

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
SEPTEMBER 13, 2018

Call to Order

The regular meeting of the Plan Commission was called to order by Chairperson Mary Loch at 7:00 p.m. Plan Commissioners Angela Fanella, Phillip Hartweg, David Rodemann, Mohammed Saeed and Jamie Vondruska were present. Plan Commissioners Tracy Heming-Littwin, John Mulherin and Bob Vavra were excused. Also present were Village Planner John Sterrett, Recording Secretary Debbie Solomon and Village Trustee Craig Pryde.

A quorum was present.

Public Comment

No general comments on non-agenda items were made by the public at this Plan Commission meeting.

Approval of Plan Commission Draft Minutes

1. Commissioner Vondruska, seconded by Commissioner Rodemann, to approve the minutes of the June 14, 2018 Plan Commission meeting. The motion carried with six (6) yes votes as follows: Plan Commissioners Fanella, Hartweg, Rodemann, Saeed, Vondruska and Chairperson Loch voted "yes."
2. Commissioner Fanella, seconded by Commissioner Vondruska, to approve the minutes of the August 9, 2018 Plan Commission meeting. The motion carried with six (6) yes votes as follows: Plan Commissioners Fanella, Hartweg, Rodemann, Saeed, Vondruska and Chairperson Loch voted "yes."

Public Hearing – 21W180 Hill Avenue and 21W200 Hill Avenue - Zoning Map Amendment to I1
Light Industrial

On the agenda was a public hearing to consider the application for a Zoning Map Amendment for 21W180 Hill Avenue and 21W200 Hill Avenue.

PUBLIC HEARING – 21W180 HILL AVENUE AND 21W200 HILL AVENUE - ZONING MAP
AMENDMENT TO I1 LIGHT INDUSTRIAL

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF A ZONING MAP AMENDMENT TO I1 LIGHT INDUSTRIAL FOR THE PROPERTIES AT 21W180 HILL AVENUE AND 21W200 HILL AVENUE.

Commissioner Fanella, seconded by Commissioner Vondruska, to open the public hearing at 7:01 p.m. The motion carried unanimously by voice vote.

Staff Introduction

Village Planner Sterrett was sworn in and showed an overview map of the properties. Village Planner Sterrett stated the subject properties are located on the north side of Hill Avenue, west of I-355 and east of Walnut Road. Village Planner Sterrett stated the properties are currently in unincorporated DuPage County zoned as R-4 Single Family Residential and are proposed to be annexed into the Village. Village Planner Sterrett stated the surrounding zoning and land use are CR Conservation Recreation to the north and east, I1 Light Industrial to the south and R4 Single Family Residential to the west.

Village Planner Sterrett stated notice of the public hearing was published in the August 10, 2018 edition of the Daily Herald. Village Planner Sterrett stated property owners within 250 feet of the subject properties were notified by mail of the public hearing and a placard was placed on each of the properties.

Village Planner Sterrett stated the petitioners are G. Vincent and Barbara Cuyler, owners of 21W200 Hill Avenue, and West Suburban Bank Land Trust No. 3344 by Noorlag Real Estate Group, LLC by Lynea R. Herlien, Manager, Noorlag Real Estate Group, LLC, owner of 21W180 Hill Avenue.

Village Planner Sterrett stated the properties were previously within the Village of Lombard until 2009 when Lombard approved a disconnection of the properties. Village Planner Sterrett stated since that time, the properties remain outside the corporate limits of any municipality. Village Planner Sterrett stated on September 9, 2013 the Village Board approved annexation agreements for each of the properties. Village Planner Sterrett stated each agreement contains stipulation that the Village Board must approve a text amendment to the Village Zoning Code to create a light industrial zoning district within six (6) months of the execution of the Annexation Agreements, or they would be deemed null and void. Village Planner Sterrett stated each agreement also states that the properties will be zoned to this Light Industrial district upon annexation.

Village Planner Sterrett stated the Plan Commission met on December 12, 2013 to hold a public hearing on the Zoning Text Amendment for the creation of a light industrial zoning district. Village Planner Sterrett stated the proposed I1 district was created specifically to accommodate the subject properties. Village Planner Sterrett stated following the Public Hearing the I1 Light Industrial Zoning District was adopted by the Village Board on January 13, 2014.

Village Planner Sterrett stated the annexation agreements stipulate that once the properties become contiguous to the Village, the owners are required to submit a petition for annexation upon notice by the Village. Village Planner Sterrett stated a portion of the Churchill Woods property to the north was annexed by the Village in June of 2018 and created contiguity with the subject properties. Village Planner Sterrett stated the petitioners have each submitted a petition for annexation. Village Planner Sterrett stated prior to the Village Board taking action on annexing the properties, the petitioners are seeking a Zoning Map Amendment to zone the properties I1 immediately after annexation, which was the intent of annexing those properties. Village Planner Sterrett stated before the Village Board takes action on the Annexation and Zoning Map Amendment, the Plan Commission is being asked to conduct a Public Hearing for the Zoning Map Amendment.

