



Village of Lombard

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

Meeting Minutes Plan Commission

Donald F. Ryan, Chairperson
Commissioners: Ronald Olbrysh,
Martin Burke, Ruth Sweetser,
Stephen Flint and John Mrofcza
Staff Liaison: Jennifer Ganser

Monday, September 18, 2017

7:00 PM

Village Hall - Board Room

Pledge of Allegiance

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

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 Jason Guisinger, legal counsel to the Plan Commission.

Public Hearings

[170390](#)

PC 17-30: 428 W. Crescent Blvd., Crescent Hill Apartments

Requests that the Village grant the following variations in the R4 General Residence District:

1. Approve a variation from Section 155.210 (D)(1) to allow garbage dumpsters and recycling bins to be located in the front yard with the required screening in accordance with Section 155.710 where a garbage dumpster is not permitted; and
2. Approve a variation from Section 155.709 (B) to reduce the required parking lot perimeter landscape yard of five feet (5') in width to two feet (2') in width.

Sworn in to present the petition were the petitioner James Limparis 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. Limparis said he is seeking approval for two variances for a dumpster in the front yard. He said it is currently in the front yard and is legal non-conforming.

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, the owners of Crescent Hill Apartments, proposes to construct a garbage dumpster enclosure in front of the parking lot within the front yard. Dumpsters are not permitted in the front yard or in front of the building. The subject property is currently developed with a three story multi-family building and associated parking lot in front of the building. The current location of the unenclosed dumpster is on the grass in front of the parking lot. The apartment building was constructed in 1964 and does not meet current required setbacks or required parking spaces. Due to the eight foot side yard setbacks of the building and the steep grade change at the front half of the lot, a proposed dumpster enclosure cannot be access by a garbage truck if located in the rear yard. In addition, the dumpster enclosure cannot be located in the parking because the loss of any parking spaces would require an amendment to Ordinance 4664 whereas the site is already under parked. Given the limitations of the site, staff finds that the proposed garbage dumpster enclosure is compatible with the area and will not create any adverse impacts.

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

Commissioner Sweetser said given the circumstances this solution is acceptable and noted the dumpster would not be visible to the public. Commission Olbrysh asked how high the enclosure is and Mr. Limparis said it starts at two feet and goes to four feet and then six feet.

On a motion by Commissioner Olbrysh, and a second by Commissioner Sweetser, the Plan Commission voted 5-0 to recommend that the Village Board approve the petition associated with PC 17-30, subject to two (2) conditions:

- 1. The petitioner shall develop the site in accordance with the plans (Exhibit B) prepared and submitted by the petitioner on August 22, 2017 as part of this request;**
- 2. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the dumpster enclosure is not established by said date, this relief shall be deemed null and void. The motion passed by the following vote:**

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

[170391](#)

PC 17-31: 799 E. Butterfield Road, Starbucks

Requests that the Village grant a variance from Section 153.505(B)(19) (b)(i)(a) of the Lombard Sign Ordinance to allow for wall signs of seventy-seven (77) square feet in area, where thirty-five (35) square feet is allowed.

Sworn in to present the petition were the petitioner Malisa Crow 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.

Ms. Crow said she is representing Starbucks and asking for additional wall signage square feet. They will be located on a busy road and the signage will assist with visibility. She said the front footage is thirty-five feet and the exterior footage is ninety feet.

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. Starbucks requests a variance for additional wall signage. The subject property is currently under construction with two retail buildings and was approved as PC 15-26. The proposed sign plan shows seventy-seven square feet of wall signage. Village Code allows for signage of one times the lineal front footage of the tenant space, which is thirty-five feet. Code also allows exterior tenants to have additional signage if they abut another street, however previous Village Code allowed for all exterior tenants to have additional signage. Staff removed this section recently, which necessitates a variance for Starbucks. Staff may bring forth a future text amendment to correct this in the future. In SPA 04-01, the Starbucks at 2370 Fountain Square Drive received a variance for additional wall signage, bringing their total to one hundred and fourteen square feet. The informational/directional signs meet Code. The drive thru menu board signage is not regulated; however the property did receive a conditional use for a drive thru during PC 15-26.

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

On a motion by Commissioner Burke, and a second by Commissioner Flint, the

Plan Commission voted 5-0 to recommend that the Village Board approve the petition associated with PC 17-31, subject to four (4) conditions.

1. The petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. Pursuant to the Zoning Ordinance, the signage shall be installed within one (1) year from the date of approval of the ordinance, unless a time extension been granted by the Village Board. This approval shall become null and void twelve (12) months from the date of approval if the proposed signage is not completed or an extension has been granted; and
4. The petitioner shall be required to apply for and receive building permits for any improvements to the site.

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

Business Meeting

The business meeting convened at 7:15 p.m.

Approval of Minutes

A motion was made by John Mrofcza, seconded by Ruth Sweetser, to approved the minutes of August 21, 2017. The motion passed by the following vote:

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

Abstain: 1 - Martin Burke

Public Participation

A 15-minute period is allowed for public comments on any issue related to the Plan Commission.

DuPage County Hearings

There were no DuPage County hearings.

Chairperson's Report

There was no report.

Planner's Report

There was 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

Holiday Inn Express

Ms. Papke said the workshop is for the property at St. Regis and North Lake Drive. It is the only vacant land in the planned development. The potential developer submitted a preliminary site plan and elevations. Ms. Papke asked the Plan Commission to discuss off-premises signage on 22nd Street, off-site parking for employees, and potential setback relief. Commissioner Burke said he is ok with the off-premises signage, he asked what the lease term would be for the parking and if the adjacent parking has enough parking. Ms. Papke said the office has a parking surplus and would remain in Code conformance. Commissioner Burke said if the variance was in relation to the pond he would be supportive. Commissioner Sweetser said she agreed with Commissioner Burke and asked if the pond would remain in its current form. Ms. Papke said yes and that the pond is owned by the HOA and the subject property has rights to use that pond. Commissioner Olbrysh asked about both hotel workshops and noted there will be many hotels on 22nd Street and asked if the petitioners took this into account. Commissioner Flint noted that with area events it is sometimes very difficult to find a hotel. Commissioner Sweetser if a capacity study was done. Ms. Papke said that wasn't provided to us and staff assumes that the petitioners have a vested interest in having a successful development. Chairman Ryan asked if the developer will be purchasing extra land nearby. Ms. Papke said they are trying to purchase land on the bank of the pond.

Hilton Tru

Commissioner Flint recused himself as he is the project architect. Ms. Ganser said this property was recently discussed as townhomes last summer. As the property is zoned R4, it would require a rezoning to Office. She said it is proposed as 98 rooms and 114 parking spaces. The 2014 Comprehensive Plan designates this property as office and the 1998 Comprehensive Plan designated this property, as well as the office property to the west, as Community Commercial. She asked for

input regarding a rezoning. Commissioner Olbrysh said he has no issues, subject to the comments he made earlier. Commissioner Sweetser agreed and asked if the home on the property would be demolished. Ms. Ganser said yes. Commissioner Sweetser asked if the homes to the east were unincorporated DuPage County and Ms. Ganser said yes. Commissioner Burke said he has no issues with rezoning. Commissioner Mrofcza said he also has no issues with rezoning.

Adjournment

A motion was made by Sweetser, seconded by Flint to adjourn the meeting at 7:26 p.m. The motion passed by the following vote:

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