



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, January 25, 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, Ronald Olbrysh, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint
Absent 1 - Martin Burke

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

[160036](#)

PC 16-01: 1060 E. Roosevelt Road - Discount Tire Expansion
Requests that the Village take the following actions regarding the expansion of an existing conditional use and various other site improvements for the subject property located in the B4A Roosevelt

Road Corridor District:

1. Amendments to Ordinance No. 5728 and 6949 which granted a conditional use approval, pursuant to Section 155.415 (C) of the Zoning Ordinance, for an automobile repair establishment and a companion building expansion; and
2. An amendment to Ordinance No. 6396 which granted a conditional use approval, pursuant to Section 155.417 (G)(2)(a) (4) of the Zoning Ordinance, for outdoor display and sales of products. (DISTRICT #6)

Sworn in to present the petition was Jennifer Ganser, Assistant Director of Community Development and the petitioner Todd Mosher.

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. Mosher, of R.A. Smith National, said he is speaking on behalf of Discount Tire which owns and operates the store on Roosevelt Rd. He noted this request is similar to the 2014 request and would like to renew those approvals to move forward with the renovation.

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. She said that this petition is very similar to PC 14-05, which did receive final approval by the Village Board in 2014. The petitioner did not start the addition within the one (1) year time frame therefore their approvals have lapsed. They are ready to start the project now, and have permits in for review. The petitioner is proposing to construct an approximately 2,400 square foot addition onto the west side of the existing structure. The additional space is intended for storage. The petitioner also intends to make modifications to the existing parking lot. Ms. Ganser said that the B4A Roosevelt Road Corridor District is intended to provide for a wide variety of retail sales activity and since its annexation into the Village in 2005 the site has not had a negative impact on the community. Therefore, staff finds the project to be consistent with the zoning and land use of the surrounding properties.

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

On a motion by Commissioner Olbrysh, and a second by Commissioner

Sweetser, the Plan Commission voted 5-0 that the Village Board approve the petition associated with PC 16-01, subject to the following three (3) conditions:

1. The petitioner shall develop the site in accordance with the plans submitted as part of this request;
2. The petitioner shall satisfactorily address all comments noted with the Inter-Departmental Review Committee Report;
3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the building expansion and site modification are not constructed and operating by said date, this relief shall be deemed null and void.

The motion carried by the following vote:

Aye: 5 - Ronald Olbrysh, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

Absent: 1 - Martin Burke

[160037](#)

PC 16-02: 610 S. Main Street

The petitioner, 610 Building, LLC requests that the Village grant:

1. An amendment to Ordinances 4021, 4022, and 5594 along with a variance from Section 155.414(E)(1) to allow for a front yard setback of eighteen (18) feet where thirty (30) feet is required to provide for the expansion of the existing canopy;
2. An amendment to the conditions of approval associated with Ordinances 4021 and 4022 to allow for wall (canopy) signage on the canopy;
3. A variance from Section 153.208 (H) to allow for an existing freestanding sign to remain in the clear line of sight area; and
4. A variance from Section 153.223 (E) to allow for a reader board of twelve (12) square feet in area, where nine (9) square feet in area is allowed. (DISTRICT #6)

Sworn in to present the petition was Jennifer Ganser, Assistant Director of Community Development and the petitioner David Sweis.

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. Sweis introduced himself as an attorney representing the gas station. He noted they purchased the business in September 2015. They are requesting a canopy expansion to cover all the pumps, as one pump is currently isolated. Signage will be added to the north and south ends of the canopy. The freestanding sign will also be replaced. He said all the lights will be LED lights that will emit a soft light so as to not shine on the neighboring properties.

