

# Village of Lombard

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



## Minutes

**Monday, December 21, 2020**

**7:00 PM**

**Village Hall**

## **Plan Commission**

***Commissioners:***

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

## **NOTICE OF MEETING MODIFICATION DUE TO COVID-19**

**In light of the Disaster Declaration issued by the Governor of the State of Illinois relative to the COVID-19 pandemic, and pursuant to Public Act 101-0640, the Chairperson of the Plan Commission has determined that an in-person meeting of the Plan Commission, or a meeting conducted under the Open Meetings Act requirements, relative to a quorum of the members of the Plan Commission being physically present at a meeting when some members of the Plan Commission are participating remotely, is not practical or prudent because of the disaster.**

**Pursuant to Governor Pritzker's Executive Order 2020-07, as extended by Executive Orders 2020-18, 2020-33 and 2020-39, 2020-44, 2020-52, 2020-55, 2020-59, 2020-71 and pursuant to Public Act 101-0640, Plan Commission members may attend and participate in the meeting remotely, and physical attendance at this meeting will be restricted solely to specified Village officials, staff and consultants. Residents may view the meeting live on television, at Comcast Channel 6 or AT&T Channel 99, or on online at [www.villageoflombard.org/220/view-meetings-live](http://www.villageoflombard.org/220/view-meetings-live).**

**All interested persons will be given the opportunity to participate in the public hearing via telephone or submission of public comments or evidence in advance of the meeting**

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- **email to [communitydevelopment@villageoflombard.org](mailto:communitydevelopment@villageoflombard.org)**
- **calling and leaving a voicemail at 630-620-5760**
- **letter mail to:**

**Community Development Department**

**Attn: Plan Commission**

**Village of Lombard**

**255 E. Wilson Avenue  
Lombard IL 60148**

**Persons interested in participating in the hearing via telephone shall contact the Village in advance by any of the above methods to obtain information necessary for telephonic participation in the hearing. The Village requests that comments be submitted to the Village by 4:00 p.m. on Monday December 21, 2020.**

**Notwithstanding this request, all comments received before the public comment portion of the public hearing will be read into the public meeting record. The physical attendance restrictions in place for this meeting have been adopted to comply with Governor Pritzker's Executive Orders regarding social distancing and the need to maximize residential self-isolation to slow the spread of COVID-19 to the greatest extent possible.**

### **Call to Order**

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

*Also present: William Heniff, AICP, Director of Community Development, Anna Papke, AICP, Senior Planner of Community Development, Jason Guisinger, legal counsel to the Plan Commission*

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

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

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

### **Pledge of Allegiance**

*Vice Chairperson Flint led the Pledge of Allegiance*

### **Roll Call of Members**

**Present** 5 - Ruth Sweetser, Stephen Flint, Leigh Giuliano, Bill Johnston, and Kevin Walker

## Public Hearings

### [200373](#)

#### **PC 20-27: Text Amendment, for Nonconforming Fences in Corner Side Yards - Request to Withdraw petition**

The petitioner, the Village of Lombard, is requesting text amendments to Sections 155.303 and 155.802 of the Lombard Code of Ordinances, and any other relevant sections for clarity. The proposed amendments would authorize the replacement of legal nonconforming fences within corner and front yards in single-family residential zoning districts where such fences are damaged or destroyed by force majeure or an Act of God beyond fifty percent (50%) of their value. The proposed amendments would add a definition for force majeure. (DISTRICT ALL)

**A motion was made by Martin Burke, seconded by Ruth Sweetser, that PC 20-27 petition be withdrawn. The motion carried by the following vote:**

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

### [200407](#)

#### **PC 20-28 Text Amendments - Cultural Facilities - Institutions in B5A and Library Parking:**

Requesting approval of the following text amendments to the Village Code:

1. A text amendment to Section 155.419(C) of the Village Code to add "cultural facilities/institutions" to the list of conditional uses in the B5A Downtown Perimeter District; and
2. A text amendment to Section 155.602 Table 6.3 of the Village Code (and any other relevant sections for clarity) to amend the parking requirements for libraries from three spaces per 1,000 square feet gross floor area to two spaces per 1,000 square feet gross floor area. (DISTRICT #5)

*Sworn in to present the petition were: Bill Heniff, Community Development Director; Anna Papke, Senior Planner; Shaun Kelly of Engberg Anderson; Jason Cooper of Environmental Consulting & Technology; Sue Wilsey and Claudia Krauspe of Helen Plum Library; Jason Brandt, Board President of Helen Plum Library; and Javier Millan of KLOA.*

