

Village of Lombard

*Village Hall
255 East Wilson Ave.
Lombard, IL 60148
villageoflombard.org*



Minutes

Monday, July 19, 2021

7:00 PM

Village Hall

Plan Commission

Commissioners:

***Ruth Sweetser, Leigh Giuliano, Bill Johnston,
Kevin Walker and Tony Invergo***

Staff Liaison: Jennifer Ganser

Call to Order

Vice Chairperson Sweetser called the meeting to order at 7:00 p.m

Pledge of Allegiance

Vice Chairperson Sweetser led the Pledge of Allegiance

Roll Call of Members

Present 5 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Kevin Walker, and Tony Invergo

Also present: Bill Heniff, AICP Director of Community Development, Anna Papke, AICP, Senior Planner of Community Development

Vice Chairperson Sweetser called the order of the agenda.

Ms. Papke read the Rules and Procedures as written by the Plan Commission.

Appoint a New Acting Chair

A motion was made by Commissioner Giuliano, seconded by Commissioner Invergo to appoint Commissioner Ruth Sweetser Chair. The motion passed by an unanimous vote.

Public Hearings

[210207](#)

PC 21-17: 351 E Roosevelt Road - Panda Express

The petitioner requests that the Village take the following actions on the subject property located within B4APD Roosevelt Road Corridor District, Planned Development:

1. Approve a major change to the Lombard Crossing Planned Development, as established by Ordinance 6211 and amended by Ordinances 6344, 6495, 6623 and 6685, with the following companion conditional use and variation:
 - a. Approve a conditional use, pursuant to Section 155.417(G)(2)(b)(v) of the Lombard Code of Ordinances to allow for a drive-through establishment (fast food

restaurant);

- b. Approve a variation from Sections 155.706(C) and 155.709(B) of the Lombard Code of Ordinances to reduce the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') along the east property line; and

2. Site plan approval for the proposed development (DISTRICT #6)

Sworn in to present the petition was Anna Papke, Senior Planner, and Xavier Gavin of Klover Architects on behalf of the petitioners.

Acting-Chair Sweetser read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, she proceeded with the petition.

Mr. Gavin presented the petition. He provided an overview of the proposed development, which will be a drive-through Panda Express restaurant. He said the petitioner was requesting a conditional use for a drive-through restaurant and a variation to reduce required landscaping along the east property line. Mr. Gavin noted that drive-through restaurants were common in the commercial area surrounding the subject property and provided examples. He also discussed the context for the reduced landscaping request, including a need to provide a bypass lane for the drive-through and cross access with the adjacent High Point center. He showed the proposed site layout plan and elevations of the building.

Acting-Chair Sweetser asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, she asked for the staff report.

Ms. Papke presented the staff report, which was submitted to the public record in its entirety. Panda Express plans to build a new drive-through restaurant on the vacant outlot to the east of the Goodwill store on Roosevelt Road. The proposed development requires approval of a conditional use for a drive-through restaurant and a companion landscaping variation.

In analyzing the petition, staff finds that the proposed drive-through is consistent with surrounding development. The subject property is part of the Lombard Crossing Planned Development, which is subject to an annexation agreement that was originally approved in 2008 and amended in 2011. The amended annexation agreement anticipated

that the subject property would be developed with a drive-through restaurant or similar use.

With respect to the requested variation for a reduction in perimeter landscaping on the east side of the property, staff notes that the reduced landscaping will provide for better site design on the subject property and provide for cross access with High Point Center to the east. The subject property previously received a similar variance for the west property line to promote cross access and cohesiveness with the Goodwill store to the west.

Staff found the petition met the standards for conditional uses and variations as stated in the Village Code, and recommended approval of the petition subject to the conditions in the staff report.

Acting-Chair Sweetser asked if there were any questions or comments on the staff report. Hearing none, she opened the meeting for comments among the Commissioners.

Commissioner Johnston said it was great to see new development in Lombard.

