



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,

John Mrofcza and Leigh Giuliano

Staff Liaison: Jennifer Ganser

Monday, October 15, 2018

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 7 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

Also present: William Heniff, AICP, Director of Community Development; and Anna Papke, AICP, Senior 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

[180413](#)

PC 18-31: 105 - 115 W. Maple Street (Calvary Episcopal Church) - Conditional Use for Tri Town YMCA Day Care Center

The petitioner requests that the Village approve a conditional use for a planned development with a use exception for a day care center on the subject property located within the R2 Single-Family Residence District. (DISTRICT #1)

Based on Staff recommendation the Plan Commission voted to

continue PC 18-31 to the November 19, 2018 Plan Commission meeting, in order to allow time for staff and the petitioner to gather additional information on parking on the subject property.

A motion was made by Commissioner Flint and seconded by Commissioner Mrofcza to continue the public hearing for PC 18-31 to the November 19, 2018 Plan Commission meeting.

The motion carried by the following vote:

Aye: 7 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

[180430](#)

PC 18-32: Rezoning - 98 E. 13th Street

The petitioner is requesting a map amendment to rezone the property at 98 E. 13th Street from the Roosevelt Road Corridor B4A to the R2 Single-Family Residence District. (DISTRICT #6)

Sworn in to present the petition were Badar and Qudsia Zaheer, the petitioners, and Anna Papke, Senior Planner.

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.

Mr. Zaheer presented the petition. He said he had purchased the property intending to develop it with a commercial office building. However, he had been unable to develop any plans for the site that were feasible due to the size of the property and other factors. He was seeking to rezone the property for low-density residential uses.

Ms. Zaheer added that it might be possible to build a duplex on the property under the proposed R2 zoning.

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 subject property is currently vacant and is located on 13th Street immediately behind property that fronts Roosevelt Road. 13th Street is a mixture of low- and medium-density residential development. The subject property is currently zoned for commercial development, but the size and location of the property make commercial development challenging.

The Comprehensive Plan designates the property as appropriate for medium density residential uses. Staff notes that in 2013, the Plan Commission conducted a workshop to determine the appropriate land use recommendation for the area. The Plan Commission indicated a preference for residential development that would be compatible with other residential properties along 13th Street. The proposed rezoning would be consistent with the Plan Commission's earlier recommendation for the area, and with the Comprehensive Plan. Staff supports the request.

Ms. Papke noted that the proposed R2 zoning would allow a single-family home by right. A duplex would be a conditional use in R2; any plans for a duplex would need to receive conditional use approval through the Plan Commission and Village Board.

Ms. Papke noted that the Village had received a letter from a property owner across the street from the subject property suggesting that the property be used for a park or residential purposes. A copy of this letter had been distributed to Commissioners.

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

On a motion by Commissioner Olbrysh, and a second by Commissioner Flint, the Plan Commission voted 7-0 to recommend that the Village Board approve the petition associated with PC 18-32.

The motion carried by the following votes:

Aye: 7 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

[180431](#)

PC 18-33: Conditional use for a Hockey Training Center - 121 & 130 Eisenhower Lane South

The petitioner, Puckstar Hockey's Shooting Gallery, is requesting a conditional use to allow a hockey training facility (learning center) in the IPD Limited Industrial District Planned Development. (DISTRICT #3)

Sworn in to present the petition were Dale Woltman and Matt Benton, the petitioners, and Anna Papke, Senior Planner.

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.

Dale Woltman presented the petition. He said that he plans to operate

a hockey training center that will offer small-group and one-on-one instruction. The facility will use synthetic ice, and there will be no exterior improvements. Matt Benton noted that there is a high demand for affordable hockey instruction in the DuPage County area. Mr. Woltman said he expected his business will bring people who might patronize other businesses to the area.

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 proposes to operate an indoor hockey training facility in a building in the Eisenhower Lane industrial area. The Zoning Ordinance classifies this as a learning center, which is a conditional use in the I District. The facility would offer small-group instruction, and would not hold games or tournaments. The petitioner would initially operate out of the space at 130 Eisenhower Lane South, with possible expansion into the space at 121 Eisenhower Lane South.

Staff reviewed the petition and finds the business would be compatible with other uses in the immediate neighborhood. There is adequate parking on the subject property. Staff finds the petition meets the standards for conditional uses and recommends approval of the request.

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

On a motion by Commissioner Burke, and a second by Commissioner Sweetser, the Plan Commission voted 7-0 to recommend that the Village Board approve the petition associated with PC 18-33, subject to the following six (6) conditions:

- 1. The conditional use permit for an indoor athletic training facility is exclusively for the tenant spaces at 121 and 130 Eisenhower Lane South. Any expansion of the establishment within the existing building beyond the plans submitted as part of PC 18-33 shall require an amendment to the conditional use;**
- 2. All business activity associated with the indoor athletic facility shall be conducted within the existing building;**
- 3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;**
- 4. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements;**

5. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the learning center is not established by said date, this relief shall be deemed null and void; and

6. In the event that the learning center is established in the tenant space at 130 Eisenhower Lane South, but is not expanded to 121 Eisenhower Lane South within one year from the date of approval of the ordinance, the relief for 121 Eisenhower Lane South shall be deemed null and void

The motion carried by the following vote:

Aye: 7 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

[180432](#)

PC 18-34: 99 E. Roosevelt Road - Conditional Use for a Therapeutic Massage Establishment

The petitioner requests that the Village grant approval of a conditional use, pursuant to Section 155.415(G)(2)(b)(xi) of the Village of Lombard Zoning Ordinance, to allow for a therapeutic massage establishment (as defined and regulated by Chapter 12, Section 122 of the Code of Ordinances) within the B4APD Roosevelt Road Corridor District Planned Development. (DISTRICT #6)

Sworn in to present the petition were Shanshan Fan, the petitioner, and Anna Papke, Senior Planner.

