

Village of Lombard

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



Meeting Minutes

Monday, September 19, 2011

7:30 PM

Village Hall - Board Room

Plan Commission

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

Call to Order

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

Pledge of Allegiance

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Chairperson Ryan led the Pledge of Allegiance.

Roll Call of Members

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Present: Chairperson Donald F. Ryan, Commissioner Ronald Olbrysh, Commissioner Martin Burke, Commissioner Ruth Sweetser, Commissioner Andrea Cooper, Commissioner Stephen Flint and John Mrofcza, Jr.

Also present: Christopher Stilling, AICP, Assistant Director of Community Development; 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

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110578

SPA 11-07ph: 1000 N Rohlwing Road

Requests site plan approval with the following deviations for the subject property, located within the B3PD - Community Commercial Planned Development District:

1. A deviation from Section 153.505(B)(19)(b)(2)(b) to increase the permitted number of wall signs; and
2. A deviation from Section 153.237 (E) to provide for than more than one temporary sign per street frontage and to exceed thirty-two (32) square feet in area. (DISTRICT #1)

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Dave Heideman representing Jones Sign Company, 1711 Scheuring Road, DePere, Wisconsin, presented the petition on behalf of their client, Floor & Decor. Floor & Decor is asking for three additional signs, "Tile", "Wood" and "Stone" which signify a brand tag line. These signs total an additional 71 square feet and are being requested to fully represent Floor & Decor for what it represents as a whole and to the community and will acts as a visual aid in and out of the center. The signs will be located on the front elevation. Each sign will have individual letters and be aesthetically pleasing. He noted their request for additional signage is similar to others in the neighborhood, is consistent with their corporate branding and will provide for public awareness of their large space.

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

Chairperson Ryan requested the staff report.

Christopher Stilling, AICP, Assistant Director of Community Development presented the staff report and indicated it was being submitted into the public record in its entirety.

Floor and Decor is in the process of opening a new store in the former Menards space in the Northgate Shopping Center. As part of their signage plan, Floor & Decor is proposing a total of five wall signs. Section 153.505(B)(19)(b)(2)(b) requires that exterior tenants located within properties with multiple tenant spaces be permitted to have only (2) wall signs, with no more than one (1) sign per wall. The main wall sign and the wall sign on the west elevation were already permitted as-of-right; however, the three (3) additional wall signs on the east elevation require site plan approval to allow for multiple wall signs.

As the site is a planned development, the signage associated with Floor & Decor needs to be reviewed in the context of the entire shopping center. The petitioner's request is to allow for three (3) additional wall signs on the east elevation. The combined total area of the three (3) additional wall signs would be 71 square feet.

The total width of the Floor & Decor tenant space is two hundred and eighty-one (281) lineal feet. The Sign Ordinance allows for the area of wall signs on buildings with multiple tenants in the B3 District to not exceed one times the lineal front footage of the tenant space. However, if the wall sign is located more than three-hundred and sixty (360) feet to the nearest lot line, the sign shall not exceed two times the lineal frontage of the tenant space, which in this case would be five-hundred and sixty-two (562) square feet. Furthermore, in no case shall the sign exceed four-hundred (400) square feet. The main wall sign is three-hundred and sixteen (316) square feet in total surface area and can be approved by-right through the permit process. With the inclusion of the three (3) proposed wall signs on the front elevation, the total square footage for all wall signage for Floor & Decor on the east elevation would be three-hundred and eighty-seven (387) square feet.

As the total area of the proposed wall signage of three-hundred and eighty-seven (387) square feet would be less than the total allowable square feet of wall signage (400 square feet), the overall size of the tenant space and of the existing exterior of the building façade ensures that the additional signage will not create an appearance of excessive signage. Furthermore, if the subject tenant space was actually smaller and divided into individual tenant spaces, the proposed signs could be erected by-right at each tenant space.

Similar to JoAnn Fabrics, which received Site Plan Approval on July 18, 2011 for four (4) additional wall signs, Floor & Decor is requesting additional wall signage to satisfy corporate branding standards for signage. Furthermore, Hobby Lobby, which is a retail store located within the Sportmart Plaza, received approval in 2007 (PC 07-05) for four additional wall signs that are similar in nature to what is being proposed by Floor & Decor.

The Sign Ordinance allows commercial businesses to display one banner (temporary sign) per right-of-way exposure, not to exceed thirty-two (32) square feet, for a total of one-hundred and twenty (120) days per calendar year. On August 26, 2011, it was brought to staff's attention that Floor & Decor was displaying three banners on the tenant space, each banner exceeding the thirty-two (32) square foot maximum.