On a motion by Commissioner Johnston, and a second by Commissioner Invergo, the Plan Commission voted 5-0 to recommend that the Village Board approve the petition associated with PC 21-17 subject to the three (3) conditions in the staff report:

- 1. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;**
- 2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and**
- 3. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11A)**

The motion carried by the following vote:

Aye: 5 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Kevin Walker, and Tony Invergo

[210208](#)

PC 21-18: 229 Eisenhower Lane South - Dentless Touch, Inc., conditional use for a motor vehicle repair business

The petitioner, Dentless Touch Inc., requests a conditional use pursuant to Section 155.420(C)(21) of the Lombard Village Code to allow for a motor vehicle repair business to operate on the subject property located

within the I Limited Industrial District. (DISTRICT #3)

Sworn in to present the petition was Anna Papke, Senior Planner, and David Olavarria of Dentless Touch INC.

Mr. Olavarria presented the petition. He provided an overview of the process for removing dents with tools.

Acting-Chair Sweetser asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, she asked for the staff report.

Ms. Papke presented the staff report, which was submitted to the public record in its entirety. The petitioner requests a conditional use for motor vehicle repair in the Industrial District. The petitioner operates Dentless Touch, a business that removes dents from vehicles. The business operations do not involve hazardous chemicals, paint, or work on engines. All repairs of motor vehicles will be conducted inside the building, as required by Village Code. The business owner anticipates having no more than four vehicles awaiting service parked in the parking lot of the building at any one time. Staff notes that this business is similar to other businesses currently operating in the Industrial District. Staff recommends approval of the request subject to the conditions in the staff report.

Acting-Chair Sweetser asked if there were any questions or comments on the staff report. Hearing none, she opened the meeting for comments among the Commissioners.

Commissioner Johnston asked the petitioner if the business was a franchise. Mr. Olavarria responded that it would be the first in Illinois and there are other partnerships in Virginia and Maryland.

On a motion by Commissioner Giuliano, and a second by Commissioner Walker, the Plan Commission voted 5-0 to recommend that the Village Board approve the petition associated with PC 21-18 subject to the five (5) conditions in the staff report:

- 1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report, including but not limited to:
 - a. Compliance with the Fire Department and Building Division's comment regarding the no overnight storage of vehicles inside the building unless additional fire protection is installed.****
- 2. All motor vehicle repair activities shall be done within the enclosed building;**
- 3. All parts and components of the service activities shall be stored within the**

enclosed building;

4. All parking on-site of vehicles being repaired shall be accommodated in designated parking spaces and will remain fully assembled while parked outside; and

5. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

The motion carried by the following vote:

Aye: 5 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Kevin Walker, and Tony Invergo

[210209](#)

PC 21-19: 23 W Maple Street - Victorian Cottage Museum, conditional use for a cultural institution (museum) and companion variances

The petitioner, the Village of Lombard, is requesting the following relief for the subject property, located within the R2 Single-Family Residence District:

1. A conditional use per Section 155.407(C)(3) of the Zoning Ordinance to allow for a cultural facility/institution (museum); and
2. A variation from Section 155.210(A)(3)(b) to allow a twenty-six (26) foot high accessory structure; and
3. A variation from Section 155.210(B)(1)(a) to allow a single accessory building in a residential district to exceed ten percent of the zoning lot; and
4. A variation from Section 155.210(B)(1)(a) to allow the combined area of all accessory buildings to exceed the ground floor area of the principal structure; and
5. A variation from Section 155.210(B)(2)(a) to allow a three (3) foot interior side yard setback for an accessory structure; and
6. A variation from Sections 155.407(J) and 155.602(C) to allow for zero off-street parking spaces. (DISTRICT #1)

Sworn in to present the petition was Anna Papke, Senior Planner, and Stephen Flint of Flint Architects; George Seagraves, Lombard Historical Society Board of Management President and Alison Costanzo, Lombard Historical Society Executive Director.

Mr. Flint presented the petition. He provided an overview of the proposed two-story addition to the carriage house at the rear of the property. Mr. Flint offered a brief history of the project. The original carriage house was moved to the museum property in 1981. The original construction date of the carriage house dates to 1887. In 2012, a two-story addition was added to the carriage house. A chicken coop

also known as the Plum shed originally served as a multipurpose shed located on the Plums' property which is now Lilacia Park. This shed was moved to 206 W. Maple Street and served as a garage then subsequently moved again in 1993 to the museum property. The shed is currently the gift shop located to the west of the carriage house.

