



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, October 19, 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 7 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

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

[150492](#)

PC 15-25: 725 W. Roosevelt Road - Lombard Toyota

Requests that the Village approve an amendment to Ordinance 5186 and 5424 which granted conditional use approval, pursuant to Section 155.415 (C) of the Zoning Ordinance, to provide for a building expansion to an existing vehicle sales, service and repair facility within the B4APD Roosevelt Road Corridor District, Planned Development. (DISTRICT #2)

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 the petitioner, Ken Schneider.

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. Schneider described the project as an approximately 2,100 square foot one story addition to the rear (south) of the existing "sales and detail" building. The original building started out as an outbuilding years ago. The addition is intended to be used for new car delivery as well as photographing cars for internet sales. The building including the proposed addition will be climate controlled with heat and air conditioning and provide a clean environment for customers to pick up their new car which has become a trend with other dealerships in the area. The space will not be used for repairs. The proposed addition will be on an existing impervious surface and will not impact open space, storm water requirements or traffic flow.

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

Ms. Ganser submitted the staff report to the public record in its entirety.

Mr. Ganser began by stating the proposed approximate 2,100 square foot addition to the rear of an existing accessory structure required Plan Commission review because it is an expansion of a previously approved conditional use.

Ms. Ganser noted that there were no Interdepartmental Review Committee comments. In regards to the surrounding zoning and land uses, Ms. Ganser stated that because the B4A Roosevelt Road Corridor District and the Comprehensive Plan is intended to provide for a wide variety of retail sales activity and staff finds the project to be consistent with the zoning and land use of the surrounding properties.

Ms. Ganser stated that because the proposed addition is to the rear of an existing building and will have the approximate same setback as the existing principal structure. Staff received one letter from a Glen Ellyn resident outlining concerns of traffic on Roosevelt Road however the proposed project does not intensify the use of the site and therefore is not anticipated to generate additional traffic.

Ms. Ganser concluded that staff finds the proposed expansion to be consistent with the surrounding context, 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.

Commissioner Sweetser stated that public input needs to be acknowledged however in this case the statements in the letter submitted regarding the petition were irrelevant to the case.

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

- 1. The petitioner shall develop the site in accordance with the plans prepared by Spiegel Architects and Lagestee-Mulder, Inc., dated September 12, 2015 and submitted as part of this request;**
- 2. The petitioner shall be required to apply for and receive building permits for any improvements to the site, and;**
- 3. Pursuant to the Zoning Ordinance, project construction shall commence within one (1) year from the date of approval of the ordinance, unless a time extension been granted by the Village Board. This conditional use approval shall become null and void eighteen (18) months from the date of approval if the proposed site improvements are not completed or an extension has been granted.**

The motion carried by the following vote:

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

[150493](#)

PC 15-26: 777 E. Butterfield Road

Requests that the Village take the following actions on the subject property located within the O Office District:

1. Approve a Map Amendment rezoning the entire property from the O Office District to the B3 Community Shopping District;
2. A conditional use pursuant to Section 155.415 (C)(20) of the Lombard Zoning Ordinance for outside service areas (outdoor dining) for other permitted or conditional use in this district;
3. A conditional use pursuant to Section 155.415 (C)(6) of the Lombard Zoning Ordinance for drive-through and drive-in establishments/services; and
4. A conditional use pursuant to Section 155.208 (C) of the Lombard Zoning Ordinance for more than one principal structure on one lot-of-record. (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 Jennifer Ganser, Assistant Director of Community Development and the petitioner, Tim Hague.

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. Hague stated he is with Keystone Ventures, the contract purchaser of the site at 777 E. Butterfield Road. He reviewed the site as it currently stands. He reviewed past development that Keystone has built in Chicago and the suburbs. He said the development proposal would include demolishing the existing building that is currently vacant. That building is approximately 11,000 square feet and the two proposed buildings would equal that. The two buildings will offer more frontage and exposure to Butterfield Road. He mentioned the response to Standards and how the Comprehensive Plan identifies Butterfield Road as a primary retail street. He showed the courtyard between the buildings for outdoor seating and additional landscaping. The drive-thru is on the east side, opposite of the main access drive. He reviewed the parking both on and off-site. He referred to the staff report of the 2011 approval for off-site parking. He said the buildings will be marketed towards restaurant and retail uses. He said the two buildings allow for a repositioning of the site and can reach a broader tenant market. He showed conceptual elevations and noted that the flexibility allows national tenants to customize the space. He noted the staff comments in the IDRC report and said they would comply with those comments in the building permit review process.

