



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, October 21, 2019

7:00 PM

Village Hall - Board Room

Call to Order

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

Pledge of Allegiance

Commissioner Flint led the Pledge of Allegiance

Roll Call of Members

Present 5 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, Stephen Flint, and Leigh Giuliano

Absent 2 - Donald F. Ryan, and John Mrofcza

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

Commissioner Flint called the order of the agenda.

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

Public Hearings

[190418](#)

PC 19-21: Adlawn Fuel Storage Tanks, 960 N. Lombard Road

The petitioner requests that the Village grant a zoning conditional use pursuant to Section 155.420(C)(42) of the Lombard Village Code to allow for the construction of accessory structures (above-ground fuel tanks) associated with a conditional use in the I Limited Industrial District. (DISTRICT #1)

Sworn in to present the petition was Kevin Wallace, representing the petitioner, and Anna Papke, Senior Planner.

Vice-Chair Flint 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.

Mr. Wallace presented the petition. He owns Addlawn and purchased the subject property in 2018. He intends to install fuel tanks on the property to serve the Addlawn company vehicles, which will help the business run more efficiently. There is already a propane tank on the property, so Addlawn is familiar with safety issues associated with maintaining fuel tanks. The Illinois State Fire Marshal has approved the proposed tanks. In reference to a comment in the staff report, Mr. Wallace noted that the debris pile had been removed from the front lawn area on the site, and the area had been re-seeded with grass. He provided pictures showing this portion of the property.

Vice-Chair Flint 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 is a landscape contractor operating in the I Limited Industrial District. The petitioner proposes to install two above-ground fuel storage tanks on the subject property. The landscape contractor yard is a conditional use. As an accessory use to a conditional use, the fuel tanks require approval through the conditional use process. The fuel storage tanks will serve Addlawn company vehicles only. The fuel will not be sold to other businesses or retail customers.

Staff has reviewed the request and finds it to be consistent with the standards for conditional uses. Staff recommended approval of the petition subject to the conditions in the staff report.

Vice-Chair Flint asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

On a motion by Commissioner Sweetser, and a second by Commissioner Olbrysh, the Plan Commission voted 5-0 to recommend that the Village Board approve the petition associated with PC 19-21, 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 address the following conditions on the site, as noted in this report:
 - a. The ground elevation within at least three (3) feet to the west of the fence shall be lowered to the original elevation;
 - b. The fencing shall be replaced to the satisfaction of the Public Works Director;
 - c. The dirt and debris located in the landscape area in front of the office building shall be removed;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
4. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the above-ground fuel tanks are not established by said date, this relief shall be deemed null and void.

The motion carried by the following vote:

Aye: 5- Ronald Olbrysh, Martin Burke, Ruth Sweetser, Stephen Flint, and Leigh Giuliano

Absent: Donald F. Ryan, and John Mrofcza

[190419](#)

PC 19-22: International Village Signage, 1300-1366 S. Finley Road

The petitioner requests that the Village take the following action on the subject property located within the R5PD Planned Development (International Village Planned Development) (DISTRICT #2)

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Code of Ordinances, amend the International Village Planned Development, as established by Ordinance No. 1433 and amended by Ordinance No. 2660, in order to provide for the placement of freestanding signs. The amendments will provide for an alternate sign location approval by allowing for two free standing entry way signs flanking the Finley Road driveway entrance into the International Village residential development.

Sworn in to present the petition were: Anna Papke, Senior Planner; and Mehran Farahmandpour with Maemar PC Architects, representing the petitioner.

Vice-Chair Flint 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.

Mr. Farahmandpour presented the petition. He said International

Village will be updating the signage at the Finley Road entrance to the apartment complex to be more modern and inviting. They will install two signs, with one face each. The signs will be outside the clear line of sight, improving safety around the driveway. The signs will incorporate landscaping and brick work that matches the bricks in the fence around the property.

Vice-Chair Flint 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 subject property is the International Village apartment complex, which is located in the International Village Planned Development. There is currently a freestanding sign in the landscape island in the driveway from Finley Road into the development. The petitioner proposes to replace this sign with two signs on either side of the driveway. The standards for the Planned Development regulate the number and size of freestanding signs on the property. An amendment to the Planned Development is required.

In review of the petition staff finds that the size of the sign area of the proposed signs is similar to that allowed by the Sign Ordinance for residential subdivisions generally. Staff also notes that the new signs will be outside the clear line of sight, which will improve safety around the driveway. Staff recommended approval of the petition subject to the conditions in the staff report.

