

Village of Lombard

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



Minutes

Monday, December 18, 2023

7:00 PM

Village Hall - Board Room

Plan Commission

Leigh Giuliano, Chairperson

Commissioners:

Ruth Sweetser, Bill Johnston, Kevin Walker,

Tony Invergo, Alissa Verson and

Robert Spreenberg

Staff Liaison: Anna Papke

Call to Order

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

Pledge of Allegiance

Chairperson Giuliano led the Pledge of Allegiance

Roll Call of Members

Present 6 - Ruth Sweetser, Leigh Giuliano, Kevin Walker, Tony Invergo, Robert Spreenberg, and Alissa Verson

Absent 1 - Bill Johnston

*Also present: Anna Papke, AICP Planning & Zoning Manager
Community Development.*

Chairperson Giuliano called the order of the agenda.

*Ms. Papke read the Rules and Procedures as written by the Plan
Commission.*

Public Hearings

[230424](#)

PC 23-26: 60 Yorktown, Tesla Supercharger Station in Target Parking Lot (Continued from the 12-18-23 Plan Commission Meeting)

The petitioner requests a conditional use pursuant to Section 155.415(C) (8) of the Lombard Village Code to allow for gasoline/fuel sales on the subject property located within the B3PD Community Shopping District Planned Development (Yorktown Shopping Center Planned Development). (DISTRICT #3)

A motion was made by Commissioner Spreenberg, seconded by Commissioner Verson, that PC 23-26 be continued to the January 22, 2024 Plan Commission Meeting.

The motion carried by the following vote:

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

Absent: 1 - Bill Johnston

[230423](#)

PC 23-25: Calvary Church Resubdivision - 105 and 115 W Maple Street

The petitioner requests that the Village take the following action on the

subject property located within the R2PD Single-Family Residence District Planned Development (Calvary Church Planned Development):

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Calvary Church Planned Development, as established by Ordinance No. 7627, to approve the following:
 - a. Approve a major change to the planned development to change the use of the property at 115 W. Maple Street from a single-family residential structure owned and used by Calvary Church to a single-family residence owned by a separate entity and maintained as a single-family residence; and
 - b. A deviation from Sections 155.510 and 155.407(H) of the Lombard Zoning Ordinance to allow the Calvary Church Planned Development to maintain 37% of the planned development as open space, and to allow the property at 105 W. Maple to maintain 33% of the property as open space, where a minimum of 50% open space is required; and
2. Approve a minor plat of subdivision. (DISTRICT #1)

Sworn in to present the petition was Anna Papke, Planning and Zoning Manager, and James Filkins, Senior Warden with Calvary Episcopal Church, representing the petitioner.

Chairperson 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. Filkins presented the petition. He said Calvary Episcopal Church owns a single-family home next to the church building. The Church purchased the home in 1958 and used it as a rectory until 1991. Since 1991 the home has been variously used as office and storage space and has fallen into disrepair. In 2022, Calvary had a professional evaluation conducted on the property that identified needed repairs. The Church does not have the funds to restore the building for use as a rectory. Furthermore, the building is not ADA compliant, which limits the possibilities for using it for Church functions.

Calvary Episcopal Church proposes to sell the house and has found a potential buyer. Currently, the church building encroaches onto the parcel with the single-family home and the property needs to be resubdivided to resolve this issue. Mr. Filkins said the potential buyer will use the house as a single-family home, though he was not sure whether it will be owner-occupied or a rental property. Mr. Filkins said

the resubdivision requires a deviation for open space within the planned development. Currently, the planned development does not meet the required minimum 50% open space. After subdivision, the lot with the single-family home will have 60% open space and thus will be permitted by code to add additional lot coverage. The requested deviation accounts for this possibility. Mr. Filkins said it is not possible for the Church to add open space to the planned development. He also noted that the lot with the single-family home will include a portion of the driveway providing egress from the church parking lot to the rear of the lot. Finally, he noted that the plat of subdivision included cross-access easements to preserve the existing traffic circulation through the Church's parking lot. The Church will also seek to execute a separate agreement relative to cross-access with the potential buyer.

