business for two years. WT Café promotes healthy living and serves all natural food to children. All orders are done online. More than 50% of their business is from Lombard. She said they have shared space with a caterer but their business grew and they need more space. She said Eastgate Center will benefit from their business location. The space is large enough for their projected growth. She reviewed the standards for a conditional use.

Chairperson Ryan asked if any person would like to speak in favor or

against this petition, or for public comment. Ms. Nora Mineo asked about traffic and hours. Ms. Tolkin said they are open from 6am to 2:30pm Monday to Friday. Ms. Mineo asked where the trucks will come out, on Jackson or Westmore Meyers Road. Ms. Tolkin said one delivery vehicle and one personal use vehicle are used. Deliveries are from the back of the location two to three times per week and takes about 20 minutes. Ms. Tolkin said the deliveries will be from Jackson. Ms. Mineo asked about their current location. Ms. Tolkin said they are currently sharing space with Notable Events.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, Chairperson Ryan asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. WT Café is a Lombard business looking to relocate to 837 S. Westmore-Meyers Road, Eastgate Shopping Center. They are a small business with five employees that make school lunches to several schools in the western suburbs. WT Café is proposed to locate in the space formally occupied by Breadsmith. Breadsmith was open to the public and classified as a bakery. WT Café has a different business model, as a caterer, and therefore Village code requires a conditional use permit. Staff supports the request.

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

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

- 1. The petitioner shall be required to apply for and receive building permits for any improvements to the site;**
- 2. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;**
- 3. The relief is only granted to the tenant space at 837 S. Westmore-Meyers Road, Unit #A-2H;**
- 4. All outside trash enclosures shall meet the Village's screen requirements; and**
- 5. Up to three (3) business vehicles for WT Café shall be allowed on site, to be parked in the parking rows abutting the front and back of the tenant space.**

The motion carried by the following vote:

Aye: 5 - Martin Burke, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

Absent: 1 - Ronald Olbrysh

Business Meeting

The business meeting convened at 7:51 p.m.

Approval of Minutes

On a motion by Commissioner Mrofcza, and seconded by Commissioner Flint, the minutes of the July 18, 2016 meeting were approved.

The motion carried by the following vote:

Aye: 5 - Martin Burke, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

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

Ms. Ganser said that Ms. Papke had a memo that she passed out for the Plan Commission meeting on August 29, 2016. Ms. Papke explained she passed out a copy of the Yorktown Commons form-based codes so the Commissioners can re-familiarize themselves with the document in advance of the meeting.

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

Freestanding signage in the B3, B4, and B4A Districts - Workshop

Ms. Ganser introduced the workshop item on freestanding signs in the B3, B4, and B4A zoning districts. She presented the staff report outlining the findings and recommendations. Ms. Ganser said that unlike the other zoning districts, B3, B4, and B4A allow for a freestanding sign to be larger if the business is on a state right-of-way. State right-of-ways include Roosevelt Road, North Avenue, Butterfield Road, Route 53, and portions of Highland Avenue. Freestanding signs on the above state right-of-ways are allowed to be up to one 125 square feet in area and 25 feet in height, as opposed to fifty 50 square feet and twenty 20 feet in height.

Staff contacted neighboring municipalities to determine if they allow businesses on state right-of-ways increased signage. These municipalities include Glen Ellyn, Villa Park, Downers Grove, Unincorporated DuPage County and Oakbrook Terrace that share portions of Butterfield and Roosevelt Road with Lombard. Ms. Ganser reviewed the chart in the memo and the various codes for each municipality.

Ms. Ganser said the proposed text amendment would not impact shopping center signs. Shopping center signs are allowed at 150 square feet and 35 feet in height. Shopping center signs are allowed at a larger size due to nature of the sign in that it is advertising multiple businesses.

Staff proposes the square footage should be based on the width of the roadway, not the jurisdiction of the roadway. Ms. Ganser referenced the chart in the memo with the approximant distances of signage from the state right-of-way.

Ms. Ganser asked the Commissioners if the Plan Commission agrees that the provision for a larger sign on state right-of ways should be amended and if the square footage should be based on the width of the roadway, not the jurisdiction of the roadway.

Commissioner Sweetser asked how this was brought to staffs attention. Ms. Ganser explained it was brought to their attention based on comments on the size certain signs and the rationale for them.

Commissioner Burke asked how many signs on the state right-of-way that would be out of conformance. Ms. Ganser said there would be a handful of signs that would be out of conformance but with the text amendments they would be allowed to keep and maintain the signs.

Ms. Ganser concluded that the Plan Commission case and public hearing petition is intended to be brought forth at an upcoming meeting.

Adjournment

A motion was made by Commissioner Flint, seconded by Commissioner Sweetser, to adjourn the meeting at 7:59 p.m. The motion carried by the following vote:

Aye: 5 - Martin Burke, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

Absent: 1 - Ronald Olbrysh

*Donald F. Ryan, Chairperson
Lombard Plan Commission*

*Jennifer Ganser, Secretary
Lombard Plan Commission*