



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 Mrofca
Staff Liaison: Christopher Stilling

Monday, January 23, 2012

7:30 PM

Village Hall

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, Stephen Flint, and John Mrofca

Also present: Christopher Stilling, AICP, Assistant Director of Community Development; Jennifer Henaghan, AICP, Senior Planner; Michael Toth, Planner I; and George Wagner, legal counsel to the Plan Commission.

Chairperson Ryan called the order of the agenda.

Jennifer Henaghan read the Rules of Procedures as written in the Plan Commission By-Laws.

Public Hearings

[120030](#)

PC 12-02: 21W555 Bemis Road (Glenbard Wastewater Authority)

Requests approval of a conditional use for noncompliance with the requirements of the Zoning Ordinance pertaining to personal wireless service facilities (as per Section 155.206(A)(2) of the Zoning Ordinance) with the following variations:

1. A variation from Section 155.205(A)(4) to allow for the use of barbed wire as part of a seven-foot high chain link fence;
2. A variation from Section 155.206(A)(6) to allow for a personal

- wireless service facility without full landscape screening;
3. A variation from Section 155.206(B)(2)(a)(ii) to allow for a personal wireless service facility in the CR District;
 4. A variation from Section 155.206(B)(2)(b)(i) to allow for a personal wireless service facility in excess of 45 feet in height;
 5. A variation from Section 155.206(B)(2)(d)(i) to allow for a 100-foot high personal wireless service facility to be less than 105 feet from the nearest property line. (DISTRICT #2)

George Wagner, Village Counsel, explained the restrictions and requirements of the Federal Telecommunications Act of 1996 as they pertain to the petition.

Chris Barton, 1815 S. Meyers Road, Oakbrook Terrace, who was representing AT&T presented a PowerPoint presentation summarizing their request.

Chairperson Ryan asked if anyone was present to speak in favor or against the petition.

Katina Finley, 21W500 Buckingham, Glen Ellyn, asked about the exact location of the tower, who will own the tower, if adjacent residents would be notified if the location changes, the timeframe for construction, the routing of trucks, and issues with radiation.

John Heath, 2S038 Valley Road, Lombard, asked about the exact location of the tower, security and access, and if any new service road would be constructed.

Kelly Caluiendo, 21W611 Glen Crest, Glen Ellyn, asked about maintenance and if a test hole was dug by AT&T.

Dave Finley, 21W500 Buckingham, Glen Ellyn, asked how much digging would take place and if it would impact flooding in the area.

The petitioner showed a photo simulation illustration of the proposed location. The tower will be owned by AT&T. Construction will be during Summer 2012 and will take 30 to 60 days. The location is governed by the lease and the requested Plan Commission approval is specific to this location, so any change would require re-approval. The FCC governs health and wellness surrounding tower sites. The compound will be surrounded with a seven-foot high barbed wire fence, and the outer perimeter of the Glenbard Wastewater facility is also fenced. Access to the site will be during business hours except in the event of an emergency. AT&T will maintain the site, but the necessary frequency of maintenance is not known.

Erik Lanphier, 21W555 Bemis Road and Manager at Glenbard Wastewater Authority, stated that no test hole had been dug and all exploratory work has been visual.

Mr. Barton added that flooding should not be affected. The existing access

road will be used to access the lease site, and there is no planned access from Butterfield Road. They do not anticipate a great deal of construction traffic or debris. The tower will be west of the East Branch of the DuPage River.

Mr. Lanphier added that the facility's water retention ponds are east of the river and there is a fence east of the retention ponds. There is no access to the site from the east, and AT&T will take access from the facility's main gate on Bemis Road.

Chairperson Ryan then requested the staff report.

Jennifer Henaghan, Senior Planner, presented the staff report. The Zoning Ordinance allows noncompliance with the Village's regulations for radio, satellite, and television antennas, towers, and dishes through the conditional use process. Variations are also requested with respect to the proposed monopole's height, location, landscape screening, and associated fencing.

Private Engineering Services and the Building Division had comments on the petition which must be addressed as conditions of approval.

The petitioner has submitted a statement demonstrating how no existing tower or structure can accommodate the petitioner's proposed antennas. The request is compatible with both the recommendations of the Comprehensive Plan and the surrounding land uses.

Staff finds that the requested fence variation is appropriate for this particular combination of location and land use. Staff finds that, given the unique nature of the industrial land uses on the site, the requested variation for reduced landscape screening is appropriate. The request for a personal wireless facility in the CR District in excess of 45 feet in height is consistent with other requests for CR-zoned properties and, as per the petitioner's submitted materials, they have represented that there are no other viable locations in this general area. The requested setback relief is appropriate given that it will only impact publicly-owned properties.

Staff finds that the information submitted by the petitioner and as part of this petition meets the Standards for Conditional Uses and Standards for Variations and recommends approval of the requested relief, subject to the conditions noted in the staff report.

Chairperson Ryan then opened the meeting for comments among the Commissioners.

Commissioner Sweetser corrected the petitioner's Response to Standards for Conditional Uses, noting that the IEEE is the Institute of Electrical and Electronics Engineers, not the Institute of Electrical Electronics.

Commissioner Olbrysh asked why barbed wire was necessary. Mr. Barton stated that the barbed wire will be used because it is an unmanned facility with valuable equipment. Barbed wire is a standard requirement for them

unless special circumstances warrant otherwise.

Mr. Wagner corrected the Village Code referenced in the petitioner's Response to Standards for Conditional Uses, noting that it should read that the conditional use will not be detrimental to or endanger the public health, morals, comfort, or general welfare.

