



# 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: Christopher Stilling*

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Monday, November 21, 2011

7:30 PM

Village Hall

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

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

*Chairperson Ryan called the order of the agenda.*

*Michael Toth read the Rules of Procedures as written in the Plan Commission By-Laws.*

### Public Hearings

110681

#### **PC 11-23: 404 East North Avenue**

Requests that the Village grant conditional uses pursuant to Section 155.416(C)(16), (17) and (18) of the Lombard Zoning Ordinance to allow motor vehicle repair, sales and service in the B4 Corridor Commercial Shopping District. (DISTRICT #4)

*Gary Grossman, President of Windy City Motorsports, 2566 Lincoln Ave, Long Grove, IL, stated that he was before the Plan Commission to petition for a special use permit for the sale and service of used autos. They have been in business for almost*

20 years, starting in 1991 in Bloomingdale and then moved to Schaumburg in 1995. They mostly provide internet based sales and sell cars to local and overseas buyers. They want to move to this location and keep their core business while increasing their exposure. He mentioned how other people have requested this use before at this location and had issues with the neighborhood. He noted that they do not let people test drive their cars unless an employee is with them. The type of cars they sell are eclectic and he exemplified the broad base of cars. We have never had an issue with any of the Villages where they conduct business.

Relative to the building, Mr. Grossman stated that it is old and needs repair. They have plans and have turned them over to the Village. Outside they will repave the parking lot and paint the building to make it more attractive. On the inside they will remove a non-load bearing wall in order to get cars from Grace Street to the opposite side of the building.

Chairperson Ryan asked if anyone was present to speak in favor or against the petition. No one in the audience spoke in favor or against the petition.

Chairperson Ryan then requested the staff report.

Michael Toth, Planner I, presented the staff report. The petitioner, Windy City Motorsports, wishes to establish an automobile dealership on the subject property. The dealership will serve as a sales destination and will include the service and repair of vehicles associated with the sales business. In doing so, the petitioner will be utilizing the existing building and sales lot on the subject property. The sales, service and repair of motor vehicles are all considered conditional uses in the B4 Corridor Commercial Shopping District. As the previous motor vehicle sales, service and repair business (European Auto Exchange), has not operated on the subject property in over a one-year timeframe, the previous conditional use has lapsed and a conditional use is required to reestablish such use.

Windy City Motorsports currently operates in Schaumburg as an internet-based car dealer whose sales derive mainly from out-of-state and overseas clientele. They are looking to move their business to a new site that will allow them to continue their online sales component, but also provide a showroom and sales lot. They plan to operate the site in a similar manner which would include a sales portion as well as a service and repair component. They plan to sell high-end and classic cars. The service and repair portion of the business would exist to service and prepare cars for sale and also conduct warranty work.

Conditional uses for the subject property were approved in March 1999 (PC 99-06 Ordinance 4599) and in November 2000 (PC 00-46, Ordinance 4907) for motor vehicle sales. In October of 2008, the prior occupant of the property, European Auto Exchange, received a conditional use for motor vehicle sales (PC 08-05 Ordinance 6161).

In March 2009, the Village discovered that a vehicle lift had been installed inside the garage door at the northern side of building on the subject property. The inspector was informed that the lift was being used for oil changes and minor vehicle service. As the Zoning Ordinance lists motor vehicle service and repair as conditional uses, staff contacted the petitioner informing them that conditional uses would be required for the motor vehicle repair and service function. The petitioner also acknowledged that some minor vehicle repairs were being performed at the facility and later applied for conditional use approval for the service and repair functions. In September, 2009 (PC 09-10 Ordinance 6376) European Auto Exchange received conditional use approval for automobile service and repair, but was limited to vehicles for sale by

*their dealership and the personal automobiles of their customers. Staff has confirmed with the current petitioner that the motor vehicle service and repair function shall not be open to the public.*

*Similar to European Auto Exchange, Windy City Motorsports is proposing to service vehicles which are for sale on the lot and to service vehicles which have been sold and are under warranty.*

*Motor vehicle service and repair service are both distinct uses within the Zoning Ordinance and are defined as follows:*

