



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

Monday, November 20, 2017

7:00 PM

Village Hall - Board Room

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 5 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, John Mrofcza, and Stephen Flint
Absent 1 - Ruth Sweetser

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

Public Hearings

[170507](#)

PC 17-34 438 Eisenhower Lane North-Industrial Rehab Allies

Requests that the Village grant a conditional use, pursuant to Section 155.420(C) of the Zoning Ordinance, to allow for an outpatient medical office in the I Limited Industrial Zoning District.

Sworn in to present the petition were the petitioner, Steven Adamkiewicz, and Anna Papke, Senior Planner, of the Village of Lombard.

Mr. Adamkiewicz, one of the business owners of Industrial Rehab Allies, presented the petition. He noted the business has been located in the Oak Creek Business Park for 19 years. Industrial Rehab Allies provides physical therapy and work hardening services. The work hardening services focus on physically preparing people to return to work by simulating industrial settings, and require warehouse-like facilities. He

said an office use such as Industrial Rehab Allies is typically considered an ancillary use in an industrial setting. Parking and traffic will not be an issue, and all work will be completed inside. There will be no hazardous materials associated with the business.

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 is proposing to operate a physical therapy office. The subject property is located in the I - Limited Industrial District, Planned Development. A physical therapy office is classified as an outpatient medical office under the Lombard Zoning Ordinance, which is a conditional use in the I District. The subject property is currently developed with a one-story, multi-tenant building. Industrial Rehab Allies would utilize one tenant space. The business is moving from 818 Oak Creek Drive, Lombard. 818 Oak Creek Drive is zoned R5PD, with uses determined by a Court Decree. Outpatient medical office is permitted in the Oak Creek Planned Development by right. Staff supports the petition.

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

On a motion by Olbrysh, seconded by Flint, the Commissioners voted 4-0 to recommend that the Village Board approve the petition associated with PC 17-34, subject to three (3) conditions:

- 1. That the petitioner shall develop the site in accordance with plans prepared by Harold Beron Architects, Planners & Designers dated August 20, 2017 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. 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 shall become null and void**

The motion passed by the following vote:

Aye: 4 - Ronald Olbrysh, Martin Burke, John Mrofcza, and Stephen Flint

Absent: 1 - Ruth Sweetser

Business Meeting

The business meeting convened at 7:23 p.m.

Approval of Minutes

On a motion by Mrofcza, seconded by Burke, the minutes of the October 16, 2017 meeting was approved by the following vote:

Aye: 4 - Ronald Olbrysh, Martin Burke, John Mrofcza, and Stephen Flint

Absent: 1 - Ruth Sweetser

Public Participation

A 15-minute period is allowed for public comments on any issue related to the Plan Commission.

There was no public participation.

DuPage County Hearings

There were no Dupage County hearings.

Chairperson's Report

In regard to the upcoming Martin Luther King Birthday holiday, the Plan Commissioners unanimously agreed to move the January 15, 2018 meeting date to January 22, 2018.

Planner's 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

[170508](#)

SPA 17-04 830 Foxworth Blvd. Clover Creek Apartments

The petitioner requests that the Village grant site plan approval for a minor change to the Oak Creek Planned Development to provide for an

addition to the Clover Creek Apartment Clubhouse.

Mr. Dean Pozarzycki spoke as the project architect. He said the current owner desires to do upgrades to the fitness facility and incorporate a 1,500 square foot addition. As this is a modification to the Planned Development, we are here before the Plan Commission. The addition will be on the east side.

Chairperson Ryan asked if any person would like to speak in favor or against this petition. Hearing none, he requested the staff report.

Mr. Heniff presented the staff report, which was submitted to the public record in its entirety. He said Clover Creek is looking for site plan approval for an addition to their rec center to allow for two bowling lanes. The outdoor pool will be enhanced as well as other outdoor amenities. This is minor change to the existing planned development. There is an existing sanitary sewer line that is currently under the proposed addition. Should this be approved, staff will work with the petitioner to remedy this issue.

Chairperson Ryan asked if there were any questions of the staff report, and, hearing none, opened the meeting for comments among the Commissioners.

Commissioner Olbrysh asked if the petitioner will relocate the sewer line or make it private. Mr. Pozarzycki said the desire is to make it private.

A motion was made by Commissioner Burke, seconded by Commissioner Mrofcza, to recommend that the Plan Commission approve this petition subject to the following three (3) conditions:

1. That the petitioner shall develop the site in accordance with plans prepared by Dean M. Pozarzycki, R.A., dated September 22, 2017 submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report, including the sanitary sewer as referenced by Public Works and Private Engineering Services and sent to the petitioner via mailed dated October 27, 2017; and
3. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval, or this approval shall become null and void unless a time extension has been granted by the Village

Board.

On a motion by Burke, seconded by Mrofcza, the Commissioners voted 4-0 to approve the project subject to the conditions within the staff report.

Aye: 4 - Ronald Olbrysh, Martin Burke, John Mrofcza, and Stephen Flint

Absent: 1 - Ruth Sweetser

Workshops

There were no workshops.

Adjournment

On a motion by Flint, seconded by Mrofcza, the meeting was adjourned at 7:23 p.m.

Aye: 4 - Ronald Olbrysh, Martin Burke, John Mrofcza, and Stephen Flint

Absent: 1 - Ruth Sweetser