A motion was made by Martin Burke, seconded by Ruth Sweetser, that this matter be recommended to the Corporate Authorities for approval subject to the following conditions:

- 1. The petitioner shall develop the site in substantial conformance with the plans submitted as part of this petition.**
- 2. All IDRC comments must be addressed prior to the issuance of a building permit.**
- 3. The petitioner shall enter into all requisite agreements with the property owner and Glenbard Wastewater Authority.**

The motion carried by the following vote:

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

[120032](#)

PC 12-04: Text Amendments to the Lombard Zoning Ordinance

The Village of Lombard requests a text amendment to Section 155.417 of the Lombard Zoning Ordinance allowing "Secondhand stores and rummage shops (with a minimum floor area of 5,000 square feet)" to be listed as a conditional use within the B4A - Roosevelt Road Corridor District.

Chairperson Ryan opened the meeting for public comment. There were no comments or questions from the public.

Chairperson Ryan then requested the staff report.

Christopher Stilling, Assistant Community Development Director, presented the petition. There are currently no uses (permitted or conditional) that would allow for the resale of goods in the B4A - Roosevelt Road Corridor District. Furthermore, staff has recently been getting inquiries from the development community relative to "secondhand stores and rummage shops" in the B4A Roosevelt Road Corridor District. As such, the Village is requesting text amendments to the Zoning Ordinance to allow 'Secondhand stores and rummage shops (with a minimum floor area of 5,000 square feet)' as a conditional use in the B4A - Roosevelt Road Corridor District.

PC 11-25, which includes a request for a conditional use for secondhand stores and rummage shops, will be heard subsequent to this hearing. If this petition is not approved, PC 11-25 cannot be heard as currently proposed.

Staff has recently been getting inquiries from the development community relative to "secondhand stores and rummage shops" in the B4A Roosevelt Road Corridor District. As Table 1 in the staff report illustrates, "secondhand stores and rummage shops" are prohibited in the B1 Neighborhood District

and B4A Roosevelt Road Corridor District; however, if someone wanted to establish a secondhand store or rummage shop, this could be done in the B2, B3, B4, B5 & B5A Districts as a permitted use.

As part of the 2007 Roosevelt Road Corridor Study, the report ranked 143 different land uses from "highly desirable" to "highly undesirable". Secondhand stores and rummage shops were classified as an undesirable use as the intent of B4A District is to promote a strong retail corridor. Therefore the B4A District does not allow "secondhand stores and rummage shops" as either a permitted or conditional use. Subsequent to the adoption of the B4A Zoning District, the Village Board did approve a text amendment to allow "Attendant Collection Centers" as conditional uses in the B4A Zoning District (PC 07-39). These centers are often associated with secondhand stores as the items being dropped off are for resale or donation. Staff supported that amendment as it addressed a growing demand for such facilities and that they are desired over remote drop boxes as the staffing helps minimize impacts of fly-dumping and the conditional use process helps ensure that its operation will be compatible with adjacent land uses.

In 2009, staff initiated a text amendment to allow "secondhand stores and rummage shops" in the B2 District (PC 09-23) as a permitted use. In that case, staff supported the text amendment as we felt the use was suitable for the B2 - General Neighborhood Shopping District because it is a zoning district intended to provide convenience shopping to adjacent residential areas, but allows for a wider range of uses than permitted in the B1 District.

Staff supports the concept of allowing "secondhand stores and rummage shops" in the B4A Zoning District, provided that certain restrictions are in place to ensure the intent of the B4A District is met. Specifically, staff recommends that there be a minimum size requirement for the "secondhand stores and rummage shops" and that they require conditional use approval. Staff offers the following comments:

Staff also recommends "secondhand stores and rummage shops" with a minimum floor area of 5,000 square feet be allowed to locate within the B4A Zoning District. The rationale for the minimum size requirements go back to the intent of the B4A Zoning District. Specifically, the district is intended to be a regional arterial corridor that attracts strong retail land uses. With a minimum size requirement of 5,000 square feet, this ensures that the proposed business will be in character with other retail uses along the corridor. Furthermore, staff feels restricting it to a minimum size still meets the intent of the 2007 Roosevelt Road Corridor Study as it will likely minimize the proliferation of "secondhand stores and rummage shops" in the small vacant tenant spaces. A minimum 5,000 square feet will also likely require a large capital investment in a tenant space. Staff did research other communities and found that the Village of Geneva has a similar provision allowing "secondhand stores and rummage shops" based on the store's size.

Staff also recommends "secondhand stores and rummage shops with a minimum floor area of 5,000 square feet" as a conditional use. Since secondhand stores typically rely on the donation of goods, which are

typically dropped off on-site and for resale, the need for additional review may be warranted. This is consistent with the regulations associated with "Attendant Collection Centers".

During their September 19, 2011 meeting, staff solicited the input of the Plan Commission on the proposed amendment. In order to gauge the position of the Commissioners, staff provided background on the item and posed the following questions:

- 1. Does the Plan Commission support an amendment to the B4A District to allow for "secondhand stores and rummage shops"?*
- 2. If allowed, does the Plan Commission support the use to go through the public hearing process as a conditional use?*
- 3. Does the Plan Commission support the concept of requiring "secondhand stores and rummage shops" in B4A District to be a minimum of 5,000 square feet?*

Based upon the response to the aforementioned questions posed by staff, the Plan Commission responded favorably to the proposed text amendments. Furthermore, the Plan Commission concurred with staff's approach of categorizing the use as a 'conditional use' and requiring a minimum amount of square footage for secondhand stores and rummage shops. The workshop discussion focused on the need for the Village to have oversight on the operations of secondhand stores, due to potential negative impacts that can be associated with the proposed use; more specifically, the drop off component. Furthermore, staff is recommending approval of PC 12-04.

Chairperson Ryan opened the meeting to the Commissioners. The Commissioners had no questions or comments.

