

Village of Lombard

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



Meeting Minutes

Monday, February 21, 2011

7:30 PM

Village Hall

Plan Commission

*Donald F. Ryan, Chairperson
Commissioners: Martin Burke,
Stephen Flint, Ronald Olbrysh,
Ruth Sweetser and Andrea Cooper
Staff Liaison: Christopher Stilling*

Call to Order

[Play Video](#)

Chairperson Ryan called the meeting to order at 7:30 p.m.

Pledge of Allegiance

[Play Video](#)

Chairperson Ryan led the Pledge of Allegiance.

Roll Call of Members

[Play Video](#)

Present: Chairperson Donald F. Ryan, Commissioner Stephen Flint, Commissioner Martin Burke and Commissioner Andrea Cooper

Absent: Commissioner Ronald Olbrysh and Commissioner Ruth Sweetser

Also present: William Heniff, AICP, Director of Community Development; Christopher Stilling, AICP, Assistant Director of Community Development; Jennifer Henaghan, Senior Planner; and George Wagner, legal counsel to the Plan Commission.

Chairperson Ryan called the order of the agenda.

Christopher Stilling read the Rules of Procedures as written in the Plan Commission By-Laws.

Public Hearings

[Play Video](#)

[110051](#)

PC 11-03: Comprehensive Plan Amendment

The petitioner, the Village of Lombard, requests the approval of amendments to the Village Comprehensive Plan pertaining to the downtown area. (DISTRICTS #1 and #4)

[Play Video](#)

Christopher Stilling, Assistant Director of Community Development, began a PowerPoint presentation on the petition, which was submitted to the record in its entirety. He summarized the Village's downtown planning activities from approval of the 1989 TIF District to the present and explained the geographical area covered by the proposed plan. He noted the five goals adopted by the Village Board in 2009 and explained how the Village obtained a \$100,000 grant from the RTA for the downtown plan. He summarized the planning process and mentioned who had been involved in the development of the plan. He also explained the financial analysis that was used throughout the plan and mentioned several factors that are part of the relationship between property owners and buyers.

Mr. Stilling then discussed the development concept plans for the core downtown area. The 101 S. Main Street site has a short-term concept with a temporary building and a long-term concept with a permanent multi-story building. The Hammerschmidt parcel concept shows a pair of commercial office buildings. The 7-Eleven site concept includes a new commercial building on the corner and enhancements to the existing train station access. The buildings at 10 and 14 W. St. Charles Road would have façade enhancements including new all-season outdoor dining areas. The development concept for the 100-130 W. St. Charles Road block face includes building consolidation

and a new infill retail/office building. The Fifth Third Bank/Praga site shows a new outlot building, new infill building, and relocated bank drive-through lanes. The 100-108 S. Main Street site concept shows a new two-story office building and bus shelter.

Mr. Stilling then discussed several opportunities for public open space and public art. He noted that artist Richard Hunt was part of the project team and mentioned several of his suggestions for art programs.

Mr. Stilling then discussed the development concept plans for the East St. Charles Road area. The Garfield/Martha site concept shows a 15,000 sq. ft. grocer. The Martha/Craig site has two options: one that expands the existing strip center, and one that replaces it with a new three-story building. There are also two concepts for the Grace and St. Charles Road site, both of which feature uses that could be supported by market demand. The site north of Lombard Veterinary Hospital would have either single-family homes or a park. The Allied Drywall property concept has been previously presented to the Plan Commission and involved 10 single-family homes. The plan also includes a concept for a neighborhood park on the westernmost portion of the Allied Drywall property.

Jennifer Henaghan, Senior Planner, then stated that she would be discussing the sections of the plan pertaining to streetscape, façades, visual identity, and transportation. She summarized the general recommendations pertaining to streetscape and outlined the actions proposed for each of the three improvement zones, emphasizing the improvements to the Park and St. Charles intersection and the Main Street underpass.

Ms. Henaghan then discussed the façade enhancement strategies for three specific areas, noting that the recommendations could also be applied to other properties within the downtown. Suggested improvements included new awnings, signage, gooseneck lighting, and restored façades.

