

Village of Lombard

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



Minutes

Monday, March 20, 2023

7:00 PM

Village Hall Board Room

Plan Commission

Leigh Giuliano, Chairperson

Commissioners:

Ruth Sweetser, Bill Johnston, Kevin Walker,

Tony Invergo, Alissa Verson and

Robert Spreenberg

Staff Liaison: Jennifer Ganser

Call to Order

Commissioner Giuliano called the meeting to order at 7:00 p.m

Pledge of Allegiance

Commissioner Giuliano led the Pledge of Allegiance

Chairperson Announcement

Ms. Ganser announced the appointment of Ms. Leigh Giuliano as Chairperson for the Plan Commission.

Roll Call of Members

Present 4 - Ruth Sweetser, Leigh Giuliano, Tony Invergo, and Alissa Verson

Absent 3 - Bill Johnston, Kevin Walker, and Robert Spreenber

Also present: Jennifer Ganser, AICP Assistant Director of Community Development, Tami Urish, Planner of Community Development and Anne Skrodzki, Legal Counsel to the Plan Commission.

Commissioner Giuliano called the order of the agenda.

Ms. Ganser read the Rules and Procedures as written by the Plan Commission

Public Hearings

[230095](#)

PC 23-05: 837 S. Westmore Meyers Road - Ace Hardware

The Plan Commission submits its recommendation to approve a conditional use for the outdoor display and sales of products in the B3PD Community Shopping District Planned Development pursuant to Section 155.415(C)(17) of the Lombard Village Code. (DISTRICT #5)

Sworn in to present the petition were Jim Daluga and James Daluga the petitioners, Tami Urish, Planner and Jennifer Ganser, Assistant Director.

Chairperson Giuliano read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine, and proceeded with the petition.

Mr. James Daluga said him and his son Jim are the current owners.

They took ownership January 1, 2020. The store's interior was remodeled after purchase. The developer of Eastgate presented an opportunity to take occupancy of the property next door that was vacant. A concrete platform will be poured for an outdoor garden center. It will be approximately 8,000 square feet. He referenced the past Mother's Day garden sale in front of the store and noted this will be a better opportunity for the location. He said they will have access to water. The lighting will be cast down. The entire garden center will be fenced. The fence facing the residents will be solid. It will be wrought iron in the front to see the garden center.

Chairperson Giuliano opened the meeting to discussion by the Plan Commissioners.

Commissioner Invergo asked about lighting and the number of poles. Mr. James Daluga said lighting is minimal and Mr. Jim Daluga said there will be one pole in the center.

Mr. James Daluga asked if the fence could be 10'. Ms. Ganer said no, as the plans stated it would be 8' in height, which is allowed by Code.

Commissioner Sweetser asked when it would be open and Mr. Jim Daluga said he hopes to be open around fall 2023.

Chairperson Giuliano asked if there were any additional comments. Hearing none, she asked for a motion from the Commissioners.

On a motion by Commissioner Sweetser, and a second by Commissioner Invergo, the Plan Commission voted 4-0 to recommend that the Village Board approve the petition associated with PC 23-05, subject to the following seven (7) conditions:

- 1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;**
- 2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;**
- 3. All dumpsters for Ace Hardware shall be screened per Code;**
- 4. Outside sales are allowed in the approved areas only;**
- 5. Outside materials shall not exceed the height of the fence;**
- 6. The fence shall be maintained in good conditions at all times;**
- 7. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).**

The motion carried by the following vote:

Aye: 4 - Ruth Sweetser, Leigh Giuliano, Tony Invergo, and Alissa Verson

Absent: 3 - Bill Johnston, Kevin Walker, and Robert Spreenber

The petitioner requests a conditional use pursuant to Section 155.420(C)(39) of the Lombard Village Code to allow for motor vehicle storage on the subject property located within the I Limited Industrial District. (DISTRICT #4)

Sworn in to present the petition were Perry Dracopoulos, petitioner; Jennifer Ganser, Assistant Director and Tami Urish, Planner I.

Chairperson Giuliano read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine, and proceeded with the petition.