A motion was made by Ronald Olbrysh, seconded by Stephen Flint, that this matter be recommended to the Board of Trustees for approval. The motion carried by the following vote:

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

120028

PC 11-25: 321-395 E Roosevelt Road (Former Lombard Crossings Development)

Requests that the Village take the following actions on the subject property:

1. Approve an amendment to an annexation agreement.
2. Approve a planned development amendment (Major Change) to Ordinance 6211, as amended by Ordinances 6344, 6495 and 6623 for property located in the B4APD Roosevelt Road Corridor District, Planned Development, with the following companion conditional uses, deviations and variations, as follows;
 - a. A conditional use, per Section 155.417 (G) (2) of the Lombard Zoning Ordinance to allow for a secondhand stores and rummage shops in excess of 5,000 square feet for proposed Lot 1; and

- b. A conditional use, per Section 155.417 (G) (2) of the Lombard Zoning Ordinance to allow for a drive through for proposed Lot 1; and
- c. For each lot, grant a variation from Sections 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking; and
- d. A deviation to Section 155.417 (G)(3) of the Zoning Ordinance to reduce the minimum lot area for a detention outlot (proposed Lot 3); and
- e. A deviation from Section 155.417 (G)(4) of the Zoning Ordinance to reduce the minimum lot width for a detention outlot (proposed Lot 3); and
- f. A deviation from Section 154.507 of the Lombard Subdivision and Development Ordinance to allow an outlot (proposed Lot 3) to not have at least thirty feet (30') of frontage along a public street; and
- g. Grant a variation from Sections 155.417 (G)(7) and (9) of the Zoning Ordinance to reduce the ten percent (10%) open space requirement for proposed Lot 2; and
- h. A conditional use, per Section 155.417 (G) (2), for off-site parking.

3. Site plan approval with the following deviations from the Lombard Sign Ordinance:

- a. A deviation from the Lombard Sign Ordinance to allow for a freestanding sign on both proposed Lots 1 and 2 to be located closer than seventy-five feet (75') from the center line of the adjacent right-of-way; and
 - b. A deviation from the Lombard Sign Ordinance to allow for 4 walls signs where 2 wall signs are permitted for proposed Lot 1.
4. Approve a major plat of subdivision. (DISTRICT #6)

Jay Peirick, 100 E. Wisconsin Avenue, Suite, 1030, of Goodwill Industries provided background on the project. He mentioned how Goodwill has worked closely with Village staff and Goodwill is proud of what they put together. He said they have been looking for a location in Lombard for a while. They are proposing a 1 story, 25,500 square foot retail store and donation center that will also include a talent bridge and workforce center. He described the materials to be used on the building and mentioned they spend a lot of money on the buildings and take pride in them. The buildings have a warm color palette, clear windows and each retail store and donation center tries to be self-sustaining by selling items dropped off at that specific location. It makes the community feel more integrated with Goodwill and minimizes the trucking operations to the site. The inventory on the sale floor turns every 3-4 weeks. Donations not sold on the floor get recycled. He mentioned they were using green initiatives including the large amount of recycling.

Mr. Peirick stated that although Goodwill is mostly known as a retail store and donation center, their mission is in their support centers providing assistance to the disadvantaged and disabled individuals. Some aspects include their paper shredding and child care divisions and they also play a

big part with meals on wheels. State funding for these operations get cut more and more so it is more important to find other streams of revenue.

Chairperson Ryan asked if anyone was present to speak in favor or against the petition. There was no one to speak in favor or against the petition.

Chairperson Ryan then requested the staff report.

Christopher Stilling, Assistant Director of Community Development, presented the report. He stated that the IDRC report is being submitted into the public record in its entirety. Back in 2008, the Village approved an annexation agreement and planned development with Centrum for the Lombard Crossing project which consisted of a bank, strip center, restaurant and storage facility. Due to economic conditions, Centrum never proceeded with the project and the land has since been foreclosed upon by the bank. Goodwill now has the entire site under contract and is seeking to amend the agreement and planned development and resubdivide the land to allow for a 25,500 square foot Goodwill Store and Talent Bridge/Workforce Connection Center (job placement facility) and an outlot. At this time, a final user for the outlot has not been identified.

Mr. Stilling said the property is subject to the terms and conditions of an existing annexation agreement that was approved as part of the 2008 petition. The petitioner's proposed plans require an amendment to that agreement which will be considered by the Village Board.

With reference to their retail operations, the retail store for Goodwill will be approximately 18,600 square feet in area and consist of a drop off/drive through on the east side of their building. The store would be open 7 days a week and donations would be accepted one hour earlier. Items donated at this location are mostly resold on site. Once an item is dropped off, it is inspected and sorted for quality and if acceptable, brought to the sales floor. A Goodwill truck will come to the store approximately 3-5 times a week during normal operating hours. Hours are 9AM-9PM Monday-Friday, 9AM-7PM Saturday and 10AM-6PM on Sunday.

As another component to the Goodwill retail operations, the petitioner is proposing a Workforce Connection Center and Talent Bridge in an adjacent 6,900 square foot space to the west of the retail store with a separate entrance. Essentially the 25,500 square foot building would function as a multi-tenant commercial building, however all operations would be under Goodwill's control.

The intent of the Workforce Connection Center is to provide assistance to people who are unemployed or underemployed. The center offers help with job search, workshops and provides assistance with resumes and interview preparation. Computers, printers, telephones and internet access are available to users. As noted by Goodwill, employers will also take advantage of Goodwill's Workforce Connection Center to help identify and screen potential candidates. The petitioner anticipates serving dozens of individuals on a weekly basis.

The Talent Bridge is a staffing and recruiting center for organizations Goodwill partners with. Services include:

- Contract Employment Services*
- Direct Placement Services*
- Recruitment Process Outsourcing*
- Professional and Industrial Recruitment and Placement*

In addition, this location would also serve as some additional “back of office” space for Goodwill and their Human Resources department. Both uses are permitted in the B4A District.

