



# Village of Lombard

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

## Minutes

### Plan Commission

*Donald F. Ryan, Chairperson*

*Commissioners:*

*Ronald Olbrysh, Martin Burke,*

*Ruth Sweetser, Stephen Flint,*

*John Mrofcza and Leigh Giuliano*

*Staff Liaison: Jennifer Ganser*

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Monday, March 18, 2019

7:00 PM

Village Hall - Board Room

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### Call to Order

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

### Pledge of Allegiance

*Chairperson Flint led the Pledge of Allegiance*

### Roll Call of Members

**Present** 6 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

**Absent** 1 - Donald F. Ryan

*Also present: William Heniff, AICP, Director of Community Development, Jennifer Ganser, AICP, Assistant Director of Community Development and Anna Papke, AICP, Senior Planner of Community Development*

*Chairperson Flint called the order of the agenda.*

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

### Public Hearings

[190119](#)

#### **PC 19-03: Clover Creek Apartment Trash Compactor Building**

The petitioner requests that the Village take the following action on the subject property located within the R5PD Planned Development District: Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Oak Creek Planned Development to approve a deviation from Section 155.210(A)

(3)(b) of the Lombard Zoning Ordinance to allow an accessory structure (trash compactor building) with a vertical distance from grade to the highest point of the roof of twenty and a half (20.5) feet where a maximum of seventeen (17) feet is permitted. (DISTRICT #2)

*Sworn in to present the petition were: Anna Papke, Senior Planner; and Dean Pozarzycki, architect representing the petitioner.*

*Vice-Chairperson 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.*

*Mr. Pozarzycki presented the petition. He said the current owners have recently acquired the subject property and are in the process of making improvements. One planned improvement is to centralize trash collection at the apartment complex. Currently, there are dumpsters in each building that are wheeled out for collection by Waste Management on collection days. The dumpsters take up parking spaces while awaiting pick up and otherwise negatively impact the complex.*

*Mr. Pozarzycki said the property owner plans to install a trash compactor on the site. Dumpsters will be periodically emptied into the trash compactor, and Waste Management will collect the trash from the compactor rather than multiple dumpsters throughout the site. The petitioner has designed a building to house the compactor. Due to clearance requirements for the compactor, the building will not meet height requirements for accessory structures. Mr. Pozarzycki said he was available to answer any questions.*

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

*Diane Hatchett-Cohen addressed the Plan Commission. She asked if chemicals will be used in the compactor. She also was concerned about trash littering the apartment complex and attracting animals. She asked who would be responsible for ensuring the site remains clean.*

*Vice-Chairperson Flint asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked the petitioner to respond to the public comments.*

*Mr. Pozarzycki said there would be no chemicals used on site. He said the management of debris on the site is a housekeeping issue that the*

*property management will need to address. He said the trash compactor would improve trash management on the site and would eliminate some instances of residents leaving large items near dumpsters on pick-up days.*

*Vice-Chairperson Flint 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. Papke presented the staff report, which was submitted to the public record in its entirety. The petitioner proposes to install a trash compactor at the Clover Creek Apartment complex in order centralize waste collection activities. The petitioner will construct a building to house the compactor and a waste collection area. The proposed building, which is considered an accessory structure under the Zoning Ordinance, will have a peak height of 20.5 feet, where the Zoning Ordinance permits accessory structures to have a peak height of 17 feet. The petitioner is therefore requesting a deviation for this standard. The petitioner states the additional height is necessary to allow adequate space to operate the trash compactor. Staff notes that the trash compactor building will be significantly shorter than the apartment buildings on the site, and will be well-screened from adjacent properties. Staff recommended approval of the petition subject to the conditions in the staff report.*

*Staff received a letter from a nearby resident with questions about the operational aspects of the trash compactor. That letter was forwarded to the petitioner, who provided a response to the resident. Further, the Forest Preserve District of DuPage County also provided a letter of no comment on the petition. Copies of these communications were available to the Plan Commissioners at the meeting.*

*Vice-Chairperson Flint asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.*

