

Village of Lombard

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



Minutes

Monday, June 20, 2022

7:00 PM

Village Hall

Plan Commission

Commissioners:

Ruth Sweetser, Leigh Giuliano, Bill Johnston,

Kevin Walker, Tony Invergo,

Alissa Verson and Robert Spreenber

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

Roll Call of Members

Present 6 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Kevin Walker, Tony Invergo, and Robert Spreenberg

Absent 1 - Alissa Verson

Also present: Jennifer Ganser, AICP Associate Director of Community Development, Anna Papke, AICP Senior 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.

Appoint an Acting Chair

A motion was made by Commissioner Johnston, seconded by Commissioner Invergo to appoint Commissioner Leigh Giuliano Chair. The motion passed by an unanimous vote.

Public Hearings

[220195](#)

PC 22-13: 405 Eisenhower Lane South - Tribute Funeral Services - Request to Withdraw Petition

The petitioner requests a conditional use pursuant to Section 155.420(C)(19) of the Lombard Village Code to allow for a mortuaries business to operate on the subject property located within the I Limited Industrial District. (DISTRICT #3)

A motion was made by Commissioner Invergo, seconded by Tony Invergo, PC 22-13 405 Eisenhower Lane South be withdrawn.

The motion carried by the following vote:

Aye: 6 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Kevin Walker, Tony Invergo, and Robert Spreenberg

Absent: 1 - Alissa Verson

[220196](#)

PC 22-14: 470 and 498 E. Roosevelt Road - Rainbow Cone

The Plan commission submits its recommendation to approve the petitioner's (Rainbow Cone), request that the Village take the following actions on the subject property, located within the B4A Roosevelt Road Corridor:

1. Pursuant to Section 155.504(A) (major changes in a planned development) of Village Code, amend Ordinance 6240 granting conditional use approval for the Carson Center Planned Development, as established by Ordinance 5456, for the Vacant Property (470 E. Roosevelt Road) to be included within the geographical extent of the planned development to approve the removal from said Carson Center Planned Development;
2. In conjunction with the request for removal from the planned development, approve a map amendment to rezone the property located at 470 E. Roosevelt Road from B4APD Roosevelt Road Corridor Planned Development to B4A Roosevelt Road Corridor;
3. Approve a plat of consolidation.

Sworn in to present the petition was Jennifer Ganser, Assistant Director of Community Development; Anna Papke, Senior Planner; Luigi Randazzo, Keystone Planning and Design and Joey Buonavolanto, Rainbow Cone property/business owner.

Acting Chair Giuliano read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, she proceeded with the petition.

Mr. Buonavolanto stated when Rainbow Cone, located at 498 E. Roosevelt Road, opened, the demand was two to three times more than expected. This prompted the purchase of the property located at 470 E. Roosevelt Road to improve conditions around the restaurant building associated with the drive through and parking options. Plans for the existing parking lot on 470 E. Roosevelt are to add crosswalks, lighting and informational signage.

Mr. Randazzo stated all access to the site will remain unchanged including cross access with the property to the west.

Acting Chair Giuliano asked if there were any questions for the petitioners.

Commissioner Johnston asked if access to Fairfield Avenue will still be

available for businesses to the west of the parking lot. Mr. Randazzo responded that the existing driveways on the west side of the property providing cross access to Fairfield Avenue will remain unchanged.

Commissioner Invergo asked if access points will be provided between the parking lot and the restaurant. Mr. Buonavolanto responded that a permit was secured to add seven to eight stairs that are approximately fifteen feet wide with railings between the properties.

Commissioner Sweetser asked if there would be additional signage to direct customers to the parking lot. Mr. Buonavolanto responded that informational parking signs were provided as part of the petition that will be placed at both Roosevelt Road and Fairfield Avenue. Additional lighting will be added to the staircase to call attention to the available parking it is connected to also. Commissioner Sweetser asked if this would include the west access as well. Mr. Buonavolanto confirmed information will be provided to the west also.

Acting Chair Giuliano asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, she asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. The petitioner proposes to consolidate both lots in order to provide more parking and reconfigure the drive through. Because the lot to the north is part of the planned development of the property to the west, the action to repeal the ordinance that placed the lot to the north in the planned development is needed. In addition, said property will need to be rezoned to B4A instead of B4APD. The operation of Rainbow Cone is not changing. The site circulation is not changing and there are no variances being sought. The cross access is to be maintained as noted in the conditions of approval to be noted on the plat of consolidation.

Acting Chair Giuliano asked if there were any questions or comments on the staff report.

Commissioner Spreenberg asked for clarification of the conditions of approval for the cross access. Ms. Ganser responded that the cross access easements will be noted on the plat.