*Vice-Chair Flint 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.*

*Sue Wilsey began the presentation on behalf of the petitioner. She introduced the proposed library facility. She noted that the Library team held a series of community meetings to discuss the proposed plans throughout the fall of 2020.*

*Shaun Kelly presented the plans for the proposed facility. He provided an overview of proposed development and highlighted major features of the site. He noted the site plan had been developed with a focus on maximizing the both the size of the building and the number of parking spaces available on the site.*

*Jason Cooper described the plans in detail. He noted the proposed building is located on the northwest corner of the site, away from the adjacent residential areas. There will be a drive-through service window where patrons can pick up and drop off materials without needing to park. He noted that the Village's traffic consultant, KLOA, had recommended some modifications to the drive-through lane that will be incorporated into the final plans. The site will have a curb cut on Hickory Street and another curb cut on Main Street. This will be a reduction from the four curb cuts currently in place on the subject property.*

*Mr. Cooper said that under current conditions the subject property is nearly entirely covered with impervious surfaces. The proposed plan will provide a reduction of impervious surfaces by nearly 20,000 square feet. The development will introduce stormwater best management practices to the site in the form of bioretention areas to collect and filter rainwater runoff. The site will include bike parking at each entrance, with room for up to 24 bikes.*

*Mr. Cooper presented the landscaping plan. He noted that the public sidewalk along Main Street is located very close to the street due to space constraints within the right-of-way. To address this concern, the sidewalk will be moved east onto the Library's property, and a row of trees will be planted along the curb to separate vehicle and pedestrian traffic.*

*Mr. Cooper described the proposed fencing and landscaping in the transitional landscape yard on the east and south sides of the subject property. He noted that the requested variance for the fence in the transitional landscape yard will allow for a fence along the shared property line rather than inside the property line. He mentioned the site*

*will provide up to 46 trees. There will be terraces outside the building with some seating provided.*

*Mr. Kelly presented the interior layout of the building. He described the various features and service areas. He presented the building elevations and a materials board. The building will be constructed mainly out of brick and glass, with some accent paneling. The color palette for the building will be cream and beige.*

*Mr. Kelly finished with an overview of the timeline for demolition and construction work.*

*Vice-Chair Flint asked if any person would like to speak in favor or against this petition, or for public comment.*

*No members of the public were present at the meeting to provide comment. Staff received three written comments prior to the meeting. These were distributed to the Commissioners prior to the meeting, and were read into the record as follows:*

*Comment 1*

*To whom it may concern:*

*I suggest that the new library have a 2 or 3 feet grassy median between the Main Street and the side walk. Right now there is not one. I do not feel safe walking my baby stroller down the side walk because I'm worried that the baby stroller wheel would slip off the side walk and right into traffic! Once we get to the residential houses there is a median, why not the business? The businesses has there side walks right next to the street or on coming traffic! Thank you for taking suggestions.*

*Concerned tax paying citizen,  
Hoang Tran*

*Comment 2*

*Dear Plan Commission Members,*

*While the 12/21/20 meeting is virtual, I herewith submit the following comments to be read into the record.*

*I have read and understand the parking evaluation as submitted by the petitioner. However, I am opposed to variances relating to said parking in that they set a precedence for all future developments in the downtown and commercial districts. I also believe that units of local government should hold themselves to the highest standard and not look for relief because the size of the building is simply too large for the site. Helen Plum Library is well aware of parking issues from experiences relating to their current site on Maple Street. Furthermore, the GHA parking demand survey included "no hum ", average dates (3/6/18, 3/10/18, 9/13/18 and 9/15/18) of operation. As in the "Field of Dreams" If you build it they will come. I am concerned with the volume of cars that may be drawn to special and promotional events and do not trust the leadership to always act in the best interests of the neighborhood.*

*In addition, I feel that the number of handicapped spaces should be in accordance with the ordinance and not reduced by the actions of a one-time recalculation.*

*After review, I recommend a specific limitation on the conditional use for a building that is 43' in height. At a recent library board meeting, discussion ensued on an alternate bid to enable the library to add a third floor to the structure at a later date. This is in fact an act of arrogance since there is already a proposed variance for parking. How on earth would they generate an additional 75 to 100 spaces on the site? I was insulted by the architects comment that many municipalities build parking structures to accommodate parking deficiencies. I highly doubt that he is a taxpayer in OUR community. I ask the Library Board to cease and desist any actions and all plans for a future addition.*