The petitioner is proposing to display three (3) banners totaling seven-hundred and three (703) square feet. On January 22, 2007, the Lombard Plan Commission approved SPA 07-03ph, which granted a deviation from Section 153.229 to allow a temporary 135 square foot real estate sign at the subject location of 665 West North Avenue (Heron

Point Office Center). The sign was approved under the stipulation that the duration of the permit be limited to a six (6) month period.

As the petitioner is currently going through the Site Plan Approval and permitting process for the permanent signage associated with Floor & Decor, no additional time is being requested to display the temporary signage. As such, the petitioner would have 120 days (remaining in 2011) to display the temporary signs, if approved. Staff notes that the 120 days would actually commence starting August 26, 2011, the date at which staff originally discovered the signs, and subsequently expire on December 23, 2011. If Floor & Decor wishes to replace any of the temporary signs within the 120 day time period, they can do so as long as the new temporary sign(s) are within the same size parameter of the temporary sign being replaced.

In summary, staff recommends that this petition be approved as it has met the Standards for Variations as set forth in the petitioners' response to standards and is consistent with wall signage relief recently granted in the Village and temporary signage relief granted in the same vicinity subject to the four conditions noted in the staff report.

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

Commissioner Olbrysh questioned whether the Floor & Decor sign would be displayed on one line or two as it is represented in the plans two different ways. Mr. Heideman answered they would be using the "stacked version", however, on the side wall there is minimal access so it will be a horizontal layout.

It was moved by Commissioner Sweetser, seconded by Commissioner Flint, that this matter be approved with conditions. The motion carried by the following vote:

Aye: 6 - Olbrysh, Burke, Sweetser, Cooper, Flint and Mrofca

1. The petitioner shall develop the permanent signage in conformance with the submitted plans, prepared by the Jones Sign Company, dated June 24, 2011.
2. Permits shall be obtained for the subject wall signs and temporary signs.
3. In the event that any of the three (3) temporary signs is to be replaced, the new temporary sign(s) shall be no larger than the temporary sign being replaced.
4. The temporary sign relief included within this petition as well as the permit for three (3) temporary signs shall expire on December 23, 2011

[110474](#)

PC 11-20: Comprehensive Plan Amendment

The Village of Lombard requests the approval of amendments to the Village Comprehensive Plan pertaining to senior housing. (DISTRICTS - ALL)

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Christopher Stilling, Assistant Director of Community Development, presented the petition. The Senior Housing Plan aims to provide an all-inclusive look at the Village's policies and resources related to senior housing. The purpose of the Plan is to develop a detailed inventory of senior housing properties within the Village of Lombard, analyze demographic information to anticipate future senior housing needs, and examine recent trends in senior housing. Senior housing is an important issue as the proportion of seniors continues to increase relative to the rest of the population within Lombard, DuPage County, the State of Illinois, and the nation as a whole.

Staff completed a draft version of the Plan in April 2011. The inventory portion included

designated senior housing, affordable senior housing, and other housing occupied by seniors. Discussed trends include housing types, reverse mortgages, service orientation, and affordability. On August 8, 2011, the Community Relations Committee reviewed the draft plan. The Committee was supportive of the plan, and members provided additional information regarding DuPage County housing resources.

The Village can expect to see additional proposals for senior housing developments in the future, such as The Pointe at Lombard. The Pointe was approved in 2005 for a mixed-use building in downtown Lombard with 78 independent-living units. Although this project was not constructed due to the collapse of the housing market, it shows a perceived need for senior housing on the part of the development community.

Senior housing is currently permissible in all of the Village's residential zoning districts, which regulate land use by the type of structure rather than the age of the occupants. Mid-rise senior housing projects are allowed by right in the R4, R5, and R6 zoning districts. Mixed-use senior housing projects greater than two stories in height, such as the planned The Pointe at Lombard senior apartment/restaurant concept, are allowed by right in the B5 Central Business District and may be allowed in the B4, B4A, and B5A Districts.

Future development approvals should ensure that senior housing developments are appropriately scaled for the area in which they are located to ensure maximum compatibility. Independent living facilities in particular should be designed to be integrated into the neighborhood rather than set apart. Future senior housing developments should take into consideration the high rate of emergency medical service calls generated by these types of uses and their impact on and proximity to the Lombard Fire Department. In 2008-2010, Lombard's senior living facilities accounted for more than 10 percent of the Village's EMS calls, despite housing less than four percent of the Village's population. To complement its senior housing offerings, the Village should continue its efforts with local transportation providers to maintain an accessible transit system for Lombard residents.

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 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 to the Board of Trustees for approval. The motion carried by the following vote:

Aye: 6 - Olbrysh, Burke, Sweetser, Cooper, Flint and Mrofca

Business Meeting

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The business meeting convened at 7:46 p.m.

Approval of Minutes

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On a motion by Burke and seconded by Sweetser the minutes of the August 15, 2011 meeting were unanimously approved by the members present.

Public Participation

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There was no public participation.

