

Village of Lombard

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



Meeting Minutes

Monday, June 20, 2011

7:30 PM

Village Hall

Plan Commission

*Donald F. Ryan, Chairperson
Commissioners: Ronald Olbrysh, Martin Burke,
Ruth Sweetser, Andrea Cooper, Stephen Flint and
John Mrofcza
Staff Liaison: Christopher Stilling*

Call to Order

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

Pledge of Allegiance

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Vice Chairperson Flint led the Pledge of Allegiance.

Swearing in of new member John Mrofcza, Jr.

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George Wagner, legal counsel, swore in new member John Mrofcza.

Roll Call of Members

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Present: Commissioner Ronald Olbrysh, Commissioner Ruth Sweetser, Commissioner Andrea Cooper, Commissioner Stephen Flint and John Mrofcza, Jr.

Absent: Chairperson Donald F. Ryan and Commissioner Martin Burke

Also present: Jennifer Henaghan, AICP, Senior Planner; Michael Toth, Planner I; and George Wagner, legal counsel to the Plan Commission.

Vice Chairperson Flint called the order of the agenda.

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

Public Hearings

[110406](#)

SPA 11-03ph: 2810 S. Highland Avenue (PNC Bank)

The petitioner requests site plan approval with a deviation from Section 153.505(B)(19) to allow three wall signs totaling 140 square feet in area within a B3PD Community Shopping District Planned Development. (DISTRICT #3)

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Candace Williams, 2385 S Lexington Dr., #201, Mount Prospect, presented the petition on behalf of PNC Bank located at 2810 S. Highland Avenue. She stated that they are proposing to replace the copy on three existing wall signs measuring 140 square feet. She noted the site was previously occupied by Amcore Bank and they are proposing to replace the copy with PNC Bank.

Vice Chairperson Flint then opened the meeting for public comment. There was no one present to speak for or against the petition.

Vice Chairperson Flint requested the staff report.

Jennifer Henaghan, Senior Planner, presented the staff report. The subject property is currently improved with a freestanding bank building, which was approved as part of PC

05-12. The new tenant, PNC Bank, is requesting signage relief to allow for the replacement of the existing wall signs with three new wall signs totaling 140 square feet.

The proposed use is consistent with the Comprehensive Plan. The planned development for the Highlands of Lombard does not address exterior signage. Therefore, the exterior signage is regulated by the current Zoning and Sign Ordinance. As a planned development, any relief from the Sign Ordinance could be approved by the Plan Commission as part of a site plan approval application.

The proposed signs are in scale with the previously approved signage on the building, and the channel letter design is in keeping with other wall signage throughout the Highlands of Lombard.

For the bank, the petitioner is requesting site plan approval for a signage deviation to allow for a total of three wall signs with a total area of 140 square feet. They are also proposing a face change for the existing freestanding sign at the Highland Avenue entrance, which is permitted by right under the Sign Ordinance.

Staff feels that the requested relief can be supported given the location of the building as it related to the overall planned development. The layout of the Highlands of Lombard provides unique challenges in that the internal drives are designed to function much like public streets, providing multiple exposures and necessitating that the buildings be designed as four-sided buildings. Although the total area of the proposed signs is slightly larger than what was originally approved as part of PC 05-12, the proposed signage still meets the size requirements for the underlying B3 District.

In summary, staff recommends that this petition be approved as it has met the Standards for Variations. In keeping with the petitioner's proposal, staff recommends as a condition that the signage shall only be of a channel sign design, to be consistent with other developments within the Highlands of Lombard.

Vice Chairperson Flint then opened the meeting for discussion among the Commissioners.

Commissioner Olbrysh indicated that he did not have a problem with the relief. The signs will be in scale with the previously approved signs and there is a condition for all the signs to use channel letters which is consistent with the other signs in the development.

Commissioner Sweetser stated that the request was reasonable and acceptable based on staff's presentation of the information.

