

Village of Lombard

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



Minutes

Monday, August 19, 2024

7:00 PM

Village Hall Board Room

Plan Commission

Leigh Giuliano, Chairperson

Commissioners:

Ruth Sweetser, Bill Johnston, Tony Invergo,

Alissa Verson and Robert Spreenber

Staff Liaison: Anna Papke

Call to Order

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

Pledge of Allegiance

Chairperson Giuliano led the Pledge of Allegiance

Roll Call of Members

Present 5 - Ruth Sweetser, Leigh Giuliano, Tony Invergo, Robert Spreenberg, and Alissa Verson

Absent 1 - Bill Johnston

*Also present: Anna Papke, AICP, Planning & Zoning Manager
Community Development.*

Chairperson Giuliano called the order of the agenda.

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

Public Hearings

[240247](#)

PC 24-08: 810 E. Roosevelt Road - Addition to KFC restaurant:

The petitioner requests that the Village take the following action on the subject property located within the B4APD Roosevelt Road Corridor District Planned Development (800-810 E. Roosevelt Planned Development): Pursuant to Section 155.504(A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the 800-810 E. Roosevelt Road Planned Development, as established by Ordinance No. 5171, and amended by Ordinance Nos. 5172 and 5294, to approve an addition to a building in a planned development that changes the location of the building by more than 10 feet. (DISTRICT #6)

Sworn in to present the petition was Anna Papke, Planning and Zoning Manager and Afzal Lokhandwala, property owner and petitioner, and Oscar Alba, project architect.

Chairperson Giuliano read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, she proceeded with the petition.

Mr. Lokhandwala presented the petition. He owns the KFC restaurant

and said the space is currently underutilized. He proposes to remodel and expand the building in order to add kitchens to allow more restaurants to occupy the space. He said the location of the drive-through lane will not change. He said the expanded building with multiple vendors will be a positive addition to the Roosevelt Road corridor that will bring in small businesses. He mentioned an existing private utility easement that he was working with ComEd and other utilities to relocate so that the addition can be constructed as proposed.

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

Ms. Papke presented the staff report, which was submitted to the public record in its entirety. The subject property is improved with a KFC drive-through restaurant. The petitioner proposes to build an addition onto the rear and side of the existing KFC restaurant. Planned improvements include an expansion of the building and modifications to the parking lot and landscaping. The petitioner intends to introduce a food court concept to the building, adding several kitchens and counters inside for multiple businesses. The KFC drive-through will remain as a component of the tenant mix. The drive-through lane and pickup window will remain in the current location on the west side of the building. The subject property is part of a planned development. Per Village Code, alterations to buildings that change the location of the building by more than 10 feet are major changes that require review by the Plan Commission and approval by the Village Board.

Staff has reviewed the submitted plans and finds the proposed building addition is consistent with the Zoning Ordinance and the standards for planned developments. The proposed building will meet all bulk requirements. The Village approved a conditional use for the existing drive-through lane in 2002. The proposed building addition will not alter the location of the drive-through lane or pickup window, and customers will still be able to bypass the service lane if needed, in accordance with Village policy. The north side of the parking lot will be modified to account for the change in the building footprint. The property will remain compliant with parking requirements. Staff recommended approval of the petition.

Chairperson Giuliano asked if there were any questions or comments on the staff report.

Chair Giuliano asked for clarification on why the building addition requires approval through the Plan Commission public hearing

process. Ms. Papke said that the property is part of a planned development. Village Code states that any alteration that changes the location of a building by more than 10 feet is a major change to the planned development, requiring a public hearing process.

Commissioner Spreenberg asked if the addition will affect parking on the property. Ms. Papke said the parking lot north of the building will be reconfigured, but the property will meet Village Code parking requirements.

Chairperson Giuliano asked if there were any questions or comments on the staff report. Hearing none, she opened the meeting to comments from the commissioners.

Commissioner Spreenberg said the concept reminded him of the French Market concept in Ogilvie Station in Chicago. Mr. Lokhandwala said the concept is similar to a food court. He said the businesses would offer delivery and pickup.

Commissioner Invergo asked if the drive-through will remain operational. Mr. Lokhandwala said it would remain in operation.

Commissioner Verson asked if the franchisor had approved the changes to the building and interior layout. Mr. Lokhandwala confirmed the franchisor had approved the proposed changes.

On a motion by Commissioner Spreenberg, and a second by Commissioner Invergo, the Plan Commission voted 5-0 to recommend that the Village Board approve the petition associated with PC 24-08 subject to the five (5) conditions in the staff report:

- 1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;**
- 2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;**
- 3. That the petitioner shall apply for and receive building permits for the proposed improvements;**
- 4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11); and**
- 5. The petitioner shall provide evidence that the private utility easement on the east side of the existing building has been vacated by all requisite utility companies prior to issuance of a building permit.**

The motion carried by the following vote:

Aye: 5 - Ruth Sweetser, Leigh Giuliano, Tony Invergo, Robert Spreenberg, and Alissa Verson

Absent: 1 - Bill Johnston

Business Meeting

Approval of Minutes

A motion was made by Commissioner Sweetser, seconded by Commissioner Spreenberg, that the minutes of the July 17, 2024 meetings be approved.

