



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 15, 2015

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

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

[150248](#)

PC 15-15: 338 S. Martha Court - Request for a Resubdivision and Associated Variance

Pursuant to Section 154.203 (E) of the Lombard Subdivision and Development Ordinance, the petitioner requests that the Village grant approval of a plat of resubdivision with a variation from Section 155.407 (D) of the Lombard Zoning Ordinance to reduce the required minimum lot area from 7,500 square feet to 6,660 square feet for both

proposed Lot 1 and proposed Lot 2 located at 338 S. Martha Court within the R2 Single Family Residential Zoning District. (DISTRICT #5)

Chairperson Ryan asked if anyone other than the petitioner intended to cross examine, and that they please stand. Sworn in to testify for the petition were William J. Heniff, Director of Community Development; Jennifer Ganser; Mark Anderson, the petitioner; Catherine Lynott; and Cari Dinglason.

Mr. Anderson began by stating that the cul-de-sac at 338 S. Martha Court was created in 1971 with buildable lots. Houses were built on all of the lots with the exception of one. In 1986, he and his wife purchased 338 S. Martha Court and the lot to the south which was a buildable lot at that time. In 1988, an in-ground pool was constructed in this lot. The Village requested that the property owners consolidate both the lots as one contiguous lot. The property owners complied and at this time would like to go back to the two lots and remove the pool and sell the lots separately. Therefore the petitioner would like to restore the lots to the original conditions in which they were purchased in the 1980's and developed in 1971.

Chairperson Ryan asked if anyone would like to speak in favor of the petition. Hearing none, he asked if anyone would like to speak against the petition. Ms. Lynott stated that she owns the property directly behind the petitioner's property, has lived there over eleven years and when there are heavy rains like today there is flooding. She stated that she had received advice from the Village Engineer a few years ago to address the grading of her property, however today her property is taking in water and not draining. She stated that she would like the property behind her property to remain as is and not be developed due to increased flooding concerns. She requested to submit pictures and video of her property. Ms. Ganser responded that she can email them to her.

Ms. Dinglason stated that her concern is related to the availability of parking along the street especially in the winter when the snow is plowed in the center of the cul-de-sac and emergency vehicles may have difficulty accessing the area.

Mr. Anderson responded that he has lived at his property for thirty years and there has not been a problem with parking. There has been a tradition of cars parking in the center of the cul-de-sac for parties, etc. In the past, they have used Hickory for parking vehicles as well. Regarding the flooding issue, Mr. Anderson stated that the lot that was platted in 1971 should be developed as any other buildable lot within the Village and be held to the same standards of development and lot coverage and not prohibited due to drainage concerns.

Chairperson Ryan asked for the staff report.

Ms. Ganser submitted the staff report to the public record in its entirety. Ms. Ganser stated that petitioner requests the divide his property into two lots and each lot requires a variance from the minimum lot area. The lots are in the residential district and were platted in 1971 as two separate lots. Since then and up until the date that the property owners consolidated the lots in 1988, a house could have been built on the second lot. Ms. Ganser explained that the lots were required to be consolidated because a swimming pool is an accessory structure and per zoning code accessory structures are not permitted on lots of record without a principal structure. The petitioner plans to remove the pool and the Village is requesting a cash bond for the removal of the pool as a condition of the variance. Staff received a letter of objection from a neighbor concerning child safety, accessibility and the beauty of Lombard. The letter is attached to the staff report. Staff can support the request to re-establish the lots as they were once platted in 1971.

Ms. Ganser responded that the minimum lot area according to code is 7,500 square feet, the proposed lots are 6,660 square feet therefore the variance is required. The petitioners stated their hardship as the lots were platted and approved by the Village in 1971 and the Village required the lots be consolidated for the swimming pool and reiterated the code that an accessory structure requires a principal structure on the same lot, in this case a single family home.

Commissioner Sweetser asked for the background of the minimum lot area requirement.

Ms. Ganser responded that the minimum lot area could have changed since 1971.