*MOTOR VEHICLE REPAIR is the repair of motor vehicles including rebuilding, reconditioning, replacement, or dismantling of major components such as body, frame, or fender repair or painting. Automobile repair generally consists of work that is more intense and less routine than automobile service and sometimes includes overnight storage of vehicles.*

*MOTOR VEHICLE SERVICE is the service or maintenance of motor vehicles including the installation of minor components such as lubricants, batteries, tires, and mufflers and the performance of maintenance services such as tune-ups, tire É-X-balancing, and car washes. Automobile services generally do not include activities which require overnight storage of vehicles and specifically do not include body work, painting, or repair of major components.*

*The Comprehensive Plan recommends Community Commercial at this location. As the use on the property will remain commercial retail with an added service component, the proposed use complies with the recommendation of the Comprehensive Plan.*

*The proposed use is compatible with the surrounding land uses. The North Avenue corridor is a high volume corridor with commercial and industrial sites on the north side of the street and residential sites on the south side of the street with intermittent areas of commercially zoned property. Unincorporated single-family residential properties abut the subject property to the north.*

*The residential properties north of the site are screened by an eight-foot (8') board on board fence. Additional landscaping is also required along the northern property line. The landscaping requirement is a carry-over condition (per the approved plan) of the previous tenant, European Auto Exchange, and will include a row of evergreen shrubs along the northern property line. European Auto Exchange did satisfactorily address the required parkway trees on the subject property.*

*As a condition of approval, the petitioner shall limit the number of unregistered vehicles on the lot to a maximum of seventy (70) cars. Each car shall be permitted on the lot for a period of no more than six (6) months. A log of the unregistered vehicles with dates of arrival to the lot must be kept on site at all times, with access to the log by an employee of the Community Development Department of the Village of Lombard permitted at any time during business hours. This condition is also a carry-over of PC 08-05 (Ordinance 6161), which prevents the lot from becoming a motor vehicle storage lot. There are a total of eighty-eight (88) parking spaces located on the subject property. Sixty-six (66) of those spaces are reserved for the automobiles for sale on the lot. The remaining twenty-two parking spaces are reserved for visitor parking. The seventy (70) car condition is based upon those sixty-six (66) allocated spaces and the small number of cars being showcased in the interior portion of the building.*

*As a condition of Ordinance 6161, the petitioner was required to install a "no left turn" sign on the LaLonde Avenue driveway, in order to prevent vehicles from being test driven within the adjacent residential neighborhood to the north. This sign was installed on the property; however, staff continued to receive complaints from property owners to the north about test drives occurring within the residential neighborhood. As a result, a condition of PC 09-10 prohibited vehicles from the subject property which are for sale, being serviced, or being repaired from being driven for testing purposes in the residential neighborhood north of the subject property. Staff notes that this condition would remain in effect as part of this petition and another condition will be added stating, "The "no left turn" sign located on LaLonde Ave. shall be properly maintained."*

*As a condition of PC 08-05, the petitioner was required to submit a Plat of Consolidation to make the subject property a single lot of record. The previous petitioner submitted the plat and received comments for revisions; however, a final copy of the plat was never submitted for recording.*

*The conditions in PC 08-05 also required the petitioner to install sidewalks along all surrounding public rights-of-way for the length of the property. The Subdivision and Development Ordinance requires that these sidewalks be installed. Currently, only one sidewalk exists along North Avenue. Grace Street and LaLonde Avenue currently have no improved sidewalks. Staff is working with the petitioner to develop plans for the installation of the remaining sidewalks.*

*Staff is recommending approval of the petition subject to the nine conditions in the staff report.*

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

*Commissioner Olbrysh asked if the log of unregistered vehicles is a new requirement. Mr. Toth stated that it was a requirement of the prior tenant. Mr. Stilling stated that staff is currently looking into this issue. Mr. Toth stated that because they have an online inventory of vehicles, they always have that information available at all times.*

*Commissioner Sweetser asked about the hours of operation. Mr. Grossman stated that they will be open Monday through Friday 10 a.m. to 7 p.m. and Saturday from 10 a.m. to 5 p.m. He added that they may stay open until 9 p.m. two days a week.*