With regards to the outlot, Mr. Stilling stated that as part of the overall plan, the petitioner is proposing to incorporate a 1 acre outlot (Lot 2) on the eastern side of the site for sale. At the request of Village staff, Goodwill is attempting to market the outlot to restaurant users. Although a user has not been identified yet, the petitioner has prepared 2 conceptual sketches showing how a 3,600 square foot fast-food restaurant with a drive-through or a 6,000 square foot sit-down restaurant could be accommodated on the site. Those plans are shown on Exhibit 21 of the petitioner’s binder. Access to the outlot would be from both the east and west. There is an existing cross access agreement with the High Pointe Center to the east. Any development on Lot 2 would be subject to site plan approval by the Plan Commission, along with any necessary zoning relief. Additional provisions are also placed on the outlot as part of the annexation agreement amendment. In the interim and until the site is fully developed, the petitioner has agreed to provide an access drive connecting the Goodwill development to the High Pointe Center to the east. The balance of the site would be graded and seeded.

As part of the petitioner’s plans, they have noted several “Green Initiatives” they plan to incorporate into their use and site plan. According to information provided by the petitioner, they state that not only is their overall use as a resale shop a “green” business, their site plan will incorporate the following other “green” elements:

- Increased amount of open space. The petitioner is doubling the amount of open space from what was previously approved. The Centrum plan had approximately 15% open space whereas this new plan would provide about 29.2% open space. Code requires 12.5% open space.*
- The use of LED parking lot lights.*
- Installing pervious concrete in the sidewalk that connects the building to Roosevelt Road. The material they are using is called “FilterCrete”.*

Mr. Stilling stated that for Goodwill’s retail use and Workforce Connection Center/Talent Bridge, the Zoning Ordinance requires a minimum of 102 parking spaces (4 spaces/1000 square feet). The petitioner is providing 126 parking spaces.

Staff notes that there is an existing easement on the Chrisos property that

granted York Township Highway Department rights to use a fifteen-foot drive aisle and the full access onto Roosevelt Road. The petitioner is working with York Township Highway Department to address the easement. IDOT has reviewed the proposed site plan and finds the full access curb-cut and right-in/right-out curb-cut to be acceptable. However, IDOT will require the petitioner to extend the existing right turn only lane for the right-in/right-out curb cut to the west in the High Point Shopping Center.

The donation drop off area would operate similarly to that of a drive-through for a restaurant. However, in this case, individuals would drive on the east side of the building and make a sharp turn around entering into the drop off area which is covered by a canopy. While this is not a traditional drive through movement, staff and the Village's traffic consultant have reviewed this closely and determined that it would function fine. Staff also visited a Goodwill Store in Woodridge and they have a similar layout. Staff found that the movement at their Woodridge store worked well.

As part of the submittal, the Village's traffic consultant KLOA reviewed the site for its impact on the Village street network. The petitioner has been working with staff and the Village's traffic consultant to address concerns related to stacking of the donation drop off area and access drives. The following is a summary of KLOA's findings:

- The traffic to be generated by the proposed land uses will not have a significant impact on the surrounding roadway network.*
- The access drives, as proposed, will be an improvement over the original land use and the previous approved land use given that the number of curb cuts onto Roosevelt Road will be reduced and a longer throat will be provided at the full ingress/egress access drive.*
- Consideration should be given to land banking the proposed 12 parking spaces on the west side of the site.*
- The loading area on the south side of the building should be one-way westbound.*
- A "Do Not Enter" sign should be posted on the loading area exit drive facing west.*
- The exit drive from the donation drop-off lane should be narrowed down to one lane.*
- Outbound movements from the donation drop-off lanes should be under stop sign control.*

It should be noted that the petitioner's plans have been revised to reflect KLOA's recommendations with the exception of land banking the parking spaces on the west side. The petitioner has indicated that they see a need for those spaces and prefers to install them now. Staff does not object to this request.

Mr. Stilling said that the petitioner has submitted preliminary engineering plans showing how they plan to address stormwater on the site. Stormwater for the entire development will be handled by a detention basin located at the southeast corner of the site. The location of the basin is consistent with the previously approved Centrum plan. All necessary Best Management

Practices required by the DuPage County Stormwater Ordinance are being provided.

The petitioner has also provided a materials board for review. The proposed building would be one story in height and constructed entirely of concrete block. The petitioner is proposing 3 different styles and colors of concrete block as part of their overall elevation. Metal awnings would be provided over the front windows of the Goodwill store. No text is being proposed on the awnings. Staff has also included photos of Goodwill's Pewaukee, Wisconsin store which would be very similar to the proposed Lombard location.

Future development on Lot 2 would be subject to the site plan approval process. It should be noted that the building elevations and materials proposed for Goodwill's site are critical as the intent of planned development amendments and the B4A District regulations are to encourage unified design. Once a user has been identified on Lot 2, the Plan Commission will have the authority to review the proposed architectural elements of the proposed use on Lot 2 in conjunction with the approved elevations for Goodwill.

The Comprehensive Plan identifies the subject property for Community Commercial Uses. The Roosevelt Road Corridor Study adopted in 2007, set forth a number of recommendations, including:

- Unified image addressing architectural and site aesthetics. Increase green/open space, particularly in viable areas.*
- Limit piecemeal development and promote unified development. Encourage or require cross access, cross parking and shared access*
- Pedestrian access/circulation accommodations within the development*
- Limit the impact on adjacent residential uses*
- Enhance the effectiveness of the corridor as a SRA roadway.*
- Adequately address infrastructure and utility needs within the corridor.*

Based on a review of these provisions, the proposed redevelopment is consistent with the Comprehensive Plan and Roosevelt Road Corridor Plan.

Staff finds that the proposed redevelopment is consistent with the other uses along Roosevelt Road. The subject property is bordered on the north and east by other existing retail commercial uses. To the south of the subject property is an office and storage facility for York Township Highway Department. To the west of the subject property is a motel, which may be subject to redevelopment at some point in the future, and U-Store-It storage center. As the proposed building would be 1 story in height, there would be minimal visual impact to the unincorporated residences located to the south on 13th Place.