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 submitted the IDRC report into the public record in its entirety as well as a letter from a resident received after the Plan Commission mailing was sent. The petitioner is requesting approvals to expand the existing canopy over existing gas pumps, and adding signage on the canopy. Based on Village Code and past approvals at 610 S. Main Street, these requests require a Plan Commission public hearing. The canopy will extend into the front yard, which is along Main Street. No other yard variances are required. There will be new LED lighting under the new canopy that will need to comply with Village photometric standards. No additional gas pumps are part of this proposal. The freestanding sign is also proposed to be replaced. A variance was never granted for the current location; therefore the petitioner is requesting the variance. The freestanding sign is proposed at approximately fifteen (15) feet above grade and therefore does not impact vehicle or pedestrian safety in the clear line of sight. Staff is not aware of any previous safety concerns with the current sign. There is also a large section of right-of-way on Madison Avenue, which allows a vehicle extra space to position their vehicle before they make a turn. Also, much of the Main Street frontage is in the clear line of sight triangle due to the canopy being close to the street. A new sign will be added, and a portion of the sign will be a motor fuel reader sign that exceeds the allowable nine (9) square feet in area. Staff supports the requested twelve (12) square feet. The B2 District is intended to accommodate neighborhood shopping, which a gas station and convenience store do. This property was a gas station and convenience store previously, but recently the owner/operator has changed. Staff received one letter in opposition to the project. Staff notes that the gas station itself is not expanding, and no additional pumps are proposed. As for the lighting, that will need to meet the Village's photometric codes and will be checked when a permit is submitted.

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

Commissioner Cooper clarified the size of the freestanding sign. Ms. Ganser noted that the variance for the twelve (12) square feet is only for the motor fuel reader board and not the entire sign. Commissioner Cooper asked if both the canopy signage and freestanding sign are needed. Mr. Sweis said the signs will attract drivers coming from different directions. Mr. Heniff clarified that the freestanding sign is for those driving on Main Street and Mr. Sweis said yes. Commissioner

Cooper asked if the canopy signage will be on the south façade. Mr. Sweis said yes and noted that the petitioner is willing to move that sign to the east, but it requires approval by Mobil. He noted that an existing fence along the property line will shield the residential property.

Commissioner Sweetser said if the sign was moved east, it could be more visible. Commissioner Cooper felt there was a lot of light on the property. Mr. Heniff said the lights will be subject to the Village's photometric standard. Mr. Sweis said the lights at the gas station are LED and designed not to glare.

On a motion by Commissioner Sweetser, and a second by Commissioner Mrofcza, the Plan Commission voted 5-0 that the Village Board approve the petition associated with PC 16-02, subject to the following six (6) conditions:

1. The petitioner shall develop the site in accordance with the plans submitted as part of this request from MacKenzie Sales Inc dated 12/9/15 and ImageFX dated 12/21/15 and 1/19/16;
2. The petitioner shall satisfactorily address all comments noted with the Inter-Departmental Review Committee Report;
3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the building expansion and site modification are not constructed and operating by said date, this relief shall be deemed null and void;
4. The freestanding sign on must be completely enclosed within the airspace of the petitioner's property and shall not project into the public;
5. All lighting must conform to the Village's photometric standards; and
6. All other conditions of approval as set forth in Ordinances 4021, 4022, and 5594 not amended by this petition shall remain in full force and effect.

The motion carried by the following vote:

Aye: 5 - Ronald Olbrysh, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

Absent: 1 - Martin Burke

[160038](#)

**PC 16-03: 525 W. Phillips Court and 63 S. Columbine Avenue;
Route 53 Storm Water Pump Station Improvements**

The petitioner, the Village of Lombard, requests that the Village grant:

1. Pursuant to Section 155.217(B), approve a conditional use for a pumping station;
2. A variance to Section 155.205 (A)(1)(c) to allow for a fence of seven (7) feet in height in a residential district, where six (6) feet is permitted; and
3. A variance to Section 155.205 (A)(1)(e) to allow for an open

construction fence of seven (7) feet in height in the clear line of sight area, where four (4) feet is permitted. (DISTRICT #1)

Sworn in to present the petition was Jennifer Ganser, Assistant Director of Community Development and the petitioner Carl Goldsmith.

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. Goldsmith presented the petition for a pump station. He noted this was part of the Village's efforts for stormwater management. The existing station was built in 1976 and has reached its useful life. It frequently floods. The new facility would serve approximately 800 acres. The existing pump station has pumping capacity of 49 cubic feet per second; the new station has a 240% increase in volume. The Village has acquired the subject properties and construction is proposed to start this summer. Mr. Goldsmith discussed the stormwater management benefits. The old station will be decommissioned. He noted that staff has minimized the fence request and will build the fence to six feet at Phillips Court. He reviewed pictures of what the pump station will look like. He reviewed the additional landscaping, lighting, and building façade. He said the fence along Phillips Court will be pushed back, toward the property which will match to existing fence lines and aide in snow operations. 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 submitted the IDRC report into the public record in its entirety. The Village is requesting approvals to construct a new pumping station, that services the existing neighborhood, to replace an existing pump station located north of Crescent Boulevard just west of Illinois Route 53/I -355. The existing pumping station will be demolished after the new proposed pumping station is built. The new pump station is noted in the 2015-2024 Capital Improvement Program, which is attached. The new pump station will increase the capacity to pump stormwater and help alleviate flooding upstream.