Mr. Dracopoulos said he is requesting the storage of three vehicles at 901 N. Ridge Avenue. He understands that if he were to do work on the vehicles, he would need a triple basin however he is not running a business but simply storing his personal tools and the cars in the tenant space.

Chairperson Giuliano asked if any additional person would like to speak in favor or against this petition, or for public comment.

Hearing none, Chairperson Giuliano asked for the staff report.

Ms. Urish presented the IDRC report for PC 23-06, which was entered into the public record in its entirety. The petitioner is requesting a conditional use for motor vehicle storage. The fire department discovered the petitioner did not have a certificate of occupancy during a routine life safety inspection of the building. The fire inspector noted that the petitioner appeared to be working on the cars in the unit. Both the property owner and the petitioner commented in discussions that the petitioner stores his automotive tools in the unit and performs minor work on his private cars. The Fire Department and Building Division requires a triple basin in the unit if it is being used for repairs or service. The petitioner agreed to not perform repairs or service on his stored cars as he prefers not to install the triple basin. The storage of motor vehicles is similar in nature to motor vehicle sales that have been approved in the past throughout the Industrial District. The building does have a sprinkler system. After review, staff finds that it can recommend approval of the conditional use of motor vehicle storage.

Chairperson Giuliano opened the meeting to discussion by the Plan Commissioners.

Commissioner Sweetser requested that it is made clear that the three vehicles are allowed and not more. Ms. Urish responded that a condition can be added to state the maximum number of vehicles are three.

Chairperson Giuliano asked if there were any additional comments. Hearing none, she asked for a motion from the Commissioners.

On a motion by Commissioner Invergo, and a second by Commissioner Verson, the Plan Commission voted 4-0 to recommend that the Village Board approve the petition associated with PC 23-06, subject to the following four (4) conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report, including but not limited to:
 - a. Compliance with the Fire Department and Building Division's comment regarding the triple basin requirement for any repair or service of vehicles.
2. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).
3. All vehicles are to be loaded and unloaded on the subject property and at no time shall any vehicle be loaded from or unloaded to public right-of-way;
4. The maximum number of vehicles to be stored by the tenant at any time is three.

The motion carried by the following vote:

Aye: 4 - Ruth Sweetser, Leigh Giuliano, Tony Invergo, and Alissa Verson

Absent: 3 - Bill Johnston, Kevin Walker, and Robert Spreenberg

230097

PC 23-07: 1300 S. Main Street Units G and H - Massage Establishment

The petitioner requests a conditional use pursuant to Section 155.417(G)(2)(b)(ix) of the Lombard Village Code to allow for a massage establishment (as defined and regulated by Title 11, Chapter 122 of the Code of Ordinances) on the subject property located within the Roosevelt Road Corridor B4A District. (DISTRICT #2)

Sworn in to present the petition were Zhiwei Hu, petitioner; Jennifer Ganser, Assistant Director and Tami Urish, Planner I.

Chairperson Giuliano read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine, and proceeded with the petition.

Mr. Hu stated that he opened his massage business in Eastgate Shopping Center a few years ago and now due to the improvements of the Shopping Center underway he had no choice but to move to a new location.

Chairperson Giuliano asked if any additional person would like to speak in favor or against this petition, or for public comment.

Hearing none, Chairperson Giuliano asked for the staff report.

Ms. Urish presented the IDRC report for PC 23-07, which was entered into the public record in its entirety. The petitioner is requesting a conditional use for a massage establishment. The petitioner already has a massage establishment located at 837 S. Westmore Meyers, Eastgate Shopping Center and proposes to move it to the Roosevelt Road Corridor at 1300 S Main Street in suites G and H. There have been no known issues at the current location and the petitioner submitted all required documents for review. Staff can recommend approval for the petitioner as outlined by Chapter 122.

Chairperson Giuliano opened the meeting to discussion by the Plan Commissioners.

Chairperson Giuliano asked if there were any additional comments. Hearing none, she asked for a motion from the Commissioners.