As noted, the property is zoned B4APD and is subject to Planned Development Ordinance 6211, as amended by Ordinances 6344, 6495 and

6623. Other than the request for off-site parking, the zoning actions associated with Goodwill's petition are consistent with the previously approved plan. In fact, this petition has less relief associated with it than the previously approved plan. The proposed new Goodwill requires that the following zoning actions be taken in order to facilitate the development.

Conditional use to allow for a secondhand store and rummage shops in excess of 5,000 square feet for proposed Lot 1;

The petitioner's use of selling secondhand clothing is currently not permitted in the B4A District. As part of PC 12-04, staff has initiated a text amendment to allow for "secondhand stores and rummage shops" in excess of 5,000 square feet as a conditional use. Since secondhand stores typically rely on the donation of goods, which are typically dropped off on-site and for resale, the need for additional review is warranted. This is consistent with the regulations associated with "Attendant Collection Centers". As the Goodwill store will be 18,600 square feet in area, it would meet the minimum size requirements. Staff supports this request as the store and the use would be in character with other retail uses along the corridor. In addition, staff finds that the donation drop-off area functions well and will not impact overall circulation.

A conditional use to allow for a drive through for proposed Lot 1;

The proposed Goodwill includes a drive-through facility on the east side of the building for donation drop-off. Sufficient stacking is provided and the proposed drive-through facility will not negatively impact traffic circulation within the development. Staff does not object to this request.

A conditional use for off-site parking;

A conditional use for off-site parking is being requested to benefit the future use on Lot 2. If a sit-down restaurant were to be constructed on Lot 2, the existing lot may not be large enough to accommodate all the required parking. Since the proposed Goodwill site will have excess parking, any shortfall could be accommodated on the Goodwill site. Staff supports this request since sufficient parking would be provided throughout the overall development and it avoids the need for granting a variation for parking.

A deviation to reduce the minimum lot width and lot area;

Regarding the width and area requirements, the petitioner is seeking this relief, as the overall detention requirements do not require a lot of a size that would meet code provisions. Staff notes that this relief can be conceptually supported given that the lot will not be developed in the future.

For each lot, variations reducing the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking;

By establishing a planned development, arbitrary property lines can be ignored in favor of a more unified and cohesive development. In this case, the proposed access aisles are placed where it makes most sense within the overall project, rather than based upon property lines. This deviation can be supported as it provides for better traffic flow and circulation. Moreover, it also helps minimize traffic on adjacent public streets. Staff has supported

such relief for other unified centers.

Grant a variation from Sections 155.417 (G)(7) and (9) of the Zoning Ordinance to eliminate the ten percent (10%) open space requirement for lot 2;

A review of the plans estimated that the proposed development on Lot 2 may not meet the minimum open space requirements. However, given that the site is part of an overall planned development and the lot lines are intended to be more arbitrary, this relief could be supported as the overall open space is significantly more than required and greater than what was previously approved. This approach and requisite relief was also successfully implemented within the Highlands of Lombard planned development and was also approved as part of the original Lombard Crossing development. Furthermore, the total amount of open space provided on Lot 2 could be reviewed as part of the future site plan approval.

The proposed development is considered both a major plat and major development as defined by the Subdivision and Development Ordinance, which would require full public improvements where they are needed. The petitioner's plans do show all the necessary improvements. However the petitioner is seeking the following deviation from the following sections of Subdivision and Development Ordinance:

A deviation to allow for a lot without public street frontage;

Lot 3 requires a deviation from the Subdivision and Development Ordinance to allow a lot without street frontage. Access to Lot 3 will be provided by means of cross access with Lot 1 of the proposed subdivision. Lot 3 would be a detention outlot for the stormwater drainage of the project. Given the overall lot configuration, the grade issues and the built-in cross access provisions, staff does not object to this request.

Approve a major plat of subdivision;

The petitioner has also submitted a plat of subdivision for the development. The petitioner proposes to resubdivide the property to create 3 lots of record. As this development is over one acre in size, the plat will need to be approved by the Village Board. Staff will transmit the final plat to the Board for approval upon approval of final engineering for the development.

As part of the development process, the petitioner is proposing deviations from the Sign Ordinance:

A deviation from Section 153.235 (F) to allow for a shopping center sign to be located closer than seventy-five feet (75') from the center line of the adjacent right-of-way for Lots 1 & 2;

Goodwill is proposing an 18' high freestanding sign on the western side of their site. The sign as proposed would be setback less than 75 feet from the centerline of Roosevelt Road. As noted in past cases with similar relief, planned developments are intended for a unified and compatible design of buildings, structures and site improvements. Since a user has not been identified yet for Lot 2, staff suggested including this relief for that lot. Staff can support the relief request for Lots 1 and 2.

A deviation from the Sign Ordinance to allow for more than one wall sign per street frontage;

As the proposed Goodwill Building will be considered a multi-tenant shopping center building, signage relief is required for the Goodwill retail store. As shown, the petitioner is proposing a total of 4 wall signs: 3 facing Roosevelt Road and one facing east, not on a street frontage. Two of the signs along the Roosevelt Road frontage advertise Goodwill, while the third is calling attention to the "Donation Center". The fourth sign, located on the east elevation is also for purposes of the "Donation Center". The total sign area of all 4 wall signs is approximately 167.5 square feet, which is well below the total 298 square feet allowed by code. Historically, staff has supported signage deviations for the number of signs provided that the total square footage did not exceed that allowable by code and if existing site conditions warranted such consideration. Signage associated with the TalentBridge/Workforce Connection Center would meet code.