Commissioner Flint suggested that the desire for larger house stock throughout the Village would require a larger piece of property to accommodate each home could have contributed to the requirement.

Mr. Heniff noted that the 7,500 square feet may not have changed and that the Village Board at the time approved the subdivision. This subdivision is one of the last to be platted in the area with the land that was remaining. There is a provision within the zoning code that allows lots to be developed with single family homes if the area and the width of the existing lot have eighty percent of the minimum requirements. This percentage results in a 6,000 square feet lot area. If not for the swimming pool requiring the consolidation of the lots in 1988, the property owner could have come in today and obtained a building

permit to build a new home on the premises.

Commissioner Olbrysh stated that the proposed widths of the lots meet the minimum width standard of the current zoning code.

Commissioner Sweetser asked staff if the lot across the street of the subject property had the same lot area. Ms. Ganser noted that the lots appear to be similar in lot area. Commissioner Sweetser stated that the proposed lots would be consistent with the neighborhood.

Commissioner Ryan asked staff what the procedures are regarding engineering if the lot were to be approved and developed. Ms. Ganser responded that the Private Development Engineer would review any permits and would require best management practices regarding stormwater management. Mr. Heniff stated that the existing pool most likely does not comply with the current best management practices and a new house would be required to install such practices as swales and other possible requirements.

A motion was made by Commissioner Olbrysh, seconded by Commissioner Flint, to recommend to the Corporate Authorities approval of this petition subject to the conditions.

1. The petitioner shall remove the in-ground swimming pool within one year of the approval of the requested variance;

2. Prior to the recording of any plats or ordinance of approval, the petitioner shall provide a bond to cover the anticipated costs for the removal of the in-ground swimming pool. Said costs are determined by the Director of Community Development based upon the anticipated costs to perform the requisite pool removal. Utilizing recent Village records for like pool removals, this bond shall be in the amount of \$25,000 (\$22,000 plus 15% contingency). The bond shall be returned upon the petitioner's satisfactory completion of the requisite pool removal.

The motion carried by the following vote:

Aye: 4 - Ronald Olbrysh, Donald F. Ryan, Ruth Sweetser, and Stephen Flint

Nay: 1 - John Mrofcza

Absent: 2 - Martin Burke, and Andrea Cooper

Business Meeting

The business meeting convened at 7:56 p.m.

Approval of Minutes

On a motion by Commissioner Mrofcza, and seconded by Commissioner Flint, the minutes of the May 18, 2015 meeting were approved. The motion carried by the following vote:

Aye: 4 - Ronald Olbrysh, Ruth Sweetser, John Mrofcza, and Stephen Flint

Absent: 2 - Martin Burke, and Andrea Cooper

Public Participation

There was no public participation.

DuPage County Hearings

There were no DuPage County hearings.

Chairperson's Report

The Chairperson deferred to the 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

[150277](#)

SUB 15-02: 1S535 Finley Road, Woodmoor Subdivision

Final unincorporated plat of subdivision for the former Ken Loch golf course property. (UNINCORPORATED)

Mike Roth, an attorney representing the petitioner, stated he is here to answer questions. He defers to the staff report, which he agrees with.

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.

Mr. William Heniff, Director of Community Development, presented the staff report, which was submitted to the public record in its entirety. He noted that typically subdivisions are developed, and seek utilities from the Village, so they are developed under Lombard Code or under an annexation agreement. The developer is developing the former Ken Loch golf course in unincorporated DuPage County and State statues allow for Lombard to review and approve the plat. The Plan Commission will offer a recommendation on the division of land and how the plat complies with the Village's Subdivision and Development Ordinance. The petitioner has secured zoning entitlements from DuPage County. There are multiple easements located on the plat and a lot for stormwater management. A public utilities agreement will be voted on by the Lombard Board of Trustees. Other taxing bodies will also be reviewing the plat. Staff is recommending approval of the plat.

Chairperson Ryan opened the meeting for questions or comments among the Commissioners.

