



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,
John Mrofcza and Leigh Giuliano
Staff Liaison: Jennifer Ganser*

Monday, September 17, 2018

7:00 PM

Village Hall

Call to Order

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

Pledge of Allegiance

Commissioner Flint led the Pledge of Allegiance

Roll Call of Members

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

Absent 3 - Donald F. Ryan, Martin Burke, and Leigh Giuliano

Also present: Anna Papke, AICP, Senior Planner, of Community Development.

Commissioner Flint called the order of the agenda.

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

Public Hearings

[180392](#)

PC 18-03: Holiday Inn Express Signage

The petitioner requests that the Village take the following action on the subject property located within the B3PD Planned Development (St. Regis Planned Development):

Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the St. Regis

Planned Development, as established by Ordinance No. 2249 and amended by Ordinance Nos. 4409, 4470, 4596 and 7472, in order to provide for the placement of freestanding signs. (DISTRICT #3)

Sworn in to present the petition were: Anna Papke, Senior Planner; and Eric Carlson with ECA Architects, representing the petitioner.

Vice-Chair Flint 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.

Eric Carlson presented the petition on behalf of the petitioner. Mr. Carlson said the petitioner was developing a hotel on the subject property and requested an amendment to the planned development in order to construct a monument sign on the site. The petitioner had previously contemplated requesting approval for off-premises signs located on Highland Avenue and 22nd Street, but had not been able to come to an agreement with the owners of those properties. Therefore, the petitioner was requesting approval of an on-site monument sign.

Vice-Chair Flint 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. Papke presented the staff report, which was submitted to the public record in its entirety. The petitioner previously received zoning entitlements to develop a hotel on the subject property. The petitioner is now advancing a proposal for a freestanding sign as part of the hotel development. The St. Regis Planned Development prohibits freestanding signs other than those expressly permitted, so the petitioner has applied for an amendment to the planned development.

The St. Regis Planned Development notes that signage should comply with the sign standards for the Office Zoning District. The proposed sign, which is 25 square feet in area and six feet in height, meets the standards for freestanding signs in the Office District. Staff also notes that the planned development has previously been amended to add permissions for other freestanding signs of a size and style similar to the sign proposed by the petitioners. Staff recommended approval of the petition subject to the conditions in the staff report.

Vice Chair-Flint asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

On a motion by Commissioner Olbrysh, and a second by Commissioner Sweetser, the Plan Commission voted 4-0 to recommend that the Village Board approve the petition associated with PC 18-03, subject to the following seven (7) conditions:

1. That the petitioner shall develop the sign in substantial accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
2. That the proposed sign base shall be at least five feet horizontally from the water main in order to minimally accommodate access to the main;
3. Due to proximity of the sign being within 15 feet of the water main, the Village of Lombard shall not be held responsible for damage to the sign inadvertently caused in the process of accessing the main;
4. The petitioner shall obtain permission from non-Village utility companies stating they have no objection to locating the sign in the utility easement prior to obtaining a building permit;
5. In the event the sign cannot be placed in the utility easement, the petitioner shall be allowed to install the sign in the alternative location without appearing before the Plan Commission again;
6. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
7. Pursuant to the Zoning Ordinance, construction of the sign shall commence within one (1) year from the date of approval of the ordinance, or this approval shall become null and void unless a time extension has been granted by the Village Board.

The motion carried by the following vote:

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

Absent: 3 - Donald F. Ryan, Martin Burke, and Leigh Giuliano

[180393](#)

PC 18-29: 330 E. Roosevelt Rd - Conditional Use for a Tattoo Studio

The petitioner request that the Village grant approval of a conditional use, pursuant to Section 155.417 (G)(2)(b)(xiv) of the Village of Lombard Zoning Ordinance, to allow for a Tattoo Studio within the B4A Zoning District. The petitioner intends to open a Microblading Establishment. (DISTRICT #6)

Sworn in to present the petition was the petitioner, Hilary Haynes, and Anna Papke, Senior Planner with the Village of Lombard.

Vice-Chair Flint 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.

Ms. Haynes presented the request for the conditional use for a tattoo studio. She said that her business will offer micro-blading and permanent make-up services. She described the micro-blading process, which involves fine deposits of semi-permanent tattoo pigments. Ms. Haynes offered a summary of her previous experience in the beauty industry.

Vice-Chair Flint 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. Papke 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 Tattoo Studio within the B4A Roosevelt Road Corridor District. The petitioner intends to open a Microblading Establishment. The subject property is currently improved with a multi-tenant retail center, built in 1963. The property is bordered by commercial uses and open space to the north

The petitioner is proposing to utilize approximately 200 square feet of an existing approximately 27,640 square foot two-story multi-tenant structure. The tenant space is currently vacant, and contains one private restroom, two hand sinks, one work station and storage. The existing site has approximately 68 parking spaces. Access to the site is from Roosevelt Road, and the unit has its own entrance door to the parking lot. No exterior site modifications are proposed at this time and no utility improvements are necessary for the operation. Staff recommended approval of the petition subject to the conditions in the staff report.

Vice-Chair Flint asked for questions of the staff report, and, hearing none, opened the meeting for comments among the Commissioners.