The motion carried by the following vote

Aye: 5 - Ruth Sweetser, Leigh Giuliano, Tony Invergo, Robert Spreenberg, and Alissa Verson

Absent: 1 - Bill Johnston

Public Participation

There was no Public Participation

DuPage County Hearings

There were no DuPage County Hearings

Chairperson's Report

There was no Chairperson Report

Planner's Report

There was no Planners 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

Plan Commission Workshop for Grace and North Avenue:

Ms. Papke presented the workshop. She explained that the Plan Commission workshop is a forum to discuss policies and issues pertaining to matters under the Plan Commission purview. The workshop is not a public hearing, the information is presented by staff and there are no legally binding recommendations.

She explained that the subject property is located on Grace Street north of North Avenue, immediately north of what was the CVS store location. The property is part of the CVS Planned Development, which includes the CVS property, the subject property, and the detention outlot to the north of the subject property. The existing land uses in the area include retail development, a car dealership, and a church. Properties across Grace Street are developed with single-family residences. Currently the subject property is zoned for B3PD.

Ms. Papke said staff received a development inquiry for the subject property from Mercy Housing, a nonprofit affordable housing organization. They have come forward with a concept plan for a four-story, 42- to 50-unit apartment building. The current B3 zoning designation does not allow for a fully residential use. For the project to be developed as proposed by Mercy Housing, the property would need to be rezoned to a Residential district. The area of the subject property is 2.3 acres; 42-50 units on the site would result in a density consistent with a zoning of R5 General Residence District. Staff is seeking guidance from the Plan Commission on whether they would be supportive of a multi-family residential development on the subject property. Ms. Papke said there were a number of issues to take into consideration, including the fact that there has been limited interest in development of subject property with commercial uses, and that surrounding neighborhood consists of a mix of uses where higher density residential development could serve as a buffer or transition use.

Commissioner Sweetser said it has been 20 years since there has been an inquiry into the property so does it make sense to keep the zoning the same and what are the other options that could be considered.

Commissioner Spreenberg asked what density would be with the 40-50 units. Ms. Papke replied the density would be consistent with the R5 District. In R5, allowable density varies depending on the size of the units: one-bedroom unit have an allowable density of 24.2 units

per acre, two bedrooms have an allowable density of 20.7 units per acre, and three bedrooms have an allowable density of 18.1 units per acre. The developer was looking at more one- and two-bedrooms units.

Commissioner Spreenberg noted that the building would be set back quite far from Grace Street, which might reduce the impact of the bulk of the building on the single-family residences across the street. Ms. Papke said the R5 District allows buildings to be up to 65 feet high by right, but there are increases in setback requirements for buildings that are taller than 36 feet.

Commissioner Sweetser asked if this is a potential template the Village would be interested in or is it primarily an example of what is available, and is this something the Village would be willing to accept. Ms. Papke said that the current plan is at the concept stage, but the developer has not yet developed a dimensioned site plan or any preliminary engineering. The purpose of the concept plan and the workshop is to provide a starting point for a discussion about what type of development could fit on the property. It is also a starting point for a discussion on the proposed use of the property for a purely residential development. Staff and the petitioner are interested in any feedback the Plan Commission may have on the proposed land use, the proposed building, or any concerns they might think should be addressed should such a development move into the detailed design stage.

Commission Sweetser asked if staff sees any upsides or downsides for the particular kinds of buildings that could be built. Ms. Papke said that most types of development are possible from the perspective of meeting engineering requirements and building codes. She said the workshop discussion was intended to consider the possibility of changing the allowable land use on the property and how a residential development on the site would fit into the fabric of the neighborhood. She noted that there have recently been a couple of workshops with the Plan Commission related to the changing nature of the real estate market for commercial and office property. These trends have been driving development inquiries staff has received in the last couple of years about some of the parcels of land in the Village that have not developed over the last 20 years. Staff is bringing this concept to the Plan Commission as a workshop because staff thinks it is worth asking these questions about the subject property given the developer inquiry about multi-family development. Ms. Papke noted that there is not a correct answer to this type of question, it is intended to be a policy discussion.

Commission Verson said the R5 zoning designation make sense here.

She noted the lot has been vacant for 20 years, and a building on the property would not block a view, except for the view of the wetlands behind the school. She said the religious institution to the north would be compatible with residential uses.

Chairperson Giuliano liked the location of the subject property for a residential use and was supportive of the affordability component of the Mercy Housing concept. She noted the property is in proximity to Lombard lagoon and other nice amenities.

Commissioner Invergo said the Village does not need another empty warehouse.

Commissioner Spreenberg asked if there is a branch of the river behind the lot or if it is wetlands. Ms. Papke responded that it is wetlands and that the wetlands were designated Conservation Recreation on the Comp Plan when the school was developed because DuPage County will not allow the development of wetlands. Commissioner Spreenberg said it will be a nice view for the people in the proposed building.

Commissioner Sweetser asked if the zoning will need to change. Ms. Papke said that the zoning would probably need to be changed to R5 to accommodate the concept development. Commissioner Sweetser asked about the process for making a decision on rezoning. Ms. Papke said the developer would need to submit a petition to the Plan Commission seeking a rezoning of the property and any other entitlements the development may need.

Commissioner Spreenberg asked about the purpose of setbacks on a property and whether they are for utilities or lack of encroachment on neighbors. Ms. Papke said setbacks address both of those concerns. When new lots are platted in the Village, they are required to have utility easements on the side and rear of the property, and building setbacks will keep development out of those areas. The setbacks also provide separation between buildings and provide access around buildings for emergency services.

Chairperson Giuliano asked if there are any more questions hearing none, concluded the workshop.

Adjournment

A motion was made by Commissioner Invergo, seconded by Commissioner Verson, to adjourn the meeting at 8:03 p.m. The motion passed by an

unanimous vote.