



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: William Heniff

Monday, July 28, 2014

7:30 PM

Village Hall - Board Room

SPECIAL MEETING

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: William Heniff, AICP, Director of Community Development; Jennifer Ganser, Assistant Director of Community Development; Matt Panfil, Senior Planner, and Jason Guisinger, legal counsel to the Plan Commission.

Chairperson Ryan called the order of the agenda.

Ms. Ganser read the Rules of Procedures as written in the Plan Commission By-Laws.

Public Hearings

[140288](#)

PC 14-10: 11-21 E. St. Charles Road - Conditional Use for a Major Amendment to a Planned Development and a Conditional Use for a Parking Lot Expansion (Request to continue to the August 18, 2014 meeting)

The Village of Lombard is requesting the following action be taken for the subject property located within the B5 Central Business District:

1. Pursuant to Section 155.504 (A) of the Lombard Zoning Ordinance, amend the conditional use approval for the Hammerschmidt Planned Development, as established by Ordinance No. 5447, to allow for the property at 11-21 E. St. Charles Road to be included within the geographical extent of the planned development, with the following deviation:
 - a. Approval of a deviation from Section 155.602 (B) to reduce the required number of accessible parking spaces from five (5) to zero (0);
2. Grant a conditional use per Section 155.410 (C) to allow for a parking lot expansion on the 11-21 E. St. Charles Road property;
3. Approval of a variation from Section 155.706 to reduce the required amount of parking lot landscaping; and
4. Grant site plan approval authority to the Plan Commission for any future development activity within the planned development. (DISTRICT #4)

A motion was made by Commissioner Flint, seconded by Commissioner Sweetser, to continue this petition to the August 18, 2014 meeting. The motion carried by the following vote:

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

[140289](#)

PC 14-09: 255 E. Wilson Avenue & 1051 S. Hammerschmidt Avenue

Pursuant to Section 155.504 of the Zoning Ordinance, the petitioner, the Village of Lombard, requests approval of a major amendment to Ordinances 6213 and 6214, which granted zoning and planned development approval located in the Office District. Said amendment would provide for the relocation and construction of a fuel dispensing facility for the Village. (DISTRICT #6)

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 of Community Development; Carl Goldsmith, Director of Public Works; and Mark Ravansei of Integrity Environmental Services, Inc. Naperville, Illinois.

Mr. Goldsmith spoke on the relocation of the fueling facility on Village Hall property. A map of the current fuel facility was displayed showing its location southeast of the Public Works Administration Building. The

facility has been in place for approximately forty (40) years and many components are out of date and non-compliant with code from the State Fire Marshall. The site serves approximately one hundred and thirty (130) Village vehicles and administration vehicles from the School District. A new fueling facility was considered starting in 2012. The Village did look into replacing the facility onsite, but due to the location of the facility, at the lowest point of the property, it was not feasible. The location is prone to flooding and water infiltration. The Village Board included funds for the fueling center replacement in the 2014 Capital Improvements Plan. This would bring the facility into full safety compliance for the operators, users, and surrounding neighborhood. The Village issued a Request for Proposals (RFP) to replace the fueling facility at the northeast corner of Central Avenue and Hammerschmidt Avenue. Due to physical constraints this location did not work. An alternate site was proposed that is further from adjacent property and completely contained on the Village's site. Mr. Goldsmith said this site would minimize impact on the surrounding neighborhood and would provide an opportunity to expand Village parking. This would also allow the Village to address stormwater issues by having the south portion of the parking lot be constructed of permeable pavers. The proposed fueling facility would be accessed from Central Avenue and Holloman Drive. Integrity Environmental was hired as the contractor and the Village Board of Trustees approved the design build contract. Mr. Goldsmith referenced the neighborhood meeting on July 10, 2014 and the neighborhood concerns. The canopy will be reduced to thirty feet (30) by twenty feet (20) in size with motion activated LED lights. The new equipment will be compliant with regulations set forth by the State Fire Marshall. A landscape plan will be developed and Mr. Goldsmith said he hopes to construct a landscape berm to minimize the impact and visibility of the property on Hammerschmidt Avenue. There will be landscaped areas along the drive aisles in the parking lot. The site currently goes through approximately 100,000 gallons of unleaded fuel and 42,000 gallons of diesel per year. The capacity would not increase or decrease since the same number of vehicles would be fueling. The Village would like to increase the size of the tanks to hold more fuel. The current fueling facility and tanks would be removed when the new facility is operational. Any contamination would be remediated. In the proposed facility, space will be made available for compressed natural gas, if in the future this is necessary. Electric charging stations would also be made available.

