



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, July 18, 2016

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; Anna Papke, Sr. 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

[160303](#)

PC 16-15: 331 W. Madison Street (CPSA)

Requests the Village approve a conditional use to allow for an expansion of a Private Elementary, Middle and High School, in the R2 Single-Family Residence District; and approval of a conditional use for a planned development with a companion variation from Section 155.508 (C) (7), reducing the minimum required open space to 50%

where a minimum of 62.5% is required for planned developments.
(DISTRICT #6)

Sworn in to present the petition was Jennifer Ganser, Assistant Director of Community Development, and the petitioners, Andrew Draus, Legal Counsel and Jamshid Jahedi of Dome Designers, Inc.

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

Andrew Draus introduced himself as the attorney representing CSPA. He stated that he has represented CPSA for the last 15 years. He gave a background of CPSA and the honors it has received. He noted the Washington Post recognized the school as one of the most challenging schools in the nation. In 2008, the school had an expansion plan but unfortunately due the turn in the economy they couldn't raise the funds. To accommodate the increased student population, they are proposing to construct a second building on the property. The reason for the second building is to separate the high school students from the rest of the student body. Currently, there are 397 students and the cap with the new addition would 533 students.

Mr. Draus introduced Jamshid Jahedi, the architect and engineer for the school. Mr. Jahedi said the plan includes a two story building and a basement. Mr. Jahedi presented a zoning map and aerial view of the subject property produced by Dome Structural Engineers. He reviewed a site plan of the existing conditions and of the proposed addition. He highlighted the parking lot and the two access roads. Reviewing the construction stages, Mr. Jahedi explained that stage one would consist of creating a detention pond as part of the stormwater management system and construct a temporary basketball court at the bottom of the new detention pond as an interim solution. He said they are in an immediate need of a basketball court. Stage two of the construction is to construct the permanent parking lot in the northerly lawn and keep the school operational via the existing driveway and parking lot. This will help relieve the traffic congestion during the construction. They will also connect underground utilities for storm water and sewer. The basketball court will be operational during this stage. Stage three includes construction of the balance of the site including the two-story high school building and roadways. They will fence out the entire back yard and upgrade the utility lines. During this stage the newly completed parking lot, basketball court and existing building would remain operational. In the final stage they will remove the temporary basketball court and resurface the bottom of the detention pond with the native vegetation as specified in the landscaping plans. Mr. Jahedi referenced the proposed site plan that

would be in effect after all of the construction. He presented the first floor, second floor and basement plans. He reviewed the elevations and directional views of the building. In conclusion, Mr. Jahedi reviewed the attributes of the proposed project to include improving the drainage for the entire block, increased parking capacity in the neighborhood, indoor and outdoor sports facilities, extensive landscaping and improved traffic flow in and out of the site.

Mr. Draus referenced the traffic study from KLOA and said they understand there are a lot of concerns regarding the traffic. He stated that the school is willing to work with the Village and meet all of their requirements in order to ease the traffic.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment.

Samah Abed said she was one of the administrators at the school. She said she wanted to reiterate some of the previous comments. She said that their students are exceptional and they deserve a great school. Every year the school brings in families who relocate to Lombard.

Rania Aleem said she moved to Lombard so her children could attend CPSA. They are now in their seventh year at the school. She said she knows many families who moved to Lombard because of the school.

Carol Jamil said she has three children and that they moved from Michigan so they could attend an Islamic school. Her oldest child has been attending the school for four years.

Dr. Hamid Nazir said he graduated in 1998 from CPSA and is now an interventional radiologist. He said the school's curriculum is an accelerated program. He said he and his classmates are all still invested in the Village of Lombard. He said he remembered playing basketball in the tiny little gymnasium and that the expansion would be a great asset.

Rehmat Mohiuddin said his children have been attending CPSA for the last 13 years. He said they moved to Lombard so his children could attend CPSA and that he supports the expansion.

Abdul Majed said he is an architect by profession. He said he has two children and moved them from School District 204 in Naperville to attend CPSA. His son was admitted to the professional program at UIC. His other son attended Benedictine University. He said the school needs the expansion so that future generations can have a

better environment.

Rahi Hann said he and his brother moved their families from Florida so their children could attend CPSA. He said their children are getting a great education but they are deprived by the facilities and therefore are really in need of the expansion.

Ed Schmidt said he has lived in Lombard for over 50 years. He said his concern is that the two story building reduces their privacy. With the two story design they will lose their view of the sky and the trees. They met with Trustee Ware and William Heniff to discuss increasing the use of vegetation. He said the vegetation needs to block their view of the building and serve as a sound abatement. He said his other concern is the increase in the traffic. He said he has no problem with the school or the children but he is concerned about the long term infringement on their neighborhood and privacy.