*Commissioner Flint referenced the 'no left turn' sign. He asked staff if there was any kind of penalty if they don't obey the signage. Mr. Toth stated that the conditional uses could be revoked.*

**A motion was made by Ronald Olbrysh, seconded by Martin Burke, that this matter be recommended to the Corporate Authorities for approval subject to the amended conditions:**

**1. The subject property shall be developed in substantial compliance with the site and landscape plans prepared by KB Partnership, dated May 19, 2009 and submitted as part of this petition, except as they may be changed to conform with to Village codes and the following conditions below.**

**2. The petitioner shall apply for and receive a building permit for all improvements to be constructed on the subject property. Said permit(s) shall satisfactorily address all building, fire, public works and engineering comments set forth within the IDRC Report.**

3. The petitioner shall submit for final approval a Plat of Consolidation to consolidate the five (5) lots prior to the issuance of a Final Certificate of Occupancy.
4. The petitioner shall limit the number of unregistered vehicles on the lot to a maximum of seventy (70) cars. Each car shall be permitted on the lot for a period of no more than six (6) months. A log of the unregistered vehicles with dates of arrival to the lot must be kept on site at all times, with access to the log by an employee of the Community Development Department of the Village of Lombard permitted at any time during business hours.
5. Vehicles from the subject property which are for sale, being serviced, or being repaired shall not be driven for testing purposes in the residential neighborhood north of the subject property.
6. A solid fence of no less than six feet (6') and no greater than eight feet (8') in height shall be maintained along the northern property line.
7. The conditional uses for motor vehicle service and motor vehicle repair shall be limited to vehicles for sale by Windy City Motorsports and the personal automobiles of their customers.
8. Any violation of the provisions set forth within the approved conditional use may result in a revocation of the Conditional Use for the property.
9. The "no left turn" sign located on LaLonde Ave. shall be properly maintained.

The motion carried by the following vote:

**Aye:** 6 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, Andrea Cooper, Stephen Flint, and John Mrofcza

[110682](#)

**PC 11-24: 2100 S. Finley Road and 555 Foxworth Boulevard (Lexington Health Care/Lexington Square)**

Requests that the Village approve amendments to Ordinances 1351, 2615, 2655, and 4361 as they relate to the Lexington Health Care Planned Development, located within the R5PD General Residence District Planned Development, and consisting of a planned development amendment to increase the number of senior citizen housing units from 271 to 300. (DISTRICT #3)

*Mike Mallon, President of Mallon & Associates, 1755 S. Naperville Road, Wheaton, presented the petition. He stated he was here as a professional planner and to present the application on behalf of Sambell of Lombard LLC for an amendment to an existing planned development. He introduced their project team which consisted of Larry Bell, owner of Sambell of Lombard LLC, Sherry Kizer, and Clyde Hughes.*

*Mr. Mallon stated that Lexington operates 10 skilled nursing facilities and has been a fine addition to Lombard since 1983. Referring to a site plan, he noted the property is currently located at the southeast corner of Finley and Foxworth Boulevard. It consists of 6-1/2 acres and has frontage on Finley Road and along Foxworth Boulevard. Lexington was developed by a 1983 planned development consisting of a skilled nursing facility together with an approval for a second phase which would consist of a mixed use development or possible residential. One year later there was an amendment to Phase 2 to allow a 230 unit senior housing development which is*

what currently exists today. In 1997 an amendment to the planned development was approved to increase the number of units from 230 to 271. There is a mixture of surface parking spaces and an additional 49 underground parking spaces for a total of 338 spaces with the requirement being 289 spaces.

Mr. Mallon displayed an underlying zoning map and noted the surrounding land uses and their current zoning. He stated that their request is to increase their bed count by 28 units or 10.7 percent to allow either additional independent or assisted living units. They would be converting the 2-person units into 1-person units on the third floor. Lastly, he stated that the proposed conversion would not have any impact on the surrounding properties or parking.