Commissioner Sweetser asked for clarification on the number of vehicles that use the facility. Mr. Goldsmith said the police department sedans use the facility the most. A routine day would have over forty (40) vehicles fueling throughout the day. Administrative vehicles usually fuel once every two weeks.

Commissioner Burke asked if staff could show how the current facility and proposed facility are accessed. Mr. Goldsmith said the current facility is only accessed from the south at Central Avenue. The proposed facility has access off Holloman Drive and Central Avenue. Holloman Drive serves the Village Hall complex. Mr. Goldsmith said the larger vehicles, such as fire trucks, have a difficult time making the turn into and out of the current fueling facility.

Commissioner Cooper asked if the existing facility will be removed. Mr. Goldsmith said the existing facility will be removed upon completion of the project. A concrete pad will be placed over the top of the current facility.

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

Ms. Alice Feitl of 1040 S. Hammerschmidt Avenue spoke. She stated that she lived at 1040 S. Hammerschmidt Avenue since April, 1968. Ms. Feitl said she was at the neighborhood meeting but has some additional questions and comments. She stated that this is a residential area and when the Village Hall Complex was built it was supposed to blend in with the area as much as possible. The gas pumps will be brought up to street level and be an attractive nuisance for the area as they are currently hidden. Many people walk nearby and around the Village Hall Complex and will pass the new pumps. This will increase traffic on Hammerschmidt Avenue, in an area that sees a lot of pedestrian traffic including Village employees. The pond will be across from the proposed fueling facility which is an area many children ride their bikes around. Ms. Feitl expressed her concern about vehicles not stopping at the stop signs. She asked how much light will spill out to the surrounding areas. Children may be inclined to play near the pumps. She asked about noise levels from vehicles filling up, traffic, and vehicles beeping when they back up. Ms. Feitl also asked about pollution or contamination from gas spills. There was an indication that the ground in the existing facility is contaminated and she asked if the Village could guarantee that the new location would not cause any contamination. She asked if a cost comparison was done to repair and clean up the existing site versus building a new site or if the Village considered purchasing a vacant gas station. Ms. Feitl asked if an EPA assessment was done and if that was available to the public. She said a berm could be constructed and asked what would happen in the winter when the tree shield is diminished. She mentioned there are a number of dead trees at the Village Hall Complex. She asked about how the cameras will be monitored if they are with other cameras and only monitored by one person. She stated that she would prefer if the pumps were relocated

in the same general area since it was designed for that purpose and not intrude into a residential area. She said this project will change the neighborhood.

Mr. Goldsmith said a photometric study was done and shows no light spill over to the neighboring properties to the west and south. All the light will be contained to the fueling facility. He stated there is no incident number from the Illinois EPA on the existing fueling facility. Site work will determine if there was contamination and what the next steps will be. The new facility will use better quality equipment that is better designed. The new tanks will have emergency shut offs to minimize leaks. He stated the Village discussed the concept of acquiring a private facility. The Village Hall Complex is convenient because vehicles are often brought to Public Works for maintenance. He stated this is a not a manned station. Each employee has a code to obtain access to dispense fuel. Mr. Goldsmith said there is a potential for increased traffic on Hammerschmidt Avenue, but the proposed facility will have two access points for entry. He stated there is an existing berm located south of Holloman Drive and depending on the amount of new fill, this berm could be continued. Staff has looked into adding existing trees. A contract was executed to remove approximately twenty-nine (29) diseased trees from the Village Hall Complex. Mr. Goldsmith said the new equipment is better quality and that should help decrease the likelihood of a spill. He said there will be less back-up beeping noises since vehicles can drive through the fueling facility. He said emissions should be no greater than they are today.

Commissioner Cooper asked if staff looked into replacing the existing facility. Mr. Goldsmith said that was the original desire but given the low elevation and ground water infiltration issues, new equipment could also be damaged. It was recommended that the Village find an alternative location.

