



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, March 16, 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 7 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

Also present: Jennifer Ganser, Assistant Director of Community Development; Matt Panfil, AICP, Senior Planner, and Mallory Milluzzi, 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

[150108](#)

SPA 15-01ph: Yorktown Center Signage - Amendment to SPA 13-01ph

Requests an amendment to Site Plan Approval SPA 13-01ph, with deviations and variations, approved by the Lombard Plan Commission, to move the proposed location of the shopping center identification sign along Butterfield Road. (DISTRICT #3)

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

Sworn in to present the petition was Jennifer Ganser, Assistant Director; Matt Panfil, Senior Planner and the petitioner Donna Blair, Vice President of Yorktown Center.

Chairperson Ryan read the Commissions Procedures and asked if anyone other than the petitioner intends to cross examine, and, hearing none, he proceeded with the petition.

Ms. Blair began by stating they acquired Yorktown Center about 3 years ago this April. She said they spent the first 9 months trying to understand the Center. They came to the Plan Commission back in 2013 with their initiatives and have been working the past 18 months on executing those updates. She referenced a presentation that highlighted the completed interior and exterior improvements. She stated they have spent \$25 million dollars to date on a new food court, center court, mall entrance and a comfortable soft seating area. On the exterior they have resurfaced of the parking lots. There are new sidewalks and they have addressed drainage issues. She also presented before and after pictures of the new food court, center court, restrooms, family lounge, and soft seating areas. She cited they are very pleased with the way everything was executed and the response has been very favorable.

She highlighted the new tenants at Yorktown including H & M, Francesca's, Armand's, and Salsaria and presented a signage overview from the January 2013 master signage plan. She explained they have continued that study to include exterior pylon signage on both Butterfield Road and Highland Road, monument signage, and the gateway signage on the corner of Butterfield and Highland Avenue. There is exterior wayfinding signage for informational and directional purpose. They are trying to create presence and branding so the consumer understands who Yorktown is. They looked at the signage at the Butterfield Road entrance. The existing approved signage was behind Chase because they thought this would give good visibility to the Center. After further studying this location, they found this would be confusing to the customer. They would like to move the signage back to its current location. This allows them consistency in terms of demarking the access point and allows for less confusion for some of the other signage. She presented a diagram of the existing approved signage and where they would like to relocate the sign. She presented pictures of different view angles of the existing conditions and the proposed signage. She added that they tried to be sensitive to the location of the Westin and Harry Caray's signage.

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. Panfil presented the staff report, which was submitted to the public record in its entirety. He thanked the petitioner for providing an update of recent developments at Yorktown Shopping Center. He stated the petitioner requests to relocate the shopping center identification sign along Butterfield Road slightly southwest from the previously approved location associated with Site Plan Approval SPA 13-01ph.

The proposed sign will be in the same location as the existing shopping center identification sign. The petitioner is not proposing any changes in the dimensions of the previously approved shopping center identification sign.

Per zoning ordinance, minor changes from an approved planned development which are determined to be minor changes but which would require a deviation from the location of signage within a planned development, shall require review and approval by the Plan Commission through the site plan approval process.

Mr. Panfil said the Inter-Departmental Review committee had no issues or concerns regarding the project at this time.

Previously approved deviations from SPA 13-01ph still apply in regard to the overall size, the automatic changeable copy reader boards, and the overall size of the freestanding sign.

Staff finds the proposed amendment to SPA 13-01ph to be consistent with the objectives of the Sign Ordinance, Zoning Ordinance, Yorktown Center Planned Development, and the intent of the Comprehensive Plan in general.

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

Commissioner Olbrysh asked what the connection was to ASPCA in the signage picture. Ms. Blair explained it was just there for rendering purposes and as a place holder.

Commissioner Sweetser asked if the six tenants are identified by size. Ms. Blair explained that at this time they are only going to give signage to the three anchors.

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

1. The petitioner shall develop the site in substantial conformance with the plans, prepared by Gensler and dated February 18, 2015;
2. Any future signs involving the subject property shall apply for and receive a building permit. Those permits will be reviewed in connection with the aforementioned conditions; and
3. The petitioner shall satisfactorily address all comments noted within the IDRC Report.