Staff notes that there is an existing billboard located on the subject property. The companion annexation agreement amendment will provide for the removal of the billboard by the petitioner in 2014, when the existing lease period expires.

Mr. Stilling also noted that the existing PACE bus Route 301 runs along Roosevelt Road and could serve this property.

Mr. Stilling said that staff finds that the information presented meets the Standards for conditional use, variation and planned development, as submitted by the petitioner and as part of this petition, and as set forth in the Zoning Ordinance, Sign Ordinance and Subdivision and Development Ordinance, and therefore staff recommends approval subject to the revised 10 conditions.

Chairperson Ryan then opened the meeting for comments among the Commissioners.

Commissioner Sweetser asked about the cross access and its impact on the concept plans showing the various types of restaurants. Mr. Stilling said that the plan anticipates that the easement would be realigned to better fit the future user.

Commissioner Sweetser asked about the open space and the difference between what code requires and the previously approved plans. Mr. Stilling stated that the petitioner has nearly doubled what was originally approved. Mr. Stilling said code requires 12.5%.

Commissioner Olbrysh stated that he thought the petition would be an attractive addition to the corridor. He asked about the retaining wall at the rear. Staff responded by stating that the wall is necessary because of the grade changes, however, since they are increasing the setback, the wall will be much lower than what was originally shown.

A motion was made by Ruth Sweetser, seconded by Ronald Olbrysh, that this matter be recommended for approval to the Corporate Authorities subject to the following amended condition(s):

1. The petitioner shall develop the site and building in accordance with the plans submitted as part of their binder dated January 3, 2012, including the amended plat of subdivision last revised January 4, 2012, and to the materials board submitted, except as modified by the conditions of approval.
2. That the petitioner shall enter into an annexation agreement amendment with the Village for the subject property.
3. The petitioner shall satisfactorily address the comments included within the IDRC report.
4. To minimize parking conflicts on the property and to minimize impacts on adjacent properties, the developer/owner of the property shall allow for cross-access and cross parking between each lot within the proposed development.
5. The site plan and building elevations for the development on Lot 2 shall be subject to site plan approval by the Village.
6. All comments and recommendations noted in the KLOA report dated December 14, 2011, with the exception to land banking the 12 parking spaces, shall be satisfactorily addressed.
7. This approval shall become null and void unless work thereon on Lot 1 is substantially under way within 12 months of the date of the approved ordinance, unless extended by the Board of Trustees prior to the expiration of the ordinance.
8. Prior to the issuance of a building permit, the petitioner shall submit a revised cross access easement or agreement with the York Township Highway Department.
9. Signage for Lot 2 shall consist of channel lettering, unless otherwise approved by the Plan Commission as part of a future Site Plan Approval.
10. Prior zoning approvals not consistent with this petition shall be null and void.

The motion carried by the following vote:

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

120029

PC 12-01: 717 E. Butterfield Road (Chick-fil-A)

Requests that the Village approve amendments to Ordinances 4497 and 6616 as they relate to the Homestead Village Planned Development, located within the OPD Office District, Planned Development, and consisting of a conditional use (per Section 155.412 (C)(1) of the Zoning Ordinance) to allow for the expansion of a restaurant. (DISTRICT #3)

Eric Uebelhor, 1815 S. Meyers Road, Oakbrook Terrace, presented the petition and noted that they are proposing a small building expansion to allow for additional customer queuing. Chick-fil-A is expecting a very high customer volume at this location.

Chairperson Ryan asked if anyone was present to speak in favor or against the petition. No one was present to speak in favor or against the petition.

Jennifer Henaghan, Senior Planner, presented the staff report. The petitioner is proposing a 337-sq. ft. addition to the restaurant building that is currently under construction on the subject property. Private Engineering Services noted that the existing detention provided for the area remains acceptable. The proposed expansion is compatible with both the Comprehensive Plan and the surrounding land uses.

The new building size will be 5,660 sq. ft. The expansion will include an additional doorway and associated sidewalk connection, resulting in the loss of approximately 142 sq. ft. of foundation landscaping. However, the site will continue to meet all setback, landscaping, and open space requirements. The restaurant will still provide parking in excess of what is required by Code, and access and circulation will remain unchanged. No other changes to the previously-approved plans are proposed.

Staff finds that, given the existing restaurant use on the site and the restaurant uses on the adjacent properties, the requested conditional uses for a restaurant and outdoor dining are appropriate at this location.

Chairperson Ryan then opened the meeting for comments among the Commissioners. The Commissioners had no questions or comments.

A motion was made by Martin Burke, seconded by Stephen Flint, that this matter be recommended to the Corporate Authorities for approval subject to the following conditions:

- 1. The petitioner shall develop the site in substantial conformance with the plans submitted as part of this petition.**
- 2. The petitioner shall satisfactorily address all comments noted within the IDRC report.**
- 3. The petitioner shall receive building permit approvals for the proposed changes. If the permit documents are submitted on or before September 21, 2013, the petitioner shall request a revision to their existing building permit (#11-582). If the permit documents are submitted after September 21, 2013, the petitioner shall apply for a new building permit.**
- 4. All other conditions approved by Ordinances 4497 and 6616 shall remain in full force and effect.**

The motion carried by the following vote:

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

120031

PC 12-03: 844 N. Ridge Ave. (Flesk Brewing Co. LLC)

Requests a conditional use per Section 155.420(C)(17) of the Zoning Ordinance to allow for Food Manufacturing, Packaging, and Processing in the I Limited Industrial District. (DISTRICT #1)

William O'Brien, 5800 Oaklund Drive, Lisle, presented the petition. He stated that his brother and he want to establish a nano-brewery in Lombard. They have been home brewing for five years and his brother studied to be a brew master. He then mentioned his brother's schooling and work background. He stated that a nano-brewery is a tiny step up from a home brewing system. Their location on Ridge Ave. would consist of two fermenters and water consumption used for this process would be approximately 50,000 gallons. He then stated that they would like to expand sometime in the future and the subject property will allow them to do so.

