



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, September 21, 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 4 - Donald F. Ryan, Ronald Olbrysh, John Mrofcza, and Stephen Flint

Absent 3 - Martin Burke, Ruth Sweetser, and Andrea Cooper

Also present: Jennifer Ganser, Assistant Director of Community Development; Matt Panfil, AICP, 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

[150420](#)

PC 15-24: 401 E. Roosevelt Road, Burger King

Requests that the Village take the following actions on the subject property at 401 E. Roosevelt Road, located within the B4APD Roosevelt Road Corridor District, Planned Development:

1. A conditional use pursuant to Section 155.417(G)(2)(b)(vi) of the Lombard Zoning Ordinance for a drive-through and drive-in establishments;
2. An amendment to the High Point Centre Planned Development, as approved in Ordinance 2867 to allow a third

- freestanding sign; and
3. A deviation from Section 153.505(B)(19)(b)(i)(a) of the Lombard Sign Ordinance to increase the maximum allowable area of a wall sign from forty (40) square feet to eighty-four (84) square feet. (DISTRICT #6)

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

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. Cole stated he is with Tri-City Foods, the largest operator of Burger Kings in Chicagoland. They own/operate over 100 Burger Kings in Chicagoland, including the Burger King at North Avenue and Route 53.

He noted the space at 401 E. Roosevelt Road was formally a Burger King that has been closed for over three years since the site was not profitable. Mr. Cole said the restaurant will be re-imaged and will employ approximately 25 people. He noted that visibility was an issue with the past Burger King. Mr. Cole reviewed the new exterior finishes and the four elevations, including wall signage. He also reviewed their request for a freestanding sign. He said the past operators also felt this request was necessary. He noted the request from 1989 was denied by the Village, but the restaurant was unsuccessful. He said the road signage needs to be improved in order to be sustainable. He reviewed the two concepts of freestanding signs. He showed pictures of the restaurant from the street to show the poor visibility. He said that this location would be the only quick service restaurant without a freestanding sign and reviewed what other quick service restaurants have. Mr. Cole reviewed the standards for the freestanding sign.

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 wishes to reestablish a Burger King at 401 E. Roosevelt Road. The drive thru is a conditional use since it has been inoperable for more than one year. Staff is unaware of any issues with the drive thru while it was operational. Staff supports the conditional use. She reviewed the wall signage variance and said staff supports this request for extra visibility. She noted that High Point Centre has two freestanding signs, acting as shopping center identification signs. A request for a

third sign was made in 1989 and staff, at the time, felt the restaurant had sufficient visibility from the wall signage. Staff feels that the allowance of third freestanding sign could lead to precedent. She noted the petitioner and shopping center are allowed to remove some trees, as they have more than Code allows. The petitioner is also proposing new landscaping. Staff supports the additional wall signage and perhaps that could offset the need for a freestanding sign. Ms. Ganser responded to the petitioner's report of other quick service restaurants with freestanding signs and said that some, like McDonald's, are their own lot of record. The KFC/A&W are part of a shopping center identification sign. Staff recommends denial for the freestanding sign.

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

Commissioner Olbrysh said this piece of property is in a unique location and has poor visibility. He said this property could benefit from a freestanding sign. He asked if the location at 47th and Damen has a freestanding sign and Mr. Cole said yes.

Commissioner Flint said he agrees. He asked about setting a precedence and Ms. Ganser and Mr. Guisinger responded.

Chairperson Ryan said he agrees as well and finds this a unique location.

Commissioner Mrofcza said the building is difficult to see and doesn't feel precedence would be set because of the unique location. Commissioner Olbrysh asked if staff knows what trees would be removed. Ms. Ganser said staff has talked with the property owner but does not know which trees.

Mr. Cole showed the landscape plan and where trees would be relocated.

The Plan Commission decided on freestanding sign No. 1 with a width of seven feet four inches, without the changeable copy.

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

1. Any future signs, including these wall signs, involving the subject property shall apply for and receive a building permit. Said permit shall be in accordance with the sign plan prepared by Federal Heath Sign Company with a date of August 17, 2015, and made a part of this petition;

2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and

3. The freestanding sign shall be "Proposed Freestanding Sign No. 01" and shall not include changeable copy.

The motion carried by the following vote:

Aye: 4 - Donald F. Ryan, Ronald Olbrysh, John Mrofcza, and Stephen Flint

Absent: 3 - Martin Burke, Ruth Sweetser, and Andrea Cooper

[150421](#)

SPA 15-03ph: 80 Yorktown - Site Plan Approval (Dunkin' Donuts)

Requests Site Plan Approval with the following deviations for the subject property located within the B3PD Community Shopping District, Planned Development:

1. An amendment to Site Plan Approval SPA 13-01ph and SPA 15-01ph, approved by the Lombard Plan Commission, to replace the previously approved shopping center identification sign with a single tenant freestanding sign along Butterfield Road.
2. A deviation from Section 153.505(B)(19)(a)(i)(a) of the Lombard Sign Ordinance to allow sign surface areas with a total of one hundred and seventy-eight (178) square feet where total sign surface areas shall not exceed one hundred (100) square feet. (DISTRICT # 3)

Sworn in to present the petition was Jennifer Ganser, Assistant Director of Community Development and the petitioner, Mario Valentini of MRV Architects.