It was moved by Commissioner Olbrysh, seconded by Commissioner Sweetser, that this matter be approved with conditions. The motion carried by the following vote:

Aye: 5 - Olbrysh, Sweetser, Cooper, Flint and Mrofcza

Absent: 2 - Ryan and Burke

1. The signs shall be in substantial conformance with the signage plans prepared by Icon Identity Solutions and dated May 16, 2011, last revised May 25, 2011.

2. All signage shall be of a channel letter design.

An amendment to site plan approval SPA 03-04, approved by the Lombard Plan Commission, to include deviations from Section 153.211(F) and 153.242(F) to allow for awning signage in conjunction with wall signs on a building, Section 153.211(E) and 153.505(B)(19)(b)(2)(a) to increase the permitted number of wall signs and Section 153.505(B)(19)(b)(1)(a) to allow the square footage of wall signs to exceed one times the tenant space. (DISTRICT #3)

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Rick Campbell, 920 W. Agatite, Chicago, presented the petition. Referring to the existing signage rendering, he stated that they are removing the signage from the previous tenant, Baja Fresh, on the north and south elevations and proposing new signage. He explained that the previous build-out allowed for three signs, which were located on the south and north elevations as well as the west elevation which is the sign facing Uncle Julio's, but not pictured.

He then referred to the proposed plan to explain their request. The signage on the south elevation consists of channel letters internally-illuminated, spray painted aluminum with orange inside and outside of the channel lettering. The burger bar copy, located immediately below, consists of non-illuminated script-style letters mounted to the brick wall. They are also incorporating a black fabric awing below the aforementioned signage with the copy "Grass-Fed Beef & American Craft Beer". Another awning is being requested above the front door which consists of just the burger graphic. Mr. Campbell explained that they will also have a graphic on the front door which might include store hours and carry out copy. The rear elevation will consist of a new awning with the burger graphic.

Vice Chairperson Flint then opened the meeting for public comment. There was no one present to speak for or against the petition.

Vice Chairperson Flint requested the staff report.

Michael Toth, Planner I, presented the staff report which is being submitted into the public record in its entirety. DMK Burger is seeking to locate in the former Baja Fresh tenant space in Fountain Square. As such, they are proposing to remove the existing "Baja Fresh" wall signage on the north and south elevations and erect a new "DMK Burger" wall sign on the south elevation. Canopy signs are also being proposed on both the north and south elevations. The underlying development agreement allows for approval of signage deviations as part of site plan approval for the site.

As part of the inter departmental comments, Planning found that in 2000, site plan approval was granted per SPA 00-05 to construct a 10,680 square foot building to include a 5,780 square foot jewelry store and 4,900 square feet of additional space to include another retail commercial tenant and/or a small restaurant use. A two-phase approach to develop the site was taken in order to provide a cushion if no tenant can be secured for the additional retail area. Phase I included the development of a stand-alone Jared store. Phase II was the additional retail area, which now contains a Starbucks and vacant tenant space (once Baja Fresh) where DMK Burger plans to open.

As part of SPA 00-05, the approval was granted to allow the following signage deviations as part of the site plan approval for Phase I of the development (Jared's Jewelry Store):

- 1. Section 153.505 B. 15 to allow for the number and total sign surface area to be based upon private drives rather than public rights of way and to allow for the number and areas of sign surface area.*

2. *Section 153.239 F to allow for awning signage in conjunction with wall signs.*
3. *Section 153.211 F to allow for logos on the awnings to be displayed in conjunction with wall signs.*

A condition of SPA 00-05 stated that "the petitioner shall apply for site plan approval prior to construction or installation of any awnings or signage proposed as part of the Phase II development."