Clyde Hughes, 665 W. North Avenue, Lombard, stated that they just wrapped up the remodeling of the first and second levels. As the second floor was being completed, they realized that there was additional demand to increase the number of single units up to the 3rd level. He described the conversion and how they would split the units in half, move the kitchens and replace bathrooms. He noted that 87 is the average age of their residents and this conversion will make their surroundings smaller and more manageable. The assisted living units will have a nurses station with personnel available 24/7, a dining room on each floor, activities on each floor and the common areas will be located in the middle of the buildings. All existing utilities and services will remain.

Concluding, Mr. Mallon indicated that they are requesting this amendment because the planned development as it currently exists is capped at 271 units. The Comprehensive Plan is consistent with the proposed use. He referenced their submitted responses to the 5 standards for a modification to the planned development and mentioned that while he wouldn't read them, he wanted them noted for the record. Lastly, he referred to the condition in the staff report. He requested that it be modified so that they are not limiting this to the third floor but could be open to any floor in the building as long as the unit number stayed under the 300 units being requested.

Chairperson Ryan asked if anyone was present to speak in favor or against the petition. There was no one to speak in favor or against the petition.

Chairperson Ryan then requested the staff report.

Jennifer Henaghan, Senior Planner, presented the staff report indicating that it was being submitted into the record in its entirety.

The petitioner wishes to increase the number of units within the Lexington Square building from 271 to 300. A planned development amendment is required because previous planned development approvals for this building have capped the maximum number of units at 271. The increased number of units would be achieved through the reconfiguration of units by converting existing double occupancy units into two single occupancy units. This will allow Lexington to provide additional assisted living units. No exterior changes are proposed. She noted the Fire Department comment that the plan reconfiguration must be consistent with the current use and occupancy classification. No additional zoning relief is necessary, and the development will continue to provide parking in excess of the number of spaces required by the Zoning Ordinance.

Staff finds that all of the Standards for Planned Developments, as submitted by the petitioner, have been met, in that no expansion or change in use is proposed, and the existing buildings are compatible with the surrounding development. The proposed

*uses and relief are consistent with the Comprehensive Plan and the surrounding land uses.*

*Ms. Henaghan stated that staff recommended approval subject to the one condition in the staff report. She clarified the condition in that staff recognizes the plans are conceptual in nature and the condition should not be construed as to limit their ability to do other improvements on other floors so long as the number of units is capped at 300.*

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

*Commissioner Sweetser asked for clarification on the condition in the staff report wanting to know how many actual units they will have by the time they complete the conversion of the existing units. Ms. Henaghan answered 300 – currently they have near 271 so they will add approximately 30 more units.*

*Commissioner Burke asked the petitioner if they were asking for the ability to do this plan on any of the floors or if they were looking to do some improvements to each of the 3 floors. Mr. Mallon answered that the plan is to focus on the 3rd floor. They are asking for the modification to the condition so it provides the applicant flexibility in the future. If there are less than 300 units done after the 3rd floor, then they could convert some on the 4th or 5th floor. He commented that it has been a while since the last time they made a request to increase the number of units. So by providing flexibility and not limiting it to the 3rd floor, this would allow them to make changes over time but not exceed the 300 unit cap.*

**A motion was made by Ruth Sweetser, seconded by Stephen Flint, that this matter be recommended to the Corporate Authorities for approval subject to the amended condition:**

**1. The subject property shall be developed in substantial compliance with the submitted materials prepared by Corporate Design and Development Group, LLC, dated October 19, 2011. Said improvements may be on any floor provided that the overall unit count not exceed 300.**

**The motion carried by the following vote:**

**Aye:** 6 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, Andrea Cooper, Stephen Flint, and John Mrofcza

## **Business Meeting**

*The business meeting convened at 8:06 p.m.*

## **Approval of Minutes**

*On a motion by Burke and seconded by Flint the minutes of the October 17, 2011 meeting were unanimously approved by the members present with a correction to the call to order time as noted by Chairperson Ryan as well as one minor correction noted by Village Counsel.*

## **Public Participation**

*There was no public participation.*

## DuPage County Hearings

### 110683

#### **DuPage County Case Z11-055: 21W174 Hemstead Road (Adolfino)**

Requests the following variations associated with a detached garage on the property located at 21W174 Hemstead Road:

1. Variation to allow accessory structure in front of principal structure;
2. Variation to reduce west corner side yard setback from 30 ft. to approximately 20 ft. for a new detached garage; and
3. Variation to reduce front yard setback from 30 ft. to approximately 21.4 ft. for a new detached garage.

