



# 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, Andrea Cooper, Stephen Flint and*  
*John Mrofcza*  
*Staff Liaison: William Heniff*

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Monday, July 15, 2013

7:30 PM

Village Hall - Board Room

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### Call to Order

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

### Pledge of Allegiance

*Chairperson Ryan led the Pledge of Allegiance.*

### Roll Call of Members

**Present** 6 - Donald F. Ryan, Ronald Olbrysh, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint  
**Absent** 1 - Martin Burke

*Also present: William Heniff, AICP, Director of Community Development; Jennifer Ganser, Assistant Director of Community Development; Matt Panfil, Sr. Planner, and Jason Guisinger, legal counsel to the Plan Commission.*

*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

[130315](#)

PC 13-08: 21W551 Bemis Road

Requests that the Village grant a four (4) foot fence height variation from Section 155.205 (A) (4) (c) (i) of the Village of Lombard Zoning Ordinance to allow for the replacement of an existing chain link fence with barbed wire rap with a new eight (8) foot tall aluminum ornamental spade top style fence, where four (4) feet is the maximum fence height permitted within thirty (30) feet of an improved public right-of-way and within the CR Conservation/Recreation Zoning District. (DISTRICT #2)

*Petitioner Erik Landphier, Executive Director of the Glenbard Wastewater Authority, presented the petition proposing to remove segments of the existing chain link with barb wire fence along both Bemis Road and Sunnybrook Road in order to replace it with a new 8 foot tall aluminum ornamental spade top style fence. The existing 6 foot tall chain link fence with barbed wire is 35 years old and is in fair to poor condition. By replacing the chain link and barb wire fence with the aluminum ornamental fence the petitioner is seeking to maintain a high level of security while providing an improvement to the neighborhood. There will be no changes to the fence line and the petitioner will put the new fence exactly were the old fence was positioned.*

*Chairperson Ryan opened the meeting for public comment. There were no comments from the public. Chairperson Ryan then requested the staff report.*

*Matt Panfil, Senior Planner presented the staff report, which was submitted to the public record in its entirety. He noted the Village staff received a letter from Bob Vick, Deputy Director of Natural Resources of the Forest Preserve District of DuPage County, stating that they did not have any comments at this time as they are an adjacent property owner. The zoning district where the property is located only allows for a 4 foot high fence. The petitioner is asking for an 8 foot fence because of security concerns. Although the proposed fence is twice the height of that required by the Zoning Ordinance, it is the opinion of staff that the petitioner has found a balance between improving neighborhood aesthetics and site security.*

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

*Commissioner Sweetser agreed with staff and thought the fence was a logical approach.*

*Commissioner Olbrysh thought it was a good looking fence and had no problems with the fence.*

**A motion was made by Ruth Sweetser, seconded by Ronald Olbrysh, to**

recommend to the Corporate Authorities approval of the petition, subject to the following conditions:

1. The petitioner shall construct the fence in conformance with (a.) The site plan prepared by Glenbard Wastewater Authority and undated; (b.) the dimensioned fence elevation prepared by Specrail and dated 5/29/2013; (c.) the specification sheets for the internal cantilever slide gates and ornamental fence system that were provided with the petition prepared by unknown and undated; (d.) the project narrative prepared by Glenbard Wastewater Authority and undated, and (e.) the relief shall be limited to a four (4) foot fence height variation from Section 155.205 (A) (4) (c) (i) of the Village of Lombard Zoning Ordinance to allow for the replacement of an existing chain link fence with barbed wire rap with a new eight (8) foot tall aluminum ornamental spade top style fence, where four (4) feet is the maximum fence height permitted within thirty (30) feet of an improved public right-of-way and within the CR Conservation/Recreation Zoning District.
2. Construction of the above referenced fence shall require a building permit. Said permit will be reviewed in connection with the aforementioned conditions; and
3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.

The motion carried by the following vote:

**Aye:** 5 - Ronald Olbrysh, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

**Absent:** 1 - Martin Burke

[130316](#)

**PC 13-10: 600-612 Western Ave.**

Requests that the Village grant a conditional use, pursuant to Section 155.420 (C) (20) of the Village of Lombard Zoning Ordinance, to allow for a Learning Center (indoor athletic training facility) within the I Limited Industrial Zoning District. (DISTRICT #4)

*Petitioner Teno Geritano is proposing to open T's Training Academy, an indoor athletic training facility within an existing tenant space on the subject site. He has been in education for 20 years and is currently the Assistant Principle of Bolingbrook High School. Mr. Geritano stated that there is nothing like this facility in the area. There is one in Lisle and one in Carol Stream so this is a great opportunity to bring people to our community. The facility is designed for small groups and sport specific training, primarily for baseball and softball. There will be batting and pitching cages as well as an open area for fielding. Approximately 1,100 square feet of the space will be used as an office, waiting room, and video room. This can provide a great environment at a reasonable price. This will benefit kids to athletes to help fine tune their skills.*