On a motion by Commissioner Verson, and a second by Commissioner Invergo, the Plan Commission voted 4-0 to recommend that the Village Board approve the petition associated with PC 23-07, subject to the following four (4) conditions:

- 1. That this relief is limited to the operation of a massage establishment at 1300 S. Main Street, Units G and H. Any expansion, physical site improvement or alterations require approval through the Village;**
- 2. That the operator of the massage establishment apply for and receive a 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 approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).**

The motion carried by the following vote:

Aye: 4 - Ruth Sweetser, Leigh Giuliano, Tony Invergo, and Alissa Verson

Absent: 3 - Bill Johnston, Kevin Walker, and Robert Spreenberg

[230094](#)

PC 23-04: Text Amendment to the Zoning Ordinance - Fences

The Village of Lombard is requesting a text amendment to Sections 155.205(A)(2)(f) of the Lombard Village Code to amend the allowable fence types within the B5 Central Business Zoning District. (DISTRICT ALL)

Sworn in to present the petition was Jennifer Ganser, Assistant Director, and Tami Urish Planner..

Chairperson Giuliano read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine, and proceeded with the petition.

Chairperson Giuliano asked if any additional person would like to speak in favor or against this petition, or for public comment.

Hearing none, Chairperson Giuliano asked for the staff report.

Ms. Ganser presented the IDRC report for PC 23-04, which was entered into the public record in its entirety. She said that in 2013 (PC 13-11), staff put forth a text amendment to amend fence type in the downtown, B5 zoning district. Code language was added which prohibited barbed wire, and also wood or PVC fences. Recently, Kinder Care Day Care installed a solid wood fence around the outdoor play area for the children. Kinder Care cited privacy and safety reasons for the type of fence. Upon review of Code, staff noted this type of fence (wood or PVC) would only be allowed around a dumpster enclosure or in a transitional landscape yard. As such, staff is bringing forward a text amendment to allow wood and PVC fences in the downtown. Other regulations remain unchanged.

Chairperson Giuliano opened the meeting to discussion by the Plan Commissioners.

Commissioner Invergo asked if a downtown property could only place a solid fence in the rear. Ms. Ganser clarified that a solid fence can be place in the downtown now, even in the front of the building. She noted this text amendment only changes the fence style. She said many buildings in the downtown are built up to the property line so fences are rare in the downtown.

Chairperson Giuliano asked what type of fence PVC is and Ms. Ganser said it's a vinyl fence.

Chairperson Giuliano asked if there were any additional comments. Hearing none, she asked for a motion from the Commissioners.

On a motion by Commissioner Sweetser, and a second by Commissioner Invergo, the Plan Commission voted 4-0 to recommend that the Village Board approve the petition associated with PC 23-04.

The motion carried by the following vote:

Aye: 4 - Ruth Sweetser, Leigh Giuliano, Tony Invergo, and Alissa Verson

Absent: 3 - Bill Johnston, Kevin Walker, and Robert Spreenberg

Business Meeting

Approval of Minutes

A motion was made by Commissioner Verson, seconded by Commissioner Invergo, that the minutes of the February 20, 2023 meeting be approved.

The motion carried by the following vote:

Aye: 4 - Ruth Sweetser, Leigh Giuliano, Tony Invergo, and Alissa Verson

Absent: 3 - Bill Johnston, Kevin Walker, and Robert Spreenberg

Public Participation

There was no Public Participation

DuPage County Hearings

There was no DuPage County Hearings

Chairperson's Report

The Chairperson deferred to the Director of Community Development.

Planner's Report

There is no Planner's Report

Unfinished Business

There was no Unfinished Business

New Business

There was no New Business

Subdivision Reports

There was no Subdivision Reports

Site Plan Approvals

There was no Site Plan Approvals

Workshops

There was no Workshop

Adjournment

A motion was made by Commissioner Invergo, seconded by Commissioner Verson, to adjourn the meeting at 7:42 p.m. The motion passed by an

unanimous vote.

*Leigh Giuliano, Chairperson
Lombard Plan Commission*

*Jennifer Ganser, AICP, Assistant Director
Community Development*