

Village of Lombard

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



Minutes

Monday, August 15, 2022

7:00 PM

Village Hall

Plan Commission

Commissioners:

Ruth Sweetser, Leigh Giuliano, Bill Johnston,

Kevin Walker, Tony Invergo,

Alissa Verson and Robert Spreenberg

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, Tony Invergo, Robert Spreenberg, and Alissa Verson
Absent 1 - Kevin Walker

Also present: Jennifer Ganser, AICP Assistant Director of Community Development, and John Priest, 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

Public Hearings

[220261](#)

PC 22-21: 109 S Main Street - Brewery

The petitioner requests a conditional use pursuant to Section 155.507(C) (23) of the Lombard Village Code to allow for a craft alcohol production facility to operate on the subject property located within the B5PD Central Business District. (DISTRICT# 4)

Sworn in to present the petition were the petitioners Patrick LoPardo, Matthew Hale, Oscar T. Leon, Andrea Wilson from the public, 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. LoPardo said they are planning on opening a brewery. They will mostly brew to send out, but will have a tap room on premises. He said he grew up with dyslexia. The name is to empower himself and others and said their tagline is to be different. He said they also make mead. Mr. Hale described mead. He said they are not a bar. They don't plan on gambling machines or loud music. He said they hope to have classes and be a part of the community. Mr. Leon said he does most of the beer making.

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

Ms. Andrea Wilson said she lives on South Charlotte on the R2 zoning block. She has reservations since its adjacent to R2. She asked where in the building it will go. She mentioned Noon Whistle and their expansion. She mentioned the previously approved TIF incentive and doesn't see the benefit of a 21 and older business.

Mr. LoPardo said they will be in the back, not right on the street. He is not sure what other businesses will be in the building. He said he has a catering relationship which may provide frozen food. He said if they expand it would probably be another space. He clarified they are in the building the coop was looking at.

Ms. Wilson asked about the hours. Mr. LoPardo said they are closed Monday and Tuesday, open from 3 to 10 Wednesday to Friday, open noon to 11pm on Saturday, and open noon to 6pm on Sunday. Ms. Wilson asked if the hours can change and Ms. Ganser they can within the parameters of their liquor license. Mr. Hale said they aren't having TVs and sports. He emphasized the community feel and said they don't want to be a bar. He said he has a background in security.

Acting Chairperson Giuliano asked if any additional persons 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 22-19, which was entered into the public record in its entirety. The petitioner proposes to locate a brewery and tasting room in the under construction building on the subject property. The property is under construction for the Lilac Station development. The use is considered to be craft alcohol

production facility under Lombard Village Code. No outdoor seating is proposed. The tenant space is 3,054 square feet. The proposed brewery is consistent with the Comprehensive Plan and compatible with the surrounding land uses and the downtown. Ms. Ganser also addressed comments from the public. She said if Dyslexia Brewing expanded they would need another conditional use. This would be for an expansion in a new location or the same building. She referred to Noon Whistle which received a conditional use for their expansion. She said Dyslexia Brewing is adjacent to R2 and so are Noon Whistle and Afterthought Brewing. Ms. Ganser noted that the TIF incentive was reviewed by the ECDC and approved by the Village Board, and therefore, it is not under the purview of the Plan Commission. The TIF incentive was for the developer, Holladay Properties. She said the hours can change within the parameters of their liquor license.

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

Commissioner Verson asked if the tap room would be kid friendly for families. Mr. LoPardo said you could bring kids. Mr. Hale said the beer is samples and they won't have kid friendly items. They want to work with the local restaurants to have food eventually.

Commissioner Invergo asked if can you order to go or online. Mr. LoPardo said they are using Toast and they are not sure how they will use it. They cannot do delivery but perhaps online ordering for packaged products. The main idea would be to enjoy in person and take some to go.

Commissioner Johnston asked if they are brewing currently. Mr. LoPardo said this is a startup. Commissioner Johnston noted that Noon Whistle started small and grew. He said he understands the neighborhood concerns and asked that they keep that in mind.

Commissioner Sweetser asked what the capacity could be. Mr. Hale said maximum occupancy is 50 people. He said there will be space for games which will reduce that number. He said it's difficult to estimate. He said the focus isn't in-house drinking, it's manufacturing and getting their product out to the public. Mr. Hale said anecdotally people will probably spend 1 hour on a weekday or a few hours on a weekend. He said he hopes it fills up as they grow.

Commissioner Spreenberg asked about the shipments and truck

delivery. Mr. LoPardo said they are doing self-distribution. They will need to work with their customers, but hope delivery is condensed to 1 or 2 days. He said grain would be the only item in a large truck. Mr. Hale said the largest truck they would have would be a standard beer truck, and that is in their 5-year plan.