Acting Chair Giuliano asked if there were any further questions or comments for the petitioners or staff.

On a motion by Commissioner Walker, and a second by Commissioner Invergo, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 22-14 subject to the five (5) conditions in the

staff report:

1. The existing south entrance drive to Fairfield Road shall be remain as a right-in, right-out access drive;
2. The petitioner shall record a plat of consolidation, combining 470 E. Roosevelt Road and 498 E. Roosevelt Road into one lot of record; the cross access easement pertaining to the driveways on the west side of the property (R2021-149626) shall be referenced on the plat of consolidation;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11) and
5. That the petitioner shall keep the frontage along Roosevelt Road available for ADA customer parking.

The motion carried by the following vote:

Aye: 6 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Kevin Walker, Tony Invergo, and Robert Spreenberg

Absent: 1 - Alissa Verson

[220197](#)**PC 22-15: 959 N. Garfield Street - Chicago Performance and Tuning**

The petitioner, Chicago Performance and Tuning Co., requests that the Village take the following actions on the subject property located within the I Limited Industrial District:

1. Pursuant to Section 155.420(C)(20) of the Lombard Village Code to allow for a motor vehicle repair business; and
2. Pursuant to Section 155.420(C)(22) of the Lombard Village Code to allow for a motor vehicle service business. (DISTRICT #4)

Sworn in to present the petition was Anna Papke, Senior Planner, and Al Uscinski of Chicago Performance and Tuning.

Acting Chair Giuliano read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, she proceeded with the petition.

Mr. Uscinski said he is the owner of Chicago Performance and Tuning. The company has been in business since 2002, and has been located in Melrose Park since 2004. Mr. Uscinski is seeking to relocate the business to Lombard, and is requesting a conditional use to do so. He said the business specializes in repairing and servicing road racing and select European cars. There will be no repairs conducted outside. Cars will not be stored outside, as they are not designed to be exposed

to the weather. Mr. Uscinski does not plan to make any changes to the building other than interior changes required by the Building Division or Fire Department.

Acting Chair Giuliano asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, she asked for the staff report.

Ms. Papke presented the staff report, which was submitted to the public record in its entirety. The petitioner proposes to conduct motor vehicle repairs and service on the subject property. All repairs and service will occur inside the building. The petitioner has stated there will be no vehicle repairs or vehicle storage outside the building.

Planning staff reviewed the petitioner and found it meets the standards for conditional uses. The subject property is located in the North Avenue industrial area, where auto repair businesses and other similar businesses are common. The Building Division and Fire Department have reviewed the petition and noted the petitioner may need to make some modifications to the interior of the building. The petitioner is aware they may need to make these improvements. Staff recommended approval of the request.

Acting Chair Giuliano asked if there were any questions or comments on the staff report. Hearing none, she opened the meeting for comments among the Commissioners.

Commissioner Johnston asked for clarification that the business mostly serves high performance cars. Mr. Uscinski said most of the cars they work on are racing cars, though they do some work on standard cars.

Commissioner Walker asked if the business would be conducting test drives of the cars in the surrounding neighborhood. Mr. Uscinski said there will be no test drives, as most of the cars they work on cannot be legally driven on the street.

Commissioner Sweetser asked when the business plans to open. Mr. Uscinski said it would depend on how long it took to prepare the building after the zoning approval. He estimated two to three months.

On a motion by Commissioner Johnston, and a second by Commissioner Spreenberg, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 22-15 subject to the four (4)

conditions in the staff report:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report, including but not limited to compliance with the comments from the Fire Department and the Building Division;
2. 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;
3. All vehicle repair and service activity shall be performed inside the building only; 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: 6 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Kevin Walker, Tony Invergo, and Robert Spreenber

Absent: 1 - Alissa Verson

[220198](#)

PC 22-16: 1145 S. Main Street - Lombard Bank and Trust

The petitioner requests the following in order to operate on the subject property located within the B4APD Roosevelt Road District Planned Development:

1. a conditional use pursuant to Section 155.417(G)(2)(b)(ii) of the Lombard Village Code to allow for a bank, and
 2. a conditional use pursuant to Section 155.417(G)(2)(b)(v) of the Lombard Village Code to allow for a drive-through.
- (DISTRICT #6)

Sworn in to present the petition were Jason Lohman, petitioner and Jennifer Ganser, Assistant Director.

Acting 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. Lohman said he represents the business and is acting as owners rep. They want to open this location as a Lombard Bank & Trust. He said previously the building was a Covid testing site and another bank. He said they are looking for conditional use approval to use as a bank and drive through.

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

Hearing none, Acting Chairperson Giuliano asked for the staff report.