*Thank you for serving as well as your review of my comments and concerns.*

*Sincerely,  
Michael A Fugiel*

### *Comment 3*

*Hello, I am writing regarding the location of the proposed new library. I have lived in Lombard nearly 20 years, and have visited the library countless times. Despite the loss Lombard faces of not making the new library and Lilacia Park a beautiful joint destination, this is the right*

*solution after all the in-fighting.*

*There is much to celebrate about the new location. It's still walkable for much of Lombard but offers better parking. Perhaps the nicest feature of the new location is that the parking is behind the building, which both improves safety for small children and a more pleasing façade. Needless to say, the larger building will be able to better support our town's needs.*

*Aside from all the new library's benefits, I'm not seeing much other developer interest in solving the "Mr. Z eyesore" problem that has given Main Street a black eye for too many years. It wasn't particularly scenic even when it was functioning.*

*I hope you will approve this new library location. Thank you for your attention.*

*Brigitte Baur*

*Vice-Chair Flint asked the petitioner to respond to the public comments.*

*With respect to the first comment about the sidewalk, Mr. Kelly noted that the sidewalk will be shifted to the east and a row of trees planted along Main Street to provide separation between vehicles and pedestrians.*

*With respect to the second comment, Mr. Kelly said that the Library hired a traffic consultant, Gewalt Hamilton Associates (GHA) to conduct a study of the parking demands generated by the current library facility on Maple Street, and found that the number of spaces proposed at the new site would be adequate after accounting for existing demand plus a projected increase in library visitors. Mr. Kelly noted that the new facility will provide more parking spaces than what is provided at the Maple Street facility. He mentioned that the drive-through service lane with book drop will reduce the number of patrons needing to park and go inside the building. He said the site plan had been developed to address the parking demand projected by GHA. Mr. Kelly noted the site will provide the required number of ADA accessible parking spaces.*

*Referring to the comment about a potential third story on the building,*



*Mr. Kelly said that the proposal before the Plan Commission is for a two-story building. The Library Board has discussed constructing the building in such a way that it would be structurally possible to add a third story or expand the building horizontally in the future, though there are no plans to do so at this time. Mr. Kelly said the Library has been trying to build flexibility into the site and the building to allow for expansion in the future if that becomes necessary. He noted that any such expansions would need to come before the Plan Commission.*

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

*Ms. Papke presented the staff reports. The IDRC reports for PC 20-28 and PC 20-29 were entered into the public record in their entirety. The petitioner proposes to build a new library facility at 401-425 S. Main Street. The petitioner is seeking text amendments to the Village Code and other zoning entitlements to facilitate the proposed development.*

*In Petition PC 20-28, the petitioner requests a text amendment to amend the parking requirements for libraries from three spaces per 1,000 gross square feet floor area to two spaces per 1,000 square feet gross floor area. In support of this request, the petitioner has submitted a parking memorandum prepared by Gewalt Hamilton Associates. Gewalt Hamilton conducted a parking demand analysis at the current library location on Maple Street, and found that during peak hours, the library required 1.63 parking spaces to meet parking demand. Assuming the new facility will increase vehicular trips by 20%, Gewalt Hamilton concluded a parking ratio of 1.95 spaces per 1,000 square feet will be adequate to meet parking needs.*

*The Village's traffic consultant, KLOA, conducted a spot study at the Maple Street facility and had similar findings with respect to the current parking demand generated by the library and the assumption of a 20% increase in parking demand for the proposed new facility. KLOA also looked at the amount of parking provided by nearby library facilities serving similar-sized communities. KLOA concluded that the proposed parking ratio of two spaces per 1,000 square feet gross floor area is reasonable.*

*Staff notes that the Helen Plum Library is the only public library in the Village, and thus the only land use subject to the current and proposed amended parking standard for libraries. Staff finds it reasonable to adjust the parking standard to align with the observed parking demand generated by the library use, and supports the requested text*

*amendment.*

*Also as part of PC 20-28, the petitioner requests a text amendment to add “cultural facilities/institutions” to the list of conditional uses in the B5A zoning district. Staff finds that a library and other similar public institutions are consistent with the intent of the B5A District. The statement of intent for the B5A District specifically notes civic services as typical in the District. Staff supports the requested text amendment.*

*In petition PC 20-29, the petitioner requests site-specific zoning entitlements for the proposed library facility at 401-425 S. Main Street. The subject property is currently developed with a former grocery store, an office building, and associated surface parking lots. The petitioner has requested a zoning map amendment to rezone the subject property from B3 Community Shopping District to B5A Downtown Perimeter District. The B5A District is intended to be a transition between the Downtown area and other commercial land uses. The subject property is located at a point of transition between commercial and residential development along Main Street. The development standards in the B5A District will promote development on the subject property that is compatible with the mixture of uses surrounding the subject property. Staff supports this request.*

