



Village of Lombard

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

Minutes

Plan Commission

Ronald Olbrysh, Chairperson

Commissioners:

Martin Burke, Ruth Sweetser,

Stephen Flint, John Mrofcza,

Leigh Giuliano and Bill Johnston

Staff Liaison: Jennifer Ganser

Monday, January 27, 2020

7:00 PM

Village Hall - Board Room

Call to Order

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

Pledge of Allegiance

Chairperson Olbrysh led the Pledge of Allegiance

Roll Call of Members

Present 6 - Ronald Olbrysh, Ruth Sweetser, John Mrofcza, Stephen Flint, Leigh Giuliano, and Bill Johnston

Also present: William Heniff, AICP, Director of Community Development, Jennifer Ganser, AICP, Assistant Director of Community Development, Jason Guisinger, legal counsel to the Plan Commission.

Chairperson Olbrysh called the order of the agenda.

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

Swearing in of new member Bill Johnston

Ms. Ganser conducted the swearing in of the new Plan Commissioner Bill Johnston..

Public Hearings

[200025](#)

PC 20-02: Text Amendment to the Zoning Ordinance, Storage

Centers

The petitioner is requesting a zoning text amendment to Section 155.417 (G)(2)(b), the B4A Roosevelt Road Corridor District, of the Lombard Village Code to allow for "Storage centers, provided that the use fronts along an arterial roadway" to be listed as a conditional use.

(DISTRICT ALL)

Due to an error in the publication by the Daily Herald this petition is moved to the 2-3-20 PC meeting.

A motion was made by Ruth Sweetser, seconded by Stephen Flint, that this Text Amendment PC 20-02 be continued. The motion carried by the following vote:

Aye: 6 - Ronald Olbrysh, Ruth Sweetser, John Mrofcza, Stephen Flint, Leigh Giuliano, and Bill Johnston

Absent: 1 - Martin Burke

[200030](#)**PC 20-03: Beyond Self-Storage, 850 E. Roosevelt Road**

The petitioner requests a zoning conditional use pursuant to Section 155.417(G)(2)(b) of the Lombard Village Code to allow for "Storage centers, provided that the use fronts along an arterial roadway" on the subject property located within the B4A Roosevelt Road Corridor District. (DISTRICT #6)

Due to an error in the publication by the Daily Herald this petition is moved to the 2-3-20 PC meeting.

A motion was made by Ruth Sweetser, seconded by Stephen Flint, that this Conditional Use PC 20-03 be continued. The motion carried by the following vote:

Aye: 6 - Ronald Olbrysh, Ruth Sweetser, John Mrofcza, Stephen Flint, Leigh Giuliano, and Bill Johnston

Absent: 1 - Martin Burke

[200023](#)**PC 20-05: 1196 S. Main Street - Conditional Use for a Massage Establishment**

The petitioner requests that the Village grant approval of a conditional use, pursuant to Section 155.415(G)(2)(b)(xi) of Lombard Village Code, to allow for a massage establishment (as defined and regulated by Title 11, Chapter 122 of the Code of Ordinances) within the B4A Roosevelt Road Corridor District. (DISTRICT #2)

Sworn in to present the petition were Tony Zeng of Oki Spa and Fred Bernacchi, the petitioners, and Jennifer Ganser, Assistant Director.

Mr. Bernacchi introduced himself as a real estate agent from Oak Park that has helped out Mr. Zeng, the business owner, with other business ventures in the past. Mr. Zeng stated that he owns other spas in

Chicago and Addison. Mr. Zeng stated that he signed a lease at 1196 S. Main Street a few months ago and is awaiting approval of the conditional use to open his business.

Chairperson Olbrysh asked for public comment.

Michelle Johnson asked the petitioner about details regarding the types of massage. Mr. Zeng responded that full body massage would be available. Ms. Johnson asked how many employees he would have at the location. Mr. Zeng responded that there would be one or two employees.

Chairperson Olbrysh asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. The petitioner is proposing full body massage at 1196 S. Main Street. There are no exterior site improvements proposed at this time and no utility improvements are necessary for the operation. Concept floor plans have been attached. The petitioner is proposing to occupy approximately 1,400 square feet of the lower level of the building. The building division met with the petitioner at the space and notes in the report a list of items that will need to be met. Massage establishments are further regulated by Title 11, Chapter 122, of the Code of Ordinances. These regulations have been attached to the staff report.