(UNINCORPORATED)

*Christopher Stilling, Assistant Director of Community Development, presented the petition. DuPage County has received a public hearing filing for variations associated with a detached garage on an unincorporated property located at 21W174 Hemstead Rd. 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.*

*Section 155.210 (A)(2)(a) of the Lombard Zoning Ordinance states that no accessory building shall be located in a required front and/or corner side yard. In addition, Section 155.210 (A)(2)(b) also requires accessory buildings to be located behind the front wall of the principal building that is nearest to the front lot line.*

*The table in the staff report illustrates the DuPage County and Village of Lombard yard requirements for accessory buildings in contrast with the proposed setbacks.*

*Under the current property configuration, the proposed detached garage would be placed in front of the front line of the principal structure, in the required front yard. As the proposed garage would be located twenty (20) feet from the corner side yard property line, the garage meets the Village of Lombard corner side yard setback requirements. However, the County Zoning Ordinance requires a thirty (30) foot corner side yard setback. As such, variations are required for the corner side yard setback, placement in front of the principal structure and the front yard setback.*

*Staff finds that the petitioner's property does not have physical surroundings, shape, or topographical features that differ substantially from other corner lots in the neighborhood as to be demonstrative of a hardship. It is staff's opinion that the garage could be attached to the principal structure in a fashion that would not warrant the need for a variation, under the Lombard Zoning Ordinance provisions.*

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

**A motion was made by Martin Burke, seconded by Stephen Flint, that this matter be recommended to the Corporate Authorities for approval relative to the adoption of a Resolution of Objection with DuPage County. The motion carried by the following vote:**



**Aye:** 6 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, Andrea Cooper, Stephen Flint, and John Mrofcza

## Chairperson's Report

*The Chairperson deferred to the Assistant Director of Community Development.*

## Planner's Report

*Mr. Stilling mentioned the two informational memos that were included in the Commissioners packets – Roberts Rules of Order and renewal to the Plan Commissioners Journal.*

*He addressed the rescheduling of the January 2012 Plan Commission meeting which was listed under "New Business". January 16, 2012 is a regularly scheduled meeting but is also the Martin Luther King holiday. Village offices are closed and consequently, the meeting will have to be rescheduled. Staff suggested the following Monday, January 23, 2012. The Commissioners concurred with that date.*

## Unfinished Business

*There was no unfinished business.*

## New Business

*Please see the "Planner's Report" for discussion relative to the rescheduled January, 2012 meeting.*

## Subdivision Reports

*There were no subdivision reports.*

## Site Plan Approvals

### 110685

#### **SPA 11-08: 2370 Fountain Square Drive (Jared Galleria of Jewelry)**

An amendment to site plan approval SPA 00-05, approved by the Lombard Plan Commission, to alter the approved color of the entrance façade. (DISTRICT #3)

*Paul Wolenski of Sterling Jewelers, 375 Ghent Road, Akron, Ohio presented the petition. He stated that the application is to request a color change. They are approaching their 11th year at their present location and Jared's has a 10-year remodel rule. As a result, they are doing an interior change and will have a new layout. Typical to the Jared brand and to the chain, an exterior color known as "black cherry" is used. With this remodel they hope to do some exterior improvements as well as paint the dryvit "black cherry" in lieu of the present "redwood" color. He referred to the color sample, rendering and photos the Plan Commission has received. The existing color is called "redwood" which is a lighter earthy brick tone. The proposed "black cherry" color is darker with a slight tint of a brown color. The hue seems to change depending on the time of the day and the proposed color will*

match more closely with the awnings. He pointed out the portico feature on the building entrance and noted that the feature is carried around all three sides of the building. The color would be applied not only to the entrance feature but also to the features around the other three sides of the building.

Chairperson Ryan asked if anyone was present to speak in favor or against the petition. There was no one to speak in favor or against the petition.

