



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, August 19, 2019

7:00 PM

Village Hall - Board Room

Call to Order

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

Pledge of Allegiance

Chairperson Ryan led the Pledge of Allegiance

Roll Call of Members

Present 5 - Donald F. Ryan, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

Absent 2 - Ronald Olbrysh, and Martin Burke

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

Chairperson Ryan called the order of the agenda.

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

Public Hearings

[190317](#)

PC 19-07: 600 W. Pleasant Lane

The petitioner requests that the Village of Lombard take the following actions on the subject property:

1. Approval of an Annexation Agreement
2. Annexation to the Village of Lombard
3. Approval of a map amendment to rezone the property from the R-0 Single Family Residence District to the R-3 Attached Single Family

Residence District

4. Approval of a Major Plat of Subdivision (DISTRICT #1)

Sworn in to present the petition were: Jennifer Ganser, Assistant Director, and Brian Krause representing the petitioner/property owner.

Mr. Krause thanked staff for their assistance and explained that the property owner acquired the subject property in February of this year. The property currently has a single-family home located at the corner of Pleasant Lane and Route 53 with a vision to convert to a townhome community. Mr. Krause referred to an exhibit displaying a proposed front elevation of the townhomes and a proposed site plan with six of the driveways taking access directly from Pleasant Lane and the back two buildings' driveways extending from an access road from Pleasant Lane as well. The townhome project requires a rezoning to R3.

Mr. Krause continued by comparing the land use in the area as similar to the project proposed. Up to twenty families can be accommodated with minimal impact to traffic levels compared to existing conditions.

Mr. Krause stated that the project is in line with the Village's long-term goal of redeveloping properties. He proceeded to introduce Sam Polena, the architect of the project.

Chairperson Ryan swore in Mr. Sam Polena to present and answer any questions. Mr. Polena stated that he has submitted a few preliminary engineering drawings to the Village without requesting any variances.

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

Darrell Kemb stated that he owns property near the subject property on Pleasant Lane and he has been turned down in the past trying to develop his land since it was considered a piecemeal approach.

Vic Tito stated that he lives next door to Mr. Kemb and adjacent to the subject property. He questioned the sixteen-foot setback from his property as too close and requested the petitioner install a privacy fence.

Gail Kelly stated that she lives in unincorporated DuPage County and has seen an increase of traffic with the addition of many of these types of developments. She requested a traffic light at the intersection of Route 53 and Pleasant Lane.

Darrell Kemb stated that the church to the north has property that extends behind his property along with his neighbors' properties and asked if they can propose similar projects for their property.

Chairperson Ryan asked the petitioner to address the questions asked by the public by starting with the installation of the fence.

Mr. Krause stated that he would have to check with his client about the fence. Chairperson Ryan stated that it can be added to the conditions of approval.

Chairperson Ryan asked staff about the traffic light request. Ms. Ganser responded that Route 53 is owned by the Illinois Department of Transportation. Regardless of ownership, traffic control is not within the purview of the Plan Commission.

Chairperson Ryan asked staff about the annexation request. Ms. Ganser responded that annexation is decided on a case by case basis. She said she is available by phone tomorrow or later in the week to go over the annexation process. Not knowing the property's circumstances, a detailed answer is not feasible however she could share general guidelines. One requirement is the unincorporated property has to touch an incorporated property to be considered. Another requirement is the proposed annexed property will have to be installed with Village water and sewer at the expense of the property owner. Keeping the existing well and septic system is not allowed.

Chairperson Ryan stated that there were no other questions to address and asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. The property owner is requesting annexation into the Village and to rezone the property to R3 Attached Single-Family Residential Zoning District. Five townhouse buildings are proposed, each with four units for a total of twenty townhomes. The subject property is currently in unincorporated DuPage County and improved with a single-family home with driveway access to Pleasant Lane. As noted there are conditions listed in the staff report. The petitioner has been made aware of these conditions and has agreed to address them. Updated plans will be required for the public hearing. An annexation agreement will be reviewed by the Village Board at a future meeting.

Staff finds that the subject property abuts the church property to the north that is incorporated in the Village therefore it meets this requirement. Staff recommended approval of the petition subject to the conditions in the staff report.

Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

Commissioner Sweetser stated that the development meets the requirements of the Village as presented. Ms. Ganser responded that townhomes are allowed in the R3 zoning district and the comprehensive plan recommends low to medium-density housing. The proposed project does not require any zoning variances. Regarding the question of adding the fence to the conditions of approval, it should be noted the west property line is near Mr. Tito's driveway and one of the proposed townhomes' driveway on the subject property. The first twenty feet is restricted to have a four-foot-tall, sixty-six percent open fence due to the clear line of sight of both driveways. After the first twenty feet, the fence can be six feet in height and a solid privacy fence.

