



# Village of Lombard

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

## Minutes

### Plan Commission

*Don Ryan, Chairperson*

*Commissioners:*

*Martin Burke, Ruth Sweetser,*

*Stephen Flint, John Mrofcza,*

*Leigh Giuliano and Ronald Olbrysh*

*Staff Liaison: Jennifer Ganser*

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Monday, November 18, 2019

7:00 PM

Village Hall - Board Room

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### Call to Order

*Chairperson Ryan called the meeting to order at 7:00 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, John Mrofcza, Stephen Flint, and Leigh Giuliano

*Also present: William Heniff, AICP, Director of Community Development, Jennifer Ganser, AICP, Assistant Director of Community Development..*

*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

[190460](#)

#### **PC 19-24, Lilac Station 101-109 S. Main Street**

The petitioner requests that the Village take the following actions on the subject property, located within the B5PD Central Business District Planned Development:

1. Amend Ordinance 7704 and approve a Major Change to a Planned Development, pursuant to Section 155.504(A)(4) of the Lombard

Village Code, to provide for the previously approved southern commercial building to change its physical location by more than ten feet. The petition also includes the following companion and amended variances to landscaping/fencing requirements, as set forth more fully within the submitted development plans:

- a. A zoning variation from Section 155.205(A)(2)(f)(iii) of the Village Code for a fence or wall in the B5 District exceeding six feet (6") in height;
- b. A zoning variation from Section 155.418(K), Section 155.508(C) (6)(b), Section 155.707(B)(3), Section 155.707(A)(3), and Section 155.709(B) of the Village Code to allow for the elimination of the transitional landscape yard improvements (on the east side), including fencing, and perimeter lot landscaping;
- c. A zoning variation from Section 155.706 of the Village Code to eliminate the interior and perimeter parking lot landscaping requirement; and
- d. A zoning variation from Section 155.709(B) of the Village Code to eliminate the requirement to provide one (1) shade tree for every seventy-five (75) lineal feet of required perimeter lot landscaping

*Sworn in to present the petition was Drew Mitchell, William Heniff, Community Development Director and Jennifer Ganser, Assistant Director.*

*Commissioner Flint recused himself as he is a member and owner at Prairie Food Co-op. He left the dais.*

*Ms. Ganser read the Plan Commission rules and procedures.*

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

*Mr. Mitchell introduced himself from Holladay Properties. He thanked staff and the Plan Commission for being welcomed back. He said the Plan Commission and Board gave Holladay a directive to work with Prairie Food Co-op (PFC) on their site plan. He noted they did work together and amended the site plan to accommodate their truck deliveries. He showed a picture of the old and new site plan. He noted it is a smaller building, but it will work for PFC. The building moved to*

*the north and west. The hatched area allows for better truck turns. He said they hope to break ground in July 2020.*

*Chairman Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked for the staff report.*

*Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. The property received zoning entitlements under PC 19-14, however as the commercial/southern building is moving more than 10' an amendment to the planned development is being requested. The landscaping variances are the same as the previous case, PC 19-14, but are needed for the new location of the southern building. The residential portion is not changing with this Planned Development Amendment in terms of unit count, parking, or location. The commercial building decreased in size and may be angled on the east side to accommodate a delivery truck for the proposed tenant, Prairie Food Co-op. Staff believes the movement of the southern/commercial building is still compatible with the neighborhood. The surface parking lot was reconfigured and parking was reduced to 56 spaces to allow for better truck turning movements. All IDRC comments will need to be met during final engineering.*

*The Village's traffic consultant (KLOA), reviewed the proposed changes. KLOA notes that deliveries, when possible, should be made when the parking lot is not being utilized. Minor adjustments may be needed to the parking lot to accommodate the truck. The southernmost access drive should be for outbound traffic only. Outbound movements should be right-turn only during the morning and evening rush hours. This will be addressed in final engineering.*

*During discussion for PC 19-14, there were three changes to the conditions of approval. Condition number 5 was amended to include lighting on balconies, which is reflected in PC 19-24. Condition number 11 is also included and any additional landscaping will be reviewed during final permit review. Condition number 12 "The petitioner shall work with staff on deliveries by semi-truck for the Co-op building." can be removed. This petition, PC 19-24, addresses those concerns and is the cumulation of work and discussion between Holladay Properties, Village staff, and Prairie Food Co-op.*

*Commissioner Burke asked about a truck turning diagram for a truck going north on Main Street. Ms. Ganser noted the previous plan, PC*

19-14, only had a diagram for a truck going south. It may be difficult for a truck to make a right hand turn into the site.

Commissioner Sweetser clarified the building size between the traffic report and site plan. Mr. Heniff said he believes the discrepancies is due to the hatched area.

On a motion by Commissioner Burke, and a second by Commissioner Olbrysh, the Plan Commission voted 6-0-1 to recommend that the Village Board approve the petition associated with PC 19-24, subject to the following eleven (11) conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request except as may be changed for final engineering and building permit approval and the following conditions below.
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.
3. The petitioner shall apply for and obtain a building permit for any development activity on the subject property.
4. Construction shall begin within one (1) year from the date of approval of the ordinance, unless otherwise extended by the Village Board.
5. Lighting on the residential portion of the building, including balconies, shall be shielded so that all illumination is directed toward the building and away from adjacent properties.
6. The property will have a cross park and cross access easement recorded against the two (2) parcels that comprise the subject property.
7. All outdoor trash collection areas shall be screened on all four (4) sides, with a masonry/concrete wall the same materials as the principal building or a fence constructed with the same material as other fencing on the subject property.
8. Upon a request by the Village, the petitioner shall provide a final fence plan to include a fence along the east property line that shall be eight feet (8') tall and of a solid material. Said fence shall be constructed per the approved plan.
9. The traffic engineering comments offered by KLOA and as part of PC 19-14 and PC 19-24 shall be addressed in final engineering.
10. Per the updated plans, the residential building will be pushed back five feet (5') to the west to allow for a transitional building setback.
11. The petitioner shall work with staff on increasing landscaping throughout the project.

The motion carried by the following vote:

**Aye:** 6 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, and Leigh Giuliano

**Abstain:** 1 - Stephen Flint

## Business Meeting

## Approval of Minutes

A motion was made by Stephen Flint, seconded by Ruth Sweetser, the minutes of the October 21, 2019 be approved. The motion carried by the following vote:

**Aye:** 6 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, Ruth Sweetser, Stephen Flint, and Leigh Giuliano

**Abstain:** 1 - John Mrofcza

## Public Participation

*There was no public participation*

## DuPage County Hearings

*There no Dupage County hearings*

## Chairperson's Report

*Chairman Ryan said this is his last Plan Commission meeting. He thanked the Commissioners for their hard work and time. He said Commissioner Olbrysh will be appointed Chair at the December 5th Board meeting and that Bill Johnston will be appointed a new Plan Commission member.*

## Planner's Report

*Ms. Ganser said the December meeting is cancelled. Mr. Heniff said the January meeting is scheduled for January 27, 2020.*

## Unfinished Business

*There was no unfinished business*

## New Business

*There was no new business*

## Subdivision Reports

*There was no subdivision reports*

## Site Plan Approvals

*There was no site plan approvals*

## Workshops

*There were no workshops*

## **Adjournment**

**A motion was made by Commissioner Flint, seconded by Commissioner Olbrysh, to adjourn the meeting at 7:32 p.m. The motion passed by a unanimous vote.**

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*Ronald Olbrysh, Chairperson  
Lombard Plan Commission*

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*Jennifer Ganser, Secretary  
Lombard Plan Commission*