The pump station can be considered an essential government service. However, staff is bringing this petition to the Plan Commission for purposes of a public hearing. This will serve as a way to inform the public of the petition and address any concerns prior to construction.

The pump station will be accessed by the Village as needed. External lighting will be used only in emergency situations, not on a daily basis. The proposed fence will connect to existing fences that are along the property line of the respective parcels. The purpose of a seven (7)

foot security style ornamental fence is to safeguard the pumping station from vandalism and to deter unauthorized personnel from entering the site. After the public notice went out, Public Works amended their site plan. A six (6) foot tall fence is proposed for the side facing Phillips Court. This will be consistent with the surrounding residential neighborhood. Following the completion of the pumping station, additional landscaping involving evergreens and other vegetation will be planted so as to mask the equipment and building along with improving the overall aesthetics of the pumping station site.

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

Commissioner Sweetser asked about traffic volume. Mr. Goldsmith said there will be one visit per day. He said there are no meeting rooms or office space. Commissioner Sweetser asked if the fence is gated and Mr. Goldsmith said yes. Commissioner Sweetser asked if the concrete barriers along Phillips Court will be moved. Mr. Goldsmith said yes, those are temporary until construction starts. Commissioner Sweetser asked about any potential noise. Mr. Goldsmith said there should be no noise impact. Commissioner Cooper clarified that there is no razor wire on the fence and Mr. Goldsmith said that is correct, there is a rolled edge, but no razor wire.

On a motion by Commissioner Flint, and a second by Commissioner Olbrysh, the Plan Commission voted 5-0 that the Village Board approve the petition associated with PC 16-03, subject to the following one (1) condition:

- 1. The petitioner shall develop the site in accordance with the plans prepared by Christopher B. Burke Engineering LTD. dated December 21, 2015 and submitted as part of this request.**

The motion carried by the following vote:

Aye: 5 - Ronald Olbrysh, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

Absent: 1 - Martin Burke

[160039](#)

PC 16-04: Amendment to the Comprehensive Plan

The petitioner, the Village of Lombard, requests the approval of amendments to the Village Comprehensive Plan pertaining to a bicycle and pedestrian master plan. (DISTRICTS - ALL)

Sworn in to present the petition was Jennifer Ganser, Assistant Director of Community Development and the petitioners Carl Goldsmith, Matthew Lew, and Josh Sikich of Alta Planning and Design.

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. Lew introduced the bicycle and pedestrian master plan. He said the plan has been ongoing for several months and the Village worked with Alta Planning and Design and the Active Transportation Alliance on the project.

Mr. Sikich gave a presentation of the bicycle and pedestrian plan. He noted that biking and walking is a viable transportation option. He discussed existing Lombard trails, connectivity, safety, and economic vitality. He reviewed the public engagement thru meetings, interactive web mapping, and Lombard events. Over twenty (20) corridors and forty-seven (47) intersections have recommended improvements. He noted that all of Lombard is within one half mile of an improvement. He reviewed some potential improvements with renderings for Westmore-Meyers Road, Yorktown Mall, the and Great Western Trail at Park Avenue.

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 submitted the IRDC report into the public record in its entirety. The petitioner, the Village of Lombard, requests the approval of an overall update to the Village's Comprehensive Plan. Recently, the Public Works Department, in partnership with Alta Planning and Design and Active Transportation Alliance, has been working on a Bicycle and Pedestrian Master Plan. The Village-Wide Bicycle and Pedestrian Plan serves as an update to Lombard's 2008 Lilac Bikeway Plan and will be its first pedestrian plan. This plan also serves as an amendment to the Village's Comprehensive Plan, adopted in 2014.

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

Commissioner Sweetser said the plan was very thorough and recommended that IOT be discussed in relation to the plan.