Ms. Ganser presented the IDRC report for PC 22-16, which was entered into the public record in its entirety. The petitioner proposes to operate a bank with a drive-through with three (3) lanes. The address was previously a Covid testing site, and before that a bank with a drive-through. The zoning entitlements for a bank and a drive-through have lapsed, therefore, a public hearing is required. Currently the property is vacant. The property is part of the Lombard Pines shopping center. Staff supports the petition.

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

Commissioner Spreenberg said the petition seems straightforward.

Acting 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 6-0 to recommend that the Village Board approve the petition associated with PC 22-16, subject to the following two (2) conditions:

- 1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.**
- 2. 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: 6 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Kevin Walker, Tony Invergo, and Robert Spreenberg

Absent: 1 - Alissa Verson

[220199](#)

PC 22-17: 27 W. Grove Outlot A and 53 N. Park Avenue - Park Place of Lombard

The petitioner, Park Place of Lombard Homeowners Association, is requesting a zoning variation from Section 155.205(A)(1)(c)(i) of the Lombard Village Code for a fence of up to eight (8) feet, where a maximum of six (6) feet in height is permitted in the interior side yard within the R6PD Central Residence Planned Development. (DISTRICT #1)

Sworn in to present the petition was Jennifer Ganser, Assistant Director of Community Development, Anna Papke, Senior Planner and Diana LaVaque, Home Owners Association President.

Acting Chair Giuliano read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, she proceeded with the petition.

Ms. LaVaque stated that Park Place consists of six single family homes built approximately five years ago. Immediately to the south of Park Place is 49 N. Park Avenue with multilevel apartment building with a ramp that leads to parking decks. Park Place's shared driveway is approximately fifteen feet below the parking ramp of 49 N. Park Avenue.

The existing fence between the properties is a chain link fence, four feet in height. Due to individuals gaining access to Park Place's shared driveway, noise and headlights shining into homes, the homeowner's association would like to install a solid privacy fence, eight feet in height at the south property line. A fence six feet in height is adequate along the east property line as the properties have similar grades heights.

Acting Chair Giuliano asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, she asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. The petitioner proposes to install an eight-foot-tall fence along a portion of the south side of the Park Place development. The apartment building next door is at a higher grade therefore, additional privacy, security and noise abatement is being sought. The development was before the Plan Commission in 2015 for previous zoning relief. Staff supports the fence variance.

Acting Chair Giuliano asked if there were any questions or comments on the staff report. Hearing none, she asked if Commissioners had any questions or comments for the petitioner.

Commissioner Johnston asked for clarification of the berm with trees to the south of Park Place. Ms. LaVaque responded that the berm is approximately ten feet in height where the shared driveway ends. The plan is to install a fence eight feet in height in the same location as the chain link fence without extending past the evergreen trees that provide adequate screening. The proposed fence would be on top of the berm replacing the existing chain link fence.

Commissioner Johnston asked if the overall height of the fence would then be twelve feet in height. Ms. LaVaque responded that the grade varies and it is only the portion indicated on the plans near the ramp and not extending the total length of the south property line.

Commissioner Johnston asked about snow removal near the fence. Ms. LaVaque responded that she has coordinated with the owners of other properties and have made provisions for snow removal.

Commissioner Johnston asked if the home owners association will maintain the fence. Ms. Lavaque responded that the home owners association is responsive to owner requests and is intent on keeping the property in good order due to the uniqueness of the development.

Acting Chair Giuliano asked if there were any further questions or comments for the petitioners or staff.

On a motion by Commissioner Johnston, and a second by Commissioner Walker, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 22-17 subject to the three (3) conditions in the staff report:

- 1. The fence shall be constructed in substantial conformance with the Site Plan;**
- 2. The petitioner shall apply for and receive a building permit for the fence;**
- 3. This approval shall be subject to the commencement time provisions as set forth within Section 155.103.**

The motion carried by the following vote:

Aye: 6 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Kevin Walker, Tony Invergo, and Robert Spreenberg

Absent: 1 - Alissa Verson

[220200](#)

SPA 22-02ph: 3 Yorktown Shopping Center - Pediatric Specialties

The petitioner, Kiddos Health/Kiddos Urgent Care, requests that the Village take the following actions on the subject property located within the B3PD Community Shopping Planned Development District:

Pursuant to Sections 155.504(C) and 155.511 of the Lombard Village Code, grant site plan approval with signage deviations from Section 153.505(B)(19) of the Lombard Village Code to allow for wall signs with a total sign surface area of 203 square feet where no wall signage is permitted. (DISTRICT 3)

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on June 20, 2022. Sworn in

to present the petition were Ziad Baradi on behalf of the petitioner, and Anna Papke, Senior Planner.