On a motion by Commissioner Sweetser, and a second by Commissioner Mrofcza, the Plan Commission voted 4-0 to recommend that the Village Board approve the petition associated with PC 18-29, subject to six (6) conditions.

- 1. That this relief is limited to the operation of a tattoo studio only and any physical site improvement or alterations require approval through the Village;**
- 2. That the conditional use approval shall only pertain to the tenant space, 330 E. Roosevelt Road, Unit 105. Any expansion or relocation of the proposed**

establishment shall require an amended conditional use petition;

3. That the petitioner shall develop the site in accordance with plans submitted as part of this request;

4. That the approval of the conditional use shall be contingent upon meeting the provisions of the Tattoo and Body Piercing Establishment Registration Act;

5. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and

6. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the tattoo studio is not established by said date, this relief shall be deemed null and void.

The motion carried by the following vote:

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

Absent: 3 - Donald F. Ryan, Martin Burke, and Leigh Giuliano

[180394](#)

PC 18-30: The Vacant Lot to the West of 246 E. Janata Blvd - Conditional Use for a Parking Lot as the Principal Use of the Property

The petitioner requests that the Village grant approval of a conditional use, pursuant to Section 155.412 (C)(13) of the Village of Lombard Zoning Ordinance, to allow for a parking lot as the principal use of the property within the OPD Office District, Planned Development. (DISTRICT #3)

Sworn in to present the petition was the petitioner, Bruno Parmeziani, the property owner's representative, Aman Nagpal, and Anna Papke, Senior Planner with 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.

Mr. Parmeziani introduced the petition requesting a conditional use for a parking lot as the principal use of the subject property. Mr. Parmeziani said that Auto Driveaway provides vehicle fleet management services to companies. Auto Driveaway's activities involve moving vehicles from one location to another based on client needs, and client vehicles are parked on the subject property on a temporary basis. He noted that most cars do not stay on the subject property for more than three weeks, and they do not park more cars on the site than can be accommodated in the parking lot. Mr. Nagpal, representing the owner, said that the owner had recently acquired the property and did not realize Auto Driveaway needed a conditional use

to use the parking lot. He said the existing parking lot does not cause issues for the surrounding neighborhood.

Vice-Chair Flint 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. Papke presented the staff report, which was submitted to the public record in its entirety. The petitioner, Auto Driveaway, is requesting approval of a conditional use for a parking lot as the principal use of the property within the OPD Office District, Planned Development.

Auto Driveaway operates an office space for vehicle relocation services within the Village at 1 E. 22nd Street; the office space is a permitted use. The subject property is a vacant lot located nearby Auto Driveaway's existing office building, which they rent to park vehicles. This parking lot contains eighty-eight (88) parking spaces. Access is provided from Highland Lake Drive for right in and right out traffic. The subject lot is not accessible directly from the Auto Driveaway main facility. The subject lot is bordered by office buildings, which are also zoned Office Planned Development District, and condominiums to the south. Currently, the vacant lot has no zoning entitlements. In order for the petitioner to continue using the subject property as a parking lot, a conditional use for a parking lot as the principal use of the property would need to be granted. The petitioner is not proposing any site modifications at this time and no utility improvements are necessary for the operation. Staff recommended approval of the petition subject to the conditions in the staff report.

Vice Chair-Flint asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners

Commissioner Sweetser asked if there were any conditions of approval or other mechanisms to ensure that unsightly vehicles in need of repair are not parked near the Janata right-of-way.

Ms. Papke noted that the Village's nuisance ordinances for vehicles would apply to the cars on the subject property. If cars parked on the site qualified as a nuisance under Village code, the Village could issue a Code Enforcement citation.

Mr. Parmeziani said that most vehicles stored on the site are in good shape. If they are in poor condition, they are quickly sent out for repair

On a motion by Commissioner Mrofcza, and a second by Commissioner Sweetser, the Plan Commission voted 4-0 to recommend that the Village Board approve the petition associated with PC 18-30, subject to six (6) conditions.

1. That this relief is limited to the operation of a parking lot only and any physical site improvement or alterations require approval through the Village;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. No vehicle repair or maintenance shall be conducted on the property;
4. All vehicles parked/stored on the property shall be operational and in working condition;
5. No vehicle higher than a "B" plate shall be parked/stored on the property; and
6. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the parking lot is not established by said date, this relief shall be deemed null and void.

The motion carried by the following vote:

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

Absent: 3 - Donald F. Ryan, Martin Burke, and Leigh Giuliano

Business Meeting

The business meeting convened at 7:25 p.m

Approval of Minutes

On a motion by Commissioner Mrofcza, and seconded by Commissioner Sweetser, the minutes of the August 20, 2018 meeting were approved.

The motion carried by the following vote:

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

Absent: 3 - Donald F. Ryan, Martin Burke, and Leigh Giuliano

Public Participation

There was no public participation

DuPage County Hearings

There were no DuPage County hearings

Chairperson's Report

The Chairperson deferred to the Senior of Community Development

Planner's Report

The Senior Planner 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 Mrofcza, seconded by Commissioner Sweetser, to adjourn the meeting at 7:27 p.m. The motion passed by a unanimous vote.

*Donald F. Ryan, Chairperson
Lombard Plan Commission*

*Jennifer Ganser, Secretary
Lombard Plan Commission*