Vice Chair-Flint asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

On a motion by Commissioner Burke, and a second by Commissioner Sweetser, the Plan Commission voted 5-0 to recommend that the Village Board approve the petition associated with PC 19-22, subject to the following three (3) conditions:

- 1. That the petitioner shall develop the sign in substantial accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;**
- 2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and**

Pursuant to the Zoning Ordinance, construction of the sign shall commence

within one (1) year from the date of approval of the ordinance, or this approval shall become null and void unless a time extension has been granted by the Village Board.

The motion carried the following vote:

Aye: 5 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, Stephen Flint, and Leigh Giuliano

Absent: 2 - Donald F. Ryan, and John Mrofcza

[190420](#)

PC 19-23: 20 N. Main Street - Map Amendment

The Village requests a map amendment (rezoning) from the O Office District to the B5 Central Business District and a companion conditional use pursuant to Section 155.418(C)(21) of the Lombard Village Code as public utilities and governmental services for the subject property. (DISTRICT #1)

Sworn in to present the petition were: Jennifer Ganser, Assistant Director.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. Currently, the property is an office/utility service owned and operated by AT&T. It is zoned Office. During Board discussions of cannabis dispensaries at PC 19-19, it was noted that this property, though in the downtown, was zoned office. Therefore, after Board approvals of PC 19-19, a cannabis dispensary could locate on the property by right, if AT&T were to demolish the existing facility. Rezoning the property to B5 could allow a cannabis dispensary to locate through a conditional use process.

In addition, the B5 zoning district gives the property owner greater flexibility with setbacks and does not hinder their ability to do business. A companion conditional use is being requested for public utilities and governmental services.

The Village is the petitioner. Staff is not aware of any redevelopment options at the site. Approvals of PC 19-23 would allow AT&T to exist and operate as they do so today. Staff did contact AT&T to notify them about this petition. Ms. Ganser reviewed the zoning chart and map on pages 3 and 4. The standards are attached.

Commissioner Flint asked for public comment. Ms. Kaveria Lezza asked to clarify that AT&T is not leaving. Ms. Ganser said there are no redevelopment proposals at this time.

Commissioner Flint asked for public comment, and, hearing none,

opened the meeting for comments among the Commissioners.

Commissioner Burke asked if another office use could move in. Ms. Ganser said yes, because offices are a permitted use in the downtown.

On a motion by Commissioner Olbrysh, and a second by Commissioner Giuliano, the Plan Commission voted 5-0 to recommend that the Village Board approve the petition associated with PC 19-23.

The motion carried by the following vote:

Aye: 5 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, Stephen Flint, and Leigh Giuliano

Absent: 2 - Donald F. Ryan, and John Mrofcza

Business Meeting

Approval of Minutes

A motion was made by Sweetser, seconded by Commissioner Giuliano, the minutes of the August 19, 2019 meeting were approved. The motion carried by the following vote:

Aye: 3 - Ruth Sweetser, Stephen Flint, and Leigh Giuliano

Abstain: 2 - Ronald Olbrysh, and Martin Burke

Absent: 2 - Donald F. Ryan, and John Mrofcza

Approval of Minutes

A motion was made by Commissioner Olbrysh, seconded by Commissioner Burke, the minutes of the August 29, 2019 meeting were approved. The motion carried by the following vote:

Aye: 5 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, Stephen Flint, and Leigh Giuliano

Absent: 2 - Donald F. Ryan, and John Mrofcza

Public Participation

There was no public participation

DuPage County Hearings

There are no Dupage County hearing

Chairperson's Report

The Chairperson deferred to the Assistant Director of Community

*Development***Planner's Report**

1. Plan commission January 2020 meeting date.
Ms. Ganser noted the potential new date for the January 2020 Plan Commission meeting. The Commissioners present agreed on the new date of January 27, 2020.

2. Notice of Landmark Site Designation
Ms. Ganser presented the memo notifying the Commissioners that 515 N. West Road is now a local landmark. Commissioner Sweetser asked generally if owners are allowed to make changes after a designation. Ms. Ganser said yes, depending on the changes and how the property was landmarked. The properties are flagged in the Village's permit software.

3. Update on PC 19-19 Recreational Cannabis
Ms. Ganser reviewed the memo and what districts cannabis dispensaries would be a permitted use or a conditional use. This was approved by the Board on October 3, 2019. Commissioner Sweetser asked the meetings were online, including the Board workshop, and Ms. Ganser said they are online at <https://www.villageoflombard.org/recreationalcannabis> .

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 were no workshops

Adjournment

A motion was made by Commissioner Sweetser, seconded by Commissioner Olbrysh, to adjourn the meeting at 7:34 p.m. The motion passed by a unanimous vote.

*Donald F. Ryan, Chairperson
Lombard Plan Commission*

*Jennifer Ganser, Secretary
Lombard Plan Commission*