

Village of Lombard

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



Minutes

Monday, June 21, 2021

7:00 PM

Village Hall

Plan Commission

Commissioners:

***Ruth Sweetser, Stephen Flint,
Leigh Giuliano, Bill Johnston,
Kevin Walker and Tony Invergo
Staff Liaison: Jennifer Ganser***

Call to Order

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

Pledge of Allegiance

Vice Chairperson Flint led the Pledge of Allegiance

Roll Call of Members

Present 6 - Ruth Sweetser, Stephen Flint, 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 Flint called the order of the agenda.

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

Public Hearings

[210169](#)

PC 21-13: VN Service, LLC, Motor Vehicle Repair Business - 1016 N Ridge Avenue

The petitioner, Victor Neunteufel, 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 #1)

Sworn in to present the petition was Anna Papke, Senior Planner, and Victor Neunteufel and John Mazzone representing the petitioner.

Vice-Chair Flint 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. Neunteufel presented the petition. He said he owns a small business doing repairs to trucks and tractor trailers. He intends to relocate the business to 1016 N. Ridge, and needs a conditional use to occupy the space.

Vice-Chair Flint 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. 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 VH Service, LLC, a business that repairs tractor trailers and other commercial vehicles. The business also does routine maintenance and inspections for some fleet vehicles. The subject property is developed with an office/warehouse building and a gravel parking lot. All repairs of motor vehicles will be conducted inside the building, as required by Village Code. The business owner anticipates having up to six vehicles or truck tractors parked in the parking lot behind the building at any one time. Staff notes that this business is similar to other businesses currently operating in the North Avenue industrial area. Staff recommends approval of the request subject to the conditions in the staff report.

Vice-Chair Flint asked if there were any questions or comments on the staff report. Hearing none, he opened the meeting for comments among the Commissioners.

On a motion by Commissioner Sweetser, and a second by Commissioner Johnston, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 21-13 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 Building Division's comment regarding the triple basin/oil separator;**
 - b. Compliance with the Fire Department's comment regarding the need for a fire alarm and possible need for a fire sprinkler system; and****
- 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: 6 - Ruth Sweetser, Stephen Flint, Leigh Giuliano, Bill Johnston, Kevin Walker, and Tony Invergo

[210170](#)

PC 21-14: Outreach Community Ministries, Inc. - 240 E. Roosevelt Road

The petitioner, Outreach Community Ministries, Inc., requests a conditional use pursuant to Section 155.417(G)(2)(ix) of the Lombard Village Code to allow for secondhand stores and rummage shops (with a minimum floor area of 5,000 square feet) to operate on the subject property located within the B4A Roosevelt Road Corridor District. (DISTRICT #6)

Sworn in to present the petition was Anna Papke, Senior Planner, and David DeGroot on behalf of the petitioner.

Vice-Chair Flint 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. DeGroot presented the petition. He said he is president of the board of Outreach Community Ministries. Outreach is seeking to open a resale shop in order to support the organization's work. The petitioner has leased the subject property contingent on receiving the conditional use zoning entitlement from the Village. Planned improvements include painting, cleaning, landscaping and other cosmetic improvements. No major renovations or site changes are planned. Mr. DeGroot noted that Outreach Community Ministries operates a used furniture store in Carol Stream.

Vice-Chair Flint 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. Papke presented the staff report, which was submitted to the public record in its entirety. The petitioner requests a conditional use for the secondhand or resale store. They propose to lease the building. No exterior modifications are proposed. The building was formerly Lazy Boy Furniture store. Staff notes the property is along a major commercial corridor, Roosevelt Road. Retail is a permitted use and encouraged in the corridor, however, as the property is a secondhand store it requires zoning approvals. This property will operate similar to Goodwill, also on Roosevelt Road. Staff finds the use is compatible with the surrounding zoning and land uses.

Vice-Chair Flint asked if there were any questions or comments on the staff report. Hearing none, he opened the meeting for comments among the Commissioners.

On a motion by Commissioner Giuliano, and a second by Commissioner Invergo, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 21-14 subject to the two (2) conditions in the staff report:

- 1. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and**
- 2. 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: 6 - Ruth Sweetser, Stephen Flint, Leigh Giuliano, Bill Johnston, Kevin Walker, and Tony Invergo

[210171](#)

PC 21-15: Crash Champions, motor vehicle repair business - 1005 and 1015 N. Rohlwing Road.