As part of SPA 03-04, site plan approval would later be granted for the signage associated with Phase II of the development in 2003. Phase II of the development included tenant spaces for Starbucks and Baja Fresh. As previously mentioned, DMK Burger is seeking to locate in the former Baja Fresh tenant space. Neither tenant space received approval for mixed signage associated with awning and wall signage as part of SPA 03-04, but rather mixed wall and window signage approval was granted associated with the Starbucks space. Relative to the subject tenant space, SPA 03-04 granted approval for two wall signs on the north and south building elevations and one wall sign on the west elevation. With the exception of the wall sign on the western elevation, the wall signs met all provisions of the Sign Ordinance relative to allowable size. As the proposed DMK Burger Bar signage plan includes a mix of awning and wall signs site plan approval is needed for mixed signage. Furthermore, site plan approval is also needed for an increased size for the wall signage on the south elevation and the number of wall signs on the south elevation.

The subject tenant space, to be occupied by DMK Burger, is 36.6' wide. The underlying B3 District allows one (1) square foot of wall signage per lineal front footage of the tenant space. As the proposed wall sign is forty-four (44) square feet, a deviation is required to exceed one times the tenant space. Staff is supportive of said deviation as additional square footage will provide greater visibility from adjacent private roadways or other public roadways not in immediate vicinity of the building.

The Sign Ordinance deems any advertising being displayed on an awning to be considered a wall sign; however, the Sign Ordinance also does not allow for the mixing of wall and awning signage. As the petitioner is proposing a wall sign on the south elevation, a deviation is required to allow the mixed signage. The petitioner's proposal is to provide signage on the two awnings on the south elevation and one sign on the awning on the north elevation. The awning signage on the south elevation will consist of an eighteen (18) square foot graphic over the business entrance and eight (8) square feet of text on the valance of the awning under the proposed wall sign. The graphic on the north elevation awning would be visually identical to the larger graphic being displayed over the entrance on the south elevation, but only nine (9) square feet in area. Staff finds that the proposed signage adds an attractive element to the building and is consistent with other awning signs in the Fountain Square Planned Development.

As previously mentioned, the Sign Ordinance deems any advertising being displayed on an awning to be considered a wall sign. Furthermore, the petitioner's proposal is to provide one wall sign and signage on the two awnings on the south elevation. One sign on the awning on the north elevation is also being proposed. Staff finds that the proposed signage is unobtrusive and is therefore supportive of the request to increase the number of signs.

The subject property is within the Fountain Square B3 Community Shopping District Planned Development. With the exception of the logo sign on the north elevation of the tenant space, the majority of the signage will be on the south elevation, which faces Dick's Sporting Goods and Butterfield Road. There have also been a number of signage deviations within the Fountain Square Planned Development in the recent past. Dicks

Sporting Goods (SPA 10-08), Uncle Julio's (SPA 08-03) and the Hyatt Place (SPA 06-03) are all example of businesses within Fountain Square that have received wall signage deviations over the last five years. Staff feels that the proposed signage is compatible with the surrounding business uses and recommends approval of the request subject to the two conditions in the staff report.

Vice Chairperson Flint then opened the meeting for discussion among the Commissioners.

Commissioner Cooper stated that she finds the signage attractive. They are using high-end materials and the idea of having signage on the back door makes the space more inviting and might make people feel safer. It is a great use of a variation.

Commissioner Sweetser stated she had no objection to the petition, but asked how staff determines how much mixed signage is allowed.

Mr. Toth answered that the intent of the Sign Ordinance is not to look at where the sign is actually located, but rather that it is a visual graphic itself. There is an awning provision in the Sign Ordinance that says it is considered a wall sign because it is on the facade of a building.

It was moved by Commissioner Sweetser, seconded by Commissioner Cooper, that this matter be approved with conditions. The motion carried by the following vote:

Aye: 5 - Olbrysh, Sweetser, Cooper, Flint and Mrofcza

Absent: 2 - Ryan and Burke

- 1. That the signage be developed in conformance with the proposed signage plan, prepared by Doyle Signs, dated May 11, 2011.*
- 2. The petitioner shall apply for and receive a building permit for the proposed signage.*

Business Meeting

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

Approval of Minutes

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On a motion by Olbrysh and seconded by Cooper the minutes of the May 16, 2011 meeting were unanimously approved by the members present with minor corrections.