The motion carried by the following vote:

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

[150109](#)

PC 15-04: 2740 S. Highland Avenue, Highlands of Lombard New Apartment Building

Requests approval of a conditional use to allow for a multiple-family residential development, as per the Second Agreement to the Pre-Development for the Highlands of Lombard B3 Planned Development, with the following deviation:

Allow a deviation from Section 5.E of the Second Amendment to Pre-Development Agreement to allow construction that utilizes less than 70 percent stone, brick, split face block or cedar for exterior facades exclusive of window areas. This request is made to allow use of Hardie Board as an alternative facade material on portions of the building. (DISTRICT #3)

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

Sworn in to present the petition was Jennifer Ganser, Assistant Director, Matt Panfil, Senior Planner and the petitioners Larry Debb, Stephen Rankin, and Takemasa Okugawa of Chicago IL.

Chairperson Ryan read the Commissions Procedures and asked if anyone other than the petitioner intends to cross examine, and, hearing none, he proceeded with the petition.

Larry Debb began by thanking the Plan Commission for the input they received at the last meeting and that they have incorporated the feedback into the plan. He said this development consists of 181 units including studios, one bedrooms, and two bedrooms. There are no three bedrooms because they don't want this to be family oriented; they want this to be young couples and singles. The quality of this development will exceed anything done in the suburban market place. There will be twelve (12) foot cathedral ceilings on the top floor. There will be a ten (10) foot by twenty (20) foot private outdoor areas as well as wrap around balconies overlooking the pool. The resident parking

is in a heated indoor garage. In addition, the garbage will be stored inside. They have incorporated all of staff and engineering requests. They incorporated the Fire Department requests to remove one parking space and mark it fire use only. The traffic evaluation from KLOA reports the traffic generated by the development will be accommodated by the existing roadways. The units will have high end amenities that will include granite countertops in the kitchen, onyx in the bathrooms as well as high end appliances. They are asking for a conditional use and to allow the use of a material that wasn't available when the code was written. Hardie Board is a cement board with a finish, it doesn't rot, mold or warp and it will keep its color. The material has been around for about thirty (30) years. He presented the outdoor circulation of the development and highlighted the main entrance, pool area, landscaping, seating areas and parking. He also highlighted the parking spot that KLOA requested them to remove. He presented the first floor plan to give an idea of the hallways, the different units, pool area and private decks. He presented the landscape site plan and noted that the cement foundation is covered with stone or some other type of material.

Steve Rankin the architect of the building said this is a Built-Over-Time design concept and presented the elevations of the south and north of the complex. He emphasized how they broke up different sections of the building by using different materials and cornice heights. They picked the colors and materials because it resembled a prairie palette. Stone and brick make up 30% of the building and the Hardie Board is 60%. He said they selected the Hardie Board because it is more durable than other materials and will look fresher over a longer period of time. Mr. Deb stated many surrounding municipalities have started using Hardie Board.

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

Ron Maleszewski, 2740 S. Highland Ave., Lombard IL was sworn in and stated he is the manager of the neighboring City View apartments. He asked when the construction is under way how will to be staged so there isn't an impediment to their residents getting in and out of their community. Next, he referenced the traffic report and suggested there be a more in depth study to see how and additional 400 residents would affect the traffic flow. Lastly, he asked about the difference between the Hardie Board and other materials such cement and cedar siding.

Mr. Debb responded they are staging on the back southwest of the property. They are also working with the building next door to use their back parking lot that doesn't get used very much. They aren't

going to tear up any streets so getting in and out of the area shouldn't be impacted. He said there will be some traffic. Mr. Debb said the Hardie Board is about the same cost as brick but it doesn't mold. At this point in time this seems to be the material of choice.

Chairperson Ryan asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. She stated the petitioner is requesting approval of a conditional use to allow for a one hundred and eighty-one (181) unit multiple-family residential development at 2740 S. Highland Avenue and a deviation regarding the exterior facade of the building.

The subject property is currently vacant. The property is about three (3) acres and is exclusively accessed off of Highland Avenue and part of the Highlands of Lombard development.