Commissioner Olbrysh said the plan was forward looking. He referenced page 56 to educate Lombard residents on road safety. He asked who would be researching funding opportunities. Mr. Lew said the Public Works department will. He noted that the larger more costly additions will require more planning and coordination with other agencies like DuPage County. The plan will be implemented over time.

Commissioner Sweetser noted that right turns into driveways also cause traffic to stop. She said it may be good to research that turning movement. Mr. Sikich noted that the rules of road apply and that further education will be done. He said buffered bike lanes allow emergency vehicles and snow plows to operate normally.

Commissioner Cooper asked about Main and Madison and a future road diet. Mr. Goldsmith noted that some departments had concerns about a road diet at that location, though it may be revisited in the future. Mr. Lew noted that Westmore-Meyers Road had much less traffic than Main Street, which makes it more conducive for a road diet.

On a motion by Commissioner Olbrysh, and a second by Commissioner Sweetser, the Plan Commission voted 5-0 that the Village Board approve the petition associated with PC 16-04.

The motion carried by the following vote:

Aye: 5 - Ronald Olbrysh, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

Absent: 1 - Martin Burke

Business Meeting

The business meeting convened at 8:26 p.m.

Approval of Minutes

On a motion by Commissioner Flint, and seconded by Commissioner Mrofcza, the minutes of the December 21, 2015 meeting were approved with Commissioner Cooper abstaining citing her absence at the meeting.

The motion carried by the following vote:

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

Abstain: 1 - Andrea Cooper

Absent: 1 - Martin Burke

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

Mr. Heniff, Director of Community Development said he had no report but noted they distributed a bound copy of the Comprehensive Plan to the Commissioners.

Unfinished Business

There was no unfinished business.

New Business

There was no new business.

Subdivision Reports

[160040](#)

SUB 16-01: 1 E. 22nd Street

Requests approval of a plat of resubdivision for a tract of land located at 1 E. 22nd Street to be entitled One Eleven Plaza Second Resubdivision of Lot 2 in One Eleven Plaza Resubdivision. The new plat depicts the proposed resubdivision of one property into two lots of record, as defined by the Zoning Ordinance. (DISTRICT #3)

Charles Margosian III presented the request for Two 11 East Building Associates to resubdivide Lot 2 of the One Eleven Plaza Resubdivision. Mr. Margosian stated that his father had developed the existing office building located at 1 E. 22nd Street in 1985 with plans to construct the second office building to the east at the location of the existing parking lot. As the market demand for office space diminished, the other half of the property has remained undeveloped. The property owners, Two 11 East Building Associates, have decided that subdividing the vacant land from the parking lot of Lot 2 would offer an opportunity for development. A variety of ideas have been suggested by potential interested parties. The resubdivision of the property is essential to proceed with discussions concerning the redevelopment of this vacant parcel of land.

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. She said the petitioner, Two 11 East Building Associates LLC, requests approval of a two-lot subdivision and since the lot is over one acre in size the subdivision is considered a major plat of subdivision and requires Plan Commission and Village Board of Trustee review and approval. The owner of the lot wishes to subdivide the existing lot of approximately 5 acres to create two lots with Lot 1 at approximately 3.6 acres and Lot 2 at approximately 1.4 acres.

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

Commissioner Sweetser motioned to approve SUB 16-01. The motion was seconded by Commissioner Mrofcza. After due consideration of the petition and the testimony presented, the Plan Commission found that the Plat of Resubdivision complies with the Zoning Ordinance and therefore, the Plan Commission, by a roll call vote of 5 to 0, recommended to the Corporate Authorities, approval of SUB 16-01.

The motion carried by the following vote:

Aye: 5 - Ronald Olbrysh, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

Absent: 1 - Martin Burke

Site Plan Approvals

There were no site plan approvals.

Workshops

There were no workshops.

Adjournment

A motion was made by Commissioner Flint, seconded by Commissioner Mrofcza, to adjourn the meeting at 8:32 p.m. The motion carried by the following vote:

Aye: 5 - Ronald Olbrysh, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

Absent: 1 - Martin Burke

*Donald F. Ryan, Chairperson
Lombard Plan Commission*

*Jennifer Ganser, Secretary
Lombard Plan Commission*