*Commissioner Olbrysh asked who will be responsible for moving containers from inside the trash collection rooms in the buildings to the trash compactor, and who will check to see that the trash containers are full. Mr. Pozarzycki said either maintenance staff or possibly a third party vendor will perform this task.*

*Commissioner Sweetser asked if there is an established schedule for Waste Management to collect trash from the compactor. Mr. Pozarzycki*

*said that this schedule will be determined once the compactor is operational and the property owner has an understanding of how quickly the compactor fills up.*

*Commissioner Sweetser asked if the trash collection schedule and process will be available on the property management website for the complex. Mr. Pozarzycki said the property manager/owner is responsive to tenant needs and has an on-site presence.*

*Commissioner Mrofcza asked if there would be recycling, and for clarification on the number of trash collection containers on the site. Mr. Pozarzycki said there is no recycling on the property. Mr. Pozarzycki discussed the number of trash collection containers on the site.*

**On a motion by Commissioner Burke, and a second by Commissioner Sweetser, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 19-03, subject to the following three (3) conditions:**

- 1. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;**
- 2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and**
- 3. Pursuant to the Zoning Ordinance, the project 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 was carried by the following vote:**

**Aye:** 6 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

**Absent:** 1 - Donald F. Ryan

[190097](#)

**PC 19-04: Text Amendment to the Zoning Ordinance, Craft Alcohol Production Facility**

Requests the following text amendments to the Lombard Zoning Ordinance:

- 1. An amendment to Section 155.802 (and any other relevant sections for clarity) of the Lombard Zoning Ordinance regarding the addition for a definition of "Craft Alcohol Production Facility" and the modification of the definitions of "tavern" and "liquor store, package";**

2. Remove “microbrewery” as a conditional use from Section 155.417(G)(2)(a)(iii); and
3. An amendment to Sections 155.414(C), 155.417 (G)(2)(a), 155.418(C), 155.419(C), and 155.420(C) of the Lombard Zoning Ordinance to allow “Craft Alcohol Production Facility” to be listed as a conditional use (DISTRICT ALL)

*Sworn in to present the petition was Jennifer Ganser, Assistant Director.*

*Vice Chairperson 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.*

*Vice Chairperson Flint 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 Village is requesting a text amendment to the zoning ordinance related to craft alcohol production facilities. Staff has been approached by other breweries and businesses that make alcohol. Staff has also noticed a trend in breweries, distilleries, and wineries/cider distilleries. Staff brought this topic as a workshop to the Economic and Community Development Commission (ECDC) and the Plan Commission. Both concurred with staff to bring this forward as a future text amendment. The new use, Craft Alcohol Production Facility, would be listed as a conditional use in the B2, B4A, B5, B5A, and I Districts. Staff contacted other municipalities to gather information and notes a chart in the staff report. The text amendment also includes a new definition and amended definitions of a liquor store and tavern.*

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

*Commissioner Sweetser said she appreciated the staff research and agreed with the staff recommendation.*

**On a motion by Commissioner Sweetser, and a second by Commissioner Olbrysh, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 19-04.**

**The motion carried by the following vote:**

**Aye:** 6 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

**Absent:** 1 - Donald F. Ryan

[190121](#)

**PC 19-05: Expansion of a conditional use, 800 E. Roosevelt Road**

The petitioner requests that the Village grant approval of an expansion of existing conditional uses per Ordinances 6951 and 7069, pursuant to Section 155.417 (G)(2)(a) of the Village of Lombard Zoning Ordinance, of a microbrewery/craft alcohol production facility and outside service area (outdoor seating) within the B4APD Roosevelt Road Corridor District Planned Development. (DISTRICT #6)

*Sworn in to present the petition were Mike Conlon the petitioner, and Jennifer Ganser, Assistant Director.*

*Vice Chairperson 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.*

*Mr. Conlon presented the petition. He said he is one of the owners and Noon Whistle is looking to expand due to Whirly Ball leaving. The expansion would be approximately 14,000 square feet and have an expanded tasting room, a private meeting room, banquet space, a small kitchen, and more outdoor seating. Noon Whistle is opening a second facility outside of Lombard for more production. The Lombard location will be a place to enjoy the product. Truck traffic and waste will be reduced.*