Ms. Ganser said comments from the Inter-Departmental Review committee have been forwarded to the petitioner. The petitioner is working on the comments in order to make the project successful.

The Planning Services Division notes that the land use to the north is multi-family residential, south is the The Dump retail store, east is the Allerton Ridge Cemetery, and to the west is the Village of Downer Grove that is zoned light manufacturing.

The proposed new apartments will generate additional demand for the retailers and restaurants in the Highlands Development and provide for additional rental housing.

The building will have five (5) studio units, one hundred and eight (108) one-bedroom units, and sixty-eight (68) two-bedroom units. Two hundred and forty-two (242) parking spaces would be located inside the building and forty-four (44) spaces would be at grade for a total of two hundred and eighty-six (286). The development has two (2) extra parking spaces, above code requirements.

Staff reviewed the Comprehensive Plan and the Highlands of Lombard Development Agreement and finds the proposed development is compatible.

The traffic evaluation was completed by KLOA and study suggests the development has ample parking. The development has two (2) extra parking spaces and they also exceed the number of accessible spaces by two (2).

The traffic engineer recommended eliminating the closest on-street parking space on the west side of the north-south easterly access drive. This elimination will keep parking at Code and allow for greater turning movements. The Fire Department also recommended removing a parking space in the same area but to the north. This area would be used as a staging area by the Fire Department if there was an emergency. Staff could work with the developer regarding the parking spaces should this petition get approved.

The Final Development Agreement of the Highlands of Lombard requires seventy percent (70%) of all exterior facades to be made up of stone, brick, split face block or cedar, exclusive of glass. The Plan Commission is allowed to grant a deviation from this request. The petitioner is looking for a deviation from the 70% requirement as part of this proposal. This item was brought forth at an earlier Plan Commission workshop session. Staff recommends that the deviation from the 70% requirement be granted.

The petitioner has provided a statement of compatibility for the development proposal and the design will complement the surrounding buildings in The Highlands of Lombard development.

The Development Agreement set up a vehicle trip generation bank for the site that cannot be exceeded and that all internal developments will draw upon. Additionally, KLOA's analysis notes the new trips and continues to show a surplus in the trip generation bank. With the inclusion of the proposed Highlands Apartments, the current bank has remaining trips both in and out.

The detention for the site is already provided for in the pond and there is excess detention. The proposed apartments will need to add best management practices (BMPs) during final engineering.

This property has not appeared exclusively before the Plan Commission, though it is part of the Highlands of Lombard Planned Development.

Staff finds that the proposed Highlands Apartments is compatible with the surrounding land uses, the Comprehensive Plan, the Zoning Ordinance and the Highlands of Lombard Planned Development Ordinance.

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

Commissioner Burke said the petitioner took the Plan Commissions input from the workshop and implemented into their plan. He asked

about the Fire Departments request for the removal of the parking space because it is in the report but not in the review. Ms. Ganser said the discussion came up after the report was completed. Staff can work with the developer and the Fire Department to ensure everyone is satisfied. Commissioner Burke asked if it is listed in the conditions. Ms. Ganser said it wasn't listed but staff could work with the developer should the development get approved. Commissioner Burke said it should be added to the conditions. Ms. Ganser said it could be added.

Commissioner Burke asked about condition number 10 regarding one parking space be removed per the Traffic Evaluation completed by KLOA but at the end of the report it states staff has the ability to work it out. He said the language in condition number 10 should be changed. Ms. Ganser said it could be changed.

Commissioner Olbrysh said he hadn't heard of Hardie Board before this meeting. He did some research and found out the pros are the longevity, appearance, and fire and storm resistance. The con is the siding board finishes are only guaranteed for fifteen (15) years. Mr. Debb said after twenty (20) years there is some color change. Commissioner Olbrysh asked if there was a change in the finish, would he take care of the material. Mr. Debb said they would maintain the building.

Commissioner Sweetser said it would have been useful to have some comparisons of Hardie Board installed seventeen (17) years ago and boards installed today. Mr. Debb said after time there will be a slight variance in color.

Commissioner Flint said he is very familiar with Hardie Board and it is a very good product. There have been some failures but they are more due to the installation.