Commissioner Mrofcza asked if there is only one way in and out of the development, off Finley Road. Mr. Heniff said there is one way in and out from Woodmoor Drive as well. There is a right in and right out from Finley Road. Woodmoor Drive will line up with the existing stop light at Oak Creek Drive.

A motion was made by Commissioner Flint, seconded by Commissioner Olbrysh, to recommend to the Corporate Authorities approval of this petition subject to the conditions.

- 1. That prior to final consideration by the Village Board, the petitioner provide a mylar copy of the final plat for signature.**
- 2. The recommendation for approval is based upon the submitted Final Plat of Subdivision for Woodmoor subdivision, prepared by IG Consulting, Inc. dated January 20, 2015 and updated June 9, 2015 and made a part of this petition. For purposes of the recommendation of approval, any change that may occur to the final plat prior to recording that do not change lot dimensions or easement or covenant rights to the Village as depicted on the updated plat shall not be considered to be a major change to the final plat.**

The motion carried by the following vote:

Aye: 4 - Ronald Olbrysh, Ruth Sweetser, John Mrofcza, and Stephen Flint

Absent: 2 - Martin Burke, and Andrea Cooper

Site Plan Approvals

There were no site plan approvals.

Workshops

Yorktown Area Redevelopment

Mr. Heniff began by stating the workshop is a kick off with the Plan Commission to help staff provide a vision for the northern part of Yorktown Shopping Center. The Yorktown area has seen a dramatic amount of activity over the past decade. It is one of Lombard's key economic engines. There is a lot of value that Yorktown brings to the Village of Lombard. He said we need to make sure Yorktown continues to work and provide the benefits for the Village. As we look at this property long term, we have to think about what is in the best interest for all the parties involved. He said he wants to introduce the zoning, planning issues and history of Yorktown. This will be the first of a few workshop sessions that will lead to a future petition that will come before the Plan Commission later this year.

Yorktown is not new to the Village of Lombard. While many people make references to it being the new area, the plan development was established in 1965 and 1966. For 50 years Yorktown has been on the southern end of the Village of Lombard since its initial approval. The mall opened in 1968. While the center has gone through many enhancements, most of the improvements go back to the mind set we had back in the 1960's. Mr. Heniff stated we have to think about what we want Yorktown to be over the next 10 to 50 plus years and this is our opportunity to think about how to create long term sustainability for this center. The idea of rethinks is nothing new to the Plan Commission and we will be bringing this to the next level over the next few months. In 1995, the peripheral plan was created and Target was the driving force. In 1998, AMC Movie Theatre was built. In 2000, Montgomery Ward closed. If we didn't rethink what could be done and what the market was telling us, we could still have a big box store there. By doing a rethink and establishing a business improvement district we have what we call the Shops on Butterfield. At the same time and while the market was strong, Capital Grille, Chase, Claim Jumper, Fifth Third Bank, MB Financial, McDonald's, and Rock Bottom where all built in 2000 within a very short period of time. Keep in mind what was located there before. There was an overload of parking, two automotive repair facilities and Montgomery Wards. What we have now is more of a destination use. In 2007, the Westin was finally completed. Now we have new ownership at Yorktown that has had the opportunity to rethink what are malls today.

There are also external issues that the Plan Commission needs to consider. The Chicago Metropolitan Area of Planning says that there is more space identified for retail commercial uses than there is ever going to be a supply for. People buy more on the internet and they like to buy just-in-time shopping activities. Mr. Heniff said we have to be cognizant of the way the market is changing in order to remain competitive and we are very fortunate that Yorktown hasn't struggled, but we have to think of how it can be better. This is not about going out and getting the next major chain. If you look along the Butterfield Road corridor you will find almost every entity in the market.