Chairperson Ryan asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety as well as the updated copy of the Final Engineering Improvement Plan for the Fueling Station. She stated the Village Hall Complex is zoned OPD, Office Planned Development, and this is considered a major amendment to the Planned Development, which requires a hearing before the Plan Commission. The Village is proposing to construct a new fueling facility. A neighborhood meeting was held on July 10, 2014. The exiting facility will be removed when the new facility is operational. Staff has discussed landscaping and screening with Public Works. As the photometric plan shows, the light will be directed at the fueling station and directed downward to

minimize glare. The Comprehensive Plan shows this area as public and institutional and the fueling station is an ancillary use to the Village Hall Complex. No signage is being proposed on the canopy or fueling island. The Village Hall Complex has been before the Plan Commission, Zoning Board of Appeals, and Village Board of Trustees for other petitions. Staff finds the project meets the standards.

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

Commissioner Sweetser stated many suburbs make their fueling station blend into the surrounding area. Ms. Ganser said that could be achieved by not adding any signage and increasing the amount of landscaping. Mr. Goldsmith said the Village will try to provide ample screening to reduce site lines.

Commissioner Cooper said she noticed the use of permeable pavement and asked if there were other examples in the Village. Mr. Goldsmith said this is similar to pavement at the Morton Arboretum and the Kane County Cougars stadium. Commissioner Cooper said she is excited the Village is using permeable pavers and it is a great example for other development. Mr. Goldsmith said he believes this is the first application of this type of material on Village property.

Commissioner Mrofcza asked why the canopy size was reduced. Mr. Goldsmith said this will minimize impact on the neighbors, save money on the project, and provide the same functionality.

A motion was made by Commissioner Burke, seconded by Commissioner Sweetser, that this petition be recommended to the Corporate Authorities for approval subject to conditions:

- 1. That this relief is limited to the construction of a new fueling station only and any physical site improvement or alterations require approval through the Village;**
- 2. That the current fueling station be removed once the new fueling station is operational;**
- 3. That the petitioner shall develop the site in accordance with plans submitted as part of this request;**
- 4. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;**
- 5. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the fueling station is not established by said date, this relief shall be deemed null and void; and**
- 6. Amend the size of the canopy to approximately thirty feet by twenty feet.**

The motion carried by the following vote:

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

[140290](#)

PC 13-07: 23 W. Maple Street - Amendment to a Conditional Use for an Additional Accessory Structure

Requests approval of an amendment to Ordinance 6631, granting conditional uses pursuant to Title 15, Chapter 155, Section 155.407 (C)(3) and (13) of the Lombard Zoning Ordinance for a cultural facility (museum) in order to allow for an additional accessory structure (gazebo) along with a companion 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 on the subject property, located within the R2 Single-Family Residence District. (DISTRICT #1)

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 Carl Goldsmith, Director of Public Works and Matt Panfil, Senior Planner.

Mr. Goldsmith introduced the petition by presenting an example of a gazebo at the property owned by the Village of Lombard and operated per agreements by the Lombard Historical Society. The project came about in the fall of 2012 to honor the legacy and historical preservation passion of the former Village President, William J. Mueller. A partnership was formed with the Village, The Lombard Historical Society and the Mueller Family. The size of the gazebo will be 16 feet by 20 feet and will be located on the east side of the property.

In order to address ADA handicap accessibility requirements, the gazebo will tie into the existing sidewalk configuration.

The gazebo is expected to be a long term benefit to the Lombard Historical Society and the community for the use and enjoyment of educational programs, concerts, etc. The Mueller Family Fund Memorial Foundation has been soliciting and collecting donations for the purchase of the gazebo.

Chairperson Ryan asked if anyone was present to speak in favor or against the petition.

Ms. Leslie Sulla of 126 S. Chase Avenue and President of the Lombard Historical Society was sworn in and asked if the reduction of the size of the gazebo caused the removal of the octagonal shape of the gazebo. Mr. Goldsmith confirmed that the shape of the gazebo

has the option of being octangular and that nothing has been ordered as of yet.

Chairperson Ryan asked for public comment, and, hearing none, he asked for the staff report.

