



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, Stephen Flint,
John Mrofcza and Leigh Giuliano
Staff Liaison: Jennifer Ganser*

Monday, November 19, 2018

7:00 PM

Village Hall - Board Room

Call to Order

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

Pledge of Allegiance

Chairperson Ryan led the Pledge of Allegiance

Roll Call of Members

Present 6 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, John Mrofcza, Stephen Flint, and Leigh Giuliano

Absent 1 - Ruth Sweetser

Also present: Jennifer Ganserf, AICP, Assistant Director of Community Development.

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

[180413](#)

**PC 18-31: 105 - 115 W. Maple Street - Calvary Episcopal Church -
Conditional Use for Tri Town YMCA Day Care Center
(Continuance from the 10-15-18 PC Meeting)**

The petitioner requests that the Village approve a conditional use for a planned development with a use exception for a day care center on the

subject property located within the R2 Single-Family Residence District. (DISTRICT #1)

Sworn in to present the petition were Deb Allen, Maureen O'Connor the petitioners, and Jennifer Ganser, Assistant Director.

Chairperson Ryan read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, he proceeded with the petition.

Ms. Allen presented the petition and said Tri-Town is a non-facility YMCA that has been operating for 57 years. They moved from offices and space at District 44. They also held day care at District 44. In June 2018 they moved to Calvary Church. The YMCA provides services to the community and teaches STEAM learning. They help close a gap in skill level, especially to the low income population and families rely on their services. Rev. O'Connor said the Church was established over 70 years ago and her family has been part of the Church for over 50 years. As the Church has been declining in membership size they started looking for partnerships to continue to do good work in the community.

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. Tri-Town YMCA is renting space from Calvary Episcopal Church for their offices and to run their before and after school programs. The office space is a permitted use, however, the zoning ordinance classifies the before and after school care as a day care center. As the property is zoned R2, the petitioner requests a planned development with a use exception.

Per Rev. Maureen O'Connor there are thirty-four (34) parking spaces. The church has seating for 175 people. Per Village Code, Religious Institutions require one space per three seats or 58 spaces. The church is legal nonconforming as the church has been operating at this site since 1942. The Church has three part-time employees, with minimal overlap of hours. Tri-Town YMCA has two full-time employees at this location and some part-time employees. At peak time, they estimated there could be up to nine employees.

The drop off and pick up times for the before and after school programs

do not conflict with church programs. The Village is unaware of and found no recorded parking agreements between Calvary Church and other entities. There are also no past zoning actions on the Church property for off-site parking or other items.

Though the day care use is being operated by a separate entity, it is being operated in the same building. Staff finds that the parking is being met thru the conditions set forth in the staff report and this memo. As the uses operate at different times, the degree of the non-conformity is not being increased. There is a practical application to the parking, as the uses are at different times with little to no overlap. Staff also finds that day care is often an ancillary use of a church, much like office staff or counseling sessions. Staff discussed the operations with the Church and YMCA. Both are in agreement to the conditions noted in this supplemental memo and the concepts have been approved by our Village Counsel.

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

On a motion by Commissioner Olbrysh, and a second by Commissioner Giuliano, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 18-31, subject to the following four (4) conditions:

- 1. The petitioner shall be required to apply for and receive building permits for any improvements to the site;**
- 2. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;**
- 3. Day care student unloading and loading shall be on the subject property only; and**
- 4. The day care operations shall not be in conflict with the religious institution activities or services.**

Aye: 6 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, John Mrofcza, Stephen Flint, and Leigh Giuliano

Absent: 1 - Ruth Sweetser

[180462](#)

PC 18-35: 207 Eisenhower Lane South - Chicago Auto Pros Detailing, Inc.

The petitioner requests that the Village grant a conditional use pursuant to Section 155.420(C)(23) to allow for motor vehicle service in the IPD Limited Industrial District Planned Development on the subject property.

(DISTRICT #3)

Sworn in to present the petition were Greg Natonson the petitioner, and Jennifer Ganser, Assistant Director.

Chairperson Ryan read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, he proceeded with the petition.

Mr. Natonson presented the petition. He said the business has been located in Glen Ellyn for six years and they want to expand and move. He said they do high quality detailing work, no major work on cars and most work is done in one day.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Mr. Gilford said he owns the building next door at 261 Eisenhower Lane South. He asked what happens if there is an excess of cars, would they park on the street, concerns about traffic, noise, and odors.

Mr. Natonson said his business is not high volume. Most cars arrive in the morning and leave in the evening and he anticipates 20 cars max. The typical volume is usually 10 cars. He said currently they have 5,000 square feet and want to expand. They don't draw from street traffic and market thru word of mouth. Therefore it works better to be in an industrial area. He said the noisiest item is a vacuum and there are no odors. He has up to 15 employees and they would park in the back. He is leasing 12,000 square feet, not the entire building.

Commissioner Burke asked if they do work for dealerships and Mr. Natonson said no.

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. The petitioner, Chicago Auto Pros Detailing, Inc. is requesting zoning entitlements to detail cars. Detailing work and car washing will be done inside for passenger cars and light trucks. On a busy day, approximately 20 cars may be arriving and leaving the business. There would be no vehicles in disrepair. The property does not have zoning entitlements to repair vehicles and that is not being requested now. No bodywork or painting will be done.

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

Commissioner Mrofcza asked if the address of 207 sufficient and Ms. Ganser said yes. The different units in the building are addressed differently. If this business wanted to expand they would need to go through the conditional use process again

On a motion by Commissioner Burke, and a second by Commissioner Flint, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 18-35, subject to the following four (4) conditions:

- 1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;**
- 2. That 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. If the motor vehicle service facility is not established by said date, this relief shall be deemed null and void;**
- 4. No repair work shall be conducted on-site**

Aye: 6 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, John Mrofcza, Stephen Flint, and Leigh Giuliano

Absent: 1 - Ruth Sweetser

Business Meeting

The business meeting convened at 7:28 p.m

Approval of Minutes

On a motion by Commissioner Flint, and seconded by Commissioner Mrofcza, the minutes of the October 15, 2018 meeting were approved.

The motion carried by the following vote:

Aye: 6 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, John Mrofcza, Stephen Flint, and Leigh Giuliano

Absent: 1 - Ruth Sweetser

Public Participation

There was no public participation

DuPage County Hearings

There were no DuPage County hearings

Chairperson's Report

The Chairperson deferred to the Director of Community Development

Planner's Report

Ms. Ganser referred to a staff memo regarding a date change for the January 2019 meeting. The Commissioners all agreed to change the date of the January meeting to the 28th.

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 Mrofcza, to adjourn the meeting at 7:31 p.m. The motion passed by a unanimous vote.

*Donald F. Ryan, Chairperson
Lombard Plan Commission*

*Jennifer Ganser, Secretary
Lombard Plan Commission*