



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 and John Mrofcza
Staff Liaison: Jennifer Ganser

Monday, April 17, 2017

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

Also present: Jennifer Ganser, AICP, Assistant Director of Community Development; Anna Papke, AICP, Sr. Planner, and Mallory Milluzzi, legal counsel to the Plan Commission.

Chairperson Ryan called the order of the agenda.

Ms. Ganser read the Rules of Procedures as written in the Plan Commission By-Laws.

Public Hearings

[170164](#)

PC 17-10: 815 S. Main Street

Requests that the Village approve a conditional use (per Section 155.413(C)(1) of the Zoning Ordinance) to allow for a cultural facility/institution (museum) for the subject property, located within the B1 Limited Neighborhood Shopping District. (DISTRICT #6)

Sworn in to present the petition were the petitioners Patrick Wangler and Tamara Biggs, and Jennifer Ganser of the Village of Lombard.

Chairperson Ryan read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, those standing were sworn in, he proceeded with the petition.

Patrick Wangler proceeded to introduce the petition with the existing conditions with the request for the museum is for the upper floor only.

Ted Crapple requested that any lighting for the building is directed toward the building and not out from the building. Mr. Crapple questioned the hours of use that seem longer than a typical museum use.

Terri Webb stated that she has concerns about the hours of operation. Ms. Webb had done research and found that most museums in the area are not open in the evenings. Will it be a rental facility? Is the museum a non-profit? Will there be a landscape barrier, headlights late at night? What other days will the museum be open?

Frank Cusimano stated that he is concerned with the fence, lighting and traffic on Main Street. Mr. Cusimano also asked if there would be any cooking, banquets or meetings in addition to a sign out front.

Chairperson Ryan asked if there was anyone else that would like to speak against the petition or had comments. Hearing none, he asked the petitioner to address the concerns.

Mr. Wangler responded that he is aware of the six foot high privacy fence requirement which should address the headlight glare. The lighting of the building and parking lot will be sensitive to the neighbors. The conference room and the two offices on the lower level will be utilized by the DuPage County Medical Society approximately one day per month.

Chairperson Ryan asked about the hours of operation.

Ms. Biggs responded that the Indo-American Heritage Society was incorporated approximately ten years ago. The society has been without a facility and has moved to spaces as available. Currently, the society is located in Chicago and look forward to having a permanent location. The main program facilitated is ethnic dialog with classroom sized school children, university students and adult groups. The operating plan depends on the budget to provide staffing. Ideally the museum will be open some evenings to accommodate working individuals and receptions for new exhibits, etc. The society is a

non-profit organization.

Chairperson Ryan asked if the medical society's office use and the museum are the only two uses for the site. Mr. Wangler responded yes. Chairperson Ryan asked about possible traffic generated.

Ms. Biggs responded that anywhere from six to a classroom of twenty to thirty students could attend the museum. Large events are facilitated at other venues.

Commissioner Burke asked about the use of a kitchen and in what capacity.

Ms. Biggs responded that there are plans to cater events with a small kitchen to primarily keep food warm that is brought in and offer cooking classes.

Commissioner Olbrysh stated that the previous use of a doctor's office was open until 9 p.m.

Chairperson Ryan asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. The petitioner is requesting approval of a conditional use for a Cultural Facility/Institution (museum) within the B1 Limited Neighborhood Shopping District. The petitioner would like to alter the interior of what was a medical office building into a museum. The subject property is currently improved with a vacant two-story office building with a total of 7,600 square feet and associated parking lot. The site abuts a multi-tenant retail building to the north and residential single-family homes to the east, south and west. Per the conditions of approval and additional ADA space is required and a six foot solid fence on east and south property lines abutting the residential properties. This will need to be completed before a certificate of occupancy will be issued. Any parking lot lighting would need to meet the Village's photometric code. Staff supports the request.

Chairperson Ryan asked for questions of the staff report, and, hearing none, opened the meeting for comments among the Commissioners.

Commissioner Flint asked what area, demographic the museum hopes to draw from. Ms. Biggs responded that the expectation is the western suburbs. Commissioner Flint asked if multiple school buses are expected.

Happie Datt, a member of the Indo-American Heritage Board,

responded that one school bus would be anticipated for students and the same would be the case for out of state guests.

Commissioner Burke asked about signage.

Ms. Biggs responded that they would have a sign. Ms. Ganzer stated that signage was not part of this petition therefore any signage would need to meet code for staff approval or return to the Plan Commission for a variance.

Commissioner Burke asked if the petitioner owns or rents the building.

Ms. Biggs stated that the arrangement is anticipated to be a deed of gift by the current owner to the museum board.

Commissioner Mrofcza asked this was a relocation of the museum or an additional site.

Ms. Biggs responded that they will move collections to the Lombard location but will continue to conduct tours in the Devon Avenue area as well.

A motion was made by Commissioner Olbrysh, seconded by Commissioner Sweetser, to recommend to the Corporate Authorities approval of this petition subject to the following five (5) conditions.

