

# Village of Lombard

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



## Minutes

**Monday, November 2, 2020**

**7:00 PM**

**SPECIAL MEETING**

**Village Hall - Board Room**

## **Plan Commission**

***Commissioners:***

***Martin Burke, Ruth Sweetser,  
Stephen Flint, Leigh Giuliano,  
Bill Johnston and Kevin Walker  
Staff Liaison: Jennifer Ganser***

## Call to Order

*Vice Chairperson Flint called the meeting to order at 7:00 p.m*

## Pledge of Allegiance

*Vice Chairperson Flint led the Pledge of Allegiance*

## Roll Call of Members

**Present** 6 - Martin Burke, Ruth Sweetser, Stephen Flint, Leigh Giuliano, Bill Johnston, and Kevin Walker

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

*Commissioners: Martin Burke, Ruth Sweetser, Leigh Giuliano and Bill Johnston attended remotely.*

*Vice Chairperson Flint called the order of the agenda.*

*Ms. Ganser read the Rules of Procedures as written in the Plan Commission*

## Public Hearings

[200316](#)

**PC 20-12: Hoffman Group Master Plan for the property located at 600-690 E. Butterfield Road (Continued from October 19, 2020)**

The petitioner requests:

- A. Amend the Village of Lombard Comprehensive Plan changing the Land Use Recommendation of the property from Public and Institutional to Mixed Use Commercial and Office.
- B. Approve a Map Amendment to rezone the property from the O Office District to the B3 Community Shopping District.
- C. Repeal Ordinances 4362, 4691, and 6060 in their entirety, which established the Northern Baptist Theological Seminary Planned Development.
- D. Establish a new planned development for the property, per Chapter 155.415 (C) of Village Code and granting approval of

land use exceptions, text amendments, variations and deviations, including relief from the following standards, as set forth more fully as follows:

1. Chapter 154 of the Village Code of Ordinances (i.e., the Lombard Subdivision and Development Ordinance):
  - a. A variance pursuant to Section 154.506(D) for lots without public street frontage for lots 2 through 7;
  - b. A variance pursuant to Section 154.506(F) and (G) to allow for alternate lot designs that are not radial in nature;
  - c. Grant a variance to pursuant Section 155.415(E) for minimum lot width of less than 100 feet in width to provide for a private street; and
  - d. For purposes of the planned development, zoning setbacks and signage regulations, establish the yards abutting the private roadway designated on the subdivision plat as Lot 6 as the requisite front yard.
  
2. Chapter 155 of the Village Code of Ordinances (i.e., the Lombard Zoning Ordinance)
  - a. A text amendment to establish a “Golf Driving Range and ancillary retail uses” as a defined land use and a conditional use within the B3 District;
  - b. A deviation from Section 155.415 (H) requiring all lots having a minimum of ten percent (10%) of open space;
  - c. A variation from Section 155.602(A)(10)(d) relative to the lighting and photometric requirements for all lot lines internal to the planned development;
  - d. For Lot 4, a use exception as provided for within Section 155.508(B) to provide to multiple-family residential buildings as a permitted use subject to Site Plan Approval;
  - e. For Lot 4, a use exception provided for within Section

155.508(B)(3) to provide for a land use exception for a proposed multiple-family land use representing more than forty (40) percent of the gross floor area of a planned development;

- f. For Lot 4, a deviation to provide for a principal building to up to one-hundred feet (100') in height, where a maximum height of thirty feet (30') is permitted.
- g. For Lot 7, establish the property for public municipal uses and facilities, as defined by Section 155.800 et. seq. of Village Code as an essential government service use, and subject to the provisions of Section 155.217(A) of Village Code.