Chairperson Ryan then requested the staff report.

Christopher Stilling, Assistant Director of Community Development, presented the staff report. Jared Galleria of Jewelry is proposing to change the color of their EIFS (entrance) portico from 'Redwood' to 'Black Cherry' at their location within the Fountain Square Planned Development. As Jared's Galleria of Jewelry was originally approved as part of a site plan approval, which required a specific color scheme for the exterior facades, site plan approval is now required to alter such color scheme.

Jared Galleria of Jewelry is requesting to alter the color of the entrance façade as part of a 10-year remodel project for the store. In specifying exterior painting work, Jared is proposing to change the paint color on their three (3) existing entrance porticos (north, south & west) from the previously approved "Redwood" color to "Black Cherry" as it is the prototypical color they strive to maintain for all of the stores throughout the United States. In their opinion, the Black Cherry color matches well with the other colors and finishes on the building, including the existing awnings that are also "Black Cherry".

As part of the overall Fountain Square development agreement, the Village can consider compatibility of building architecture, materials and design throughout Fountain Square. In October 2000, staff conducted a workshop for the concept plans associated with the now Jared's Galleria of Jewelry. During such time, it was explained that the jewelry store elevations were typical of a scheme many of their stores have throughout the country, and cited the existing Jared Chicago locations. During that workshop, some of the Plan Commission members were concerned about the color schemes of the proposed Jared's citing differences in color between the proposed color schemes and the surrounding buildings. At that time, Dicks Sporting Goods, Weber Grill, PF Changs and Champs were the only buildings constructed.

The following month (during the November 2000 Plan Commission meeting), site plan approval was granted (SPA 00-05) to construct the 10,680 square foot building, which included the 5,780 square foot Jared's store (Phase I) and 4,900 square feet of additional space, which now contains a Starbucks and DMK Burger (Phase II). As part of the approvals and at the request of the Plan Commission, Jared agreed to paint their entrance façade to a lighter "Redwood" color than their preferred "Black Cherry". He also noted the design elements, colors and styles which were also approved for Jared's.

Jared's would like to repaint the existing porticos to a darker color "Black Cherry", which is consistent with their corporate colors. He referred to the picture in the staff report which was taken at one of their newer stores.

While staff recognizes that there may have been some concerns relative to the color of the Jared's entrance façade prior to the development of the Jared's store, staff notes that since Jared's opening, many new structures have been built including Uncle Julios, Ethan Allen, Residences at Fountain Square & Sunrise Senior Living. In 2004, Uncle Julios (SPA 04-07ph) was allowed to revise their elevations with a

darker paint scheme. As noted in that case, both staff and the Plan Commission felt that the revised color scheme was consistent with the overall development.

The Comprehensive Plan recommended the entire site be developed only on a planned and coordinated basis. The Jared store and the accompanying retail use is a permitted use by the B3 Development Agreement. The proposed use is compatible with the Comprehensive Plan.

The subject property is within the Fountain Square B3 Community Shopping District Planned Development. To the south is the Dick's sporting goods, to the north are the Hyatt Place and Ethan Allen and to the west is Uncle Julios. The proposed use is compatible with the surrounding business use.

Staff believes that the proposed change in color to Jared's existing porticos is compatible with the surrounding buildings, which provide a wide variety of colors and finishes. The new color of the porticos is in keeping with the deeper, more intense colors found on other buildings within Fountain Square, such as the dark reds and browns of the Hyatt Place, Uncle Julios and Dick's buildings. Therefore staff does not object to the color change and recommends approval subject to the one condition in the staff report.

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

Commissioner Cooper asked if the color was the same that was proposed 10 years ago. Mr. Wolenski answered that they haven't changed the color – it is "redwood". Mr. Stilling clarified that the darker color is the color they originally requested 10 years ago.

Chairperson Ryan commented that since many more buildings have added different colors to the development over the years, this will not have the same impact as it might have had 10 years ago.

Commissioner Olbrysh exemplified other buildings and the colors they have introduced such as the dark blue awnings of the Ethan Allen store, Starbucks has dark green awnings, and Dick's has a black background in its name.