Chairperson Olbrysh opened the meeting for comments among the Commissioners

On a motion by Commissioner Giuliano, and a second by Commissioner Johnson, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 20-05, subject to the following five (5) conditions:

- 1. That this relief is limited to the operation of an establishment at 1196 S. Main Street, Suite F. Any expansion, physical site improvement or alterations require approval through the Village;**
- 2. That the operator of the massage establishment apply for and receive a massage establishment license, per the provisions of Chapter 122 of the Village Code, with said license and operation remaining in good standing;**
- 3. That the petitioner shall develop the site in accordance with plans submitted as part of this request;**
- 4. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.**

This relief shall be valid for a period of one year from the date of approval of the ordinance. If the massage establishment 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, Ruth Sweetser, John Mrofcza, Stephen Flint, Leigh Giuliano, and Bill Johnston

Absent: 1 - Martin Burke

[200031](#)

PC 20-01: 451 E North Ave, Holiday Inn Express

The petitioner requests that the Village take the following actions on the subject property located within the B4 Corridor Commercial District:

1. A zoning conditional use pursuant to Section 155.416(C)(34) of the Lombard Village Code to allow for "Four-story buildings and buildings which are 40 feet to 45 feet in height.", and
2. Approval of a two lot Major Plat of Resubdivision

The subject property for the proposed hotel is currently vacant. The petitioner proposes to build a Holiday Inn Express. Though the use of a hotel is permitted in the B4 Zoning District, zoning entitlements are needed for the building height. (DISTRICT #4)

Sworn in to present the petition were Himanshu Modi, Tom Carroll, the petitioners, and Jennifer Ganser, Assistant Director.

Mr. Modi presented a powerpoint. He said the site plan is in compliance with the zoning ordinance. The site is zoned B4 and a hotel is a permitted use. A neighborhood meeting was held and subsequently the fire lane was removed to have a transitional landscape yard. They hear the concerns about traffic and the entrance on Joyce will be right in left out. He showed images of the landscaping that will be included such as evergreens for screening. As a franchisee owner they must follow the prototypes with stone, stucco, and a flat roof. He showed elevations and an interior floor plan. He said they tried to meet the concerns of the Village, Park District, and neighbors. He showed a letter from the Illinois Department of Natural Resources and noted they had no concerns. He said the team met with the Park District. He said the traffic report showed a negligible neighborhood impact and that other uses would have more traffic.

Mr. Carroll said utilities are available to the site the stormwater will be reviewed by the Village. He said they will most likely use underground

detention.

Mr. Modi said they will submit a sign plan and photometrics later. He said a three-story building at 40' could be built by right. The roofline is 1'4" over 40'. He showed a diagram of a 40' building with a parapet for screening and said this would not require a public hearing. The second diagram showed the proposed building and an illustration with trees and a 6' tall person. He said much of the building will be screened by trees.

Chairperson Olbrysh asked for public comment.

Ms. Therese Cilella said she turned in a petition to the Village and now has 85 more signatures. She said the neighbors realize there will be a new neighbor but they have concerns on the 4th floor which would equal more rooms and guest. She said she talked with the DuPage Convention and Visitors Bureau and though she couldn't get occupancy data for the hotels, she understands the industry standard is 70%. She discussed research of other area hotel, their room count and the occupancy allowed at nearby banquet halls. Based on her research the proposed Holiday Inn Express may need 45 rooms which shows it could be 3 stories. She said this hotel doesn't blend in with the neighborhood and there is no precedence for a hotel of 4 stories close to a park. She said she brought pictures of the Lagoon throughout the years. She said the neighborhood wants to protect the area.

Ms. Laura Sasinka said she is concerned about flooding. A 4th story means more parking is required, therefore more pavement and flooding. She asked if permeable pavement will be used. She said the Lagoon has flooded before over Grace and near Marcus. She said she talked with Shaun in Public Works and noted there could be backups at the Lagoon. She said last year Grace flooded seven times and Joyce has also flooded.

Mr. Nick Janakas said he has lived here for 35 years and the site is an eyesore. He said people dump things here. He said he saw the architect's pictures on the building height and didn't see a difference. He said this is an advantage for taxpayers to get development on the north side of Lombard and an asset for the Village.