Yorktown has spent a lot of time, effort and money and has been before the Plan Commission a number of times. The revitalization of the food court, enhancing the main entry, and the parking lot drop-off shows they have really focused on some of the core areas. The new signage being installed is just another testament to be cognizant of the market. One area we haven't talked in great detail before the Plan Commission is the northern part of Yorktown. One of the concerns 15 years ago was what is going on with the convenience center and that it seemed kind of quiet. The market is telling us something, we aren't seeing a lot of excessive occupancy, and we see vacancies. There are restaurants that get great reviews but they just can't make it work. Walter Payton's old place, The Bamboo Room, has sat idle for a number of years. There is also a tract of land called lot 4 that hasn't been developed. If you can't get a development on a piece of property in a 50 year time period maybe it's time to rethink the plan.

Mr. Heniff showed an aerial view of a core study area that is on the north side of the mall. He said the area is approximately 20 acres and is zoned B3, Community Shopping District. Just last year the Comprehensive Plan went before the Plan Commission and one of the visions was Lombard will maintain viable commercial districts throughout the Village. This is important when we go to plan implementation. One of the things to consider if a business is viable is if the businesses that are out there can be sustained long term. When we look at commercial uses we have to look at the adjacent properties as well.

Mr. Heniff referenced maps of the subdivisions, street network and land uses for the site area. Staff can make the argument that the existing land uses are not being effectively utilized by the market. One concern is how we get people walking and coming up with uses that draw the people who live in close proximity into the mall itself. Yorktown's goal is to explore opportunities to secure the vitality of the Center and to ensure its long-term sustainability. He said we want to

get away from the isolated regional destinations to integration into the community. The main issue to explore with the Plan Commission is coming up with the idea of sense of place. At the next workshop he said he wants to unveil the process and the methodology.

Mr. Heniff noted that Donna Blair was also in the audience if the Commissioners had any questions.

Commissioner Mrofcza asked what are some of the possible visions for the area and linking the Westin to the mall. He also asked if we ever considered an enclosed moving sidewalk or monorail. Mr. Heniff explained they want to look at this as being a downtown with core businesses. What do you create around a downtown, you create linkages and patterns through sidewalk networks, buildings and structures designed to get people from Grace Street and the Westin walking through a neighborhood environment.

Commissioner Mrofcza asked if we ever considered an entertainment venue. Mr. Heniff said they have explored a number of different things one being a soccer field complex. Things to consider for a venue are who is going to own and operate it. He said you also have to consider does it create a benefit to Yorktown itself.

Commissioner Mrofcza asked what the experts think since there are 20 acres of available for development. He asked what the market trends are and what the millennials are looking for. Mr. Heniff replied there are a number of things, if you look at the market analysis there could be mixed use activities including different types of residential concepts to supplement the existing retail businesses out there. Create more of a live work environment so everything isn't bifurcated and get more of a synergy from one use to another.

Chairperson Ryan said there are thousands of people living in the Yorktown apartments and condos across the street and asked if we have ever done a survey of those people to see what they want. Mr. Heniff replied that one of the things they have discussed to come up with a game plan is consistent with some of the things they have done in the past and in workshop sessions. We have talked about having neighborhood meetings and preference testing. This is a big tract of land and the development may occur over a number of years. The Plan Commission gets the idea to set the rules of the game. He said when we addressed the Highlands of Lombard we set the core principles for the area as it redeveloped and that provides some value.

Commissioner Sweetser said the principles are really good because this needs to be designed with evolution in mind. The cycles are speeding up and what is hot now in five years no one wants to touch.

Whatever it is it has to be able to evolve. It needs to be something that can be used in different ways not in just one set place at one set time. She said she liked the idea of community and for people that aren't that close to have easier access. Mr. Heniff said one of the things we may be tasking the Plan Commission in the next few months is the term "form-based codes". We may get into that as it relates to the property. The form may set the function for the area and ask how do we create a community or typology.

Commissioner Sweetser said in the planning we should look at an indoor outdoor continuum otherwise at certain times of the year other issues will develop that will preclude the use.