Acting Chair Giuliano read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, she proceeded with the petition.

Mr. Baradi presented the petition. He said he is the general contractor working on the subject property, and was presenting the petition on behalf of the petitioner, Dr. Al-Ahdab. He stated the petitioner's business is a pediatric specialty medical office. The business includes an urgent care clinic and drive-through pharmacy. Mr. Baradi said the petitioner is requesting wall signage for the building that is in excess of the signage previously allowed on the building. He noted that the building does not have any public street frontage due to the configuration of the adjacent McDonald's property. Mr. Baradi described the proposed wall signs. He noted that there is an existing off-premises freestanding sign allocated to the building. The petitioner will change the face of this sign, but it will otherwise remain as-is.

Acting Chair Giuliano asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, she asked for the staff report.

Ms. Papke presented the staff report, which was submitted to the public record in its entirety. The petitioner operates a medical office at 3 Yorktown. The subject property is an outlot along the perimeter of Yorktown Center. The subject property has no frontage on a public street, and therefore is not entitled to any wall signage under the Village Code. A previous tenant at this site received approval for signage deviations to allow for approximately 60 square feet of wall signs on the building. The petitioner is requesting an additional signage deviation to allow for 203 square feet of wall signs on the subject property.

The petitioner has stated that the additional signage is necessary to identify the business from nearby roadways. Staff reviewed the submitted sign plans and finds the amount of signage to be reasonable for the building. The Village has approved similar signage deviations for other businesses located along the Yorktown Center perimeter over the past two decades. Staff also notes that the building does have visibility from Highland Avenue, though the parking lot for the McDonald's restaurant sits between the subject property and Highland Avenue. If the property did extend to the Highland Avenue right-of-way,

the Village Code would permit up to 200 square feet of signage on the building.

Staff recommended approval of the petition subject to conditions in the staff report. Ms. Papke noted that Condition 4 in the staff report made reference to a restaurant. This condition should instead reference a "building", as in "The relief for 203 square feet of wall signage, installed on the west and south elevations of the building as shown on the approved plans." Staff requested that any motion from the Plan Commission include this revision to Condition 4.

Acting Chair Giuliano asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

Commissioner Johnston asked about the hours of operation. Mr. Baradi said he thought the urgent care would be open until midnight, and the standard clinic would be open until 5:00 p.m. or 6:00 p.m.

Commissioner Johnston asked if the signs would be backlit. Mr. Baradi said they will be back lit.

Commissioner Johnston asked if staff had considered if the lighting from the signs would impact adjacent residents. Ms. Papke said the signs were proposed for the south and west elevations of the building, which do not face any residential properties. There are no signs proposed for the north elevation of the building, where there is an adjacent apartment building.

Commissioner Johnston asked if ambulances would come to the urgent care clinic until midnight. Mr. Baradi said they would.

Commissioner Sweetser asked if the signage will indicate the urgent care hours, so passersby know if the urgent care is open or not. Mr. Baradi said the sign would probably not be lit if the urgent care was closed.

Commissioner Johnston observed that the business would probably let the market know the hours and services available.

On a motion by Commissioner Spreenber, and a second by Commissioner Sweetser, the Plan Commission voted 6-0 to approve the petition associated with SPA 22-02ph, subject to the following four (4) conditions:

- 1. The petitioner shall develop the site in substantial conformance with the**

plans submitted as part of this request and referenced in this Inter-Departmental Report;

2. The petitioner shall apply for and receive building permits for the proposed signage;

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

4. The relief for 203 square feet of wall signage, installed on the west and south elevations of the building as shown on the plans provided by the petitioner, shall be valid for a period of one year from the date of approval of the petition. If the signage is not constructed by said date, this relief shall be deemed null and void.

The motion carried by the following vote:

Aye: 6 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Kevin Walker, Tony Invergo, and Robert Spreenberg

Absent: 1 - Alissa Verson

Business Meeting

Approval of Minutes

A motion was made by Commissioner Johnston, seconded by Commissioner Walker, that the minutes of the June 6, 2022 meeting be approved.

The motion carried by the following vote:

Aye: 6 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Kevin Walker, Tony Invergo, and Robert Spreenberg

Absent: 1 - Alissa Verson

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 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 work shops

Adjournment

A motion was made by Commissioner Invergo, seconded by Commissioner Walker, to adjourn the meeting at 8:00 p.m. The motion passed by an unanimous vote.

*Leigh Giuliano, Commissioner
Lombard Plan Commission*

*Jennifer Ganser, AICP, Assistant Director
Community Development*