*Vice Chairperson Flint asked if any person would like to speak in favor or against this petition, or for public comment. Ms. Kelly Walters said she lives behind Noon Whistle and attended the meeting to obtain more information. She said she is in support of the petition.*

*Vice Chairperson Flint 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 petitioner, Noon Whistle, is proposing to enlarge their business into existing tenant space and add a small kitchen. The land use of a microbrewery and the outdoor seating was a conditional use; therefore the expansion will need to go before the Plan Commission and Village Board. Noon Whistle has operated in Lombard for approximately four (4) years. The expansion will also allow*

*for special events and meetings. The petitioner has reviewed the IDRC comments and can meet them during permit review.*

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

*Commissioner Burke said the petition looked acceptable.*

**On a motion by Commissioner Burke, and a second by Commissioner Mrofcza, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 19-05, subject to the following six (6) conditions:**

- 1. That this relief is limited to the operation of a microbrewery/craft alcohol production facility and outside service area (outdoor seating) only and any physical site improvement or alterations require approval through the Village;**
- 2. That the petitioner shall develop the site in accordance with plans submitted as part of this request;**
- 3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;**
- 4. The conditional use permit for an outside service area (outdoor seating) is exclusively for the tenant space for Noon Whistle at 800 E. Roosevelt Road;**
- 5. The outdoor seating area shall not be operated or occupied after 11:00 PM on weeknights and 1:00 AM on Friday and Saturday nights. The petitioner shall monitor operations to ensure that the use is operated properly and legally;**
- 6. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the microbrewery/craft alcohol production facility and outside service area (outdoor seating) expansion is not established by said date, this relief shall be deemed null and void.**

**The motion carried by the following vote:**

**Aye:** 6 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

**Absent:** 1 - Donald F. Ryan

## **Business Meeting**

### **Approval of Minutes**

**A motion was made by Commissioner Olbrysh, seconded by Commissioner Mrofcza, the minutes of the February 18, 2019 meeting were approved. The motion carried by the following vote:**

**The motion carried by the following vote:**

**Aye:** 6 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

**Absent:** 1 - Donald F. Ryan

## **Public Participation**

*There was no public participation*

## **DuPage County Hearings**

*There were no DuPage County hearings*

## **Chairperson's Report**

*The Chairperson deferred to the Assistant Director of Community Development*

## **Planner's Report**

*The Assistant Director of Community Development had no report*

## **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

### 1. Northern Baptist Theological Seminary at 660 E Butterfield

*Mr. Heniff reviewed a staff memo on Northern Baptist Theological Seminary at 610-690 E. Butterfield Road. He said the purpose of the workshop is to discuss a narrative and address policy issues. He discussed the site history and showed recent pictures of the site. The Comprehensive Plan recommends public/institutional which is reflective of past land use. The property is for sale and the Village has received inquired for developers for uses ranging from residential, entertainment/recreational, medical office and business park/industrial. Mr. Heniff reviewed a SWOT analysis. He discussed a recent TIF district and a Business District. He also discussed planned developments, development agreements, and form based code. He discussed how a planned development could control height, signage, or building design and referenced Fountain Square or the Highlands. He noted future actions would come before the Plan Commission and could involve a Comprehensive Plan amendment. Commissioner Burke asked if the TIF was approve and Mr. Heniff said yes.*

*Commissioner Burke asked how long the property has been on the market. Mr. Heniff said since the end of 2016. Commissioner Burke noted the property would need to be rezoned and believes the uses are ok, except for industrial. He feels the site wouldn't work for industrial as it is near retail. Commissioner Burke said the drive into the property is narrow. Mr. Heniff said the TIF could aide in the redevelopment of the entryway. Commissioner Burke said he likes the idea of tying into Convention Way. Commissioner Sweetser said access is important and believes the use should be flexible to be used for a combination of purposes. She noted there could be a public component.*

