



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, February 15, 2016

7:30 PM

Village Hall - Board Room

Call to Order

Acting Chairperson Flint called the meeting to order at 7:30 p.m.

Pledge of Allegiance

Acting Chairperson Flint led the Pledge of Allegiance.

Roll Call of Members

Present 5 - Ronald Olbrysh, Martin Burke, Andrea Cooper, John Mrofcza, and Stephen Flint
Absent 2 - Donald F. Ryan, and Ruth Sweetser

Also present: Jennifer Ganser, Assistant Director of Community Development and Jason Guisinger, legal counsel to the Plan Commission.

Acting Chairperson Flint called the order of the agenda.

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

Public Hearings

[160069](#)

PC 16-05: 130 E. St. Charles Road

Requests that the Village grant:

1. Approve a conditional use for a planned development with the following companion deviations;
2. A deviation to Section 155.205 (A)(2)(c) to allow for a fence of six (6) feet in height in a front yard, where four (4) feet is

permitted; and

3. A deviation to Section 155.205 (A)(2)(e) to allow for an open construction fence of six (6) feet in height in the clear line of sight area, where two (2) feet is permitted. (DISTRICT #4)

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

Acting Chairperson Flint 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. Howell said he is with Mesa Electronics. When the property was purchased the building and site was improved, which led to the fence variance being requested. They believe the variance would increase security and improve the look of the area.

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

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. The petitioner is requesting approval for a six (6) foot open style fence in the front yard and clear line of sight triangle. The property is also being considered for a conditional use for a planned development, pursuant to the Zoning Ordinance. The subject property is currently improved with a one story building and parking lot. As, the property to the north is residential a fence can provide a separation barrier from the two land uses. The Downtown Revitalization Guidebook, adopted as part of the Comprehensive Plan, mentions fencing. It says, "A screening fence along the rear (north) side of the site would provide a buffer between the grocery store and adjacent residential uses." While the original building remains, and is not a grocery store, the Guidebook does note that fencing is important. The petitioner removed an old legal non-conforming chain link fence, of six (6) feet in height, and replaced it with a six (6) foot wrought iron style fence. When they later applied for a permit it was found that the fence did not meet Code as it exceeded height requirements for a front/corner side yard and the clear line of sight area. The attached picture shows the existing wrought iron style fence that is the subject of the petition. Staff noted the two (2) trash dumpsters that are against the fence. Per Code, trash dumpsters are not allowed in the front yard or the clear line of sight area. Also, they must be screened with a solid fence. Staff has noted this to the petitioner in order to have the site Code compliant. This is also noted in the conditions of approval.

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

Commissioner Olbrysh asked what is the nature of the business. Mr. Howell said they are primarily business to business for electronics. They work with many hospitals, hotels, restaurants, and commercial office spaces. They also have a retail storefront that is consumer facing. The businesses all face St. Charles Road.

Commissioner Cooper clarified that the photo is from Garfield Street. Ms. Ganser said yes. Commissioner Cooper asked if the fence will extend along St. Charles Road. Ms. Ganser said it will continue along north where the parking lot abuts the apartment building.

On a motion by Commissioner Burke, and a second by Commissioner Mrofcza, the Plan Commission voted 5-0 that the Village Board approve the petition associated with PC 16-05, subject to the following four (4) conditions:

- 1. The petitioner shall develop the site in accordance with the plans submitted as part of this request from Express Fence, dated October 15, 2015;**
- 2. The petitioner shall apply for a receive a building permit for the fence;**
- 3. In the event that the existing fence is damaged or destroyed to fifty-percent (50%) of its value, any new fence shall meet all Village Code requirements; and**
- 4. The trash dumpsters shall be moved outside of the front yard and clear line of sight area and shall be screened with a solid fence.**

The motion carried by the following vote:

Aye: 5 - Ronald Olbrysh, Martin Burke, Andrea Cooper, John Mrofcza, and Stephen Flint

Absent: 2 - Donald F. Ryan, and Ruth Sweetser

[160070](#)

SPA 16-01ph: 333-377 E. Butterfield Road

Requests that the Village grant:

1. A deviation from Section 153.503(B)(5)(b) for two (2) freestanding signs at eighty (80) square feet, where thirty (30) square feet is allowed;
2. A deviation from Section 153.503(B)(5)(c) for two (2) freestanding signs at fifteen (15) feet in height, where six (6) square feet in height is allowed;
3. A deviation from Section 153.503(B)(5)(d) for two (2) freestanding signs along Butterfield Road, where one (1) is allowed;
4. A deviation from Section 153.503(B)(5)(f) for two (2) freestanding signs at a zero (0) foot setback, where ten (10) feet is allowed;
5. A deviation from Section 153.503(B)(12)(a) for the total sign surface area of all signs on a single façade to be two hundred (200) square feet, where one hundred (100) square feet is

- allowed on the north and south frontage of 333 E. Butterfield Road and on the north frontage of 377 E. Butterfield Road; and
6. A deviation from Section 153.503(B)(12)(a) for the total sign surface area of all signs on a single façade to be three hundred (300) square feet, where one hundred (100) square feet is allowed on the south frontage of 377 E. Butterfield Road.
(DISTRICT #3)

Sworn in to present the petition was Jennifer Ganser, Assistant Director of Community Development and the petitioner Mr. Mori representing Hamilton Partners.