3. Chapter 153 of the Village Code of Ordinances (i.e., the Lombard Sign Ordinance)

- a. For Lot 6, variations from Section 153.226 to provide for Off-Premises Signage, in the following respects and subject to Site Plan Approval.
  - i. variations from Section 153.226(B) to not require off-premise signs as the principal use of a zoning lot. Off-premise signs shall not be erected on any zoning lot which contains an existing principal structure, building or use.
  - ii. variations from Section 153.226(C) to provide for more than one off-premise sign shall be located on a zoning lot.
  - iii. variations from Section 153.226(D) to allow for an off-premise sign shall exceed 125 square feet in sign surface area per sign face.
  - iv. Variations from Section 153.226(F) to provide for off-premise signs to be located within a requisite yard.
  - v. Variations from Section 153.226(H) to provide for off-premise signs to be located closer than a minimum of 100 feet from any other off- premise or freestanding sign.

- E. Approve a preliminary plat of subdivision
- F. Pursuant to Section 154.602, approve a Development Agreement for the property
- G. Grant Site Plan Approval Authority to the Lombard Plan Commission, as set forth within Sections 155.504 and 155.511 of Village Code, and not being considered concurrent with the approval of the planned development. (DISTRICT #3)

*Vice-Chair Flint said PC 20-12, PC 20-13, PC 20-14, PC 20-15, and PC 20-16 are all continued from the October 26th meeting.*

*Vice-Chair Flint asked if any person would like to speak in favor or against this petition, or for public comment. Ms. Ganser said one (1) email was received on Sunday afternoon. She read the email into the record.*

*"I am writing in advance of the second portion of the meeting to discuss the development plans for case PC 20-12 through 20-16. I have attended the presentations by the developers and listened to last month's Village hearing. I have concerns with the development and it taking away the green space that currently exists around the former Seminary property. My condo development was build on the edge of those wetlands. There is a lot of wild life that live in those spaces. If we are going to build more commercial developments in this area, where will these animals go? Into the neighboring backyards and areas. Second, does the Village of Lombard want to add more commercial space when there is already so much unused commercial space on the edges of Yorktown Mall? Why not preserve the green space that exists and keep the commercial developments to the existing spaces?"*

*Ms. LaSota said the wetland area will remain and the wildlife won't be disturbed. She said the current site isn't green space it consists of vacant buildings.*

*Vice-Chair Flint asked for the staff report.*

*Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. There is a total of five Plan Commission cases, and each case will be voted on separately. However, staff, the petitioner, and the public are combining our comments for all 5 cases.*

*Northern Baptist Seminary moved to Lisle in 2017 and they intend to sell the property to the petitioner. The proposed development entity,*

*Hoffmann Alpha Omega Development Group has the property under contract and is seeking zoning entitlements to allow for a wholesale redevelopment of the campus. The property is located off Butterfield Road, however, most of the 27 acres is behind surrounding development.*

*The petitioner has developed a comprehensive Master Plan for the 27-acre site which will include the demolition of all campus structures on the property and development of: an entertainment/recreation restaurant building which is Golf Social and Moretti's; a fuel center and related ancillary retail/service commercial uses; zoning entitlement rights for up to 400 future multiple-family dwelling units to be developed at a future date; a connection road, Golf Social Way, between Butterfield Road and 22nd Street; and ancillary improvements on adjacent properties of the Westin and Target.*

*A dedicated parcel for future utility uses of a water tower is also being contemplated, but that would be undertaken by the Village at a future date and would require a separate review and approval as part of the Village's Capital Improvement Plan effort.*

*The actions here introduce the various land use components, such as: amending the Village Comprehensive Plan to designate the property from "Public and Institutional" to "Mixed Use Commercial and Office"; rezoning the Subject Property from O Office District to B3 Community Commercial District; repealing past planned development approvals for the Subject Property and establishing a new planned development; create a new development agreement for the Subject Property, which will also serve as a controlling document for the Subject Property; consider zoning relief for the Master Planned development and specific individual lots within the project; and approve companion zoning actions on the adjacent Target and LPFC/Westin sites to provide for additional signage, access and other off-site development actions.*