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. Valentini stated he will discuss the Dunkin Donuts plan at 80 Yorktown. He showed proposed exterior elevations of the building. This will be a freestanding building with a subdivision to follow. He reviewed the materials and passed out a materials sample board. He noted the entrance is off the ring road and additional signage is needed on each elevation as well as a freestanding sign. This will help customers find their way into the center, without direct access from Butterfield Road. He reviewed the site plan, parking, outdoor seating, and drive thru. There will be a net gain of greenery, since the area is currently asphalt.

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 for SPA 15-03 into the public record in its entirety. The petitioner is requesting site plan approval for a single tenant freestanding sign, that would be in the place of a previously approved mall identification sign and a request for additional wall signage. The IRDC committee had one comment on sidewalks, which the petitioner is aware of. Staff notes the Comprehensive Plan recommends regional commercial and a restaurant is consistent with that recommendation. Restaurants are a permitted use in the B3 district. A drive thru and outdoor seating area permitted by right in the Yorktown Planned Development. Since Dunkin' Donuts has one street frontage, on Butterfield Road, they would be allowed 100 square feet of signage on the southern elevation. The petitioner is requesting five signs total and staff supports the deviation, similar to past requests in Yorktown Mall and due to the location of the building.

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 Flint, that the Plan Commission approve the petition subject to the following conditions.

- 1. The signs shall be developed in accordance with the elevation plans prepared by MRV Architects, Inc., which was submitted as part of this petition.**
- 2. The petitioner shall apply for and receive a building permit for the proposed plans.**

The motion carried by the following vote:

Aye: 4 - Donald F. Ryan, Ronald Olbrysh, John Mrofcza, and Stephen Flint

Absent: 3 - Martin Burke, Ruth Sweetser, and Andrea Cooper

Business Meeting

The business meeting convened at 8:23 p.m.

Approval of Minutes

On a motion by Commissioner Flint, and seconded by Commissioner Mrofcza, the minutes of the August 17, 2015 meeting were approved with Commissioner Olbrysh abstaining citing his absence at the meeting.

The motion carried by the following vote:

Aye: 3 - Donald F. Ryan, John Mrofcza, and Stephen Flint

Abstain: 1 - Ronald Olbrysh

Absent: 3 - Martin Burke, Ruth Sweetser, and Andrea Cooper

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

Ms. Ganser reminded everyone there is a meeting on Monday, October 5, 2015. This is a special meeting of the Plan Commission for a workshop session and that there will be no public hearings.

Unfinished Business

There was no unfinished business.

New Business

There was no new business.

Subdivision Reports

[150422](#)

SUB 15-03: 80 Yorktown

Requests approval of a plat of resubdivision for a tract of land located at 80 Yorktown to be entitled Resubdivision of Lot 1 in Pehrson Second Resubdivision. The new plat depicts the proposed resubdivision of one property into two lots of record, as defined by the Zoning Ordinance. (DISTRICT #3)

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. She said the petitioner, Yorktown Mall, 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 382,603 square feet, 8.7 acres to create two lots in total: Lot 1: 307,062 square feet, 7.04 acres; Lot 2: 75,541 square feet, 1.73 acres. Lot 2 is for the proposed Dunkin Donuts as previously discussed in the SPA 15-03ph request.

The petitioner has been made aware of the comments in the IDRC Report by Private Engineering Services and Public Works and has agreed to address them. The proposed outlot of Lot 2 is similar as previously approved resubdivisions for Claim Jumper, Rock Bottom Brewery and Capital Grille surrounding Yorktown Mall. Staff supports the request.

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

A motion was made by Commissioner Flint, seconded by Commissioner Olbrysh, to recommend to the Corporate Authorities approval of this petition. The motion carried by the following vote:

Aye: 4 - Donald F. Ryan, Ronald Olbrysh, John Mrofcza, and Stephen Flint

Absent: 3 - Martin Burke, Ruth Sweetser, and Andrea Cooper

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 8:29 p.m. The motion carried by the following vote:

Aye: 4 - Donald F. Ryan, Ronald Olbrysh, John Mrofcza, and Stephen Flint

Absent: 3 - Martin Burke, Ruth Sweetser, and Andrea Cooper

*Donald F. Ryan, Chairperson
Lombard Plan Commission*

*Jennifer Ganser, Secretary
Lombard Plan Commission*