Chairperson Flint read the Commissions Procedures and asked if anyone other than the petitioner intends to cross examine, and, hearing none, he proceeded with the petition.

Mr. Mori stated they are asking for signage relief to allow the signage to be more visible from the surrounding roads. Their buildings border I-88, Butterfield, and Highland. He said they are requesting variances to the sign ordinance to allow for two monument signs, one on Butterfield and the other on Highland Avenue, as well as a setback deviation. Both proposed freestanding signs would be fifteen (15) feet tall and eighty (80) square feet. The deviations for the wall signs are to allow visibility from the surrounding streets. There is a large separation from the buildings to Butterfield Road, as well as the rising exit ramp on I-88 and therefore the need for a taller freestanding sign and a reduced setback. There is one (1) current freestanding sign fronting Butterfield Rd, which would stay.

Chairperson 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. Ganser, Assistant Director of Community Development, presented the staff report, which was submitted to the public record in its entirety.

Ms. Ganser said that in order to provide additional signage to identify the owner and name of the development, the petitioner is requesting deviations for signage at 333-377 E. Butterfield Road. The subject property is currently improved with two office buildings, a parking garage and a parking lot. The subject property borders three rights-of-way: Interstate 88, Butterfield Road, and Highland Avenue. Currently, there are two (2) wall signs and one (1) freestanding sign. The property is adjacent to the Village of Downers Grove. Staff did some research and learned that Downers Grove allows buildings that abut tollways an increase in signage by right, whereas the Village of Lombard does not differentiate street location. Downers Grove allows

for a monument (freestanding) sign of twenty (20) feet tall and two hundred and twenty-five (225) square feet in area.

Ms Ganser noted the wall signage is based on the length of the wall however buildings with four (4) or more stories are allowed additional signage. Staff finds that the signage request is consistent with the surrounding neighborhood. The buildings do not border any residential areas, so residents would not be affected. Ms. Ganser referred to the chart in the staff report that summarized the signage request and deviations. The current freestanding and wall signs would remain. The petitioner is proposing to add two freestanding signs and add additional wall signage.

Ms. Ganser also referenced a memo that was passed out regarding condition number three (3). Should this petition be approved at tonight's meeting, staff proposes that the language for condition three (3) be amended to note there is no ordinance from the Village Board required. Also, she clarified that the petitioner has one year to start construction of the signs. Staff recognizes that, if this request is approved by the Plan Commission, the wall signs may not be in place within one year. However, if the freestanding signs are in place within one year, the condition will have been met.

In conclusion, Ms. Ganser said staff recommends this petition for approval.

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

Commissioner Cooper said she thought it was interesting that the Village of Downers Grove has a different perspective on properties that abut the tollway and that she appreciated the research by staff.

On a motion by Commissioner Olbrysh, and a second by Commissioner Burke, the Plan Commission voted 5-0 to approve the petition associated with SPA 16-01ph, subject to the following four (4) conditions:

- 1. The petitioner shall develop the site in accordance with the plans prepared by Johnston Signs Co., undated, submitted as part of this request;**
- 2. 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 by the Plan Commission. If the signage is not constructed by said date, this relief shall be deemed null and void.**
- 4. The petitioner shall apply for and receive a building permit for the proposed signage.**

The motion carried by the following vote:

Aye: 5 - Ronald Olbrysh, Martin Burke, Andrea Cooper, John Mrofcza, and Stephen Flint

Absent: 2 - Donald F. Ryan, and Ruth Sweetser

Business Meeting

The business meeting convened at 7:55 p.m.

Approval of Minutes

On a motion by Commissioner Mrofcza, and seconded by Commissioner Olbrysh, the minutes of the January 25, 2016 meeting were approved with Commissioner Burke abstaining citing his absence at the meeting.

The motion carried by the following vote:

Aye: 4 - Ronald Olbrysh, Andrea Cooper, John Mrofcza, and Stephen Flint

Abstain: 1 - Martin Burke

Absent: 2 - Donald F. Ryan, and 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 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 Mrofcza, seconded by Commissioner Cooper, to adjourn the meeting at 7:56 p.m. The motion carried by the following vote:

Aye: 5 - Ronald Olbrysh, Martin Burke, Andrea Cooper, John Mrofcza, and Stephen Flint

Absent: 2 - Donald F. Ryan, and Ruth Sweetser

*Stephen E. Flint, Vice Chairperson
Lombard Plan Commission*

*Jennifer Ganser, Secretary
Lombard Plan Commission*