The petitioner requests that the Village take the following actions on the subject property located within R1 Single-Family Residence District:

1. Approve a map amendment from the R1 Single-Family Residence District to the B4 Corridor Commercial Zoning District;
2. Approve a conditional use, pursuant to Section 155.416(C)(16) of the Lombard Code of Ordinances for Conditional Uses in the B4 District, to allow for a motor vehicle repair business (collision repair shop);
3. A zoning variation from Sections 155.416(J) and 155.707(A)(4) of the Lombard Code of Ordinances to allow a transitional landscape yard with a width of ten feet (10'), where a width of thirty feet (30') is required, along the north property line; and
4. A zoning variation from Section 155.205(A)(2)(c)(i) of the Lombard Code of Ordinances to allow a six-foot (6') tall fence in the required front yard, where a maximum height of four feet is allowed. (DISTRICT #1)

Sworn in to present the petition was Anna Papke, Senior Planner, and Mark Kehoskie, Gabriel Garcia, and Scott Schrimmer on behalf of the petitioners.

Vice-Chair Flint 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.

Mark Kehoskie presented the petition. He noted that Crash Champions is a national operator with many locations in Illinois. The company invests in its facilities, and take care to design facilities that complement their surroundings.

Mr. Kehoskie outlined the petitioner's requested entitlements. He said Crash Champions had worked with Village staff to design the site generally in compliance with Village Code. He noted the project engineer and architect were available to answer specific questions if needed.

Mr. Kehoskie said that Crash Champions had purchased and taken over operations at the former DuPage Auto Body at 1005 N. Rohlwing Road. The petitioner also planned to purchase the vacant property at 1015 N. Rohlwing Road in order to expand the existing building to a 18,000 square foot facility. He noted Crash Champions is a green operator and as such is exempt from some Illinois EPA regulations. The business uses green paint and there are no noxious odors. Crash Champions will be a good neighbor.

Vice-Chair Flint 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. Papke presented the staff report, which was submitted to the public record in its entirety. Crash Champions operates the collision repair business at 1005 N. Rohlwing Road. Crash Champions proposes to expand the business onto the adjacent vacant parcel at 1015 N. Rohlwing Road. Planned improvements include an addition to the building and an expanded parking area. Both parcels are presently zoned R1, which is the default zoning assigned to property when it is annexed into the Village. The petitioner is requesting rezoning of both parcels to B4 as part of this petition. Staff notes the Comprehensive Plan recommends industrial, office and commercial uses on the subject property. The proposed B4 zoning is consistent with this designation.

The petitioner is also seeking a conditional use approval for motor vehicle repair business on the subject property. Staff finds the

expanded collision repair business will be compatible with nearby development and supports the conditional use.

Finally, the petitioner requests a variation for a transitional landscape yard along the north property line, and a variation to allow a six-foot tall fence in the front yard of the property. Staff has reviewed both variances and finds them reasonable given the proposed use and the surrounding development.

Staff recommended approval of the petition subject to the conditions in the staff report.

Vice-Chair Flint asked if there were any questions or comments on the staff report. Hearing none, he opened the meeting for comments among the Commissioners.

Commissioner Johnston thanked the petitioner for choosing Lombard as a location for the business.

Commissioner Sweetser asked for more information on how customers will access the site given the cross access with the drive-through restaurant to the south. Mr. Kehoskie and Mr. Garcia, the project engineer, explained that the proposed plans show a reconfiguration of the parking lot near the existing cross access. They are also planning to remove the overhead garage door that faces Rohlwing Road, which should alleviate some congestion in the cross-access drive.

Commissioner Sweetser asked about the restricted access to the parking lot on the north side of the property. Mr. Kehoskie said the parking area would be fenced in order to provide security and to screen vehicles from view.

On a motion by Commissioner Johnston, and a second by Commissioner Invergo, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 21-15 subject to the four (4) 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 submit a plat of consolidation prior to issuance of a building permit;**
- 3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and**

4. 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: 6 - Ruth Sweetser, Stephen Flint, Leigh Giuliano, Bill Johnston, Kevin Walker, and Tony Invergo

[210180](#)

PC 21-16: 401 W. St. Charles Road; God's Congregation Worship Center, conditional use for a religious institution.

The petitioner requests a zoning conditional use pursuant to Section 155.414(C)(22) of the Lombard Village Code to allow for a religious institution to operate on the subject property located within the B2 General Neighborhood Shopping District. (DISTRICT #1)

Sworn in to present the petition was Anna Papke, Senior Planner, and the petitioner, Pastor Carl Mabins.

Vice-Chair Flint 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.

Pastor Mabins stated that the ministry began in Oak Brook Terrance as a youth outreach and the intent is to expand the outreach in Lombard.

Vice-Chair Flint asked if any person would like to speak in favor or against this petition, or for public comment.