Ken Doyle said he has lived in Lombard for over 40 years. He said he has no problem with the project or the school but he is very concerned with what this will do to the traffic flow on Elizabeth and the safety of the children going to school at Madison. He said he is also concerned with the phases of this project and that there needs to be commencement and ending date.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked the petitioner to respond to the questions and concerns.

Mr. Draus said they understand the concerns about the traffic. CPSA is willing to do whatever is reasonably necessary to address those concerns. He said that because of the egress they will be able to queue more cars in front of the school. They are willing to work with the Village to address the traffic concerns.

Chairperson Ryan asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. Ms. Ganser said CPSA is proposing to construct a second building on the subject property. CPSA has operated as an educational facility since obtaining their Certificate of Occupancy in 1993. As proposed, the new building would have approximately 14,000 square feet of educational space and located south of the existing building, which would remain. Additional parking would be provided and stormwater detention. Staff received comments from the IDRC committee and they will be incorporated. In 2009, CPSA received approval for a second school. However due to funding constraints they did not proceed. The additional parking lots,

proposed building location and access drives are essentially the same as what was approved in 2009. However, unlike the original concept, the smaller new building will be for high school students only. No height variance is being requested as the building height compiles with the R2 Zoning Code. Educational institutions are generally considered compatible with single-family residential uses and in Lombard they are almost exclusively located within residential neighborhoods. The petitioner held a neighborhood meeting in May, 2016 to discuss the proposed plans with adjacent property owners. To provide for increased screening for the school as well as neighboring properties, staff recommends that the proposed dogwoods be replaced with a solid arborvitae hedgerow and that the amur maple trees be interspersed with other types of similar species that are compatible with the existing flora surrounding the subject property and compatible with overhead utility lines. Should the petition be approved, the conditional of approval will need to be met before a new Certificate of Occupancy would be issued. Also the proposed fence should be extended the length of the southern property line. Currently no stormwater detention improvements exist on the subject property. The petitioner is proposing to add a detention pond on the northwest portion of the subject property. The underlying R2 - Single Family Residence District regulations require a minimum of 50% open space for each property. Open space in a planned development must be at least 25% more than is required in the underlying district. When combined with the existing improvements, the proposed improvements would bring the total amount of open space on the subject property to 50.3%. Staff supports this variance. As previously noted, 80 parking spaces would be provided where 70 spaces are required. Prior to achieving a full Certificate of Occupancy, the petitioner would be required to submit a final plat of consolidation. The addition of the new building will allow 136 more high school students to attend the school, which would bring the total student population to 533. This figure is lower than the projected 785 students that were envisioned to be attending the school upon final buildout and occupancy based upon the 2009 approved plan. The fire lane will be blocked off and only be used by the Fire Department. 70 parking spaces are required. The petitioner has indicated that the additional parking spaces are needed to accommodate any overflow parking situations and prevent spillover parking onto the adjacent neighborhood streets. In order to ensure that the amount of parking is sufficient in the future, the number of high school students allowed to attend the CPSA will be capped. KLOA has completed a report which is also transmitted with the staff report (Exhibit A). Staff worked with the petitioner and KLOA to remediate some of the internal site issues. The Village controls and regulates the parking and traffic patterns of the neighboring streets and the Village's Public Safety & Transportation Committee will have jurisdiction over any roadway

regulations or parking limitations placed upon the abutting streets. The petitioner is seeking to construct the project in phases. Phase 1 would consist of the requisite stormwater improvements for the project, along with construction of a temporary basketball play court which would be located at the base of the detention pond, which would begin within one year of a date of approval. Phase 2 would consist of the parking lot to be located on the north side of the existing school building, which would begin within two years of a date of approval. Phase 3 will consist of the new school building and all of the access and circulation improvements proposed as part of the submittal, which would begin within three years of a date of approval. If the time periods are not met, CPSA would need to obtain a time extension from the Board of Trustees. Staff supports the petition.

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

Commissioner Sweetser asked about the open land requirement. Ms. Ganser explained the underlying zoning requires a minimum of 50 percent open space. The variance is necessary because they are zoned a planned development so they are required to provide 25 percent more than is required in the underlying district.

Commissioner Sweetser said she remembered a condition, associated with the 2009 approval, was to keep the landscape area in front of the school. Mr. Jahedi reviewed a photo of the landscape plan. Commissioner Sweetser asked if the height is based on mature shrubbery. Ms. Ganser said the height is based on mature shrubbery.

Commissioner Sweetser asked if the trees will provide a shield in back of the building. Ms. Ganser said that in the conditions of approval they are required to add arborvitaes in order to provide a shield.

Commissioner Sweetser said that in one of the testimonies' it was stated that there would be more parking in the neighborhood and asked if the parking lot would be available to the public. Mr. Draus said they are sharing the parking lot with the neighborhood the on the weekends.