Commission Spreenberg clarified that they would need a conditional use for outdoor seating and Ms. Ganzer said yes.

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 Verson, and a second by Commissioner Johnston, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 22-21, subject to the following four (4) 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. That this relief is limited to the operation of a craft alcohol production facility only and any physical site improvement or alterations require approval through the Village;**
- 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, Tony Invergo, Robert Spreenberg, and Alissa Verson

Absent: 1 - Kevin Walker

Business Meeting

Approval of Minutes

A motion was made by Commissioner Invergo, seconded by Commissioner Verson, that the minutes of the August 3, 2022 meeting be approved.

The motion carried by the following vote:

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

Absent: 1 - Kevin Walker

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

Self Storage (2100 St. Regis Drive)

Ms. Ganser said staff is requesting a Workshop Session to inform the Plan Commission members of a proposed self-storage use at 2100 St. Regis Drive. Workshops are not legally binding. She said storage centers were added to code in 2000 and they are a conditional use in B4, B4A and a permitted use in I. She said they are usually quiet uses with less traffic than retail uses. She noted that 2100 St. Regis Drive is zoned B3PD and therefore storage centers are neither a permitted nor a conditional use. She discussed a Holiday Inn Express that was approved for the property, but not built. She said staff is requesting feedback from the Plan Commission on the site and self-storage. She reviewed the differences between a text amendment and a use exception.

Commissioner Verson asked what other types of businesses could go there, such as a smaller hotel. Ms. Ganer another hotel would require Board approval. She said it's zoned B3 and it could be office, restaurant, or retail. She said it's been vacant for as long as she is aware.

Commissioner Giuliano asked if the Plan Commission would review after a text amendment. Ms. Ganer said they would since a text amendment would make the use a conditional use in B3.

Commissioner Johnston asked how many self-storage centers there are in Lombard. Ms. Ganer said there is one under construction on Roosevelt Road, Public Storage. The group listed three other self-storage centers. Commissioner Johnston asked about the consumption and Ms. Ganer said she does not know. Commissioner Giuliano agreed there are a lot.

Ms. Ganer clarified where this location is, as opposed to the other Holiday Inn Express that was not built on North Avenue. She also noted the Hilton Tru on 22nd Street. She said this site is on St. Regis Drive and not on or seen from 22nd Street or Highland Avenue. She said this property is unique due to the size and shape, it's hidden, and has some private covenants.

Commissioner Johnston asked about the covenants. Ms. Ganer said those are private issues and staff directed the potential purchaser to research those covenants and easements. Commissioner Johnston was concerned it could be unbuildable. Ms. Ganer clarified that its not unbuildable and that the issues are private that don't come before the Village.

Commissioner Sweetser asked about B3 regulations such as height. She asked about a use exception. Ms. Ganer clarified the difference. She noted any development would be required to follow setbacks, etc. or ask for a variance. She said parking would be less for a self-storage versus a hotel.

Commissioner Johnston asked how large is the area and Commissioner Spreenber said the for sale sign listed 1.83 acres.

Commissioner Sweetser asked about past requests to build in B3 zones. Ms. Ganer said much of Lombard is built-up. Hoffmann/Golf Social was rezoned to B3. Commissioner Sweetser said a text

amendment would allow other properties to develop as self-storage. Ms. Ganser agreed and stated that's where a use exception may be a good idea. Commissioner Sweetser asked about a site plan and Ms. Ganser said they do not have a site plan at this time. Commissioner Sweetser said the size and use could impact traffic. Ms. Ganser referenced the Public Storage case and their comments on minimal traffic and that KLOA agreed. Commissioner Sweetser asked about the height in B3 and Ms. Ganser referred to the Zoning Code.

Commissioner Verson asked about the relief the Holiday Inn Express received. Ms. Ganser referred to the staff report for PC 18-02. Per the staff report, the planned development allows for a taller height. The hotel was shown at 42'8".

Commissioner Johnston said there is limited space in Lombard, he's not sure there is a need for this use. He noted the lake and that the property could be something else to enhance the area.

Commissioner Invergo said he agrees and noted there are already a lot of self-storage centers.

Commissioner Verson asked how long could it be before someone else would develop it. She said she would lean towards a use exception, versus a text amendment.

Commissioner Spreenberg said he isn't opposed to self-storage at B3 with a conditional use, however, he has reservation in that location.

Commissioner Sweetser noted the 40% requirement and questioned the traffic counts.

Commissioner Giuliano said she would entertain a text amendment. She noted its an odd shaped lot.

Adjournment

A motion was made by Commissioner Verson, seconded by Commissioner Sweetser, to adjourn the meeting at 7:58 p.m. The motion passed by an unanimous vote.

*Leigh Giuliano, Commissioner
Lombard Plan Commission*

*Jennifer Ganser, AICP, Assistant Director
Community Development*