Chairperson Ryan asked if anyone was present to speak in favor or against the petition. No one in the audience spoke in favor or against the petition.

Chairperson Ryan then requested the staff report.

Michael Toth, Planner I, presented the staff report. Flesk Brewing Co. LLC, intends to occupy a 2,065 square foot space within the existing multi-tenant building on the subject property and operate a "Nano Brewery". Nano breweries are microbreweries, which the ATF TTP (Alcohol Tobacco and Firearms Tax and Trade Bureau) defines as very small brewery operations. From a zoning perspective, the use would be deemed a conditional use within the I District as food manufacturing or process.

Food manufacturing and processing establishments are listed as conditional uses within the I Limited Industrial District. As part of the conditional use review process, staff has reviewed the current conditions on the subject property relative to the proposed use.

According to the petitioner, their operations will use about 50,000 gallons of water annually. It is anticipated that Flesk Brewing Co. will brew about 100 barrels of beer, with the remainder being bottled. Aside from loading and shipping functions, the operations associated with the brewery will be conducted within the confines of the tenant space. More specifically, Flesk Brewing Co. intends to use the tenant space to brew, package and distribute the product from the premises. They intend to sell their beer to local restaurants/bars and liquor stores. There will be no consumption of alcohol on the premises.

Given their small size, logistics will be made using their own personal vehicles and/or small delivery trucks as recent changes in federal/state laws will now allow small brewers to distribute their own product. As the subject tenant space has a garage door, which is intended for loading purposes, all products will be moved through the loading door. Furthermore, the petitioner

does not plan to store any materials outside.

Flesk Brewing Co. would be sharing a dumpster with the other tenants located on the subject property. The dumpster currently located on the subject property is not properly screened per Section 155.710 of the Zoning Ordinance. Upon inspection of the site, staff noticed a pile of wood next to the dumpster and other loose debris scattered throughout the subject property. In order to maintain optimal site conditions, a condition of approval will require that the wood pile and any other loose debris be removed from the property. According to the petitioner, spent grain will be a by-product of the brewing process, which will be placed in containers and disposed of by a waste management company. Due to limited dumpster space, a condition of approval will also require that any waste, which is a by-product of the brewing process, be stored within the confines of the building until it can be properly disposed of.

Food manufacturing, packaging, and processing is listed as a conditional use in the I Limited Industrial District due in part to the potential for a wide range of usage intensities associated with this use. While large scale and/or noxious food manufacturing operations would likely raise concerns about noise, odor, and waste products, staff believes that the small scale operation of Flesk Brewing Co. to not be of that variety.

The Zoning Ordinance requires one (1) parking space per one and a half (1.5) employees in the I Limited Industrial District. According to the petitioner, on-site staffing will be limited to only those times in which the master brewer needs to be on premises to make the product. There are currently sixty (60) parking spaces on the property.

Staff finds that all of the Standards for Conditional Use, as submitted by the petitioner, have been met.

The Comprehensive Plan recommends Light Industrial uses at this location. The proposed use complies with the recommendation of the Comprehensive Plan.

The subject business is industrial in nature and is surrounded exclusively by other industrial uses. Flesk Brewing Co.'s operations, as described by the petitioner, are not intensive enough to be a nuisance, safety concern, or health concern for the surrounding land uses.

Staff finds that the approval of the requested conditional use would not have significant impacts on the subject property or surrounding area. With the exception of loading operations done from the overhead garage door, all business activities are conducted within the tenant space.

Staff is recommending approval of the petition subject to the three (3) conditions listed in the staff report.

Chairperson Ryan then opened the meeting for comments among the Commissioners. The Commissioners had no questions or comments.

A motion was made by Martin Burke, seconded by Andrea Cooper, that this matter be recommended to the Corporate Authorities for approval subject to the following conditions:

1. The dumpster shall be screened per the provisions of Section 155.710 of the Zoning Ordinance. The petitioner or property owner shall apply for a permit for the fence and screening improvements.
2. The wood pile on the southwest corner of the subject property, and any other loose debris, shall be removed from the property.
3. Any waste, which is a by-product of the brewing process, shall be stored within the confines of the building until it can be properly disposed of.

The motion carried by the following vote:

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

[120033](#)

SPA 12-01ph: 2030 St. Regis Dr. (Yorkbrook Condominiums)

Requests site plan approval with the following deviations for the subject property, located within the R4PD - Limited General Residential Planned Development District:

1. A deviation from Section 153.229(B)(3) to allow for a real estate sign to exceed thirty-two (32) square feet in area. (DISTRICT #3)

Doug Blocker, Hartz Construction, 9026 Heritage Parkway, Woodridge, presented the petition. In 2005 Hartz Construction acquired Phase II and Phase III of Yorkbrook Condominiums. In 2005 and 2006 the building for Phase II was constructed. Since that time, they have been marketing the development and 13 units still remain for sale. They are requesting a variation to the Sign Ordinance to construct a 285 square foot sign. The sign is proposed to be 6'11" high by 41'4" wide, made of polymetal and be attached securely to the top of the south side of the building. The proposed size and location of the sign would allow it to be seen from 22nd Street which would aid in marketing the units. We feel the request would not be detrimental to the public in any way and would comply with the ordinance.

Chairperson Ryan asked if there was anyone present to speak in favor or against the petition.

Carole Danillo, 2000 St. Regis Drive, Unit 6E, Lombard, indicated that she lives in the older building which is part of the complex. She asked Mr. Blocker to repeat the dimensions of the sign, if there would only be one or multiple signs, how long the sign would stay up and if any signs were proposed on Fairfield Avenue.

Mr. Blocker answered that the sign is proposed to be 6'11" high by 41' 4" wide. There will be one sign and it will be attached to the side of the building at the top. They are asking that the sign be left up until the units are sold

and once that happens the sign will be removed.