*The petitioner is requesting approval of a new planned development with several companion conditional uses and deviations. Staff notes that the proposed development will be largely compliant with the development regulations in the underlying B5A District. The library facility will replace an existing development with a number of nonconforming characteristics related to building setbacks, transitional landscape yards, and open space.*

*Libraries would be a conditional use in the B5A District should the text amendment associated with PC 20-28 be approved. In review of the petition, staff finds that a library on the subject property would be compatible with other surrounding land uses. The proposed site layout would position the library building on the northwest corner of the site away from abutting residential uses, and will provide required transitional landscape yards along shared property lines. KLOA has reviewed the site plan and notes that the site plan will eliminate two of four existing curb cuts on the subject property, which will improve traffic flow around the Main Street/Hickory Street intersection. KLOA anticipates the proposed library facility will generate traffic volumes similar to those generated by the previous development on the site.*

*The site will include 105 parking spaces, which would meet the amended parking requirement for libraries the petitioner has requested with PC 20-28.*

*The proposed site plan includes a drive-through service window and outdoor seating area, both of which require conditional use approval. KLOA reviewed the drive-through service lane and found that it will accommodate anticipated drive-through traffic for the library without creating traffic backups on Village streets. KLOA has recommended the drive-through lane be widened to accommodate bypass traffic. The petitioner has agreed to redesign the lane. This adjustment is noted as a condition of approval at the end of the staff report, and will be reviewed by staff during permit review.*

*The petitioner requests a conditional use for a building with a height of 43 feet. The majority of the roofline of the proposed building will be 35 feet tall, with a pitched roof element at 43 feet. Staff notes that the building is well set back from adjacent uses to the east and south. A significant portion of the building façade will be windows, moderating the visual bulk of the building.*

*The petitioner has requested deviations for wall signage and a freestanding sign. Staff has reviewed the proposed signage and finds it to be consistent with the scale of the proposed building and the site.*

*Finally, the petitioner requests a variance to allow for a fence in a transitional landscape yard to be placed on the east property line rather than eight feet inside the property line as required by Village Code. Presently there is a fence located along this property line that is owned by the neighboring townhome association and was a requirement for the townhome developer. The petitioner proposes to replace this fence with a new fence along the property line that will serve the transitional landscape yard requirements of both the townhomes and the library. The two parties will work out a maintenance agreement as well as any necessary access easements.*

*Overall staff finds that the proposed library facility will increase compatibility between the subject property and surrounding land uses while providing an essential community service. Staff is supportive of the proposed planned development and associated zoning relief. Staff recommends approval of the petition subject to the conditions in the staff report.*

*Ms. Papke noted that Javier Millan of KLOA was attending at the meeting virtually via Zoom. He was available to answer questions related to traffic if they pertained to findings that KLOA made in review of the Gewalt Hamilton report or the proposed site plan.*

*Vice-Chair Flint asked if there were any questions or comments on the staff report. Hearing none, he opened the meeting for comments among the Commissioners.*

*Commissioner Burke said the petitioner's team had made a great presentation. He thought it showed a thoughtful design and he supported the project.*

*Commissioner Sweetser said the presentation by the petitioner had been complete and thorough. She asked if there will be any seating outside the building besides the seating in the outdoor patio seating area. She was thinking of bench seating for library patrons waiting for a ride.*

*Mr. Kelly said there will be no bench seating along Main Street, as they do not want to encourage traffic stopping on Main Street to pick up or drop off library customers there. However, he said the design team could look into providing some bench seating on the east side of the building.*

*Commissioner Giuliano said she was excited about the development. She agreed with one of the public comments that it would solve the issue of a vacant building along Main Street.*

*Commissioner Johnston said he was excited about the proposed library. He had questions about parking. He noted that according to the KLOA report, average parking supply for libraries per the Institute of Transportation Engineers is 2.5 spaces per 1,000 square feet building area. He was concerned that the petitioner was seeking a parking ratio of 2 spaces per 1,000 square feet. He also thought the new library would attract more visitors than the current library facility, and expressed concern about potential for traffic and parking overflow on Hickory Street and nearby properties.*

*In response, Mr. Kelly said that the trend in library facility planning has been to expand library services through use of a drive-through service lane. Many patrons of the library will use the drive-through service with no need to park a vehicle. Mr. Kelly said that the GHA report*