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 requests approval for two new buildings on a single lot with a drive thru and outdoor service area. The property is proposed to be rezoned to B3. The subject property is currently improved with a vacant commercial building of approximately 11,470 square feet, formally occupied by Trademark restaurant. Public Works and Private Engineering Services had comments in the IDRC report that will be addressed in the building permit review process. Planning notes that the property is surrounded by Office and B3 zoning. The Comprehensive Plan notes that Butterfield Road is the Village's most prominent retail destination

and the rezoning to B3 would support this statement. The proposed rezoning would allow the property to operate by right as a restaurant use or a retail use. This is similar to the property to the east, which is zoned B3 and may have restaurants and retailers by right per Code. The property has been a restaurant since annexed to Village, with a conditional use permit. One drive-thru is proposed, only for use for building A. Ms. Ganser reviewed the outdoor seating in the shared courtyard and the sidewalk in front of building. The sizes of two proposed buildings are comparable to the current building. Ms. Ganser said complete elevations are not being shown at this time, due to the flexibility desired by the petitioners to build the proposed buildings with the new tenant in mind. The petitioners have expressed to staff that the majority of the building will be masonry. Since 1982 the Nicor parcel to the south has been used for off-site parking, pursuant to a lease agreement that runs through June 2024. In 2011, (PC 11-22) a conditional use was granted for off-site parking. Staff added a condition in the 2011 approval, as well as this petition, that if the Nicor parking becomes unavailable, the property will need to request a variance or amendment relative to the parking. The property at 777 E. Butterfield Road was annexed into the Village in 1981 and at that time, the Plan Commission specifically chose to zone the subject property to the O District instead of the B3 District because it felt that Office zoning would better maintain the overall character of the corridor, restaurant entire time. Staff supports all four requests.

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

Commissioner Burke asked if the drive-thru has a bypass lane. Ms. Ganser referred the Plan Commission to exhibit 4, a revised site plan. Commissioner Burke asked how that was achieved and Ms. Ganser said the courtyard size was reduced.

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

- 1. 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;**
- 2. Pursuant to the Zoning Ordinance, project construction shall commence within one (1) year from the date of approval of the ordinance, unless a time extension been granted by the Village Board. This conditional use approval shall become null and void twelve (12) months from the date of approval if the proposed site improvements are not completed or an extension has been granted;**
- 3. The petitioner shall be required to apply for and receive building permits for**

any improvements to the site;

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

5. If, for any reason, the Nicor parcel becomes unavailable for off-site parking related to 777 E. Butterfield Road, an amendment to the conditional use and/or any necessary variations must be obtained in order to continue the restaurant use.

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 8:04 p.m.

Approval of Minutes

On a motion by Commissioner Olbrysh, and seconded by Commissioner Mrofcza, the minutes of the September 21, 2015 meeting were approved with Commissioner Burke and Commissioner Sweetser abstaining citing their absence at the meeting.

The motion carried by the following vote:

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

Abstain: 2 - Martin Burke, 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

Ms. Ganser passed out an email regarding a public meeting for the redevelopment of Yorktown Mall. She said Yorktown will have an upcoming public hearing before the Plan Commission and that they

are having a neighborhood meeting on November 5. The Plan Commission is allowed to attend the open house but only as an observer.

Unfinished Business

There was no unfinished business.

New Business

There was no new business.

Subdivision Reports

There were no subdivision reports.

Site Plan Approvals

[150494](#)

SPA 15-05: 650 S. Springer Drive - Single-Tenant Building

Requests site plan approval for an approximately 15,000 square foot, twenty-four foot (24') tall, single-story precast structure at 650 S. Springer Drive and within the Oak Creek Planned Development. The site is currently improved only with a parking lot that serves off-site businesses. (DISTRICT #2)

Chairperson Ryan asked if any person would like to speak on behalf of this petition, or for public comment.

Brian Johnson of Pinnacle Engineering Group presented the request on behalf of the petitioners, Kosmek USA. Referring to a graphic presentation, Mr. Johnson stated that the petitioner is proposing an approximately 15,000 square foot building, with space identified for a possible 5,000 square foot addition in the future.

Summarizing the site improvements, Mr. Johnson stated the petitioner is proposing an asphalt parking lot accessed via the southeast corner of the site. There are forty-one (41) parking spaces in this lot, two (2) of which are accessible. Truck loading occurs at the rear of the facility. Utility connections all occur within the public right-of-way. Mr. Johnson continued by stating that stormwater is to be stored both on-site, in an open-water pond, and off-site, in the existing stormwater management facility northeast of the site. An approximately three foot (3') tall retaining wall will built in conjunction with the pond.