*The Plan Commission has a binder of materials from the petitioner that details the response to the standards and their plans. An updated final traffic report was attached as part of PC 20-12 and a supplemental report was attached as part of PC 20-15; both from KLOA the Village's traffic consultant.*

*Staff notes the property is along Butterfield Rd, a 6-lane roadway and near other commercial development. The rezoning and Comprehensive Plan map amendment are consistent with the*

*neighborhood. Staff supports establishing a new planned development for the site, which would allow the Plan Commission to have Site Plan Approval for future requests such as signage. Lot 4 is proposed as residential. Consistent with other development, such as the Highlands of Lombard, the apartments may be built in the future. At such time, the Plan Commission would review to ensure the development is consistent with the planned development.*

*Much of the zoning relief is supported due to the unique layout of the current lot and to allow for better design. A final plat of subdivision will go to the Board of Trustees before it can be recorded with the County. Multiple signage variances are being requested. Staff notes that certain uses like Golf Social are somewhat hidden from Butterfield Rd. The signage relief also allows signage on the Target and Westin property and signage for those properties on the petitioner's property. Final engineering will be reviewed by both Village staff and the DuPage County to ensure they meet the DuPage County Stormwater Ordinance. Such reviews may require further engagement and/or consideration by DuPage County if wetlands or floodplain areas are impacted.*

*KLOA provided a traffic report dated October 8, 2020. KLOA noted the following intersection improvements may be required by IDOT: dual left turn lane on Butterfield Rd, going northbound to Golf Social Way, therefore widening Butterfield Rd; exclusive westbound to northbound right turn lane on Butterfield Rd, to Golf Social Way; widen Golf Social Way to provide a left turn lane, through lane, and right turn lane. A parking analysis was undertaken by KLOA and found the Westin has 909 existing parking spaces. KLOA noted parking demand was determined to be 666 vehicles, which provides the ability for up to 243 spaces to be made available for off-site parking. The 243 parking spaces would be available to the petitioner under the terms of a long-term lease.*

*The petitioner proposes to construct a private street through the NBTS development (proposed Golf Social Way) that will connect to the Convention Way access drive on the subject property. Staff notes the planned changes to Convention Way will enhance traffic circulation within the immediate area. Convention Way/Golf Social Way will provide signalized intersections with 22nd Street and Butterfield Road, and will provide an alternative route for traffic accessing the NBTS/Yorktown Center area from 22nd Street and Butterfield Road. No new traffic signals are proposed for 22nd Street.*

*Per the photometric plan, lighting would meet Code. There will be lighting over the golf range and in the bays. The Golf Social lighting is similar to a dark sky lighting. Though lit, the lighting faces downward to not impact the surrounding properties. The outdoor activities face Lot 1 and Butterfield Rd, away from existing properties. Should Lot 4 be development as residential in the future, the photometric plan shows minimal lighting along Golf Social Way, which should not impact the future residential use.*

*Vice-Chair Flint opened the meeting for comments among the Commissioners.*

*(The Commissioner's comments applies to PC 20-12 through PC 20-16)*

*Commissioner Burke said he has no comments and that the presentations and materials were very thorough.*

*Commissioner Sweetser agreed with Commissioner Burke.*

*Commissioner Giuliano agreed with Commissioner Burke.*

*Commissioner Johnston said he feels positive on the development and had questions on the signage. He said signs ID2, ID3, and ID4 are all on Butterfield Road and asked how much light they will shine onto Butterfield Road. He asked if the ACC component of ID3 will impact traffic. Ms. LaSota said their consultant can add the signage into the photometric plans and would be ok if that was added as a condition of approval. Typically LED signs have a lower light spill. She said the development is 27 acres but there is very little frontage on Butterfield Road, therefore, the signage is important for advertising and to direct traffic. Also, the Ginger Creek waterway and slopes on allow for signs at certain locations. She said the speed limit is 45 mph and therefore the signs need to be larger for motorists to see them.*