Mr. David Wyosnick said he is a retired P.E. and has lived here for 40 years. He said the park is an asset to the Village and therefore should stay serene. He asked that if built, if the orange color could be

removed from the south side. He suggested large conifers to block the building. He said he was worried about lighting and light shouldn't shine into the park. He showed a rendering he did that shows the hotel with the park property.

Ms. Michelle Johnson said the hotel does have a restaurant because it is serving breakfast. Mr. Modi said a Holiday Inn Express is a limited service hotel and does not have a kitchen. Breakfast is for guests only. Ms. Johnson asked about food spoilage. Mr. Modi said the Health Department will set criteria for them to follow. Ms. Johnson said the traffic report noted 398 trips which seems like a lot. Mr. Modi said the primary entrance is off of North Avenue and Joyce is right in left out. Ms. Johnson said she is concerned for safety, speeding, illegal left turns, and increased traffic. She said hotel guests don't have a vested interest in the community. She asked that they comply with the Zoning Ordinance.

Ms. Lori Wilkerson said she lives north of North Avenue but will still see this from her backyard.

Mr. William Fetterhoff asked if Joyce will have a minimum radius to ensure it's a right in left out and asked if deliveries will come from the south. Mr. Modi said they will follow the fire requirements. Mr. Fetterhoff asked if there will be a fence on the south side and Mr. Modi said yes, they will work with the Park District on that. Mr. Fetterhoff asked what their construction hours will be and Mr. Modi said they will comply with the Village. Mr. Fetterhoff said the traffic study was done in the winter and there are more cars in the summer. He said this development will bring almost 400 new cars and there are no stop signs on Joyce or LeMoyné and no crosswalks. He said this could bring home values down.

Ms. Karen Worthington said she lives 2.5 blocks away and is concerned about light pollution. She said there are a lot of wetlands and flooding will increase. She said many trees will be removed.

Ms. Monica Lepanka said she owned property in Villa Park and Lombard. She said when King's Point opened there was a lot of flooding. She said she is concerned about trees being removed and asked if the development team looked at other sites. Mr. Modi said the developer owns this parcel and intends to build here.

Mr. Wojciech Jablowski said he opposes the hotel. He noted that trees

were removed at the banquet site and is concerned about flooding. He asked if the height is a need or a want. Mr. Modi said the height is a requirement of the franchise and they are obligated to follow it. Mr. Jablowski said there is a hotel on Grand Avenue in Bensenville that is very large. He also said people don't always follow directional signage.

Ms. Regina Pierschoweck said she moved here in 2015 and the Lagoon was a selling point. She said the hotel will make the area less desirable. She is concerned about children.

Ms. Lepanka said people try to go west on west on North Avenue when there are signs that say you can't. She said there should be a traffic light.

Mr. Modi said the landscaping was enhanced to help the neighbors and they add a fence. He said the traffic report noted this was less traffic than other uses. Mr. Carroll said the underground vault will tie into the North Avenue right-of-way.

Commissioner Johnston asked if the water held and then released. Mr. Carroll said there will be a restrictor which manages the collection of the stormwater.

Ms. Sasinka said everything flows to the Lagoon and there are wetlands near Fullerton in Addison.

Ms. Johnson named other locations a hotel could be built.

Mr. Fetterhoff asked how many rooms and how many parking spaces there would be. Mr. Modi said 85 rooms and 87 parking spaces, which meet Code.

Mr. Thomas Huebner asked if there would be a solid fence. Ms. Ganser said a fence is required in the transitional landscape yard. Mr. Heniff read from the Zoning Ordinance on transitional yards and noted a 6' fence is required, 5' inside the landscaping.

Chairperson Olbrysh asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety including all attachments. The petitioner proposes a Holiday Inn Express hotel at the subject property. A hotel is a permitted use in the B4 Zoning District. Due to the hotel being four

stories, a conditional use is requested. No variances are being requested.

A non-mandatory neighborhood meeting was held on December 9, 2019 where the developer received feedback from the neighboring residents. The Park District was also in attendance, as they are a neighboring property owner. Plans have been revised since the neighborhood meeting to address concerns.

The site is adjacent to the Lombard Lagoon and other commercial property. There is a residential neighborhood to the east. Staff reviewed past zoning ordinances and maps. The property has been zoned business, for commercial development such as a hotel for at least sixty (60) years. Prior to 1999 a four-story building could have been built by right, without a Plan Commission public hearing.