DuPage County Hearings

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There were no DuPage County hearings.

Chairperson's Report

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The Chairperson deferred to the Assistant Director of Community Development.

Planner's Report

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Christopher Stilling indicated that all the items previously reviewed by the Commission were approved by the Board of Trustees. He then noted that staff will be requesting the Commission's input on two workshops that will be introduced later in the meeting which will coincide with continuing work the Commission will be reviewing.

Unfinished Business

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There was no unfinished business.

New Business

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There was no new business.

Subdivision Reports

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There were no subdivision reports.

Site Plan Approvals

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There were no site plan approvals.

Workshops

[Play Video](#)[110583](#)

Comprehensive Plan Update Schedule

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Christopher Stilling, Assistant Director of Community Development, presented the Comprehensive Plan Update Schedule. He stated that the review of the Comprehensive Plan will be done internally (and not by a consultant) and will involve examining each chapter to determine which sections, if any, will need to be reviewed to bring them up to date to reflect current conditions and changes since 1998.

Village staff will be using the Plan Commission as the primary review entity of the Plan update and will be soliciting input through the workshop sessions. As a precursor to these upcoming sessions, staff provided the members with a flash drive that contains all the relevant amendments to serve as the background and basis for the update. Mr. Stilling referred to the draft schedule contained in staff's memo which outlines the goals and establishes the timeframe in order to have the final draft come before the Commission in April.

In the meantime, staff is asking that the Commissioners review the draft schedule and make any changes they see fit. He also suggested they familiarize themselves with the 1998 Comprehensive Plan as staff will be bringing forth the proposed framework at the next meeting.

Chairperson Ryan opened the meeting for comments and suggestions by the Commissioners.

Hearing none, Chairperson Ryan stated that the scheduled seemed pretty forthright.

[110584](#)

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Secondhand Stores and Rummage Shops in the B4A District

Christopher Stilling, Assistant Director of Community Development, presented the workshop. Staff would like to get the input of the Plan Commission on an amendment to the Roosevelt Road Corridor to allow "secondhand stores and rummage shops" as conditional uses. Specifically, staff would like to know whether or not the Plan Commission would support amending the Zoning Ordinance with respect to this issue.

Staff has recently been getting inquiries from the development community relative to "secondhand stores and rummage shops" in the B4A Roosevelt Road Corridor District. Specifically, two (2) potential stores are in negotiations with separate property owners to either lease or construct a store for the sale of secondhand items. Secondhand stores and rummage shops are prohibited in the B1 Neighborhood District and B4A Roosevelt Road Corridor District; however, if someone wanted to establish a secondhand store or rummage shop, this could be done in the B2, B3, B4, B5 & B5A Districts as a permitted use.

As part of the 2007 Roosevelt Road Corridor Study, the report ranked 143 different land uses from "highly desirable" to "highly undesirable". Secondhand stores and rummage shops were classified as an undesirable use as the intent of B4A District is to promote a strong retail corridor. Therefore the B4A District does not allow them as either a permitted or conditional use. Subsequent to the adoption of the B4A Zoning District, the Village Board did approve a text amendment to allow "Attendant Collection Centers" as conditional uses in the B4A Zoning District. These centers are often associated with secondhand stores as the items being dropped off are for resale or donation. Staff supported that amendment as it addressed a growing demand for such facilities.

In 2009, staff initiated a text amendment to allow "secondhand stores and rummage shops" in the B2 District. In that case, staff supported the text amendment as we felt the use was suitable for the B2 - General Neighborhood Shopping District because it is a zoning district intended to provide convenience shopping to adjacent residential areas, but allows for a wider range of uses than permitted in the B1 District. The B1 District was specifically excluded because that district is a local commercial district and the designated properties tend to be in very close proximity to residences.

Conceptually, staff supports the concept of allowing "secondhand stores and rummage shops" in the B4A Zoning District, provided that certain restrictions are in place to

ensure the intent of the B4A District is met. Specifically, staff recommends that there be a minimum size requirement for the "secondhand stores and rummage shops" and that they require conditional use approval.

Relative to the minimum size requirement, staff recommends that "secondhand stores and rummage shops" with a minimum floor area of 5,000 square feet be allowed to locate within the B4A Zoning District. Some examples include Goodwill, Platos Closet and Savers. The rationale for the minimum size requirements go back to the intent of the B4A Zoning District. Specifically, the district is intended to be a regional arterial corridor that attracts strong retail land uses. With a minimum size requirement of 5,000 square feet, this ensures that the proposed business will be in character with other retail uses along the corridor. Furthermore, staff feels restricting it to a minimum size still meets the intent of the 2007 Roosevelt Road Corridor Study as it will likely minimize the proliferation of "secondhand stores and rummage shops" in the small vacant tenant spaces. A minimum 5,000 square feet will also likely require a large capital investment in a tenant space. Staff did research other communities and found that the Village of Geneva has a similar provision allowing "secondhand stores and rummage shops" based on the store's size. As previously mentioned, there are two (2) potential cases for "secondhand stores and rummage shops" in the B4A District. Both of those pending cases would exceed 5,000 square feet in area.