Mr. Flint outlined the requested variances and referenced the existing conditions from a power point slide. There are two options being considered for the addition. Option A is a larger addition with the removal of the chicken coop. Option B is a smaller addition to accommodate the existing conditions of the chicken coop remaining in its current location.

Mr. Flint referenced the proposed floor plans and indicated the lift to provide accessibility required as part of the grant from the State of Illinois. The building will be fully sprinkled as was the first addition.

Mr. Flint referenced the building elevations and explained that the addition will match the height of the existing carriage house that is approximately 26 feet. The impervious coverage of both options was discussed as interchangeable depending on if the chicken coop is relocated.

Mr. Flint referenced a rendering showing the building color lighter than the existing dark brown siding. Construction is anticipated in late fall with a two year window to complete per the grant agreement.

Acting-Chair Sweetser asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, she asked for the staff report.

Ms. Papke presented the staff report, which was submitted to the public record in its entirety. The Lombard Historical Society is located on the subject property. Improvements include a single-family home currently operated as a museum, and four accessory structures including a carriage house, a shed, a gazebo and an outhouse. The carriage house contains the Historical Society's archives, an exhibit, and meeting space. The Historical Society proposes to expand the carriage house in order to provide enhanced services to visitors.

As an accessory structure, the carriage house is subject to the following bulk regulations: setbacks, building height, and size of the accessory structure in comparison to the principal structure on the property. In

order to accommodate the proposed addition to the carriage house, the Historical Society has requested several variances from these bulk regulations. The petitioner also requests a parking variance and an amended conditional use for a cultural institution. Staff has reviewed the request and notes that the Historical Society is a unique land use, and that options for expansion of facilities are limited given existing development on the site. Staff recommended approval of the petition subject to the conditions in the staff report.

Acting-Chair Sweetser asked if there were any questions or comments on the staff report. Commissioner Johnston asked Ms. Papke if the larger building and less green space will impact any potential flooding in the area. Ms. Papke responded that the property is meeting the required fifty percent open space for the lot. The threshold for any additional engineering requirements was reviewed and stormwater compliance will be managed during the permitting process.

On a motion by Commissioner Walker, and a second by Commissioner Giuliano, the Plan Commission voted 5-0 to recommend that the Village Board approve the petition associated with PC 21-19 subject to the three (3) conditions in the staff report:

- 1. The petitioner shall develop the space in substantial conformance with the site plan and the Flint Architects plans and elevations made a part of this petition;**
- 2. The petitioner shall satisfactorily address all comments noted within the IDRC Report;**
- 3. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).**

The motion carried by the following vote:

Aye: 5 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Kevin Walker, and Tony Invergo

Business Meeting

Approval of Minutes

A motion was made by Commissioner Johnston, seconded by Commissioner Giuliano, the minutes of the June 21, 2021 meeting be approved. The motion carried by the following vote:

Aye: 5 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Kevin Walker, and Tony Invergo

Public Participation

There was no Public Participation

DuPage County Hearings

There was no DuPage County hearings

Chairperson's Report

At the invitation of Acting Chair Sweetser, Steve Flint addressed the Plan Commission. He stated that he had enjoyed his time on the Lombard Plan Commission, but had resigned from the Commission in order to focus his efforts on his position with the School Board. He noted that during his 30-plus years on the Commission, a number of major developments had been considered, approved and built in Lombard.

Acting Chair Sweetser thanked Mr. Flint for his service to the Village and wished him well. Mr. Heniff also thanked Mr. Flint on behalf of staff for his time and efforts as a Plan Commissioner.

Planner's Report

There was no Planners report

Unfinished Business

There was no unfinished business

New Business

There was New Business

Subdivision Reports

There was no Subdivision Reports

Site Plan Approvals

There was no Site Plan Approvals

Workshops

There was no Workshops

Adjournment

A motion was made by Commissioner Invergo, seconded by Commissioner Walker, to adjourn the meeting at 7:58 p.m. The motion passed by an

unanimous vote.

*Ruth Sweetser, Vice Chairperson
Lombard Plan Commission*

Jennifer Ganser, Secretary