Petitioner's Presentation

There was no presentation from the Petitioner.

Questions from the Plan Commission

There were no questions from the Plan Commissioners

Persons in Favor of or in Opposition to the Request

Jeffrey Svien, who resides at 14 Walnut Road, stated he is in unincorporated Glen Ellyn and is an interested party in this. Mr. Svien stated Walnut Road is now surrounded by annexed properties and asked when Walnut Road might be annexed into the Village. Chairperson Loch stated the Plan Commission does not handle this so Mr. Svien would need to talk to the Village Board and the Glen Ellyn Planning and Development Department about this.

Mr. Svien stated there are cars parked along Walnut Road often and asked if the parking would be lessened once there are be different ordinances after the annexation. Village Planner Sterrett stated this is maintained by the Village of Lombard currently, and once the properties are annexed into Glen Ellyn, the Village's parking requirements would apply. Village Planner Sterrett stated once these properties are annexed, the existing uses, the condition of the

properties and the building setbacks are considered non-conforming; however, any other laws or nuisance ordinances would now apply.

Commissioner Fanella moved, seconded by Commissioner Vondruska, to close the public hearing at 7:08 p.m. The motion carried unanimously by voice vote.

Comments from the Plan Commission

Commissioner Vondruska stated he has no issues with this as it seems straight forward. The other Plan Commissioners agreed with this.

Motion

Commissioner Fanella moved, seconded by Commissioner Vondruska to recommend the following:

After conducting a public hearing and deliberating on the appropriate zoning classification to apply to the properties at 21W180 Hill Avenue, owned by West Suburban Bank Land Trust No. 3344 by Noorlag Real Estate Group, LLC by Lynea R. Herlien, Manager, Noorlag Real Estate Group, LLC and 21W200 Hill Avenue, owned by G. Vincent and Barbara Cuyler, the Plan Commission hereby recommends I1 Industrial zoning of the properties in accordance with Section 10-10-13 of the Zoning Code based on the following findings of fact:

1. The existing uses of property within the general area of the affected property consist of industrial to the south, the Union Pacific Railroad and Churchill Woods Forest Preserve to the north, residential to the west and the Glenbard Wastewater Authority water reclamation plant to the east.
2. The zoning classification adjacent to the subject properties include I-1 Industrial in unincorporated DuPage County to the south, Conservation Recreation in Glen Ellyn and R4 Single Family Residential in unincorporated DuPage County to the north, R4 Single Family Residential in unincorporated DuPage County to the west, and Conservation Recreation in the Village of Lombard to the east.
3. The subject properties are suitable for the I1 Industrial District. These properties have been in use as industrial for several years and were previously zoned as industrial when located within the Village of Lombard. The property would not be a logical site for either residential or commercial.

4. The property immediately to the south is zoned and use for industrial purpose in unincorporated DuPage County. The property to the east is industrial in nature as the Glenbard Wastewater Authority water reclamation plant.
5. The Comprehensive Plan designates these properties for light industrial and recommends the area be improved and upgraded as a limited self-contained business area.
6. The properties are not vacant. In fact, they have been improved with industrial uses for several years. The use of the property will remain as industrial with the new zoning classification.
7. The property will not be diminished based on the particular zoning restrictions. When the Village adopted a new I1 Industrial zoning district, the existing uses and conditions on the property were taken into account as well as the industrial provisions contained in the Village of Lombard and DuPage County's zoning codes.

The motion carried with six (6) yes votes and zero no votes as follows: Plan Commissioners Fanella, Vondruska, Hartweg, Rodemann, Saeed and Chairperson Loch voted "yes."

Trustee's Report

Village Trustee Pryde stated the Village Board did the First Reading of the 1.5% food and beverage tax which there are no major objections to. Village Trustee Pryde stated the majority of the Village Board is in favor of this tax which will go toward future Capital Projects, such as the Central Business District Streetscape, a Parking Garage, HVAC improvements at the Civic Center, improvements on Roosevelt Road and a possible update at the Train Station with a Pedestrian Underpass.

Chairperson's Report

None

Staff Report

Village Planner Sterrett stated in October or November, the Plan Commission will consider an application for the former Giesche property. Village Planner Sterrett stated there will also be the first public meeting regarding an update to the Village's Comprehensive Plan. Village Planner Sterrett stated the goal is to have the Comprehensive Plan updated by March 2019.

Other Business

None

Adjournment

Commissioner Hartweg moved, seconded by Commissioner Fanella, to adjourn the meeting at 7:14 p.m. The motion carried unanimously by voice vote.

Respectfully Submitted,

Debbie Solomon
Recording Secretary