*Ms. Ganser said should a condition of approval be added, it will be reviewed by staff at time of permit review.*

*Commissioner Walker said he likes the connections with the existing business for signage and the roadway.*

**On a motion by Commissioner Burke, and a second by Commissioner Johnston, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 20-12, subject to the following five (5)**



conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
3. The petitioner shall address all comments in the KLOA traffic report and any such improvements located within the Butterfield Road right-of-way and the intersection approaches shall be subject to review and approval by the Illinois Department of Transportation (IDOT). Village Staff and KLOA shall review any proposed changes;
4. The stormwater detention shall be provided for the entire project, including lot 4. If not, any future development on lot 4 will need to provide for stormwater detention and a future proposed location shall be provided to Village Staff for review as part of a future development petition.
5. The final plat of subdivision shall be provided to the Village for consideration and approval within twelve months from the date of the approval of the petition. All other relief granted as part of this petition shall be subject to time extensions and limitations as set forth within Village Code. Furthermore, any time considerations and limitations as set forth within Village Code shall be deemed to have been met within this petition if construction on the overall development site improvements has commenced.

The motion carried by the following vote:

**Aye:** 6 - Martin Burke, Ruth Sweetser, Stephen Flint, Leigh Giuliano, Bill Johnston, and Kevin Walker

[200317](#)

**PC 20-13: Hoffmann Group; Lot 1 Fuel Center located at 600-690 E. Butterfield Road (Continued from October 19, 2020)**

The petitioner requests:

- A. Grant the following conditional uses pursuant to Section 155.415(C) of Village Code:
  1. A conditional use pursuant to Section 155.415(C)(9) for gasoline sales and gasoline sales associated with a secondary or ancillary use;
  2. A conditional use pursuant to Section 155.415(C) for one “drive through” for a car wash and two “drive throughs” for two fast-food restaurants;
  3. A conditional use pursuant to Section 155.415(C) for outside display and sales of products for the gas station; and
  4. A conditional use pursuant to Section 155.208(C) for more than one principal structure on a lot of record.
- B. Grant a deviation pursuant to Sections 155.415(F)(4) for a rear yard setback of 8’ where 30’ is required for the car wash building.
- C. Grant the following sign variances to Section 153 of Village Code (i.e., the Lombard Sign Ordinance):
  1. A variance to Section 153.505(B)(6)(e) for two freestanding signs where one is allowed;
  2. A variance to Section 153.505(B)(6)(f) for freestanding

- signs of less than 100' apart;
3. A variance to Section 153.505(B)(6) for a freestanding sign that exceeds Code in area with a motor fuel and produce rate signs that exceeds nine square feet and an automatic changeable copy component that exceeds 16 square feet sign;
  4. A variance to Section 153.505(B)(6) for a freestanding sign that exceeds Code in area and an automatic changeable copy component that exceeds 16 square feet; and
  5. A variance to Section 153.226 of Village Code to provide for off-premises signage associated with Golf Social (Lot 2) (DISTRCT #3)

On a motion by Commissioner Johnston, and a second by Commissioner Burke, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 20-13, subject to the following three (3) conditions, plus a fourth condition added by Commissioner Johnston:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. The petitioner shall address all comments in the KLOA traffic report and any such improvements located within the Butterfield Road right-of-way and the intersection approaches shall be subject to review and approval by the Illinois Department of Transportation (IDOT). Village staff and KLOA shall review any proposed changes as part of the final permit submittal effort.
4. The photometric plan shall be updated showing the light from the requested signage on Butterfield Road.