The only zoning relief the petitioner is asking for is a conditional use for building height, as the use of a hotel is permitted by right. The fourth story is not prohibited, it is a conditional use, thereby meaning that approval must be granted by the Village Board and not through an administrative process. The Plan Commission is asked to hear the petition and provide a recommendation to the Village Board. Should the project be approved, conditions can be included in the final ordinance that is recorded against the property, those conditions are also listed at the end of the staff report. The hotel is proposed at four stories. The height of the building is 41' 4". The height to the top of the parapet wall is 45' 4". Staff does not include a parapet wall in the height, therefore the hotel is proposed at 41' 4" for the height. Parapet walls often provide screening of rooftop mechanicals. If the hotel was proposed at 41' 4" and three (3) stories a conditional use would also need to be granted.

The 2014, 1998, and 1984 Comprehensive Plan designated the property Community Commercial. The Plans were approved by the Village Board and reviewed by the Plan Commission. The 2014 Comprehensive Plan is the current Comprehensive Plan guiding the Village. The use of a hotel is consistent with the designation of Community Commercial.

There is a thirty foot (30') transitional landscape yard to the south Conversation Recreation Zoned District (Lombard Lagoon), per Code. A solid fence will be placed along the south side to further screen the hotel uses from the adjacent park. Adding the transitional landscape

yard is a change from the plan seen at the neighborhood meeting. Staff does note that 401 E. North Avenue, PC 12-13, the Dunkin' Donuts strip Center, is also adjacent to the Lombard Lagoon and does not meet the transitional landscape yard requirement of 30'. The drive-thru encroaches into the transitional landscape yard area. The variance was approved by the Village Board and the site has a transitional landscape yard of approximately fifteen feet. The Signature Banquets property next door also does not meet the current transitional landscape yard requirement as it has legal nonconforming status. As the building is not expanding and the intensity of the use is not changing, the site is allowed to remain as-is. The petitioner has not provided a formal signage plan and signage shown in plans is generic.

Though not required, the petitioner contacted the Illinois Department of Natural Resources after hearing neighbor concerns regarding the wildlife that may live in or near the Lombard Lagoon Park. The letter is attached. Adverse impacts were found to be unlikely, however they did recommend that certain precautions be taken for the Blanding's Turtle which may be in the vicinity.

The site will be accessed by North Avenue and Joyce Avenue. The east drive on Joyce Avenue is proposed to be a right-in, left-out. There is an existing recorded cross access agreement with the Lombard Plaza/Dunkin Donuts property to the west. Therefore, customers of the banquet hall and/or proposed hotel may drive through the Dunkin Donut's property and exit on Grace Street. This will help drivers who need to make a left/travel westbound on North Avenue or prefer to exit onto North Avenue with a traffic light. It also helps minimize Joyce Avenue traffic. The Village's traffic consultant, KLOA, completed a traffic study review for the project. KLOA finds that the proposed development traffic can be accommodated by the adjacent roadway system. They estimate approximately 398 trips per day from a hotel use. KLOA compared the traffic generation with other uses that are also permitted in the B4 zoning district. As seen from their report, a hotel generates the least amount of traffic. Parking meets Code.

The subject property does not have any on-site stormwater detention improvements. The development will need to provide the required stormwater detention and Best Management Practices (BMP) per the DuPage County Stormwater Ordinance.

The petitioner has provided staff with color elevations of the building. The building will be primarily Exterior Insulation Finish System (EIFS),

similar to stucco, with stone cladding (brick-like) features. Lastly, the petitioner is proposing a 2-lot plat of resubdivision which would move the interior lot line to the west. The plat meets Code.

Staff finds that the petitioner has affirmed the standards for a conditional use and recommends approval of the conditional use and the plat subject to the conditions in the staff report.

Chairperson Olbrysh opened the meeting for comments among the Commissioners.

Commissioner Flint asked if this hotel replaces another Holiday Inn Express. Mr. Modi said this was a franchise decision, he was unsure.

Commissioner Giuliano asked if the franchise requires the orange color. Mr. Modi said they can contact Holiday Inn Express to see if the color can be changed.

Commissioner Johnston asked if they can limit light dispersal. Mr. Modi said they will meet Code and use shields at the property line. Commissioner Johnston asked if they will plant evergreens. Mr. Modi said they can add more.