Ms. Henaghan explained the development of the lilac symbol that is proposed to be a signature for Downtown Lombard. She also explained the proposed signage system.

Ms. Henaghan then discussed the proposed transportation and parking strategies. She noted the plan recommendations for improved access and circulation, including road narrowing, pedestrian improvements, bicycle routes and parking, and transit amenities. She summarized the plan's analysis of existing parking resources and the projected parking needs that would result if the development concepts were implemented. She stated which recommendations would occur in the short term to address existing deficiencies and which recommendations would occur in the long term to address future development and projected increases in Metra ridership. She concluded by summarizing the transportation and parking recommendations for East St. Charles Road, including road narrowing, a new crosswalk, minimized curb cuts, and bike trail connections.

William Heniff, Director of Community Development, spoke about the implementation of the plan and the need to make something tangible happen within a short timeframe. He referred back to the five goals set by the Village Board in 2009, noting that the Village will be flexible with regard to compatible development. In the short term we can look to improve pedestrian access and circulation within the Downtown. The Village will pursue additional partnership outreach to downtown property owners to fill vacancies. Marketing efforts will ensure that the area has a distinct feel.

Mr. Heniff identified recommended short-term and long-term actions. The Village can take a leadership role with small public streetscape improvements to enhance the downtown area. Façade improvements are highly visible and will give people a sense of

investment. The proposed signage will feature Downtown Lombard's unique branding on kiosks and directional signs. There have been many public comments pertaining to transportation, and this issue will continue to be discussed and analyzed as new developments occur. He added that much of the implementation of the plan will come down to funding, and he then summarized various funding sources that the Village has and can utilize.

He concluded by stating that staff is recommending approval of the downtown plan as an amendment to the Village's Comprehensive Plan. He introduced consultant team members Konstantine Savoy of Teska Associates, Bridget Lane of Business Districts Inc., and Cindy Fish of Fish Transportation Associates.

Mr. Savoy stated that he is a principal with Teska Associates and served as the project manager. He stated his appreciation for the opportunity to work in Lombard and said he sees tremendous opportunities for the downtown. He then introduced Nicole Nutter of the RTA and Ryan Richter of Metra. He noted that the team involved people working from many different disciplines to address the issues. He stated the plan identifies 130,000 sq. ft. of new, long-term development opportunities within the downtown core area and 60,000 sq. ft. of development potential along East St. Charles Road. The overall goal and theme of the plan is to reclaim Downtown Lombard as a pedestrian-oriented place, which is a fundamental idea to guide the work going forward.

Chairperson Ryan asked if anyone was present to speak in favor or against the petition or had any questions or comments.

Art Frierichs, 248 N. West Road, asked about the Great Western Trail bridge project. Mr. Heniff stated that this project was advanced approximately 10 years ago and is currently in the final engineering stage. This project received federal funding and is scheduled to begin later this year. While the bridges are not a part of the downtown plan, the plan does include numerous connections to the Great Western Trail.

Mary Mae Meyer, 414 W. Windsor Avenue, explained the development of the lilac symbol proposed in the plan and attested to its authenticity. She stated that it is a fabulous marketing opportunity for the downtown.

Paul Henry, 350 W. Grove Street, asked why no large-scale projects were included in the plan. Mr. Heniff stated that the plan is designed to be a flexible document so that the Village can respond to favorable development opportunities as they present themselves. Mr. Henry noted that the plan focuses on private investment and asked if the Village would take a lead on any projects. Mr. Heniff stated that the seven sites included within the plan represent a wide range of property and projects types, and that the Village could extend TIF dollars in support of making a development happen.

Chairperson Ryan then opened the meeting for comments among the Commissioners.

Commissioner Cooper commended the team that worked on the plan for their speed and dedication. The last page sums up what this plan is creating and noted the many options available due to the street grid, amenities, and businesses. She agreed that the heart of downtown is the Park Avenue & St. Charles Road intersection and asked if the Metra underpass would be constructed this year. Mr. Heniff briefly explained the project and stated that work may begin this year but construction will largely occur in 2012.

Commissioner Cooper stated that she liked the volunteer plaza being moved to a better location and she likes the options shown for improving the viaduct, specifically the plans for lighting and art. The mural and the gateway signage could be implemented quickly. Mr. Heniff noted that the Village will need to work with Union Pacific as they are the

owners of the viaduct.