The motion carried by the following vote:

**Aye:** 6 - Martin Burke, Ruth Sweetser, Stephen Flint, Leigh Giuliano, Bill Johnston, and Kevin Walker

[200318](#)

**PC 20-14: Hoffmann Group; Lots 2 and 3 Golf Social located at 600-690 E. Butterfield Road (Continued from October 19, 2020)**

The petitioner requests:

- A. Grant a conditional use pursuant to Section 155.415(C) for "golf driving range and ancillary retail uses" use per proposed Text Amendment set forth within PC 20-12;
- B. Grant conditional uses for off-site parking on proposed Lot 3 as well as the property at 70 Yorktown Shopping Center;
- C. Grant the following variations and deviations to provide for the proposed Golf Social and Moretti's Restaurant land uses on Lot 2:
  1. A variation from Sections 155.415(F)(3) and 155.508(C)(6)(a) of the Village Code, from 10 feet to 0 feet to provide for a pedestrian walkway from the subject property to the adjacent property at 70 Yorktown Shopping Center;
  2. A variance pursuant to Sections 155.415(F)(3), and (4) and 155.508(C)(6)(a) for the golf nets on west side, and the

- Golf Social building on the west side of the Lot;
3. A deviation to Section 155.415(G) for a building that will exceed two stories or 30 feet in height for the poles, netting, and radio telemetry pole up to 180 feet in height;
  4. A deviation pursuant to Section 155.415(G) for a building height of up to 65 feet plus cupola for the Golf Social building;
  5. A variance pursuant to Section 155.709 to reduce the perimeter lot landscaping on the west side of the Lot;
  6. A variance pursuant to Section 155.603 (A)(1) and a deviation from Section 155.415(F) to allow for a loading dock area and building to be located ten (10) feet from Lot 6, where thirty (30) feet is required;
  7. A variance to Section 153.505(B)(19)(a)(1) to provide for two wall signs (Golf Social and Moretti's) of six hundred sq. ft. in area on a lot with no front footage;
  8. A variance to Section 153.505(B)(4)(a)(i) to provide for a canopy sign (Moretti's) of one hundred and twenty sq. ft. in area on a lot with no front footage.

(DISTRICT #3)

On a motion by Commissioner Giuliano, and a second by Commissioner Walker, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 20-14, subject to the following four (4) conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. To address parking issues:
  - a. The petitioner shall provide at least 556 parking spaces to meet the anticipated parking demand. Such parking shall be provided in the form of either an off-site parking agreement with the property at 70 Yorktown Shopping Center (LPFC/Westin) and/or through parking space construction located within the Hoffmann-Lombard planned development.
  - b. Parking on Lot 3 shall be for the exclusive use of the business establishment(s) located on Lot 2 within the Hoffmann-Lombard planned development.
4. The height of the Golf Social/Moretti's building shall be 65' or less, while the poles and netting for the Golf Social shall be 180' or less.

The motion carried by the following vote:

**Aye:** 6 - Martin Burke, Ruth Sweetser, Stephen Flint, Leigh Giuliano, Bill Johnston, and Kevin Walker

[200319](#)

**PC 20-15: Hoffmann Group; The Lombard Public Facilities Corporation (LPFC)/Westin/Harry Caray's property at 70 Yorktown Shopping Center (Continued from October 19, 2020)**

The petitioner requests:

- A. Pursuant to Section 155.504(A)(1) and (10) of the Village Code, amend the previously established planned development approval for the subject property (70 Yorktown Shopping Center) as previously approved through Ordinances 3962, 4310, 5396, 5397, and 6059, in the following respects:
1. Amend the parking demand requirements as previously approved through Ordinances 5396 and 5397, to provide for a modified interpretation of the off-street parking requirements as provided for within Section 155.602(C), Table 6.3 of Village Code for a "Hotel/Convention Hall";
  2. Approve a further variation from Section 155.415 (F)(3) of the Village Code, as previously varied by Ordinance 6059, from 10 feet to 0 feet to provide for a pedestrian walkway from the subject property to the adjacent property to the east at 600-690 East Butterfield Road;
  3. Amend the allowable wall signage approved through Ordinance 5397 to allow for an additional wall sign of four-hundred (400) square feet (for Golf Social) and a modified wall sign on the parking garage;
  4. Grant a conditional use for Off-Site Parking, as set forth within Sections 155.602(A)(3)(b) and 155.415 (C) of Village Code, for the use and benefit of the property at 600-690 E Butterfield Road;
  5. Grant the variations from Section 153.226 of Village Code to provide for off-premises signage associated with the property at 600-690 East Butterfield Road;
  6. Approve a further deviation from deviation of Section 153.505(B)(19) of Village Code to allow for a thirteenth wall sign, where eleven signs were permitted via Ordinance 5397 and a twelfth sign permitted via SPA 07-06ph. (DISTRICT #3)