Commissioner Olbrysh said we should take a closer look at what's happening in Bloomington Minnesota with Mall of America and why it is so successful. They have over 520 stores and those stores are not bringing in the traffic of 100,000 people a day. What is bringing in the traffic is the entertainment. They have 55 restaurants, an aquarium with 10,000 sea creatures and a 14 screen theatre, that is what is generating the traffic. In addition, the mall is always recreating itself. They have over 400 special events a year. He said whatever we do with the convenience center he would like to see something as an entertainment venue, a live entertainment theater with concerts and shows. The problem with Yorktown is that is all disconnected. You take your life in your hands if you try to walk from one place to another. He said at one time he thought there was a crazy idea of putting an upper level walkway to combine it with the mall. He said he would be against adding any more retail unless it was something like American Girl or a Lego Land. Mr. Heniff said Yorktown does have a special events coordinator and over the summer you will see a farmers market and other special events to create a destination experience. One of the challenges we will need to focus on is that it is a very competitive market.

Commissioner Mrofcza asked if all of it is owned by the owners of Yorktown. Mr. Heniff said yes. Commissioner Mrofcza said there have been many case studies and Commissioner Olbrysh referenced Mall of America. He asked if there is anything they would recommend for an appropriate use for the property in order to enhance the entire experience. Mr. Heniff said that is what he wants to address at the next workshop. Continuum Partners has a track record of successfully positioning centers to meet changing market conditions. Their ideas and concepts will be brought forward to the Plan Commission next month.

Commissioner Olbrysh asked what the square footage of the mall is. Mr. Heniff replied 700,000 square feet. Commissioner Olbrysh said

Mall of America is 4.2 million square feet. Mr. Heniff reiterates the market is very competitive and this is a very transformative area that we are trying to deal with. He said the question will be is how we set this up for the future.

Commissioner Mrofcza asked what the secret to Woodfield is. Mr. Heniff replied it has a great location, serves as a core anchor for the northwest suburbs and has a significant residential base around it. The community was developed around the mall.

Ms. Blair said what is really important is that we continue to make those smart strategic decisions in partnership with the community and the Village of Lombard and that is why they are here tonight. That the decisions we make will be relevant for the future.

27 W. Grove Street, Airhart Construction

Mr. Heniff began by stating that staff has a unique concept where Airhart Construction is seeking to develop on the property. The prospective petitioner and staff are looking for guidance on the concept of a unique single family residential product. There were two single family homes on the property. In 2006, the homes were demolished to allow for the construction of an 18 unit condo building by Carey Construction. Stormwater detention and utility improvements were put on the property and new sidewalks were provided. Then the economy failed and it has been under litigation for the past six years, nothing was ever constructed.

The property is very unique to the Village of Lombard. The site is located within an area that is adjacent to low density single family residential to the north, low to medium density residential to the west, high density residential to the south, and medium density residential to the east. The property is zoned in the R6 Central Residence District. The R6 district is the most permissive of all the residential zoning districts in terms of land uses and density permitted. Staff has been working with the asset manager to create a unique development of the site.

Airhart Construction looked at the property and said they would like to do something different. Mr. Heniff noted that in the packet there was information of an Airhart project, the Cottages of College Station, in Wheaton. The College Station project is very similar to the proposal for this site. Airhart Construction is proposing a six unit single family residential planned development of a townhouse lifestyle free from attached walls. It will be fee simple ownership and there will be some

common areas to be maintained. Rear loaded garages, customization and design flexibility allow for homes with a strong street front presence. Mr. Heniff introduced a map of the concept site plan. There are four single family units toward Park Avenue and two more near Grove Street. He also referred to pictures of the Cottages at College Station project and encouraged the Commissioners to drive by the 14 unit single family residential planned development in Wheaton at the northeast corner of Blanchard and Avery Avenue. He reviewed the different models that would be built on proposed site and pointed out the unique facades and elevations. The project would be great transition from the downtown and in keeping with the neighborhood.

The R6 district allows for a lot of flexibility, it permits a maximum choice in the types of development available to the public by allowing developments that would not be possible under the strict application of the terms of other sections of this Chapter. This is a creative approach to the use of land and related physical facilities that results in better development design and the construction of aesthetic amenities. There would be some deviations for relief.