*Chairperson Ryan opened the meeting for public comment. There were no comments from the public. Chairperson Ryan then requested*

*the staff report.*

*Matt Panfil, Senior Planner presented the staff report, which was submitted to the public record in its entirety. He stated that the petitioner needs to monitor the drive aisle and sufficiently address any and all concerns regarding accessible parking and the drop-off/pick-up process. Also, to meet the Illinois Accessibility code requirements, the accessible parking needs to be relocated from the southwest corner and installed as close as possible to the building. The use and its unique characteristics are a fit for the site.*

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

*Commissioner Cooper asked if the whole parking lot will be resurfaced. Mr. Heniff replied that there are going to be restriping modifications. He added that as part of this petition the Village is only seeking signage and minor modifications.*

*Commissioner Olbrysh inquired if parking will be available on the west side of the building. Mr. Heniff explained there are additional areas for parking. One concern staff noted in the report is they did not want stacking or queuing as you are going out to Western Avenue.*

*Commissioner Sweetser wanted to know who is going to do the monitoring and the logistics of how it will be executed. The petitioner responded that he doesn't anticipate any problems, because of the size of the parking lot there is ample parking. Also, their main hours of operation are in the evening. The other tenant, The Belly Rub Klub, dogs are dropped off and picked up. The Belly Rub closes at 6:30 p.m. so there should not be an overlap of traffic. Matt Panfil also confirmed the Belly Rub closes at 6:30 p.m. on weekdays and the peak hours of operation for the training academy is from 6:30 p.m. to 8:30 p.m. He referenced that one of the conditions they are seeking from the petitioner is the Village right of way is not obstructed in the loading and unloading process. Mr. Heniff noted if there are complaints we can go back to the conditions.*

*Commissioner Flint questioned if there will be any large groups or teams. The petitioner replied the customers will be primarily individuals. Groups would mainly consist of youth teams and usually have no more than 12 members. Most of the lessons are individual lessons.*

*Commissioner Flint asked him if he could see the academy going over the 49 person occupancy cap. The petitioner responded initially he didn't see going over the cap.*

A motion was made by Stephen Flint, seconded by Ruth Sweetser, to recommend to the Corporate Authorities approval of the petition, subject to the following conditions:

1. The conditional use permit for an indoor athletic training facility is exclusively for the tenant space at 600 Western Avenue. Any expansion of the establishment within the existing building beyond the plans submitted as part of PC 13-10 shall require an amendment to the conditional use; and
2. All business activity associated with the indoor athletic facility shall be conducted within the existing building;
3. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements, including but not limited to (a.) two (2) sixteen (16) foot wide parking spaces with either an eight (8) foot or five (5) foot wide diagonally striped access aisle; (b.) accessible parking on level pavement on the shortest accessible route to an accessible entrance; and (c.) a U.S. Department of Transportation R7-8 (Reserved Parking) and an R7-1101 (\$250 Fine) sign must be permanently mounted in the center of the sixteen (16) foot wide accessible parking space and the signs shall be no more than five (5) feet from the front of the parking space and at minimum, the bottom of the R7-8 sign must be five (5) feet from the pavement.
4. The petitioner shall ensure that the loading, unloading, and parking of vehicles shall not occur within the Village right-of-way or otherwise obstruct access to the private drive aisle.
5. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.

The motion carried by the following vote:

**Aye:** 5 - Ronald Olbrysh, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

**Absent:** 1 - Martin Burke

### [130317](#)

#### **PC 13-11: Text Amendments to the Zoning Ordinance - Fences in the B5 District**

The Village of Lombard is proposing amendments to Section 155.205 (and any other relevant sections for clarity) of the Lombard Zoning Ordinance establishing additional requirements and limitations for fences and walls within the B5 Downtown Lombard zoning district. (DISTRICTS #1 and #4)

*William Heniff, Director of Community Development, presented the staff report, which was submitted to the public record in its entirety. He stated the Zoning Ordinance does not have any design criteria for fences within the Downtown Lombard B5 District. As such, a myriad of styles and designs could be placed within the downtown area that could be inconsistent with the intent of the downtown district.*

Moreover, as the downtown does not have general setback requirements, such fences could be legally be placed up to the front property line (frequently the abutting sidewalk) further impacting its aesthetic impact.

The intent of this text amendment is to provide reasonable regulations pertaining to the location, style and design of such fences within the B5 District as well as limit or address adverse impacts of fencing. The Plan Commission has looked at a number of types of fences in the past. The downtown is unique and we have been very fortunate that we haven't too many fences that would be an embarrassment. We are trying to ensure that future fences be consistent with what we are trying to accomplish in the downtown area.