**On a motion by Commissioner Walker, and a second by Commissioner Burke, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 20-15, subject to the following four (4) conditions:**

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. The off-premises signage shall be permitted concurrent or after the proposed roadway connection and pedestrian connection is established between the subject property and the Hoffmann – Lombard Subdivision Planned Development;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
4. Notwithstanding the proposed off-premises signage, construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall become null and void unless a time extension has been

granted by the Village Board.

The motion carried by the following vote:

**Aye:** 6 - Martin Burke, Ruth Sweetser, Stephen Flint, Leigh Giuliano, Bill Johnston, and Kevin Walker

[200320](#)

**PC 20-16: Hoffmann Group; The Target amendments, property located at 60 Yorktown Shopping Center (Continued from October 19, 2020)**

The petitioner requests:

- A. Pursuant to Section 155.504(A)(1) and (10) of the Village Code, amend the previously established planned development approval for the subject property, as previously approved through Ordinances 3692, 4039, and 5741 in the following respects:
1. Amend the previously approved development plans for the Subject Property to provide for a modified access drive based upon the submitted plans, along with deviations and variation to provide for a zero-foot (0') setback from perimeter yard requirement to accommodate such connections;
  2. Approve a variance from Section 153.226 of Village Code to provide for off-premises signage associated with the property at 600-690 East Butterfield Road with a variance for the freestanding sign to be sixty-four square feet where fifty (50) square feet is required per Section 153.505(B)(6) (b); and
  3. Approve a variance to Section 153.505(B)(6)(f) for freestanding signs of less than one-hundred feet (100') apart. (DISTRICT #3)

On a motion by Commissioner Burke, and a second by Commissioner Giuliano, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 20-16, subject to the following five (5) conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. The off-premises signage shall be limited to businesses uses located within the property located at 600-690 E. Butterfield Road and within the Hoffmann – Lombard Subdivision Planned Development;
3. The off-premises signage shall be permitted concurrent or after the proposed roadway connection is established between the subject property and the Hoffmann – Lombard Subdivision Planned Development;
4. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
5. Notwithstanding the proposed off-premises signage, construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall become null and void unless a time extension has been granted by the Village Board.

The motion carried by the following vote:

**Aye:** 6 - Martin Burke, Ruth Sweetser, Stephen Flint, Leigh Giuliano, Bill Johnston, and Kevin Walker

## **Business Meeting**

### **Approval of Minutes**

A motion was made by Martin Burke , seconded by Ruth Sweetser, the minutes of the October 29, 2020 be approved. The motion carried by the following vote:

**Aye:** 6 - Martin Burke, Ruth Sweetser, Stephen Flint, Leigh Giuliano, Bill Johnston, and Kevin Walker

### **Public Participation**

*There was no public participation*

### **DuPage County Hearings**

*There was no DuPage County Hearings*

### **Chairperson's Report**

*The Chairperson deferred to the Director of Community Development*

### **Planner's Report**

*Ms. Ganser advised the Commission the November 16, 2020 Plan Commission Meeting will be cancelled due to lack of petitions, the next regular scheduled meeting will be on December 21, 2020.*

### **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 Giuliano, seconded by Commissioner Walker, to adjourn the meeting at 7:38 p.m. The motion passed by an unanimous vote.

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*Stephen Flint, Vice Chairperson  
Lombard Plan Commission*

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*Jennifer Ganser, Secretary  
Lombard Plan Commission*