Commissioner Olbrysh asked if the petition is approved if they have sufficient funds to go forward with all three phases. Mr. Draus said they do have the funds to complete each phase of the project.

Commissioner Olbrysh said that it is a unique situation when the high school students cannot drive to school. Mr. Draus explained it is a school rule that they cannot drive to school.

Commissioner Olbrysh asked if the two buildings will connect by a tunnel. Mr. Jahedi said they would not be connected.

Commissioner Sweetser referenced condition 3 in the staff report noting that the petitioner shall address all recommendations in the KLOA traffic study. She said that we should understand what those recommendations are. She referenced page 16 in the traffic study and asked if those are the recommendations from KLOA. Ms. Ganser reviewed page 16 in the study and said that those are the recommendations from KLOA. She said that as noted in the staff report, any traffic issues would be brought before the Transportation and Safety Committee.

Commissioner Sweetser asked if the Transportation and Safety Committee is where the actual requirements for traffic signage and patterns are determined. Ms. Ganser explained the Transportation and Safety Committee is staffed by the police and the public works department. They would review traffic flow and sign requests. She said that staff could provide the meeting minutes, staff report and the traffic study to assist them in making their decisions.

Commissioner Cooper referenced the east side of the building and said that there is only one tree. She asked that with all the glass in the plaza space, if they could include more vegetation to reduce the views and the urban heat island effect. Mr. Jahedi referenced the proposed site plan and said there is a very dense row of trees. Commissioner Cooper said her recommendation is closer to the building façade so there is vegetation on both sides of the parking area. Mr. Jahedi said additional vegetation could be added to the northeast corner of the building.

A motion was made by Commissioner Sweetser, seconded by Commissioner Olbrysh, to recommend to the Corporate Authorities approval of this petition subject to the following twelve (12) conditions, plus one (1) additional condition.

- 1. The site shall be developed substantially in accordance with the CPSA elevation, site, landscaping and floor plans package, prepared by Dome Structural Engineers, and submitted as part of the petition.**
- 2. All comments in the Inter-Departmental Review Committee Report shall be satisfactorily addressed as part of a building permit application.**
- 3. The petitioner shall address all recommendations in the KLOA report, which includes a detailed drop off/pick up schedule in a manner acceptable to the Director of Community Development, based upon the proposed traffic flow conditions along Madison Street and upon the subject property.**
- 4. Based upon the proposed parking configuration set forth within the**

petitioner's plans, the number of day care and grade school students shall be capped at 275 students and the number of high school students shall be capped at 260 students. If the 10 land-banked parking spaces are constructed at a future date, as depicted on the submitted plans, the total student enrollment shall be capped at 315 grade school students and the number of high school students shall be capped at 300 students.

5. A final plat of consolidation shall be submitted to the Village for approval, making the site a single lot of record.

6. The designated fire lane adjacent to the western and southern portion of the proposed building shall be blocked off at all times and accessed only by the Lombard Fire Department in a design manner acceptable to the Village.

7. The petitioner shall submit a photometric plan as part of building permit submittal showing compliance with Village Code.

8. Trash collection and deliveries shall not occur on the school property prior to 8:00 a.m.

9. A revised landscape plan shall be submitted in a manner acceptable to the Director of Community Development and consistent with the Zoning Ordinance. Along the eastern and southern property lines of the subject property, a continuous arborvitae hedgerow shall be established. The amur maple trees shall also be interspersed with other tree varieties to ensure compatibility with the existing vegetation on neighboring properties as well as the overhead electric transmission lines. Furthermore the proposed 6' solid fence proposed along the southern property shall be extended along the full length of the southern lot line.

10. To ensure that open space requirements are met, as part of the completion of Phase 3 of the project, the petitioner shall be required to remove the interim basketball court and replace it with wet prairie seed mix for native plantings, subject to review and approval by the Village's stormwater administrator.

11. The relief granted as part of this petition shall be subject to the following time provisions:

- a. Construction for the proposed Phase 1 stormwater improvements shall commence no later than one year from the date of approval of the Ordinance of approval;
- b. Construction of the proposed Phase 2 parking lot improvements shall commence no later than two years from the date of approval of the Ordinance of approval; and
- c. Construction of the proposed Phase 3 school building and associated parking lot improvements shall commence no later than three years from the date of approval of the Ordinance of approval.
- d. If in the event any of the time periods identified within sections a through c above are not met, the zoning relief granted for the remaining phases of development shall automatically be null and void, unless a time extension is granted by the Village Board prior to the expiration date.

12. The Plan Commission shall be granted site plan approval authority for the subject property; and

13. Additional vegetation should be added to the northeast corner of the building.

The motion carried by the following vote:

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

At 8:47 p.m. Chairperson Ryan requested a 5 minute break.