Mr. Heniff described a scenario where theoretically someone could put a solid metal fence surrounding their property in downtown Lombard. We want to come up with some design criteria so fences that do get constructed downtown are of a reasonable size and design.

Mr. Heniff went through a number of items they are proposing.

1. Fences or walls within fifteen feet (15') of any building must be of fire resistant type construction, as approved by the Building Division and Fire Department.
2. All fences at commercial businesses for the purpose of surrounding seating areas shall be in compliance with the Illinois Accessibility Code and the applicable Federal Americans with Disabilities Act (ADA) Standards.
3. This is a new section and is meant to be additive. In addition to the provisions listed in Section 155.205 (A)(2) above, all fences and walls located within the B5 District shall meet the following additional provisions:

**Fence or Wall Materials**

All fences in the B5 District shall be constructed of the following materials:

Open Fences: Aluminum, wrought iron, cast iron or welded steel; pillars may be constructed of masonry materials. Open fence are at least 75% open.

Solid Fences: Brick, masonry or pre-cast materials with a decorative side facing the exterior of the property in which it is located.

Chain link fencing shall only be permitted for construction fencing purposes, as required by Section 150 of the Village Code.

*Solid fencing made of wood or PVC shall only be permitted as required by Section 155.707 (transitional yard requirements) or 155.710 (refuse screening) of the Zoning Ordinance.*

*Landscape hedgerows shall be permitted within the B5 District  
Barbed wire or razor wire is expressly prohibited.*

***Permitted Location***

*Fences or walls may be erected, placed, or maintained along a lot line or within the property. Walls or fencing of parking spaces within parking lots shall only be permissible if said spaces were granted a conditional use, as set forth within Section 155.418 (C)(14) or (15) of the Zoning Ordinance.*

***Permitted Height***

*No fence or wall shall be erected, placed, or maintained to a height exceeding six feet (6') in the B5 District.*

*Staff finds that the proposed amendments are consistent with the objectives of the Zoning Ordinance. The amendments are also consistent with the intent of the Comprehensive Plan in general and the Lombard Downtown Revitalization guidebook, a component of the Plan adopted in 2011.*

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

*Commissioner Mrofcza asked if there are any guidelines for the lowest allowable fence. Mr. Heniff replied if appropriate a fence could be a foot tall. He confirmed a fence doesn't need to be at least a certain height.*

*Chairperson Ryan inquired about the fence height not to exceed 6 feet. He gave the example about the situation similar to Walgreen's where there was a residential home next door. Mr. Heniff explained that going forward there would be few of those situations and if there is a need for a fence greater than six feet they can come before the Plan Commission or Zoning Board of Appeals.*

*Commissioner Cooper questioned if there was any consideration for a four foot fence along street frontage and six foot alongside side yard and back yard. Mr. Heniff explained they did take this into consideration however it would be hard to justify because of the zero set back line that would allow someone to put up a 30 foot building.*

*Commissioner Sweetser asked if the PVC material for solid fencing*

*includes the material that is made to look like wood. Mr. Heniff replied it is included.*

*Commissioner Cooper inquired if split rail or horse fence made of wood are included in the design criteria. Mr. Heniff noted a wood post and rail fence is excluded. He asked the Commissioners if they want to exclude wood post and rail fences. Commissioner Cooper didn't want to exclude the wood. Commissioner Mrofcza would like to exclude the wood. Chairperson Ryan wants to exclude the wood to make the downtown more upscale.*

*Commissioner Mrofcza questioned if there is any criteria for temporary fencing for businesses during certain periods of the year. Heniff explained different examples used for temporary fencing on a seasonal basis consistent with the design criteria.*

*Chairperson Ryan again asked the Commissioners on excluding the wood. The Commissioners agreed they want to exclude the wood.*

**A motion was made by John Mrofcza, seconded by Stephen Flint, that this petition be recommended to the Corporate Authorities for approval. The motion carried by the following vote:**

**Aye:** 5 - Ronald Olbrysh, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

**Absent:** 1 - Martin Burke

## **Business Meeting**

*The business meeting convened at 8:15 p.m.*

## **Approval of Minutes**

*Commissioner Sweetser would like a correction on page 8 in the last paragraph.*

*On a motion by Commissioner Olbrysh and seconded by Commissioner Sweetser the minutes of the May 20, 2013 meeting were approved by a 5-0 vote with the one exception.*

## **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**

*Mr. Heniff announced The Village Board of Trustees approved the continuation of the members terms that were about to expire.*

## **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

*Commissioner Mrofcza wanted to know what the schedule and opening date is for The Dump. Mr. Heniff explained they are working inside the building and looking for an opening date in August but no specific date is set at this time.*

*The meeting adjourned at 8:19 p.m.*

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*Donald F. Ryan, Chairperson  
Lombard Plan Commission*

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*William J. Heniff, Secretary  
Lombard Plan Commission*