



# 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 and John Mrofcza  
Staff Liaison: Jennifer Ganser*

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Monday, March 27, 2017

7:00 PM

Village Hall - Board Room

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### SPECIAL MEETING

#### 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** 6 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

*Also present: William Heniff, AICP, Director of Community Development and Anna Papke, AICP, Sr. Planner.*

*Chairperson Ryan called the order of the agenda.*

*Mr. Heniff read the Rules of Procedures as written in the Plan Commission By-Laws.*

#### Public Hearings

[170116](#)**PC 17-08: 1005-1027 E. Division Street (Continued from March 20, 2017)**

The petitioner, Over the Rainbow Association, requests that the Village take the following actions on the subject property located within the R2 Single-Family Residence District and the R3 Attached Single-Family Residence District:

1. For the property at 1027 E. Division Street, approve a map amendment from the R2 Single-Family Residence District to the R4 Limited General Residence District;
2. For the property at 1005 E. Division Street, approve a map amendment from the R3 Attached Single-Family Residence District to the R4 Limited General Residence District;
3. For both properties as noted above, approve a conditional use for a new planned development with the following companion variations and deviations, reflective of existing buildings and structures already located on the premises:
  - a. A deviation from Section 155.409(I) and Section 155.508(C)(6)(b) to reduce the transitional interior side yard building setback for an existing building from fifty feet (50') to fourteen feet (14');
  - b. A variation from Section 155.409(J), Section 155.508(C)(6)(b), and Section 155.707(A) to reduce the depth of the transitional landscape yard;
  - c. A variation from Section 155.707(B) to allow transitional landscape yard improvements;
  - d. A variation from Section 155.706(C)(1) to reduce the required perimeter parking lot landscaping for the south side of an existing parking lot, as depicted on the submitted site and landscape plan;
  - e. A deviation from Section 155.602(A)(3)(e) to allow off-street parking areas open to the sky to be located in a required front yard;
  - f. A deviation from Section 155.602(C), Table 6.2, to reduce the parking ratio for one-bedroom apartment units from one and a half parking spaces per unit to one parking space per unit; and
4. Grant site plan approval authority to the Lombard Plan Commission pursuant to Section 155.511 (site plan approval) of the Lombard Zoning Ordinance. (DISTRICT #5)

*Sworn in to present the petition were: Anna Papke, Senior Planner; Eric Huffman with Over the Rainbow (petitioner); Steve Friedland with Applegate & Thorne-Thomsen, attorney representing petitioner; and Dennis Langley with Weese Langley Weese Architects, architect representing petitioner.*

*Chairperson Ryan 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.*

*Steve Friedland introduced himself as the attorney representing the development team.*

*Eric Huffman, with Over the Rainbow (OTR), provided an overview of his organization as well as the other properties that OTR owns in the Chicago region. He said the main focus of OTR is to serve individuals with severe physical disabilities who are able to live independently. He provided a brief overview of OTR's funding sources and operations.*

*Mr. Huffman said that the subject property was formerly operated as the Deicke Home, which was a HUD-funded organization. He said that HUD had reached out to OTR when the property became available for redevelopment, asking if OTR would be interested in repurposing the site to serve OTR's mission. OTR determined the site will be suitable for redevelopment into 14 independent apartment units. Mr. Huffman said that the building on the site has good bones, and will lend itself well to adaptive reuse. He mentioned that OTR intends to call the development Arboretum West Apartments.*

*Steve Friedland outlined the elements of the petition before the Plan Commission. He noted that most of the deviations and variations requested by OTR are intended to address existing conditions on the site. The only new deviation would be for the parking ratio.*

*Dennis Langley, architect, provided an overview of the proposed redevelopment of the site. He showed a survey of the existing conditions on the site, and noted that the existing parking lot will be reconfigured to accommodate 14 parking spaces. There will also be improvements to the internal sidewalk network around the development. The school building on the east side of the property will be demolished and that area converted into green space.*

*Mr. Langley presented the landscape plan. He noted that the petitioner will be keeping most of the mature trees on site, with the exception of a few that will be lost due to reconfiguration of the driveway. All landscaping around the perimeter of the property will remain. Foundation landscaping near the building will be enhanced.*

*Mr. Langley presented the building elevation. The existing residential building on the site will be converted into 14 apartments. All the apartments will be barrier free to accommodate residents' needs. Most of the interior systems will be new (plumbing, AC, etc.). The existing*

*elevator will remain, and the basement level will be used for support services. The petitioner will refresh the masonry on the exterior of the building.*