Chairperson Ryan reconvened the meeting at 8:52 p.m.

[160302](#)

PC 16-14: 523 E. Roosevelt Road; Pioneer Day Care

Requests that the Village grant a conditional use, pursuant to Section 155.417(G)(2)(b)(v) of the Zoning Ordinance, to allow for a day care center located within the B4APD Roosevelt Road Corridor District, Planned Development. (DISTRICT #6)

Sworn in to present the petition was Jennifer Ganser, Assistant Director of Community Development and the petitioners Jeannine Baran and Nancy Lantz.

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.

Commissioner Flint noted that he is on the Board of School District 44, and that Pioneer Day Care is a current tenant.

Ms. Baran noted that she and Ms. Lantz are the on-site owners and operators of Pioneer Day Care in Lombard. She said they are requesting a conditional use permit for an interim space as they have lost their lease at their current home. The interim space is for approximately one year, while their location at 390 E. St. Charles Road is being built.

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 staff report incorrectly addressed the property as West, when it should be East Roosevelt Road. She said the petitioner is looking for approvals at 523 E.

Roosevelt Road, in High Point Shopping Center. She said Pioneer Day Care is currently established in Lombard, and they received approvals through PC 15-29 and Ordinance 7163 for a new day care center at 390 E. St. Charles Road. The lease at their current location will be ending soon and therefore they need temporary space. They have entered in to lease with Brixmoor Real Estate for approximately two years. However, in order for the project to process as proposed zoning entitlements would need to be granted in lieu of processing a petition as a temporary event. The subject property is currently improved with a retail commercial center. Staff finds the project is consistent with the zoning and land use of the surrounding properties. His Grace Montessori School and Kinder Care in downtown Lombard are examples of two day care centers that are located in integrated shopping centers. Pioneer is proposing to locate in a quiet area of High Point Shopping Center away from establishments that may be considered potentially incompatible land uses. Staff notes that Kumon learning center is also located in High Point Shopping Center. She said the Building Division has no comments on the petition. Staff supports the petition.

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

Commissioner Flint said he is on the Board of School District 44 and Pioneer Day Care is their tenant.

Commissioner Burke noted there is no condition for Pioneer to obtain a State permit for a day care center. Ms. Ganser said the Village assumes that all day care centers in Lombard operate with the correct State permits and license. Ms. Baran said they cannot move with a State license, which is site specific. She said that DCFS, the State Fire Marshall, the Health Department, and the Lombard Fire Marshall will all approve their new location.

A motion was made by Commissioner Olbrysh, seconded by Commissioner Flint, to recommend to the Corporate Authorities approval of this petition subject to following four (4) conditions.

- 1. The petitioner shall be required to apply for and receive building permits for any improvements to the site;**
- 2. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;**
- 3. The relief is only granted to the tenant space at 523 W. Roosevelt Road; and**
- 4. No drop-offs and pick-ups shall be allowed in the fire lane.**

The motion carried by the following vote:

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

[160199](#)**PC 16-08A: 400, 406, 412, 420, and 440 S. Finley Road, Single Family Subdivision (Continued from the July 18, 2016 meeting)**

At the June 16, 2016 meeting of the Lombard Village Board of Trustees, the Board remanded a petition for a map amendment and subdivision approval, previously referred to as PC 16-08, back to the Plan Commission for an additional public hearing. The remand is intended to consider an amended petition to address modified public improvement plans within the Hickory Street public right of way. As amended, the petitioner now requests that the Village take the following actions on the subject property located within the R1 Single-Family Residence District:

1. Approve a Map Amendment rezoning the entire property back to the R2 Single-Family Residence District;
2. Approve a variation from Section 154.304 (D)(3) and Section 154.305 (D)(3)(b) to eliminate the requisite sidewalk on the north side of Hickory Street; and
3. Approve a Major Plat of Subdivision. (DISTRICT #1)

A motion was made by Commissioner Sweetser, seconded by Commissioner Flint, to continue this petition to the August 15, 2016 meeting due to non-attendance from the petitioner. 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 8:59 p.m.

Approval of Minutes

On a motion by Commissioner Flint, and seconded by Commissioner Olbrysh, the minutes of the June 20, 2016 meeting were approved with Commissioner Mrofcza abstaining citing his absence at the meeting.

The motion carried by the following vote:

Aye: 5 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, Andrea Cooper, and Stephen Flint

Abstain: 1 - John Mrofcza

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 introduced Anna Papke the new Senior Planner.

Unfinished Business

There was no unfinished business.

New Business

There was no new business.

Subdivision Reports

There were no subdivision reports.

Site Plan Approvals

There were no site plan approvals.

Workshops

There were no workshops.

Adjournment

A motion was made by Commissioner Flint, seconded by Commissioner Sweetser, to adjourn the meeting at 9:01 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*