Vice-Chair Flint 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 a religious institution in the B2 District. The subject property is currently developed with a commercial building and associated parking lot with 16 parking spaces with access to St. Charles Road. The petitioner proposes to lease one of the two spaces in the building. No exterior modifications are proposed.

In review of the petition, staff notes that religious institutions are conditional uses in all residential and business zoning districts within the Village. The subject property is predominately surrounded by higher density residences and commercial development. Religious institutions have historically been considered compatible with these surrounding uses.

The Building Division has noted that the subject property as currently improved will support a maximum occupancy of 50 people, as regulated by the International Building Code. The Planning Division notes that the parking lot has 16 parking spaces. Village Code requires religious institutions to provide one parking space per every three seats inside the building. Therefore, the Village's parking requirements will limit occupancy to 48 individuals. The petitioner is aware of these constraints on capacity and has indicated they can function within them.

The other tenant in the building is an office use, occupied by the property owner. Both the petitioner and the property owner have indicated that they do not anticipate their primary use times of the building will overlap one another.

Prior to the public hearing, staff received a comment from a member of the public via email. That email was included in the Plan Commission packets.

Staff recommends approval of the request subject to the conditions in the staff report.

Vice-Chair Flint asked if there were any questions or comments on the staff report.

Commissioner Sweetser noted that the staff report omitted the apostrophe from the title of the group which could have caused confusion with the public.

Commissioner Invergo thanked the petitioner for his outreach in Lombard.

Commissioner Johnston asked if the children will be hosted at this site or do the programs travel to other sites. Pastor Mabins responded that for example the basketball program is at Oak Brook. The size of the group depends on the location used.

Commissioner Walker asked if the site is used for religious services. Pastor Mabins responded that there will be Sunday school and services afterward every week on Sundays.

Commissioner Giuliano asked if the sixteen parking spaces will be an issue. Pastor Mabins responded that the sixteen parking spaces are

adequate for their needs.

Commissioner Sweetser asked that since the group attends off-site locations does this mean there will be collaborations with other groups to attend their location. Pastor Mabins responded that yes, they would host activities to include other groups at their location.

On a motion by Commissioner Giuliano, and a second by Commissioner Walker, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 21-16 subject to the three (3) conditions in the staff report:

- 1. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;**
- 2. This approval shall be subject to the occupancy limit of 48 individuals on the property; and**
- 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: 6 - Ruth Sweetser, Stephen Flint, Leigh Giuliano, Bill Johnston, Kevin Walker, and Tony Invergo

Business Meeting

Approval of Minutes

A motion was made by Bill Johnston, seconded by Tony Invergo, the minutes of the April 19, 2021 meeting be approved. The motion carried by the following vote:

Aye: 6 - Ruth Sweetser, Stephen Flint, 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

The Chairperson deferred to the Director of Community Development

Planner's Report

There as no Planner's 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

Mr. Heniff presented the workshop. He said that Village staff will be undertaking a comprehensive review of Chapter 154 of Village Code, which is the Subdivisions and Development Ordinance. This review will take place later in 2021. Any proposed amendments to Chapter 154 would ultimately come before the Plan Commission for a public hearing. In advance of such a future public hearing, staff is conducting this workshop, with the following purposes:

- 1. Inform Plan Commissioners of the purpose and intent of Chapter 154*
- 2. Discuss the rationale and approach to undertaking the review effort*
- 3. Identify key areas for review by staff*
- 4. Summarize steps taken to date*
- 5. Review future steps to be undertaken by the Plan Commission, Village Board and potentially other Village standing committees as it pertains to the overall review effort*

Mr. Heniff presented an introductory PowerPoint presentation discussing all of the above. No action was required by the Plan Commission at this meeting. Mr. Heniff asked if the Plan Commissioners had any questions.

Commissioner Sweetser asked if staff could provide more information in the future about the stakeholders that would be referring to Chapter 154, whether it be property owners, developers, Village staff, or other

parties. She said this information would be helpful in understanding the intent and function of Chapter 154.

Mr. Heniff said that developers, property owners and other stakeholders all potentially would refer to Chapter 154 whenever they were looking to create new lots within the Village. He noted that lots can be created for all sorts of purposes, and there are many types of plats to reflect these purposes. Mr. Heniff said the upcoming review of Chapter 154 would focus predominately on traditional plats of subdivision. He said that the goal would be to simplify Chapter 154, not to rewrite it entirely. The Village Board had identified simplifying Chapter 154 as a goal in its recent strategic planning session

Adjournment

A motion was made by Commissioner Giuliano, seconded by Commissioner Johnston, to adjourn the meeting at 8:09 p.m. The motion passed by an unanimous vote.

*Stephen Flint, Vice Chairperson
Lombard Plan Commission*

Jennifer Ganser, Secretary