Chairperson Ryan then requested the staff report.

Michael Toth, Planner I, presented the staff report. The petitioner is requesting a deviation from the Lombard Sign Ordinance to allow for a two-hundred and eighty-five (285) square foot real estate sign where only a thirty-two (32) square foot sign is permitted. The intent of the sign is to advertise the remaining thirteen (13) available units in the forty (40) unit multi-family residential building.

There were no inter-departmental comments. Planning noted that the Yorkbrook Condominiums development was originally approved by the Village in 1996 and consisted of a single 120-unit condominium development to be constructed in three phases. Phase I of the project (45 units) started in 1999 with construction work continuing through 2001. The original developer, Fox Land Development, was unable to continue with the project and Phases II and III were taken over by Hartz Construction.

In 2004, the petitioner, received approval of a minor change to the approved elevations for Phases II and III of the development. Phase II of the building has received a conditional Certificate of Occupancy/Zoning Certificate. The remaining Phase III is not yet scheduled for construction at this time.

As previously mentioned, real estate signs are subject to a maximum of thirty-two (32) square feet. The proposed two-hundred and eighty-five (285) square foot sign is temporary in nature and would advertise the sale of real estate. As such, it is classified as a real estate sign; therefore, a deviation is required. The proposed signage will be visible to neighboring non-residential properties and associated streets located to the south of the subject property. The signage is intended to direct vehicular traffic from 22nd Street to the Yorkbrook Condominiums development.

The proposed real estate sign would be located on the south elevation of the Phase II building, which is oriented towards 22nd Street. The intent of the sign is to advertise the remaining thirteen (13) available units in the forty (40) unit multi-family residential building.

Staff is supportive of this deviation. The temporary nature of the proposed signage ensures that it will not remain on the premises for an extended period of time. As the proposed sign will not be facing residential properties and will be oriented toward 22nd Street, impacts of the signage on surrounding properties would be minimal.

In further review of the proposed signage, staff finds that smaller signage would not effectively meet the sign's intent, which is to inform individuals not currently within the planned development of the availability of units. The property does not have any frontage on a public right-of-way and access to the site is achieved from private drives within the planned development. Smaller signage would not be visible from adjacent rights of way. Therefore, meeting the existing signage provisions would not be effective in conveying

their message.

Additionally, if signs were placed along 22nd Street, they would require relief as they would be considered off-premises signs. Staff believes that placing the signage on the building itself is a more effective method of delivering their message and have a much less visual impact. Lastly, staff finds that although the sign is large, when viewed in the context of the entire building elevation, the sign appears proportional.

In 2003, as part of SPA 03-09, the City View Apartments at the Highlands of Lombard received site plan approval to increase the maximum square footage for a real estate sign. Similar to the City View Site Plan Approval, the subject real estate sign is meant to be informational in nature by advertising to prospective tenants. Second, the size deviation is requested so that the signs will be visible from the major adjacent public right of way (22nd Street).

In summary, staff recommends that this petition be approved as it has met the Standards for Variations as set forth in the petitioners' response to standards and made part of this petition and staff recommends approval subject to the three conditions in the staff report. Mr. Toth read condition number 3 which states the timeframe for removal of the sign. He added that should they need to keep the sign up longer than condition number 3 allows they would have to petition the Plan Commission again.

Chairperson Ryan opened the meeting for comments among the Commissioners.

Commissioner Cooper had issues with the content and the physical appearance of the sign. She thought the sign was large and asked if it was inappropriate to have the dollar value posted. She also asked if this way of marketing units was applicable to other developments. Mr. Toth answered that this request is similar to City View Apartments in that both buildings are large scale developments set back from the public right-of-way. Both have no frontage on a public right-of-way and access to the site is from private drives. Mr. Stilling added that temporary signage also needs consistency and uniformity. If they were only allowed 32 square feet, which is what is allowed by code, you would not be able to see the sign.

Commissioner Cooper expressed concern over the 2-year time frame and suggested it be changed to 1 year. Chairperson Ryan stated that in the past, a 2-year timeframe has been allowed so precedence has been set.

Commissioner Cooper asked if price tags on signs have been allowed. Mr. Toth answered yes.

A motion was made by Ruth Sweetser, seconded by Ronald Olbrysh, that this matter be approved subject to the following conditions:

- 1. The petitioner shall apply for and receive an annual building permit for the duration of the proposed signage. The proposed sign size and location shall be consistent with the plans prepared by Hartz Construction and made a part of this request.**

2. That the proposed signage shall remain in a good state of repair while it is affixed to the building. Should the Director of Community Development determine that the signage presents a weathered appearance or is in disrepair, the owner shall be required to remove or replace the signage.

3. The sign shall be removed once all the remaining units have been sold or two (2) years after the date of approval, whichever comes first.

The motion carried by the following vote:

Aye: 4 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, and Stephen Flint

Nay: 2 - Andrea Cooper, and John Mrofcza

Business Meeting

The business meeting convened at 9:09 p.m.

Approval of Minutes

On a motion by Burke and seconded by Flint the minutes of the December 19, 2011 meeting were unanimously approved by the members present with a minor correction to page 5, first paragraph, 4th sentence, adding the word "was".

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

Christopher Stilling, Assistant Director of Community Development, noted that the Comprehensive Plan workshop was not on tonight's agenda due to the number of public hearings. In order to stay on schedule, we will discuss two sections at the February meeting. Staff will begin outreach efforts in an attempt to gain public input so you might see some additional news releases and outreach efforts for open houses.

Lastly, he gave an overview of next month's cases.

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

The meeting was adjourned at 9:12 p.m.

*Donald F. Ryan, Chairperson
Lombard Plan Commission*

*Christopher Stilling, Secretary
Lombard Plan Commission*