- 1. The parking lot shall be configured so as to meet all applicable Illinois Accessibility Code requirements.**
- 2. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.**
- 3. That the petitioner shall develop the site in accordance with plans submitted as part of this request;**
- 4. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the cultural facility is not established by said date, this relief shall be deemed null and void; and**
- 5. The east and south property lines shall be maintained with a six foot (6') foot solid fence. The fence shall be maintained in a good state of repair at all times.**

The motion carried by the following vote:

Aye: 5 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

[170165](#)

PC 17-13: Text Amendments to the Zoning Ordinance, Motor Vehicle Rental

Requests a text amendment to Section 155.419(I) of the Lombard Zoning Ordinance to amend the text for consistency and to Section 155.419(C) allowing "motor vehicle rental, as an accessory use, in conformance with Section 155.210 of this Ordinance" (and any other

relevant sections for clarity) to be listed as a conditional use within the B5A Zoning District. (DISTRICTS - ALL)

Sworn in to present the petition were the petitioners Gaylord and Nicholas Goclan, and Jennifer Ganser of the Village of Lombard.

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. Nicholas Goclan said they are asking for a text amendment to rent trucks and then obtain a conditional use permit.

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. Ganser presented the staff report, which was submitted to the public record in its entirety. The petitioner, Nuts & Volts Auto Repair, would like to rent U-Haul trucks from their facility as an accessory use. However, in the B5A District motor vehicle sales (which includes rental) is not allowed. They are applying for a text amendment. A companion request for a conditional use will follow as PC 17-14. Staff supports the use as a conditional use in the B5A District with the below text amendments. Downtown perimeter property can be unique and some locations may not be appropriate for motor vehicle rental. This amendment would only give the petitioner and others, the option to apply for a conditional use for rental. This text amendment would not allow for vehicle sales. Staff would like to note that there was one error, which should not be changed. In the amendment for 155.419 (I) the last word was inadvertently changed from Chapter to Ordinance. Staff will keep it as Chapter, which is the correct word usage. Staff supports the request.

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

Commissioner Mrofzca asked why sales was mentioned in Section 155.419(I) and Ms. Ganser said that was existing text and the edits to that section are for consistency.

A motion was made by Commissioner Sweetser, seconded by Commissioner Mrofzca, to recommend to the Corporate Authorities approval of this petition. The motion carried by the following vote:

Aye: 5 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofzca, and Stephen Flint

[170166](#)**PC 17-14: Nuts & Volts Auto Repair, 333 S. Main Street**

Requests that the Village grant a conditional use, pursuant to Section 155.419(C) of the Zoning Ordinance, as amended by PC 17-13, to allow for motor vehicle rental, as an accessory use, in conformance with Section 155.210 of this Ordinance in the B5A Zoning District. (DISTRICT #5)

Sworn in to present the petition were the petitioners Gaylord and Nicholas Goclan, and Jennifer Ganser of the Village of Lombard.

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. Nicholas Goclan said they are asking for a conditional use permit to rent trucks according to the text amendment.

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. Ganser presented the staff report, which was submitted to the public record in its entirety. The petitioner is currently renting U-Haul vehicles and is seeking zoning entitlements to continue the use. A companion request for a text amendment will precede this request as PC 17-13. Due to the proximity to other commercial uses that are engaged with vehicle repair, service, and storage activities staff finds that the proposed use will be complementary in the B5A District. As this is an accessory use the business will need to comply with Section 155.210, specifically that "In the B5 District and B5A District, no accessory use shall be located within 20 feet of the right-of-way of a public street." Therefore the U-Haul trucks will need to be twenty feet (20') from both the Main Street and Willow Street frontages. The rear parking lot where the vehicles are intended to be stored has degraded and contains gravel areas. The property owner noted that he intended to repair the parking lot and therefore fix the outstanding issues. As heavier vehicles will now be on-site more often, staff is requesting the parking lot be repaired. This is listed as a condition of approval with a deadline of November 1, 2017. Staff will work with the petitioner to ensure the improvements are done to Village Code and Village Standards. The landscaping wall on the east property line will need to be maintained. This is required by Code and acts a buffer between the petitioner and their neighbor to the east. Staff supports the request.

Chairperson Ryan asked for public comment, and, hearing none,

opened the meeting for comments among the Commissioners.

A motion was made by Commissioner Burke, seconded by Commissioner Flint, to recommend to the Corporate Authorities approval of this petition subject to the following five (5) 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. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the motor vehicle rental, as an accessory use, is not established by said date, this relief shall be deemed null and void;
4. A maximum of four (4) trucks for rent shall be allowed on-site at a given time;
5. A permit for the parking lot repairs must be submitted and the work must be completed with a passed final inspection by November 1, 2017. The parking lot shall remain in good repair.

The motion carried by the following vote:

Aye: 5 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

Business Meeting

The business meeting convened at 7:42 p.m.

Approval of Minutes

On a motion by Commissioner Flint, and seconded by Commissioner Burke, the minutes of the March 20, 2017 meeting were approved. The motion carried by the following vote:

Aye: 5 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

On a motion by Commissioner Olbrysh, and seconded by Commissioner Sweetser, the minutes of the March 27, 2017 meeting were approved. The motion carried by the following vote:

Aye: 5 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

Public Participation

There was no public participation.

DuPage County Hearings

There were no DuPage County hearings.

Chairperson's Report

The Chairperson deferred to the Assistant Director of Community Development.

Planner's Report

The Assistant Director 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 Flint, seconded by Commissioner Mrofcza, to adjourn the meeting at 7:44 p.m. The motion passed by a unanimous vote.

*Donald F. Ryan, Chairperson
Lombard Plan Commission*

*Jennifer Ganser, Secretary
Lombard Plan Commission*