Commissioner Sweetser asked the about the height. Ms. Ganser said the 4th story requires the conditional use. The hotel is 1'4" taller than the allowable height as shown in the petitioners' drawings. Mr. Heniff said the petitioner is asking for a conditional use. Conditional uses may or may not be appropriate and may need special consideration. He said this is different from a variance which requires a hardship since there is no inherent right.

Commissioner Sweetser asked about flooding and traffic. Ms. Ganser said the petitioner needs to follow the DuPage County Stormwater Ordinance and that is reviewed as a staff issue when permits are submitted. She referred to the KLOA report for the traffic. Mr. Heniff said the report dealt with trip generation not dispersal.

Commissioner Johnston asked if the project can add additional stormwater detention. Mr. Heniff said now there is no stormwater detention. He said there are no wetlands or floodplain on the subject property and the plans meet lot coverage.

Commissioner Flint said a vault will help the area with stormwater.

Commissioner Sweetser asked what happens when traffic laws are not followed. Mr. Heniff said this plan tried to minimize the impacts and noted the drive was moved north on Joyce. He said most customers will want to exit onto North Avenue and noted the cross access they have with Dunkin Donuts.

Commissioner Johnston made a motion and Commissioner Giuliano added conditions #13 and #14 to the motion.

On a motion by Commissioner Johnston, and a second by Commissioner Giuliano, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 20-01, subject to the following fourteen (14) conditions:

1. The petitioner shall develop the site in accordance with the plans submitted as part of this request and as modified by the conditions of approval set forth herein.
2. The petitioner shall satisfactorily address all other development comments identified within the Inter-Department Review Report as part of any future permits as part of the project.
3. The petitioner shall be required to apply for and receive building permits for any activity and/or improvements to the subject property.
4. The trash/recycling area shall be screened per Village Code.
5. A sign will be posted at the exit onto Joyce Avenue noting "No Right Turn" below the stop sign facing west and a left-turn only arrow shall be painted on the exit lane.
6. Auto turns will be provided to Village staff as noted in the traffic report by KLOA.
7. Signage shall meet Code, and the sample roof sign will need to be lowered, if used, and no wall signage shall be placed on the south building elevation.
8. The fence and landscaping shall be maintained in good condition at all times.
9. The petitioner shall provide the Village with a photometric plan for review and approval during final engineering review.
10. Construction vehicles shall not park or stage on Joyce or LeMoyne Avenues.
11. A cross-access and cross-park agreement between 451 and 415 E. North Avenue shall be recorded before building permits will be issued.
12. Pursuant to the Zoning Ordinance, project construction shall commence

within one (1) year from the date of approval of the ordinance, unless a time extension is granted by the Village Board.

13. The color of the south side façade (facing the Lombard Lagoon) shall be addressed, and shall not be orange as shown in the proposed elevations.

14. Taller evergreen trees shall be incorporated into the final landscape plan along the southern transitional landscape yard to help buffer the building.

The motion carried by the following vote:

Aye: 6 - Ronald Olbrysh, Ruth Sweetser, John Mrofcza, Stephen Flint, Leigh Giuliano, and Bill Johnston

Absent: 1 - Martin Burke

Business Meeting

Approval of Minutes

A motion was made by Commissioner Mrofcza, seconded by Commissioner Sweetser, the minutes of the November 18, 2019 be approved. The motion carried by the following vote:

Aye: 5 - Ronald Olbrysh, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

Abstain: 1 - Bill Johnston

Absent: 1 - Martin Burke

Public Participation

There was no public participation

DuPage County Hearings

There no Dupage County hearings

Chairperson's Report

The Chairperson deferred to the Assistant Director of Community Development

Planner's Report

Mr Heniff reminded the Commissioners the Plan Commission will be meeting on 2-3-20 and also on 2-17-20.

Unfinished Business

There was no unfinished business

New Business

There was no new business

Subdivision Reports

There was no subdivision reports

Site Plan Approvals

There was no site plan approvals

Workshops

There was no workshops

Adjournment

A motion was made by Commissioner Flint, seconded by Commissioner Sweetser, to adjourn the meeting at 9:21 p.m. The motion passed by a unanimous vote

*Stephen Flint, Vice Chairperson
Lombard Plan Commission*

*Jennifer Ganser, Secretary
Lombard Plan Commission*