Mr. Stilling noted the pictures in the staff report which were taken of the site at different times of the day. Depending on the time, the color changes slightly so staff feels comfortable with the request and does not object subject to the one condition in the staff report.

**A motion was made by Martin Burke, seconded by Ruth Sweetser, that this matter be approved subject to the following condition:**

- 1. That the signage be developed in conformance with the proposed exterior finish plan, prepared by Jencen Architecture, dated June 30, 2011.**

**The motion carried by the following vote:**

**Aye:** 6 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, Andrea Cooper, Stephen Flint, and John Mrofcza

## Workshops

[110684](#)

**Comprehensive Plan Amendment**

Request to review and discuss the updated draft Introduction and Goals section of the report.

*Christopher Stilling, Assistant Director of Community Development, introduced the workshop. He noted staff would be working to update the Village's Comprehensive Plan over the next several months. At the last Plan Commission meeting the Commissioners were given a proposed schedule for the upcoming workshops. As part of this month's workshop session, staff is seeking input from the Plan Commission relative to the updated Introduction section and Goals.*

*The Introduction contains background information on comprehensive planning in general and in Lombard specifically. It gives a brief demographic analysis of how the community has changed over the past 20 years in terms of population and households and he exemplified the age demographic. This section also details how Lombard has physically changed since the 1998 Comprehensive Plan through building activity. It also discusses the seven major amendments that have been or will be approved since 1998.*

*The Goals section is a key component to the plan. The purpose of the Goal section is to broadly describe what the community desires to be like in the future. Objectives on the other hand identify the types of initiatives that must be taken to realize the goals. It is staff's intent to work with the goals established in the 1998 Comprehensive Plan. In that plan there were a lot of objectives associated with each of those goals. It is our objective to have more specific, measureable objectives. He referred to the Village Image, Design and Identity section and noted that it obtained two goals. Staff will identify objectives for each of the goals. Speaking to the Commissioners prior to the meeting, he noted that the Goals section should be considered a vision statement because the goals are so broad. Staff will develop objectives for each of the goals which will be more defined and will be used as a source of measurement.*

*Some of the topics were changed and/or merged from the previous plan. Some sections are new such as the Governmental Services and Organizational Cooperation section. This section tries to address recent trends in either Village or resident utilities with providers such as ComEd and Nicor and how we will work with these groups to ensure their growth and change. Sustainability, because of its broad applicability, will also be addressed in the plan by each section.*

*Chairperson Ryan then opened the meeting for the Commissioners comments and suggestions.*

*Commissioner Sweetser appreciated staff providing the definition of "goal" and suggested working that into the Plan so people will not be looking for specifics at the broader level. Mr. Stilling noted that the City of Champaign took a similar approach to updating their plan. Their goals were vision statements and within each section they addressed specific goals and objectives. Our plan will be similar to theirs and we can send out a link to the Champaign site for your review.*

*Commissioner Olbrysh asked if we can entitle this "vision statement" and have a number of goals following. Mr. Stilling answered that staff was contemplating that. Our intent was to have broad goals and reuse what we currently had because 95% of it was still applicable from the 1998 plan. What is decided tonight regarding goals are not set in stone because we need to build in the objectives. We asked ourselves what the vision statement should be and where Lombard will be in the next 20 years and these are statements that are associated with it.*

*Commissioner Sweetser suggested that when existing plans are being incorporated,*

*they be cross referenced. She exampled the Downtown Plan and how it addresses multiple topics such as transportation, retail, and housing stock. This should be cross referenced in each of those sections. Mr. Stilling agreed. He noted that staff's ultimate goal is to possibly have a bi-folding 11 x 17 summary document which provides 80% of the important information. The overall document will have an attached appendix and will include all the adopted plans.*

*Mr. Stilling stated that at the next meeting staff will provide the first draft of Section One of the Visioning/Land Use Plan and we will look at tweeking that section to make it more of a vision statement.*

## **Adjournment**

*The meeting adjourned at 8:35 p.m.*

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*Donald F. Ryan, Chairperson  
Lombard Plan Commission*

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*Christopher Stilling, Secretary  
Lombard Plan Commission*