Mr. Panfil, Senior Planner, presented the staff report, which was submitted to the public record in its entirety. The requested amendment to the conditional use of the property is required for two reasons: one is adding an accessory structure to the property that has a conditional use and second the accessory structures combined exceed the square footage of the principal structure. The house museum (the principal structure is approximately 1,400 square feet and the three existing accessory structures, the carriage house, the Plum shed and outhouse combined have approximately 1,700 square feet in total. The variation to allow the combined area of all accessory buildings to exceed the ground floor area of the principal structure is necessary in order to provide a setting for the interpretation of a middle-class Victorian household as part of the history of Lombard. Even though the subject property is zoned as single-family residential, the land use of the property is institutional and the current Comprehensive Plan recommends public and institutional use. The proposed gazebo is intended to enhance the educational experience of the visitors to the museum and is not an exception for a specific household. Therefore precedence is not being set in consideration of this unique circumstance. Staff supports the requested amendment to the conditional use and the companion variation.

Chairperson Ryan opened the meeting for comments among the Commissioners.

Commissioner Sweetser requested clarification regarding the entrance point to the gazebo. Mr. Goldsmith stated that there will be access from the east via the sidewalk that will be providing the handicap accessibility in addition to an entrance point on the west side of gazebo with access to the lawn.

Commissioner Olbrysh asked why another site was not chosen instead of the already constrained site of the museum property instead of perhaps one of the many parks in Lombard. Mr. Goldsmith stated that six sites were considered. Of the sites, only Village owned properties were identified and Lombard Park District properties were not considered. The present site was selected based on President Mueller's passion and commitment to the Historical Society's mission of preserving the history of Lombard as specifically expressed by the Mueller family and Historical Society members.

A motion was made by Commissioner Flint, seconded by Commissioner Olbrysh, that this petition be recommended to the Corporate Authorities for approval subject to conditions:

1. The petitioner shall develop the space in substantial conformance with the site plan and the Amish Country Gazebos plans and elevations.
2. The petitioner shall satisfactorily address all comments noted within the IDRC Report.
3. This conditional use and companion variation shall be valid for a period of one year from the date of approval of the ordinance. If the gazebo is not constructed by said date, this amendment to the conditional use and companion variation shall be deemed null and void.

The motion carried by the following vote:

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

[140291](#)

PC 14-17: Text Amendment to the Sign Ordinance

The Village of Lombard and Merlin are proposing the following text amendment to the Sign Ordinance (Section 153 of the Code of Ordinances):

1. An amendment to Section 153.505 (B)(6)(c)(ii), B3, B4, and B4A Community Shopping District Requirements to change the setback of a freestanding sign from seventy-five (75) from the centerline of a state right-of-way to five (5) feet from the front property line. (DISTRICTS #1, #2, #3, #4 & #6)

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 of Community Development and Mark Hameister of Merlin Corporation in St. Charles.

Mr. Hameister said that Merlin has been in the Lombard business community since the mid-1970s. They are looking at a change in their signage due to visibility issues. The new sign would be approximately thirty percent smaller than the existing sign. The height would also be reduced to have a pole sign that is more visible on Roosevelt Road. Mr. Hameister referenced a new copy of the proposed sign and said he has worked with staff to ensure that the new sign will be five feet within the lot line and comply with the proposed text amendment.

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

Ms. Ganser presented the staff report, which was submitted to the

public record in its entirety. As staff met with Merlin Corporation and discussed the sign, staff decided to request a text amendment for the B3, B4, and B4A zoning districts and proposed a five foot setback. This is consistent with the setback for freestanding signs in the B1 and B2 zoning districts. Ms. Ganser referenced the staff report showing North Avenue, Roosevelt Road, and Butterfield Roads. In some instances the seventy-five (75) foot setback from the centerline doesn't reach private property. In the past, there have been variances granted for relief from the centerline setback.

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

A motion was made by Commissioner Olbrysh, seconded by Commissioner Sweetser, that this petition be recommended to the Corporate Authorities for approval. The motion carried by the following vote:

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

[140292](#)

PC 14-21: 801 E. Butterfield Road - Conditional Use for a Physical Culture and Massage Establishment

Requests that the Village grant approval of a conditional use, pursuant to Section 155.415 (C) of the Village of Lombard Zoning Ordinance, to allow for a physical culture and massage establishment (as defined and regulated by Chapter 12, Section 122 of the Code of Ordinances) within the B3 Community Shopping District. (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 Matt Panfil, AICP, Senior Planner and the petitioner, Jim Harms of Asian Paradise Spa, Inc., 1310 S. Milwaukee Avenue, Vernon Hills, IL 60061.