*Steve Friedland addressed the petitioner's request for rezoning the property to R4. He noted that the R4 zoning will be compatible with the previous and proposed future use of the site, and that it will be a transition between the business district to the west and the single-family residential district to the south and east. He said that the planned development designation will be an appropriate way to regulate the site, and the related deviations and variations will address existing conditions. He said the proposed parking ratio reduction from 1.5 to 1.0 space per unit will adequately serve the building's resident population, and that the Village's traffic consultant had reached the same conclusion.*

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

*Chairperson 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. Papke presented the staff report, which was submitted to the public record in its entirety. The petitioner, Over the Rainbow Association (OTR), is proposing to redevelop the subject property, which formerly operated as the Deicke Home. The property is currently two parcels of record. There are two buildings on the site: the residential building on the west side and the administrative building on the east side of the site. The residential building will be converted into 14 independent living apartment units. The administrative building will be demolished.*

*In order to facilitate the redevelopment, the petitioner is seeking to rezone the two properties from R2 and R3 to R4 Limited Residential District. The petitioner also requests a conditional use for a planned development with variations and deviations, the majority of which will address existing conditions on the site.*

*The petition was reviewed by the Village's interdepartmental review committee. Comments from this review have been passed on to the petitioner, and will be addressed in the final review and permitting process.*

*The Planning Division reviewed the proposed rezoning and notes that the surrounding area is characterized by a mixture of zoning designations and existing land uses. Property to the north and west is*

*a combination of businesses and higher density residential development. Property to the south and east is an existing single-family residential neighborhood. The proposed R4 zoning district would be an appropriate transition between the more intense development and the single-family neighborhood.*

*Staff finds the property meets the requirements for planned developments. The majority of the variations and deviations requested by the petitioner will address existing conditions on the site related to building setbacks, transitional yards and landscaping. Staff has no objection to these requests.*

*The petitioner is also requesting a deviation to reduce the parking ratio of the site from 1.5 spaces per unit to 1.0 space per unit. The petitioner states that many of their residents will not drive, and therefore the development will need less parking than a typical apartment building. The Village's traffic consultant, KLOA, performed a parking evaluation on the site based upon data from other properties operated by the petitioner, and concluded that average peak parking demand at OTR properties is about 0.61 spaces per unit. Based on this information, staff expects the proposed 14 parking spaces will adequately serve the development. The petitioner has agreed to land bank land on the east side of the site for a future parking lot in the event that there is a greater demand for parking in the future. Staff recommends approval of this deviation on the condition that the additional spaces are constructed if they become necessary.*

*Staff recommended approval of the petition subject to the conditions listed in the staff report.*

*Ms. Papke noted that staff had received one letter of objection from a nearby property owner, which was included with the staff report.*

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

*Commissioner Olbrysh said that the proposed redevelopment of the site will be an improvement to the neighborhood. He asked for confirmation that the school building (building on east side of site) will be demolished. The petitioner confirmed this is the case.*

*Commissioner Olbrysh asked about plans for landscaping on the south side of the site. Mr. Langley said it will be landscaped with lawn and other plantings.*

**A motion was made by Commissioner Olbrysh, seconded by Commissioner Flint, to recommend to the Corporate Authorities approval of this petition**

subject to following seven (7) conditions.

1. That the approvals for zoning map amendments, conditional use for a planned development with deviations and variations, and granting of site plan approval authority to the Plan Commission, are valid only for the subject property at 1005-1027 E. Division Street;
2. That the petitioner shall develop the site in accordance with the following 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:
  - a. Site plan, prepared by Weese Langley Weese Architects, Ltd., dated January 30, 2017 and February 20, 2017; and
  - b. Landscape plan, prepared by Weese Langley Weese Architects, Ltd., dated February 14, 2017.
3. That the deviation to reduce the parking ratio to 1.0 space per apartment unit shall be granted on the condition that the petitioner installs an additional seven parking spaces on the site in the event the Village determines they are necessary;
4. That the petitioner shall submit a lighting plan during permit review;
5. That the petitioner shall submit a plat of consolidation for the two parcels;
6. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
7. 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 for a conditional use for a planned development with deviations and variations and granting of site plan approval authority to the Plan Commission shall become null and void unless a time extension has been granted by the Village Board

The motion carried by the following vote:

**Aye:** 5 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

## **Business Meeting**

*The business meeting convened at 7:26 p.m.*

## **Approval of Minutes**

There were no minutes to approve. The March 20 and March 27 minutes will be approved at the April 17, 2017 meeting.

## **Public Participation**

*There was no public participation.*

## **DuPage County Hearings**

*There were no DuPage County hearings.*

## **Chairperson's Report**

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

## **Planner's Report**

*The 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**

*There were no workshops.*

## Adjournment

A motion was made by Commissioner Mrofcza, seconded by Commissioner Olbrysh, to adjourn the meeting at 7:27 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*