



Village of Lombard

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

Minutes

Plan Commission

Commissioners:

*Martin Burke, Ruth Sweetser,
Stephen Flint, John Mrofcza,
Leigh Giuliano and Bill Johnston
Staff Liaison: Jennifer Ganser*

Monday, June 15, 2020

7:00 PM

Village Hall - Board Room

NOTICE OF MEETING MODIFICATION DUE TO COVID-19

Pursuant to Governor Pritzker's Executive Order No. 2020-07 which suspends the requirement of the Illinois Open Meetings Act requiring in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, multiple members of the Plan Commission/ZBA will be participating in the meeting through a virtual meeting platform.

Physical attendance at this public meeting will be restricted solely to specified Village officials, staff, consultants and zoning applicants. Residents may view the meeting live on television, at

Comcast Channel 6 or AT&T Channel 99, or on online at www.villageoflombard.org/220/view-meetings-live.

Public comments may be submitted in advance of the meeting via email to communitydevelopment@villageoflombard.org or by calling and leaving a voicemail at (630) 620-5758. The Village requests that comments be submitted to the Village by 4:00 p.m.

on Monday, June 15, 2020. Notwithstanding this request, all comments received before the public comment portion of the agenda will be read into the public meeting record. The physical attendance restrictions in place for this meeting have been adopted to comply with Governor Pritzker's Executive Orders regarding social distancing and the need to maximize residential self-isolation to slow the spread of COVID-19 to the greatest extent possible. Additionally, all interested persons will be given the opportunity to participate in the public hearing via telephone or submission of public comments or evidence in advance of the meeting

- email to communitydevelopment@villageoflombard.org**
- calling and leaving a voicemail at 630-620-5758**
- letter mail to:**

Community Development Department

**Attn: Plan Commission
Village of Lombard
255 E. Wilson Avenue
Lombard IL 60148**

Persons interested in participating in the public hearing via telephone shall contact the Village in advance by any of the above methods to obtain information necessary for telephonic participation in the hearing. The Village requests that comments be submitted to the Village by 4:00 p.m. on Monday, June 15, 2020. Notwithstanding this request, all comments or evidence received before the public comment portion of the public hearing will be read into the public meeting record.

Call to Order

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

Pledge of Allegiance

*Vice Chairperson Flint led the Pledge of Allegiance
Vice Chairperson Flint led the Pledge of Allegiance*

Roll Call of Members

Present 5 - Martin Burke, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano
Absent 1 - Bill Johnston

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

Vice Chairperson Flint called the order of the agenda.

Public Hearings

There was no Public Hearings

Business Meeting

Approval of Minutes

A motion was made by Commissioner Mrofcza, seconded by Commissioner Burke, the minutes of the May 18, 2020 be approved. The motion carried by the following vote:

Aye: 5 - Martin Burke, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

Absent: 1 - Bill Johnston

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 was no Planners 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

Anna Papke, Senior Planner, presented the workshop materials to the Plan Commissioners. The subject property at 400 E. St. Charles Road has been the subject of requested zoning actions before the Plan

Commission three times in the last 16 years:

- **2004 (PC 04-10):** *The Village approved the Oakview Estates Planned Development at 400-500 E. St. Charles Road. The approved development consisted of two 40-unit condominium buildings and associated infrastructure. Phase I of this development was constructed at 500 E. St. Charles Road in 2006. Phase II at 400 E. St. Charles Road was never constructed.*
- **2007 (PC 07-37):** *A petitioner proposed a major change to an existing planned development to provide for a 52-unit senior apartment building at 400 E. St. Charles Road. The petition was ultimately denied by the Village Board.*
- **2017 (PC 17-01):** *The current owner acquired the property and proposed a 10-unit townhome development at 400 E. St. Charles Road. The townhome project was approved as an amendment to the Oakview Estates Planned Development established in 2004.*

As of June 2020, the townhome project has not been constructed on the site, and the property is currently for sale. Staff has received numerous inquiries from interested parties seeking feedback on alternative development proposals for the site. All proposed scenarios would require further zoning amendments to the Oakview Estates Planned Development. Staff is seeking policy guidance from the Plan Commission relative to these alternative development proposals. This policy guidance will be helpful to staff as well as developers interested in the site.

Ms. Papke summarized the possible alternative development scenarios that have so far been mentioned for the site as follows:

- 1.) *Non-residential development. Some interested parties have expressed interest in commercial uses for the site. Staff notes that commercial development would require a zoning map amendment, and that it would not be consistent with the Comprehensive Plan's designation of the site as suitable for high-density residential development. There could also be challenges with traffic circulation and access at the site if developed with a commercial use.*
- 2.) *Existing entitlements - ten townhomes. The site currently retains entitlements for ten townhomes.*

- 3.) *Amend the Oakview Estates Planned Development to allow for multi-family development on the site.*
- a. *Build multi-family consistent with the standards in the underlying R4 Zoning District. Staff noted it would likely be challenging to meet the setback requirements of the R4 District due to site geometry. Both the 2004 and 2017 petitions for the subject property included relief for setbacks.*
 - b. *Revert to the 2004 plan. Approve entitlements to allow the 40-unit building as originally proposed in 2004 in all material aspects, including bulk requirements, density and the like.*
 - c. *Greater density. Approve entitlements to allow more than the 40 units entitled in 2004. Staff has had multiple inquiries from interested parties seeking to build between 50 and 70 units on the site. In many aspects, this would not be dissimilar to the 2007 zoning petition.*

Ms. Papke concluded by stating that staff is seeking input and direction from the Plan Commission on potential development scenarios for the property at 400 E. St. Charles Road.

Acting Chair Flint opened the discussion up to the Plan Commissioners.

Commissioner Burke said that a development built under the existing entitlements for ten townhomes would be fine on the subject property. He also thought the 2004 plan for a 40-unit building would be a possibility on the site, and he was okay with senior living. He said non-residential development and residential developments with 50-70 units would be non-starters.

Commissioner Sweetser said her thoughts aligned with Commissioner Burke's comments. She said 40 residential units would probably be okay, but would not support commercial development on the site. She mentioned that a 40 unit building on the site could be a twin to the building at 500 E. St. Charles.

Commissioner Mrofcza agreed with Commissioners Burke and Sweetser. He noted that the Village had previously denied a petition for

50 or more units [2007].

Commissioner Giuliano asked how large the building to the east of the subject property, at 500 E. St. Charles Road, was. Ms. Papke said it was 40 units. Commissioner Giuliano suggested a building at 400 E. St. Charles should be the same size as the building at 500 E. St. Charles.

Commissioner Burke said he would not necessarily object to a few additional units above 40, such as a 45-unit building. However, he would not support 50 or more units.

Commissioner Sweetser agreed.

Commissioner Flint said it seemed the Commissioners were supportive of 40-45 units, possibly without variations. It was discussed that the previous development proposals had all included variations.

Commissioner Burke said he would be okay with variations given the unusual geometry of the site. He also was okay with a modest increase in unit count above the 40 units approved in 2004.

Adjournment

A motion was made by Commissioner Sweetser, seconded by Commissioner Giuliano, to adjourn the meeting at 7:32 p.m. The motion passed by a unanimous vote. adjourn

*Stephen Flint, Vice Chairperson
Lombard Plan Commission*

*Jennifer Ganser, Secretary
Lombard Plan Commission*