Public Participation

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There was no public participation.

DuPage County Hearings

[100749](#)

DuPage County Case Z10-074: 1620 S. Highland Avenue

Request for a conditional use to build a religious institution on the property located at

1620 S. Highland Avenue based on revised plans. (UNINCORPORATED)

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Michael Toth, Planner I, presented the staff report. DuPage County has received a filing for a public hearing for a conditional use to build a religious institution in the R-4 Single Family Residence District. The petition is for the property at 1620 S. Highland Avenue. As the subject property is located within the ultimate municipal boundaries of the Village of Lombard, the Village has received notice of the public hearing from the County and has been asked to provide comments or concerns regarding this petition. Staff originally brought this case forward to the Plan Commission at the January 24, 2011 meeting. Based upon a review of the petition submitted to DuPage County, at that time the Plan Commission found that the petition was inconsistent with the Village's Comprehensive Plan, the established codes and ordinances of the Village of Lombard, and did not meet the standards for conditional use as expressed within the DuPage County Zoning Ordinance. Furthermore, the Plan Commission recommended that staff draft a Resolution of Objection, which was subsequently adopted by the Village Board on February 17, 2011.

DuPage County recently received updated plans from the petitioner that incorporate a number of changes in order to address the site issues brought forward by the Village. Furthermore, staff would like to solicit the input and a recommendation from the Plan Commission regarding the updated plans.

The original plans depicted the proposed two-story religious institution to be placed 25.5 feet from the western/rear property line. If the subject property were to be annexed into the Village, a minimum 40 foot rear yard would be required. Not only would the building be deficient with respect to the rear yard setback requirement, the close approximation to the rear property line also created a number of fire safety issues as well. Moreover, motor vehicle fire apparatus access and maneuverability around the proposed building would have been challenging. A number of fire hydrants may have also been required due to the distance from the building to the adjacent right-of-way. To address these issues, the petitioner moved the two-story religious institution closer to Highland Avenue. The proposed religious institution was originally to be set back 320 feet from the eastern property line (adjacent to Highland Ave) while the updated plans depict the building being located 30 feet from the eastern property line. Upon review of the updated plans the Fire Department noted that the relocation of the building closer to Highland Avenue addressed any site access issues that previously existed.

According to the updated plans, two outstanding issues exist with respect to the provisions of the Village of Lombard Zoning Ordinance. The following is a summation of those outstanding zoning issues:

The County Zoning Ordinance allows a maximum Floor Area Ratio (FAR) of 0.35 in their R4 - Single Family Residence District. With a Floor Area Ratio of only 0.18, the building meets the County requirement; however, the County Zoning Ordinance does not require a minimum open space requirement (as defined by the Lombard Zoning Ordinance). The Village of Lombard's R1 - Single Family Residential District requires a minimum open space of fifty percent (50%). When calculating the open space on the subject property, the original proposed plan only provided forty-six percent (46%) open space. The updated plans submitted to DuPage County provide forty-seven percent (47%) open space, which brings the project into closer compliance with Village Code.

The Zoning Ordinance requires that landscaping be included within the interior portion of any parking lot with 15 or more parking spaces. As the proposed parking lot would be in excess of 15 parking spaces, such landscaping provisions apply. Both the original and updated plan sets include no parking lot landscaping; therefore, such provisions are not being met. According to the parking calculations for the proposed religious institution,

the minimum amount of required on-site parking has been provided. As such, the parking lot would need to be expanded to include the required landscaping or a variation would be required. As the parking lot would be expanding to include additional landscaping, the amount of open space would actually remain neutral as the expansion would include additional open space and improved surfaces.