Commissioner Sweetser said she liked the concept and it seems to be a hybrid of the York Center homes along Westmore Meyers Road. Also, on Clark Street along Roosevelt Road in Chicago there are fifty foot buildings with unique facades. This would offer even greater flexibility. It is a perfect transition to a single family home.

Commissioner Olbrysh said he really liked the look and that is near the downtown area. He asked what would be the pricing of the homes. Mr. Airhart of Airhart Construction replied they would be in the high \$300,000 range and they are highly customizable.

Commissioner Flint said he really liked the concept.

Commissioner Mrofcza asked if they are traditionally two stories with basements. Mr. Airhart said the garages are on the first floor and there are also roof top terraces. Commissioner Mrofcza asked if there are walkways in between the homes. Mr. Airhart said the homes are seven feet apart and are fully landscaped. Commissioner Mrofcza asked if the average frontage is 40 feet. Mr. Airhart said the lot sizes are 30 by 70. The property to the north has the detention area. In this case there is more storage space than would originally be required for the property. On the southeast corner there will be an area of grass that will be a common area. Mr. Heniff explained the common areas would be the underground vault detention area, the drive aisle coming off of Grove Street into the respective garages and the area on the southeast corner.

Commissioner Sweetser asked if they will all be three bedrooms. Mr. Court said they will be two to three bedrooms. Commissioner Sweetser asked if they anticipate families with children. Mr. Airhart replied that out of the 12 that they have sold a couple of the residents have one child.

Southeast Corner of North Avenue and Route 53

Mr. Heniff introduced the site at the southeast corner of Route 53 and North Avenue, not including the Burger King. The zoning shows both commercial and residential. The Comprehensive Plan designated this as Area 1 and Community Commercial. So the south is a wooded area that is zoned Conversation and Recreation. Due to the intersection being heavily utilized, a concept site plan of a convenience store and fuel station is being proposed. Access would be on Broadview Avenue, North Avenue, and Route 53. There are three single family homes to the south that could allow them to move the driveway further to the south and allow for a left hand turn into the fuel station. To the west, could be a biodiesel fueling center for trucks. This would be the first type of station in Lombard. Mr. Heniff asked if a rezoning would be favorable to the Plan Commission. He asked if there were any questions on the conditional use that a fueling station would require. Also, if acquiring the residential properties to the south would be desirable.

Chairman Ryan asked how one would get into the truck fueling area, if they were going east bound on North Avenue. Mr. Heniff said you could turn at Route 53 or Broadview. Chairman Ryan said KLOA should look at the traffic patterns on Route 53 for turning into the center.

The Commissioners discussed the site plan and turning movements

Commissioner Sweetser said she finds the plan a good use of land and finds the additional properties to be a good idea.

Commissioner Mrofcza asked if there would be a traffic light on Route 53 if the additional properties are acquired

Mr. Heniff said it is proposed as a turn lane only, not a light and it may not meet the warrants of a traffic light.

Chairman Ryan and Commissioner Mrofcza said they are supportive of the concept.

Commissioner Sweetser asked who would be responsible for detention and any plantings.

Mr. Heniff said the developer would need to include that in the plans and be responsible for constructing it.

Commissioners Olbrysh asked how many trucks it could accommodate and Mr. Heniff said five. The petitioner noted they would improve the shoulder of eastbound North Avenue. He said they have talked with Burger King about their plans.

Adjournment

A motion was made by Commissioner Mrofcza, seconded by Commissioner Sweetser, to adjourn the meeting at 9:25 p.m. The motion carried by the following vote:

Aye: 4 - Ronald Olbrysh, Ruth Sweetser, John Mrofcza, and Stephen Flint

Absent: 2 - Martin Burke, and Andrea Cooper

*Donald F. Ryan, Chairperson
Lombard Plan Commission*

*Jennifer Ganser, Secretary
Lombard Plan Commission*