Commissioner Cooper expressed her support for the road diet concept and explained how it would mitigate the hazards experienced by pedestrians on Main Street between the Prairie Path and downtown. The road diet concept on St. Charles Road would be outstanding. She asked about the intended audience for the sculpture park. Mr. Heniff stated that it would consist of larger pieces for viewing by people on the train and driving by on St. Charles Road, but small pieces can be incorporated elsewhere in the downtown.

Commissioner Cooper explained an ordinance in Ann Arbor, Michigan that requires a percentage of all public improvements be dedicated to the arts and noted how this had a visual impact on the community. Mr. Heniff stated that the Village has previously negotiated with business partners to acquire art pieces rather than pursuing a mandate.

Commissioner Cooper stated that the proposed streetscape improvements are good, but there is an issue with the species of tree that is currently being planted within the downtown. Mr. Heniff stated that the Village Arborist will look at the type of tree to ensure it is appropriate.

Commissioner Cooper asked why the site at the northeast corner of St. Charles and Elizabeth was not called out in the plan. Mr. Heniff stated that there is a standing approval for a mixed-use senior housing development on the site.

Commissioner Cooper suggested that the plan make greater mention of environmental awareness such as the mention of permeable pavers. Mr. Heniff stated that the plan's focus on reusing existing buildings and infrastructure and enhancing transit is very green. Mr. Savoy stated that they can add in language to the plan to strengthen the Village's support of green issues.

Commissioner Burke commended staff on the plan, stating that it is thorough and well-presented. He noted concerns about the road diet concept due to the Village's limited north-south roadways. He believed that reducing lanes will increase congestion and discourage people from coming downtown. Mr. Heniff stated that the road diet has been made less prominent within the plan and noted that a traffic analysis would need to be completed to determine what its impact would be. He added that there might be greater opportunities for increasing on-street parking and sidewalk width along East St. Charles Road.

Chairperson Ryan noted that traffic within the downtown area is impacted by the inability to make left turns onto or off of IL Route 53. Mr. Heniff stated that the Village Board recently authorized a study of the Madison and Route 53 intersection for a possible traffic signal, which could relieve traffic on St. Charles Road.

Commissioner Flint complimented the work of the project team and the community on the plan. He stated that it is important for the document to be flexible and implementation of the plan should begin quickly.

Commissioner Cooper asked what strategies would be used to create a safe sidewalk environment on South Main Street if the road diet concept is not advanced. Mr. Heniff stated that additional green space could be added to separate pedestrians from vehicles.

It was moved by Commissioner Burke, seconded by Commissioner Flint, that this matter be recommended to the Board of Trustees for approval. The motion carried by the following vote:

Aye: 4 - Ryan, Flint, Burke and Cooper

Absent: 2 - Olbrysh and Sweetser

Chairperson Ryan confirmed that this petition would be heard by the Board of Trustees at their March 3, 2011 meeting.

At 9:20 p.m. Chairperson Ryan requested a short break. Chairperson Ryan reconvened the meeting at 9:30 p.m.

Business Meeting

[Play Video](#)

The business meeting convened at 9:30 p.m.

Approval of Minutes

[Play Video](#)

Mr. Stilling noted that Village counsel had some minor typographical corrections.

Commissioners Cooper and Flint noted they were not present at last month's meeting and would not be voting on the minutes. As there were not enough votes to approve the minutes, Village Attorney Wagner suggested that they be considered at the March meeting.

On a motion by Burke and seconded by Flint the minutes of the January 24, 2011 meeting were tabled to the March 21, 2011 meeting.

Public Participation

[Play Video](#)

There was no public participation.

DuPage County Hearings

[Play Video](#)

[110052](#)

DuPage County Hearing Z10-075 - 18W511 E. Roosevelt Road

Request for a conditional use for an automatic changeable copy sign for the property located at 18W511 E. Roosevelt Road. (UNINCORPORATED)

Christopher Stilling, Assistant Community Development Director, presented the petition. DuPage County has received a filing for a public hearing for a conditional use for an automatic changeable copy sign for an unincorporated property located at 18W511 E. Roosevelt Rd (DuPage Medical Plaza). As the subject property is located within the ultimate municipal boundaries of the Village of Lombard, the Village has received notice of the public hearing from the County and has been asked to provide comments or concerns regarding this petition.