Commissioner Burke asked if the maintenance and deterioration of cedar is far greater that the Hardie Board. Mr. Debb said that is true and that the Hardie Board is one of the best materials they have worked with in their developments.

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

- 1. That the petitioner's proposed improvements be constructed in substantial compliance with the petitioner's document submittal as part of PC 15 -04;**
- 2. The petitioner shall satisfactorily address all comments noted within 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;**

4. That no more than 25 percent of all units constructed in the development shall be corporate-leased units;
5. That the developer shall maintain good circulation for emergency access at all times, including during construction of the building;
6. That the petitioner submits a photometric plan to the Village for review and approval. The photometric plan shall include any parking or driveway lighting on the site as well as any exterior lighting on the building;
7. That the exterior lighting shall be of a complementary design to those existing in the Planned Development;
8. That outdoor storage on balconies shall be prohibited;
9. That should any rooftop elements be proposed for the building which exceed the height of the parapet wall and/or roof height, site plan approval shall be required;
10. That the final placement and number of parking spaces along the east side of the site receive approval from the Community Development Department and Fire Department; and
11. That any signage will be required to go before the Plan Commission for site plan approval.

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 8:25 p.m.

Approval of Minutes

On a motion by Commissioner Mrofcza, and seconded by Commissioner Flint, the minutes of the February 16, 2015 meeting were approved with Commissioner Cooper abstaining citing her absence at the meeting.

The motion carried by the following vote:

Aye: 5 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

Abstain: 1 - Andrea Cooper

Public Participation

There was no public participation

DuPage County Hearings

Z15-004: Davies

DuPage County has received a filing for a public hearing for two variances for an unincorporated property located at 540 N. Columbine Avenue:

1. A Variation to increase the height of a detached accessory structure (garage) from 15 ft. to 27 ft., (Sec. 37-704.2); and

2. A Variation to increase the square footage of the same detached accessory structure (garage) from 650 sq. ft. to 1500 sq. ft., (Sec. 37-704.2).

Ms. Ganser began by stating the subject property is located within the ultimate municipal boundaries of the Village of Lombard. The property owner is asking for two variances for a garage on his property. One is for the height and the second is to increase the square footage. Staff notes that the two variations requested do not comply with the Village of Lombard Zoning Ordinance.

Staff finds that the proposed garage is inconsistent with the established codes and ordinances of the Village of Lombard and may present a negative impact upon the adjacent properties. In addition, should the proposed garage be approved by the County, the garage would then be considered legal non-conforming should it ever be incorporated into the Village of Lombard.

Ms. Ganser concluded by stating staff recommends that the Plan Commission make a motion that the petition is inconsistent with the established codes and ordinances of the Village of Lombard.

Commissioner Mrofcza asked what are the requirements in DuPage County. Ms. Ganser replied the code for a detached accessory structure in DuPage County is 15 feet in height and they are requesting 27 feet. The code for square footage is 650 square feet and they are asking for 1,500 square feet.

On a motion by Commissioner Olbrysh, seconded by Commissioner Sweetser, the Plan Commission recommended by a 6 to 0 vote that the Village Board adopt a Resolution of Objection for DuPage County ZBA Case Z15-004.

Chairperson's Report

Chairperson Ryan thanked Commissioner Flint for running the meeting the last two months in his absence.

Planner's Report

The Assistant Director of Community Development had no report.

Unfinished Business

There was no unfinished business.

New Business

Ultra Foods Signage Request

Ms. Ganser began by stating the Landmark Sign Group has submitted for staff review a preliminary sign package for the Ultra Foods Store located at 491 E. Roosevelt Road. Staff is noting that the petition does not deviate in size from the latest site plan approval in 2007 and the proposed signage does not deviate from the underlying code since the recent text amendment to allow for more than one wall sign, but not to exceed the maximum allowable square footage.

Staff notes that Section 155.504 discusses minor changes in a Planned Development. Staff is electing to bring the proposed signage request to the Plan Commission for review and ask for a recommendation of concurrence per Section 155.504. The Commissioners were in concurrence for a recommendation by a unanimous vote.

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 Burke, seconded by Commissioner Olbrysh, to adjourn the meeting at 8:32 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*