Staff originally indicated that there were alternative locations to construct the structure on the lot to address zoning, engineering and fire safety issues. Staff finds that the proposed use in its new location addresses such issues. With respect to the aforementioned outstanding zoning issues, variations have been granted in the past to address such issues (i.e. open space) for other religious institutions. Based upon the updated site plan for the proposed religious institution, staff finds that the petitioner has demonstrated a willingness to meet both County and Village Codes. Staff is seeking the input of the Plan Commission as to whether or not they concur with staff's recommendation to not object to the proposal.

Vice Chairperson Flint opened the meeting for comments and questions among the Commissioners.

Commissioner Cooper commented that the exhibits were small, hard to read, and was unsure if they were to scale. With that being said, she still would be in favor of requiring landscaping within the parking area but noted that some of the parking spaces would have to be eliminated. She asked if they had proposed more spaces than what is required. Mr. Toth answered that according to Village code they are right at the threshold.

Commissioner Olbrysh asked how many parking spaces are required. Mr. Toth answered 50 are required and that is the number of spaces being proposed.

Vice Chairperson Flint stated that if they were required to put in the landscaping they would have to expand the parking lot. Mr. Toth stated that if they expanded the parking lot to accommodate the landscaping island, the open space would remain the same.

Commissioner Sweetser stated that using that rationale that the open space would remain the same at 47 percent she asked what kept them from meeting the 50 percent open space to begin with. Mr. Toth answered that the plan does not show a lot of extraneous space for recreational activities and they have used the space to capacity.

Commissioner Cooper asked if the Commission could recommend that they reduce their parking spaces by a certain amount in order to accommodate the landscaping. Mr. Toth stated that we are not looking at a variation but either objecting to or accepting the revised plan as proposed. The previous plan challenged fire safety issues. This revised plan addresses those issues and meets County ordinance.

Commissioner Olbrysh stated that the open space doesn't bother him because they are close to the 50 percent and other religious institutions have not come close to the 47 percent that is being proposed. He stated that he did not want to hold them to a disadvantage.

Commissioner Sweetser stated that lack of open space for religious institutions sometimes results from preexisting conditions. With this plan they are starting from scratch and would give us a fresh start so it might be advantageous to come as close as possible. Mr. Toth indicated that they are meeting County requirements but we are evaluating the plan from our code requirements.

Commissioner Sweetser stated that she had no objections since they have corrected

the other issues previously mentioned.

Commissioner Mrozca was concerned about all the traffic entering and exiting onto Highland Avenue with no stop signs or other traffic control measures within the site. Mr. Toth answered that from staff's prospective they must provide a safe atmosphere.

Commissioner Cooper stated that it might be a good idea to eliminate two parking spaces to put in the landscape island, and within that island, have a stop sign.

The Commissioners then discussed the wording of the motion and how to incorporate their comments. Attorney Wagner suggested they could make a motion to not object to the petition but recommend to make it a better project.

It was moved by Commissioner Sweetser, seconded by Commissioner Olbrysh, to not object to the petition and forward the following site improvement recommendations to DuPage County:

- 1. Install a landscape island directly to the east of the easternmost parking spot on the south side of the parking lot.**
- 2. Install a stop sign on said landscape island to slow traffic movement on that portion of the site. The motion carried by the following vote:**

Aye: 5 - Olbrysh, Sweetser, Cooper, Flint and Mrofcza

Absent: 2 - Ryan and Burke

Chairperson's Report

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The Vice Chairperson deferred to the Senior Planner.

Planner's Report

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Ms. Henaghan indicated that all the public hearings from the previous month's meeting were approved by the Board of Trustees. Chase Bank appealed the Commission's decision and the Board of Trustees approved all four signs without any conditions. Lastly, she provided an overview of next month's cases.

Unfinished Business

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There was no unfinished business.

New Business

There was no new business.

Subdivision Reports

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There were no subdivision reports.

Site Plan Approvals

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There were no site plan approvals.

Workshops

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There were no workshops.

Adjournment

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The meeting was adjourned at 8:15 p.m.

*Stephen Flint, Vice Chairperson
Lombard Plan Commission*

*Jennifer Henaghan, Secretary
Lombard Plan Commission*