On a motion by Commissioner Flint, and a second by Commissioner Sweetser, the Plan Commission voted 5-0 to recommend that the Village Board approve the petition associated with PC 19-07, subject to the following four (4) conditions:

- 1. That the map amendment (rezoning) request shall be contingent upon the Village and the property owner entering into an Annexation Agreement;**
- 2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and**
- 3. That this relief is limited to a map amendment (rezoning) only and any physical site improvement or alterations require approval through the Village.**
- 4. That a fence is to be installed on the west side of the property**

The motion carried by the following vote:

Aye: 5 - Donald F. Ryan, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

Absent: 2 - Ronald Olbrysh, and Martin Burke

Business Meeting

Approval of Minutes

A motion was made by Commissioner Flint, seconded by Commissioner Giuliano, the minutes of the July 15, 2019 meeting were approved. The motion carried by the following vote:

Aye: 4 - Donald F. Ryan, Ruth Sweetser, Stephen Flint, and Leigh Giuliano

Abstain: 1 - John Mrofcza

Absent: 2 - Ronald Olbrysh, and Martin Burke

Public Participation

Tom Diedrichs, 2211 S. Highland Avenue, addressed the Plan Commission. He was concerned about the proposed development on Parcel 4 in Yorktown Commons (SPA 19-02) as well as traffic on the Yorktown Ring Road. He said the proposed construction will be good for the Village and also the mall, but he was concerned about Grace Street, the Yorktown Ring Road, and the intersection of Highland Avenue and the Ring Road near the McDonald's restaurant.

Mr. Diedrichs said he had concerns about the configuration of the bike lane on Grace Street, which is between the parking lane and the travel lane. He suggested the bike lane would be more safely located between the parked cars and the sidewalk. He said the bike lane on Grace Street does not connect to any other bike lanes.

Mr. Diedrichs said there were points of conflict at the intersection of Highland Avenue and the Yorktown Ring Road. He mentioned that cars turning in from both the north- and the southbound lanes were funneled into one lane on the Yorktown Ring Road. He also noted that the access drive connecting the Yorktown Apartments and Yorktown Green developments to the mall property could be problematic.

Linda Scherger, 2260 S. Grace, addressed the Plan Commission. She said she would have liked the developer of the Parcel 4 property to have had communication with the Liberty Square homeowners' association prior to filing a petition with the Plan Commission. She acknowledged that the developer had held a neighborhood meeting, but said the residents at Liberty Square would have liked to have their input considered in an earlier phase of project planning. She noted that Parcel 4 of Yorktown Commons would be developing prior to Parcel 3. She said that at one point townhomes had been considered a possibility for Parcel 4, and said she was concerned about density. She wondered about the occupancy timeline for the proposed development on Parcel 4 compared to occupancy of the developments at Parcels 1 and 2.

DuPage County Hearings

There were no DuPage County hearings

Chairperson's Report

The Chairperson deferred to the Assistant Director of Community Development

Planner's Report

The Assistant Director 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

[190319](#)

SPA 19-02: Yorktown Commons Parcel 4 (4-44 Yorktown Shopping Center)

The petitioner, Gilbane Development Company, is requesting site plan approval of a proposed multi-family development on Parcel 4 of the Yorktown Commons Planned Development. The subject property is currently the site of a portion of the Yorktown Convenience Center. (DISTRICT #3)

The Plan Commission considered this petition on August 19, 2019. Sworn in to present the petition were Shawn Zimny with Gilbane Development, Craig Pryde with KTG Architecture + Planning, and Anna Papke, Senior Planner.

Chairperson Ryan 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.

Shawn Zimny presented the petition. He provided an overview of the history of Gilbane Development Company, the petitioner. He stated that Gilbane is seeking to develop the subject property with a market rate multi-family apartment complex. The subject property is Parcel 4 of the Yorktown Commons Planned Development, and is subject to the

Yorktown Commons Planned Development Design Guidelines, which were adopted by the Village in 2016. The proposed development adheres to the standards in the Design Guidelines.

Craig Pryde presented the project. He showed a location map, and described existing development surrounding the subject property. He noted that after accounting for the previously approved developments in the Yorktown Commons Planned Development, up to 500 additional residential units could be built on the subject property. The petitioner is proposing to build between 330 and 350 units [final unit count and mix to be refined during permitting]. Similarly, the Design Guidelines allow buildings to be up to six stories/100 feet tall; the proposed building will be four stories, or 44 to 55 feet tall. Mr. Pryde noted that the plans submitted with the Plan Commission application show the roof of the building being 44'8" tall. When accounting for parapets and mechanical equipment screening, total height will be a maximum of 55 feet.

Mr. Pryde pointed out site features, including points of ingress/egress and courtyards. He noted that the access drive on the north side of the site will allow for traffic to enter the apartment complex garage but will not be open to through traffic, with the exception of emergency service vehicles. Mr. Pryde showed a floor plan of the building and noted that trash collection will be enclosed within the building. The garage will be ventilated.

Mr. Pryde showed building façade elevations from multiple angles. He noted that the at-grade elevation on the subject property is significantly lower than the at-grade elevation on the Liberty Square condo property immediately to the north of the subject property. Because of the grade change, the parking garage at Liberty Square is higher than the parking garage for the proposed development on Parcel 4. He also noted that the garage portion of the proposed development had been reduced slightly in order to moderate the bulk of that portion of the building.