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.

Ms. Fan presented the petition. She said she and her husband intend to run a therapeutic massage business on Roosevelt Road. The business will offer several types of massage. The petitioners have eight years of experience and have another location already established outside Lombard.

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 proposes to operate a massage establishment in a building in the Roosevelt Road corridor. Therapeutic massage establishments are conditional uses in the B4A District.

Staff reviewed the petition and finds the business would be compatible

with other uses in the immediate neighborhood. The petitioner has submitted floor plans which have been reviewed by the Building and Fire Divisions. Staff finds the petition meets the standards for conditional uses and recommends approval of the request subject to the conditions in the staff report.

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

On a motion by Commissioner Sweetser, and a second by Commissioner Olbrysh, the Plan Commission voted 7-0 to recommend that the Village Board approve the petition associated with PC 18-34, subject to the following four (4) conditions:

- 1. That this relief is limited to the operation of a therapeutic massage establishment at 99 S. Roosevelt Rd. Any expansion, physical site improvement or alterations require approval through the Village;**
- 2. That the operator of the therapeutic massage establishment apply for and receive a therapeutic massage establishment permit, per the provisions of Section 122 of the Village Code, with said permit and operation remaining in good standing;**
- 3. That the petitioner shall develop the site in accordance with plans submitted as part of this request; and**
- 4. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the therapeutic massage establishment is not established by said date, this relief shall be deemed null and void.**

The motion carried by the following vote:

Aye: 7 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

[180429](#)

SPA 18-01ph - Uncle Julio's façade renovation and wall signage

The petitioner, Warren Johnson Architects representing Uncle Julio's Restaurant, is requesting the following actions:

1. Repeal all relief and site plan approvals previously granted for wall signage on the subject property;
2. Approve a deviation from Section 153.505 of the Sign Ordinance to allow wall signage with a total area of 347 square feet, where a maximum of 100 square feet is permitted; and
3. Approve façade renovations of an existing building in a planned development, pursuant to Section 155.511 of the Zoning Ordinance. (DISTRICT #3)

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on October 15, 2018. Sworn in to present the petition were Bobbi Taylor, architect working on behalf of Uncle Julio's, and Anna Papke, Senior Planner.

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.

Ms. Taylor presented the petition. She said that Uncle Julio's is planning to renovate the façade of the existing restaurant, and to add new signage. She said that an outdoor patio area would be enclosed with windows to allow more flexible use of the space. Ms. Taylor presented a materials board and elevations showing the proposed facades.

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 proposes a façade renovation to the existing Uncle Julio's restaurant, which is in the Fountain Square Planned Development. The changes include installing new materials on the exterior of the building, enclosing a roofed-over dining area, and installing new wall signs. The building footprint will not change.

The petitioner has provided a materials board and elevations showing the proposed façade. Staff notes that the new façade is consistent with recent trends in commercial development, and also with the other development in the Fountain Square Planned Development.

The petitioner proposes 347 square feet of wall signage for the building, which requires a variance as it exceeds the amount of signage allowed by the Sign Ordinance. Staff finds the request for additional signage is reasonable given the building's distance from public streets. Staff also notes the proposed signage is reasonably scaled to the building, and the design is consistent with other signage in the planned development. For comparison, the existing wall signage on the building is over 400 square feet, and received relief with past Plan Commission petitions. Should the present petition be approved, all past relief for wall signage would be repealed.

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

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

Commissioner Flint stated that he liked the color palette of the new façade, which included warm earth tones.

On a motion by Commissioner Flint, and a second by Commissioner Giuliano, the Plan Commission voted 7-0 to approve the petition associated with SPA 18-01ph, subject to the following five (5) conditions:

- 1. All relief and site plan approvals previously granted for wall signage on the subject property shall be repealed;**
- 2. The petitioner shall develop the site in substantial conformance with the plans submitted as part of this request and referenced in this Inter-Departmental Report;**
- 3. The petitioner shall apply for and receive building permits for the proposed façade renovation and signage.**
- 4. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and**
- 5. The relief for 347 square feet of wall signage, installed on the south and east elevations of the restaurant as shown on the plans provided by the petitioner, shall be valid for a period of one year from the date of approval of the petition. If the signage is not constructed by said date, this relief shall be deemed null and void.**

The motion carried the following vote:

Aye: 7 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

Business Meeting

The business meeting convened at 7:32 p.m

Approval of Minutes

On a motion by Commissioner Flint, and seconded by Commissioner Mrofcza, the minutes of the September 17, 2018 meeting were approved.

The motion carried by the following vote:

Aye: 4 - Ronald Olbrysh, Ruth Sweetser, John Mrofcza, and Stephen Flint

Abstain: 3 - Donald F. Ryan, Martin Burke, and Leigh Giuliano

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 Senior Planner 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 Sweetser, seconded by Commissioner Olbrysh, to adjourn the meeting at 7:34 p.m. The motion passed by a unanimous vote.

*Donald F. Ryan, Chairperson
Lombard Plan Commission*

*Jennifer Ganser, Secretary
Lombard Plan Commission*