*Commissioner Mrofcza asked if the site is being marketed as one site. Mr. Heniff said yes, but it could be divided up like Fountain Square. Commissioner Olbrysh said this is a unique property and secluded which could make it difficult for a business to survive. He noted there could be multi-family or townhomes. Commissioner Flint said he also sees high density housing. Commissioner Mrofcza noted that Yorktown has entitlements for over 900 units. Commissioner Burke said yes, but the Plan Commission doesn't define the market. He said office could be viable or senior housing. He said the Yorktown form based code discussion was different because they had a starting plan and concept. Commissioner Sweetser asked if there are any visions*

*and Mr. Heniff said connectivity and sustainability*

## 2. United Home Builders

*Mr. Heniff presented the workshop. Mr. Heniff provided background on the subject property. The subject property encompasses five parcels of land along 20th Street. Four parcels are north of 20th Street, and one is on the south side of 20th Street. The property is currently unincorporated, and is part of a small area of unincorporated property that is surrounded by the Village. Surrounding uses include office buildings and single-family residential development.*

*The property is immediately south of the Yorkshire Woods subdivision. When that subdivision was developed in the 2000s, Norbury Street was constructed with the intent that it would eventually be extended through the subject property to connect to 20th Street.*

*Mr. Heniff said that a developer currently has control of the subject property. In 2007, the developer considered developing the property with a single-family home subdivision, but that project was never constructed. Since 2007, the market has changed and the developer is now considering developing the property with ranch townhomes, a variation on attached single-family townhomes. The developer has prepared a draft site plan, and is seeking feedback from the Plan Commission on this proposed development. The site plan proposes 31 attached single-family dwelling units. Stormwater would be provided on the south side of the lot south of 20th Street. The site plan takes into account wetlands that impact the property.*

*Mr. Heniff showed examples of ranch townhome developments for reference purposes. He noted that from the exterior, the ranch townhomes are similar in their massing to the single-family homes in the Yorkshire Woods subdivision.*

*The proposed development brings up a number of land use policy considerations for the Village, which Mr. Heniff outlined as follows:*

- Annexation and annexation agreement would be required.*
- Possible Comp Plan amendment to account for townhome concept on the property.*
- Zoning would need to be amended to reflect proposed use, possibly to R3.*
- The Comp Plan states a policy desire for a mix of housing*

types.

- *There is increased market demand for alternatives to single-family homes.*
- *There are several other unincorporated properties adjacent to the subject property. Staff would seek a comprehensive approach to land use and zoning for these properties as well as the subject property.*

*Mr. Heniff concluded by stating that Village staff and the developer are seeking feedback from the Plan Commission on the ranch townhome proposal for the subject property. Village staff is also seeking broader direction for land use policy related to all the unincorporated properties in this neighborhood.*

*Commissioner Sweetser noted that there are other comparable developments in the Village, including developments on Kenilworth Court and Cimarron Road. She believes the ranch townhome concept has a lot of promise.*

*Commissioner Burke stated that the garages as proposed may not be useable. He asked Mr. Heniff for clarification regarding a detail on the wetlands and the location of the stormwater pond.*

*Commissioner Burke suggested that rather than zoning the lot on the south side of 20th Street for townhomes, it might make more sense to zone it R2 for a single-family home. This would make it consistent with the other properties along that stretch of 20th Street, which are developed with single-family homes. He stated that he otherwise has no objection to the ranch townhome concept.*

*Commissioner Burke suggested that the developer try to acquire the other unincorporated properties to the west of the subject property in order to develop them comprehensively.*

*Commissioner Flint asked if the developer is interested in buying the property to the west of the subject property. Mr. Heniff said the developer is not planning to acquire additional land at this time, but that is subject to change.*

*Mr. Heniff noted that this proposed development is not on a fast track. It will likely be some time before the developer is ready to bring a formal petition for zoning entitlements to the Plan Commission.*

## Adjournment

A motion was made by Commissioner Mrofcza, seconded by Commissioner Olbrysh, to adjourn the meeting at 9:07 p.m. The motion passed by a unanimous vote

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*Donald F. Ryan, Chairperson  
Lombard Plan Commission*

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*Jennifer Ganser, Secretary  
Lombard Plan Commission*