Staff would like to solicit the input and a recommendation of the Plan Commission regarding this petition. Staff has informed the County that this matter is being brought forward to the Plan Commission and the Village Board for consideration.

Staff has reviewed the proposed plans associated with the above mentioned petition. For clarity purposes, the Village of Lombard's Sign Ordinance recognizes Electronic Message Center signs as Automatic Changeable Copy signs. Therefore this memo will reference the proposed sign as an Automatic Changeable Copy sign. While DuPage County's Zoning Ordinance permits electronic message board signs as a conditional use, the Village of Lombard's Sign Ordinance has specific parameters for which an Automatic Changeable Copy sign is allowed. Staff notes the submitted signage plans do not provide all applicable sign dimensions. Based upon staff's interpretation of the proposed plans, the sign does not meet the following Village of Lombard Codes:

1. Pursuant to Lombard Sign Ordinance, a minimum of 500 feet of lot frontage is required for any parcel to be allowed to have an Automatic Changeable Copy sign. The subject property is located on a corner lot; however, staff finds that the existing lot has a total frontage of approximately 178 lineal feet. Therefore this provision would not be met.
2. The Village of Lombard Sign Ordinance restricts the overall area of a freestanding sign at this location to 50 square feet. The addition of the Automatic Changeable Copy sign to the existing freestanding sign would increase the overall area of the sign to over sixty-eight (68) square feet in area, exceeding what is allowed by the Village of Lombard Sign Ordinance.
3. The Village of Lombard Sign Ordinance states that changeable message boards shall not exceed two (2) feet in height, with the display screen not to exceed eighteen (18) inches in height. The proposed sign exceeds both these provisions.
4. The Village of Lombard Sign Ordinance states that changeable message boards shall be located between twelve (12) and fifteen (15) feet above grade at the edge of the right-of-way. The proposed sign would be approximately 16 feet above grade.

In addition to the above mentioned provisions not being met, the Village of Lombard Sign Ordinance requires that any property seeking to have an Automatic Changeable Copy sign must have all other signs in compliance with the Sign Ordinance. Staff finds that the existing freestanding sign does not meet the following provisions:

1. The Village of Lombard Sign Ordinance requires freestanding signs to be setback a minimum of 75 feet from the centerline of the right-of-way. Based on the site plan submitted, it appears that the sign is setback approximately 55 feet.
2. The Village of Lombard Sign Ordinance prohibits any sign located within the 30' clear line of site area. Based on the site plan submitted, the existing sign is within the 30' clear line of site area.

Staff finds that the proposed sign is inconsistent with the established codes and ordinances of the Village of Lombard and may present a negative impact upon the adjacent properties. In addition, should the proposed sign be approved by the County, the sign would then be considered legal non-conforming should it ever be incorporated into the Village of Lombard.

Chairperson Ryan then opened the meeting for comments among the Commissioners. The Commissioners had no comments.

It was moved by Commissioner Burke, seconded by Commissioner Flint, that this matter be recommended for a Resolution of Objection to the Corporate Authorities. The motion carried by the following vote:

Aye: 4 - Ryan, Flint, Burke and Cooper

Absent: 2 - Olbrysh and Sweetser

110053

DuPage County Hearing T-1-11 - Text Amendments to the DuPage County Zoning Ordinance

Request general text amendments to the DuPage County Zoning Ordinance to allow Funeral Homes as a conditional use in the R-3 and R-4 Residential Districts. (UNINCORPORATED)

Play Video

Christopher Stilling, Assistant Director of Community Development, presented the petition. DuPage County is proposing text amendments to the DuPage County Zoning Ordinance to allow Funeral Homes as a Conditional Use in the R-3 and R-4 Residential Districts. Although the notice makes reference to text amendments for existing accessory structures as well, this request has been withdrawn by the County and may come back at a later date. The Village is only asked to provide comments or concerns regarding the proposed changes related to Funeral Homes as a Conditional Use in the R-3 and R-4 Residential Districts. Staff would like to solicit the input and a recommendation of the Plan Commission regarding this petition.