*recommends a parking ratio of 1.95 spaces per 1,000 square feet building area even without taking the drive-through service window into account. He said the majority of libraries use a parking metric of 2 spaces per 1,000 square feet building area.*

*Mr. Heniff asked Javier Millan to respond to Mr. Johnston's question about the KLOA report.*

*Mr. Millan said that the petitioner's statements about parking demand and the drive-through window reducing parking needs are correct. He noted that the average parking ratio reported by the Institute of Transportation Engineers (ITE) is based on data that is not especially thorough. The ITE study only reviewed nine sites, and those sites were a mix of facilities located in rural areas, suburban areas and major cities. Mr. Millan said that the parking needs of a library would vary depending on the context in which it was located; libraries near downtown areas such as the proposed facility would require less parking than libraries in less developed area where everyone would need to drive to access the facility. Mr. Millan noted that the Glen Ellyn library provides 1.7 spaces per 1,000 square feet building area, and the Villa Park library provides 1.75 spaces per 1,000 square feet building area. He said the parking demand of the proposed library will be met with a parking ratio of 2 spaces per 1,000 square feet. Mr. Millan noted that KLOA's spot surveys of parking at the current library facility matched GHA's findings.*

*Commissioner Johnston said he was still concerned about parking. He mentioned that the Carol Stream library provides 2.8 spaces per 1,000 square feet building area.*

*Commissioner Johnston asked for clarification about the existing freestanding sign on the property. Would that remain? He also asked for clarification on why the petitioner was proposing a 100-square foot wall sign on the west façade of the building.*

*Ms. Papke said the existing freestanding sign on the site would be removed with the demolition of the existing buildings. The petitioner was proposing a new freestanding sign.*

*Mr. Kelly said the proposed wall sign was intended to be an integrated part of the building design, and was sized accordingly.*

*Commissioner Walker said he had no additional comments on the*

*petitions. He thought the petitioner's presentation was thorough.*

On a motion by Commissioner Sweetser, and a second by Commissioner Giuliano, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 20-29, 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;
3. The petitioner shall address KLOA's comments on the drive-through service lane, with revised plans to be reviewed during permit review by engineering staff;
4. The petitioner shall record a plat of consolidation of the subject property prior to obtaining a building permit; and
5. Pursuant to the Village Code, 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

[200408](#)

**PC 20-29: Helen Plum Public Library - 401-425 S. Main Street**

The petitioner requests that the Village take the following actions on the subject property, located within the B3 Community Shopping District:

1. Approve a map amendment rezoning the subject property from the B3 Community Shopping District to the B5A Downtown Perimeter District;
2. Pursuant to Section 155.419(C) of Village Code, establish a new planned development for the property with the following zoning relief:
  - a. Pursuant to Section 155.419(C) as amended per PC 20-28, grant a conditional use for a cultural facility/institution (library);
  - b. Pursuant to Section 155.419(C), grant a conditional use for a drive-through establishment/service;
  - c. Pursuant to Section 155.419(C), grant a conditional use for an outside service area;

- d. Pursuant to Section 155.419(G)(2), grant a conditional use for a building that is 43 feet in height;
  - e. Pursuant to Section 153.508, grant a deviation to allow for 112 square feet of wall signage where 50 square feet of wall signage is permitted;
  - f. Pursuant to Section 153.508, grant a deviation to allow a freestanding sign with 33 square feet in surface area, where a sign of 20 square feet in surface area is permitted;
  - g. Pursuant to Sections 155.419(K) and 155.707(B)(3)(a), grant a variation to allow for a fence in the transitional landscape yard that is eight feet in height and less than eight feet from the lot line, where a fence that is six feet in height and not less than eight feet from the lot line is required;
3. 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; and
4. Repeal all zoning relief previously granted to the subject property. (DISTRICT #5)

**A motion was made by Ruth Sweetser, seconded by Leigh Giuliano, that this Development Project be recommend to the Corporate Authorities for approval with conditions. 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 Commissioner Giuliano, seconded by Commissioner Burke, that this 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 were no DuPage County Hearings*

## Chairperson's Report

*Commissioner Burke announced he will be selling his home and moving out of Lombard. This will be his last Plan Commission meeting. Commissioner Burke thanked staff for their help over the years.*

## Planner's Report

*Ms. Papke advised the Commission the January 18, 2021 Plan Commission Meeting will be cancelled, the Next regular scheduled meeting will be on January 25, 2021.*

## 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 8:15 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*