Staff also recommends that "secondhand stores and rummage shops" in excess of 5,000 square feet only be allowed as a conditional use. Since secondhand stores typically rely on the donation of goods, which are typically dropped off on-site and for resale, the need for additional review may be warranted. This is consistent with the regulations associated with "Attendant Collection Centers".

Staff is seeking direction from the Plan Commission for direction on the following respects:

1. Does the Plan Commission support an amendment to the B4A District to allow for "secondhand stores and rummage shops"?
2. If allowed, does the Plan Commission support the use to go through the public hearing process as a conditional use?
3. Does the Plan Commission support the concept of requiring "secondhand stores and rummage shops" in B4A District to be a minimum of 5,000 square feet?

Chairperson Ryan opened the meeting for the Commissioners comments.

Commissioner Olbrysh answered yes to all three questions. He noted that in 2007 he was on the Roosevelt Road Corridor Committee and the Committee at that time found that both types of stores were considered undesirable for some of the reasons staff previously stated. As a result of the economy, times have changed resulting in a need for these stores and the Village should provide that need. He also agreed with the square footage requirement and having it go through the public hearing process. This is important because as the Roosevelt Road Corridor is divided into nine distinct areas with each area having their own challenges, this gives us an opportunity to review the area as a whole.

Commissioner Sweetser agreed with Commissioner Olbrysh and answered yes to all three questions. She commented that since 5,000 square feet would allow for flexibility she wondered if the Village would work with the owners to provide ancillary kinds of services to enhance the setting and help the people shopping there.

Commissioner Sweetser then asked if the conditional use would allow drop off areas to be stipulated and if the drop off boxes were now banned. Mr. Stilling answered that the

drop off boxes that you used to see are no longer allowed. They could be addressed, if asked for, through the conditional use process. Most of the bigger stores now have a drop off facility that ensures proper staging and has processes in place for it to run smoothly.

Commission Sweetser asked if there is a bus route nearby so the people who might be shopping there would have access if they needed to. Mr. Stilling answered he believed there was. Commissioner Sweetser suggested staff look into that.

Commissioner Cooper agreed with the previous Commissioners comments and answered yes to all three questions.

Commissioner Mrofcza thought it is a good idea that we scrutinize the management of the facility during the conditional use process in order to feel comfortable that the store will be orderly and neat. He noted the stigma associated with these types of stores and how there are some that are very nice and some that are horrendous and reflect negatively on the character of the surrounding area. As part of the conditional use process we can be more attentive to this and ensure they carry a good service for shoppers who want to shop intelligently.

Mr. Stilling stated that as noted in the 2007 report and 1998 Comprehensive Plan, the Roosevelt Road Corridor was deemed as an area of concern and that the retail uses needed to be protected. By having the 5,000 square foot requirement, the landlord will not likely be apt to give up that much space to a "fly by night" outfit and that amount of space demands the need of upfront capital. This would be consistent with the development intent of the B4A.

Referring to the 5,000 square foot minimum requirement, Chairperson Ryan asked if the City of Geneva had a B4A corridor or something similar. Mr. Stilling answered that they did not have a Roosevelt Road Corridor but had a pocket in their downtown where it was prohibited. They wanted the larger stores to have more scrutiny. Our concern was how can we permit something as well as have a square footage requirement so we wanted a concept that has been used before.

Referencing the 2007 Roosevelt Road Corridor report, Commissioner Olbrysh mentioned that restaurants were the number one desired use and asked staff if they have been making any efforts to bring in these uses. Mr. Stilling responded by indicating that 70% of his day to day activities involve working on economic development.

Chairperson Ryan confirmed that the consensus of the Commissioners were supportive of the three requirements. All the Commissioners agreed.

Adjournment

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Prior to adjourning, Mr. Stilling referred to the Planning 1-2-3 handout that was included in the Commissioners' packets. He noted that this handout ties in with the upcoming review of the Comprehensive Plan and might act as a reference and generate some good ideas. Prior to next month's meeting, he encouraged them to look at other community's plans and think where the Village would want to be twenty years from now relative to a land use perspective. Also, he asked them to think about the format and appearance of the document while keeping it interactive, user-friendly, condensed and concise.

The Commissioners and staff then discussed economic development within the Village

and how vacancies compare in neighboring communities.

The meeting adjourned at 8:10 p.m.

*Donald F. Ryan, Chairperson
Lombard Plan Commission*

*Christopher Stilling, Secretary
Lombard Plan Commission*