According to the information provided in the County staff memorandum dated January 27, 2011, the DuPage County Zoning Ordinance used to allow Funeral Homes, Hospitals, Animal Hospitals and Medical Clinics as a Conditional Use in residential districts. In 1989 the County Board comprehensively amended the Zoning Ordinance, which included the deletion of such use as a Conditional Use in residential districts. As such, any said uses existing in residential districts by right or by Conditional Use were rendered legal non-conforming.

County staff has made the determination that there are no longer any Animal Hospitals and Medical Clinics located in the residential areas of unincorporated DuPage County. It appears that Funeral Homes were lumped in with Hospitals, Animal Hospitals, and Medical Clinics and that at the very least the rationale for removal may not have been thoroughly vetted. County staff now believes that there appears to be rationale supporting the allowance for Funeral Homes in the R-3 and R-4 residential districts as the use serves a vital personal need of community and neighborhood in a peaceful and tranquil setting which can also accommodate the attendant traffic associated with the use. The specific language associated with the amendment would limit eligible properties to those that have frontage on an arterial roadway and/or are located adjacent to a non-residential zoning district. Furthermore, the proposed text amendment requires that all business vehicles associated with the funeral home use be parked in a fully enclosed building.

According to the DuPage County's proposed definition of 'Funeral Home', the subject property must be located adjacent to a non-residential zoning district boundary line or have frontage on at least a major arterial roadway. Upon review of the unincorporated properties available in Lombard, there would not be significant opportunity to construct a Funeral Home in a residential area. As defined in the Village's Comprehensive Plan, the following streets are considered Minor Arterial in unincorporated Lombard:

- * Finley Road*
- * Main Street, south of Roosevelt Road*
- * Highland Avenue, south of Roosevelt Road*
- * Meyers Road*
- * 22nd Street*

There is currently one existing funeral home located in unincorporated Lombard

(Knollcrest) located at 1500 S Meyers Road that would meet the provisions established in the proposed text amendment. As Funeral Homes are currently not permitted in any residential district within the corporate limits of Lombard, should this property be annexed in the future, it would be considered legal nonconforming. Should this property seek changes in the future while still unincorporated, staff finds that the proposed text amendments would provide the necessary review process as it would be classified as a conditional use and the changes would be reviewed on its own merit, based upon the appropriateness of the plan.

As the proposed amendments affect properties within the extra-territorial jurisdiction of the Village, DuPage County is soliciting the comments of the Village relative to this petition. Based upon staff's review, the proposed amendments do not pose a significant issue to the remaining unincorporated properties.

Staff is seeking the input of the Plan Commissioners as to whether they concur with staff's recommendation to not object to the proposed text amendments by DuPage County as part of T-1-11.

Chairperson Ryan then opened the meeting for comments among the Commissioners. The Commissioners had no comments.

On a motion by Flint and seconded by Burke the Commissioners concurred with staff's recommendation to not object to the proposed text amendments allowing funeral homes as a conditional use in DuPage County's R-3 and R-4 Residential Districts.

Aye: 4 - Ryan, Flint, Burke and Cooper

Absent: 2 - Olbrysh and Sweetser

Chairperson's Report

[Play Video](#)

The Chairperson deferred to the Assistant Director of Community Development.

Planner's Report

[Play Video](#)

Mr. Stilling indicated that the public hearings heard at last month's meeting, specifically, Miller's Ale House and the text amendments, have been approved by the Board of Trustees. He then noted the number of petitions for the March meeting.

Unfinished Business

[Play Video](#)

There was no unfinished business.

New Business

[Play Video](#)

There was no new business.

Subdivision Reports

[Play Video](#)

There were no subdivision reports.

Site Plan Approvals

[Play Video](#)

There were no site plan approvals.

Workshops

[Play Video](#)

There were no workshops.

Adjournment

[Play Video](#)

The meeting adjourned at 9:40 p.m.

*Donald F. Ryan, Chairperson
Lombard Plan Commission*

*Christopher Stilling, Secretary
Lombard Plan Commission*