Bryan Ringham of Cornerstone Architects, Ltd. was next to speak on behalf of the petitioners. Mr. Ringham described the proposed building as being twenty-four feet (24') in height and the interior will be a mixture of approximately 7,000 square feet of office space and the remaining square footage will be for low-hazard, non-combustible material, storage. The proposed building will be constructed of steel framing with pre-cast concrete exterior wall panels. Mr. Ringham stated that the building will be light gray in color with a medium gray accent band. The front of the building will be improved with a metal canopy system. The street-facing north and east elevations have a higher concentration of building reveals and architectural details. Clerestory windows have also been added to add to the building design and provided additional interior lighting. Mr. Ringham concluded by stating that the petitioner intends to comply with all of Lombard's codes and ordinances.

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

Mr. Panfil presented the staff report, which was submitted to the public record in its entirety. Mr. Panfil began by stating that the petitioners thoroughly summarized the proposal, but reminded the Plan Commission that there is an approximately 5,000 square foot area already identified for future expansion. The identified expansion area complies with current Village code; therefore it can be reviewed through the general building permit application process at a later date. Mr. Panfil noted that there was an error in the Inter-Departmental Review Committee Report in that it listed the current use of the site as off-street parking for an adjacent business; however, that use no longer occurs on-site and the parcel is essentially vacant.

Mr. Panfil stated that the Oak Creek Planned Development, in which the subject property is located, does allow for warehousing and manufacturing as permitted uses; however the planned development also granted the Plan Commission the authority to grant site plan approval for all development within its boundaries. There are no variations or deviations requested by the petitioner; therefore no public hearing is required.

In regards to comments from other departments, the Building Division noted that the petitioner, at their own risk, has already submitted for building permits, which are currently under review. The Lombard Fire Department requests full access to the site for any of their vehicles. In order to accommodate this request, the Fire Department suggests an additional access point, limited to emergency vehicles only. Staff has suggested this access point be created via a "grasscrete" path that

allows for emergency vehicles to safely traverse the path, but also allows for grass to grow between spaces within the path. Mr. Panfil referenced sample pictures of grasscrete that were attached to the IDRC Report as Exhibit E.

An additional exhibit was included within the IDRC report identifying the Fire Department's preferred location for the grasscrete path. Also, the Fire Department requested that the parking lot specifications be able to withstand the loading requirements of their largest apparatus. Mr. Panfil stated his understanding that the petitioner is willing to meet the Fire Department's requests.

The Public Works Department noted that the curb radii for a commercial parking lot should be no greater than fifteen feet (15'); therefore minor modifications to the site plan are required. The Public Works Department requires trees to be planted in the public right-of-way, but public sidewalks will not be required.

Mr. Panfil then referred to a letter submitted by the petitioner indicating their intention to comply with the Village's landscape requirements and a landscape plan will be reviewed by staff at a later date. If the landscape plan is found to be deficient, the petitioner would have the option to return to the Plan Commission to request a variation. Similar to landscaping, the petitioner will provide a signage plan at a later date for review by staff. Should the signage fail to meet the requirements of the Lombard Sign Ordinance, the petitioner would have to option to request a variation.

In 2008, a site plan for a multi-tenant office condominium building was approved for the subject property, but the proposed structure and other improvements were never constructed.

Mr. Panfil concluded that staff can support the approval of the site plan because the proposed use is consistent with the surrounding zoning and land uses, as well as the Oak Creek Planned Development and the Village of Lombard Comprehensive Plan's recommendation of mixed-office and -industrial.

Chairperson Ryan opened the meeting for comments among the Commissioners.

A motion was made by Commissioner Burke, seconded by Commissioner Sweetser, to recommend that the Plan Commission approve this petition subject to the following conditions:

- 1. The petitioner shall develop the site in substantial conformance with the submitted site plan, prepared by Pinnacle Engineering Group, dated September 15, 2015, except as may be changed for final engineering and**

building permit approval and the following conditions below;

2. The petitioner shall satisfactorily address all comments raised within the Inter-Departmental Review Committee Report as part of their building permit application, including, but not limited to:

a. An additional “grasscrete” (or similar construction) access point be provided as directed by the Lombard Fire Department. Said access point shall have a depressed curb, identifying signage as a fire lane, and be maintained for access by emergency vehicles at all times.

b. The parking lot specifications and construction must be able to withstand the point load requirements of the largest Lombard Fire Department apparatus;

c. All commercial driveways shall be revised to have a curb radii no greater than fifteen feet (15') as directed by the Department of Public Works;

d. A landscape plan be submitted for review by the Planning Services Division; and

e. That any future signage shall require a building permit.

3. All provisions associated with the Oak Creek Planned Development (Ordinance No. 1351) shall remain in full force and effect; and

4. Any major changes from the approved plan shall require an additional site plan approval.

The motion carried by the following vote:

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

Workshops

There were no workshops.

Adjournment

A motion was made by Commissioner Flint, seconded by Commissioner Sweetser, to adjourn the meeting at 8:20 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*

*Jennifer Ganser, Secretary
Lombard Plan Commission*