Mr. Harms began by stating that Asian Paradise Spa has an existing business within Vernon Hills and is seeking to open another establishment at the subject property. Mr. Harms stated his belief that the business will fit well into the community because their model is for an overall health spa that will offer a variety of differing services such as acupuncture, herbal healing, Thai yoga, and skin care in addition to massages. The conditional use is required because it may be a significant amount of their business.

Chairperson Ryan asked for public comment, and, hearing none, he asked for the staff report.

Mr. Panfil, Senior Planner, presented the staff report, which was submitted to the public record in its entirety. He reiterated that the

business is not solely for massages but because massages may account for a significant portion of their business, staff determined that a conditional use would be necessary.

Mr. Panfil stated that there are no proposed exterior or utility improvements associated with the request. The business will occupy approximately 1,745 square feet of the 18,000 square foot structure. The parking supply is more than sufficient for the estimated demand for the entire property, especially in consideration that there are fifty-three (53) parking spaces available for use within the Commonwealth Edison right-of-way immediately to the south of the subject property.

Mr. Panfil concluded that staff supports the request because the proposed use is consistent with the surrounding physical context as well as the Village's Comprehensive Plan and Zoning Ordinance.

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

A motion was made by Commissioner Cooper, seconded by Commissioner Burke, that this petition be recommended to the Corporate Authorities for approval subject to conditions:

- 1. That this relief is limited to the operation of a physical culture and massage establishment as part of a spa only and any physical site improvement or alterations require approval through the Village;**
- 2. That the operator of the physical culture and massage establishment apply for and receive a physical culture and massage establishment permit, per the provisions of Section 122 of the Village Code, with said permit and operation remaining in good standing;**
- 3. That the petitioner shall develop the site in accordance with plans submitted as part of this request;**
- 4. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the physical culture and massage establishment is not established by said date, this relief shall be deemed null and void; and**
- 5. The petitioner shall be required to apply for and receive a building permit for any improvements to the interior of the space prior to starting the build-out of the tenant space.**

The motion carried by the following vote:

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

[140293](#)

PC 14-20: Text Amendments to the Sign Code

The Village of Lombard is proposing text amendments to the Sign

Ordinance (Section 153 of the Code of Ordinances) pertaining to the permissible locations and maximum sign area for automatic changeable copy (ACC) signs. (DISTRICTS - ALL)

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 of Community Development.

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

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. She stated the text amendment relates to automatic changeable copy (ACC) signage and the topic was brought forth as a workshop at the May and June 2014 Plan Commission meetings. Due to numerous requests staff received on ACC signage, staff is bringing this petition forward. Previous petitions that went before the Plan Commission for relief were Yorktown Mall, Glenbard East High School, First United Methodist Church, and Lombard Pines Shopping Center. Staff is proposing a text amendment to allow for ACC signage on major and minor arterial roads in the Village. She explained that is different from current regulations, which allow ACC signage by zoning district. The minimum frontage requirement would be reduced from five hundred (500) feet to three hundred (300) feet, adding that the frontage would be on the major or minor arterial roadway. Staff proposes a new size limitation to sixteen (16) square feet. Staff feels that from the workshop feedback and the affirmed standards for a text amendment support the petition.

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

Commissioner Sweetser said this petition was discussed previously and said she could make a recommendation.

A motion was made by Commissioner Sweetser, seconded by Commissioner Olbrysh, that this petition be recommended to the Corporate Authorities for 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 8:45 p.m.

Approval of Minutes

There were no minutes to approve.

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

The Assistant Director of Community Development had no report.

Unfinished Business

There was no unfinished business.

New Business

There was no new business.

Subdivision Reports

There were no subdivision reports.

Site Plan Approvals

There were no site plan approvals.

Workshops

There were no workshops.

Adjournment

A motion was made by Commissioner Flint, seconded by Commissioner Burke, to adjourn the meeting at 8:46 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*

*William J. Heniff, Secretary
Lombard Plan Commission*