Mr. Pryde presented a materials board. He noted building materials will include fiber cement siding and polycarbonate panels.

Chairperson Ryan 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 proposes to develop a multi-family

apartment complex on Parcel 4 in the Yorktown Commons Planned Development. The plans call for 336 units and 512 parking spaces. The number of units may change slightly as the developer finalizes unit sizes and counts prior to building permitting. If the unit mix changes, the parking spaces will be adjusted accordingly. The building will be four stories tall.

The subject property is located in the Yorktown Commons Planned Development. This planned development is subject to the Yorktown Commons Design Guidelines, which were approved by the Village Board in 2016. Per the Design Guidelines, proposed development in the Yorktown Commons Planned Development that meets the Design Guidelines is subject to the Site Plan Approval Process with the Plan Commission.

Staff has reviewed the development proposed for Parcel 4 and finds it to be compliant with the Design Guidelines, as well as with the underlying zoning regulations. The petitioner has not requested any variations or changes to the planned development in order to develop the site as proposed. Therefore, staff recommends approval of the proposed development, subject to the three conditions in the staff report.

Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

Commissioner Flint asked if the building will be wood construction. Mr. Zimny said it will.

Commissioner Sweetser asked what considerations the developer was giving to energy efficiency. Mr. Zimny said Gilbane is always seeking ways to incorporate green practices in their projects. Gilbane has not yet determined to what extent the proposed building will incorporate green construction. Mr. Pryde noted that as building codes evolve, energy efficiency requirements will increase

On a motion by Commissioner Sweetser, and a second by Commissioner Giuliano, the Plan Commission voted 5-0 to approve the petition associated with SPA 19-02, subject to the following three (3) 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 development; and

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

The motion carried by the following vote:

Aye: 5 - Donald F. Ryan, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

Absent: 2 - Ronald Olbrysh, and Martin Burke

[190318](#)

**SPA 19-01: Weber Grill outdoor dining area canopy/encloser
(2331 Fountain Square Drive)**

The petitioner, Weber Grill Restaurant Lombard, is requesting site plan approval in order to install a new canopy over the existing outdoor dining area on the southwest side of the building. No expansion to the outdoor dining area is proposed. (DISTRICT #3)

The Plan Commission considered this petition on August 19, 2019. Sworn in to present the petition were Bryan Gerrish and Brad Ritz on behalf of Weber Grill, and Anna Papke, Senior Planner.

Chairperson Ryan 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.

Brad Ritz presented the petition. He stated Weber Grill restaurant is located in the Fountain Square development. Over the years, the restaurant's concept has evolved. The restaurant is currently seeking to enhance an existing outdoor dining space with a canopy. The canopy will include a louvered roof to protect customers from sun, and wind screens on the sides. Mr. Ritz said the proposed canopy will enhance the patio space and help the restaurant remain competitive with other restaurants. The canopied area will continue to offer outdoor dining, as well as space for cooking demonstrations and classes for restaurant patrons.

Chairperson Ryan 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 Weber Grill restaurant is proposing a canopy over the outdoor dining area on the southwest side of the restaurant. The proposed canopy will be aluminum with adjustable roof slats to

manage sun exposure to patrons. The proposed canopy will replace a smaller wood pergola currently over the dining area. The footprint of the outdoor dining area will not be changing.

The subject property is located in the Fountain Square Planned Development, and previously received site plan approval for the outdoor dining enclosure located on the southeast side of the building. Staff finds the proposed canopy on the southwest side of the building to be consistent with the intent of the planned development. Staff recommended approval of the petition subject to the four conditions in the staff report.

Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners

On a motion by Commissioner Mrofcza, and a second by Commissioner Giuliano, the Plan Commission voted 5-0 to approve the petition associated with SPA 19-01, 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 canopy;**
- 3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and**
- 4. The approval for a canopy, installed over the outdoor dining area on the southwest side of the restaurant 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 canopy is not constructed by said date, this approval shall be deemed null and void**

The motion carried by the following vote:

Aye: 5 - Donald F. Ryan, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

Absent: 2 - Ronald Olbrysh, and Martin Burke

Workshops

Ms. Ganser presented the workshop memo about outdoor seating. Since 2000, every public hearing request has been approved. Staff is bringing this item to the Plan Commission as a possible change to make outdoor seating a permitted use in the B districts. She reviewed past cases and other municipal codes. She noted that staff would

likely have an administrative permit process similar to downtown Lombard businesses. The Plan Commission all agreed. Ms. Ganser said this would be brought to the Plan Commission as a future text amendment

Adjournment

A motion was made by Commissioner Sweetser, seconded by Commissioner Flint, to adjourn the meeting at 8:15 p.m. The motion passed by a unanimous vote.

*Donald F. Ryan, Chairperson
Lombard Plan Commission*

*Jennifer Ganser, Secretary
Lombard Plan Commission*