Mr. Filkins said that the sale of the house would benefit Calvary and will also benefit the Village by adding the property to the tax rolls and rehabilitating the structure. He noted that it is common to have large older houses interspersed with religious institutions.

Chairperson Giuliano asked if any person would like to cross examine or 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. Calvary Episcopal Church is the owner of the properties at 105 and 115 W. Maple Street. The church building is located at 105 W. Maple and a single-family home that has been used as a rectory is located at 115 W. Maple. A parking lot spans the rear of both pieces of property with driveway curb cuts located on both 105 and 115 W. Maple. The petitioner proposes to subdivide the property in order to sell the single-family home, which is no longer in use by Calvary Episcopal Church. The petitioner has submitted a draft plat of subdivision. Lot 1 in the proposed subdivision comprises the church sanctuary and the parking lot (105 W. Maple Street). Lot 2 comprises the single-family home and a portion of the driveway from the parking lot (115 W. Maple). Both proposed lots meet minimum lot width and lot area requirements of the underlying R2 District. The plat includes ingress and egress easements to preserve the existing traffic circulation pattern in the parking lot.

The two properties are part of the Calvary Church Planned Development. The petitioner is requesting approval of an amendment to the planned development to change the use of the single-family

home from a church-affiliated office or rectory to a single-family home unassociated with the Church. Staff has reviewed the change of use and finds the change of ownership and conversion of the house from a church-affiliated property to a single-family home is consistent with the standards for planned developments. Staff also notes single-family homes are permitted uses in the underlying R2 District. No adverse impacts are anticipated.

The petitioner is also requesting a deviation for open space. Presently, the planned development does not meet the 50% open space requirement in the R2 District. Village Code states single-family homes within planned developments must provide the required open space on a parcel-by-parcel basis, whereas open space on parcels with non-residential uses in planned developments is calculated across the entire planned development. If subdivided as proposed, the lot with the single-family home will be able to add 1,065 square feet of additional lot coverage and still meet the 50% open space minimum on that property. Anticipating that a future owner of the single-family home may seek to maximize lot coverage, the petitioner has requested a deviation to allow for the further reduction of open space within the planned development. In consideration of this request, staff notes that the planned development is unique in that it has both residential and non-residential uses. When applied to the Calvary PD, the open space requirements for planned developments allow for a portion of the PD to add lot coverage even though doing so will increase the existing open space deficiency across the planned development as a whole. This is a unique outcome created by the application of the open space regulations to the specific circumstances of the Calvary Planned Development. Staff supports the requested open space deviation.

Ms. Papke said staff recommends approval of the petition.

Ms. Papke said staff had received an email in support of the petition. This was read into the record and distributed to the Plan Commission.

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

Commissioner Spreenberg asked if the amount of open space referenced in the public notice accounted for the potential addition of lot coverage to the lot with the single-family home. Ms. Papke confirmed it did.

Chairperson Giuliano asked if there were any questions or comments on the staff report. Hearing none, she opened the meeting to comments from the commissioners.

On a motion by Commissioner Verson, and a second by Commissioner Walker, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 23-25 subject to the two (2) conditions in the staff report:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
2. That the petitioner shall apply for and receive building permits for any future improvements to the subject property.

The motion carried by the following vote:

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

Absent: 1 - Bill Johnston

Business Meeting

Approval of Minutes

A motion was made by Commissioner Sweetser, seconded by Commissioner Wlaker, that the minutes of the November 20, 2023 meeting be approved.

The motion carried by the following vote

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

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

The Plan Commissioners discussed the Vice Chair position. On a motion by Commissioner Spreenber, and a second by Commissioner Walker, the Plan Commission voted 6-0 to select Commissioner Verson as Vice Chair of the Plan Commission.

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 were no Workshops

Adjournment

A motion was made by Commissioner Invergo, seconded by Commissioner Verson, to adjourn the meeting at 7:28 p.m. The motion passed by an unanimous vote.