



**MINUTES  
LISLE PLANNING AND ZONING COMMISSION  
LISLE VILLAGE HALL BOARD ROOM  
FEBRUARY 20, 2019**

The following minutes constitute a summary of the events and discussions that transpired during the subject meeting, and do not purport to be a transcript of such. Where transcripts exist, they are available for inspection under the Illinois Freedom of Information Act.

**A. CALL TO ORDER/ROLL CALL**

Chairman Bielat called the meeting to order at 7:00 pm. Village Planner Rockwell took the roll.

Present: Commissioners Luebchow, Rogers, Zjadel and Chairman Bielat  
Absent: Commissioners Fancler, Sojka, Bauer  
Staff Present: Mike Smetana, Development Services Director; Derek Rockwell, Village Planner

Chairman Bielat asked if anyone in the audience wished to speak tonight, to please stand and be sworn in. Village staff was also sworn in.

**B. APPROVAL OF MINUTES**

Motion: Motion to approve the revised minutes of the January 16, 2019 Planning and Zoning Commission.

Motion by: Commissioner Zjadel  
Second by: Commissioner Rogers

Ayes Approved (4-0)

**C. PUBLIC COMMENT**

Chairman Bielat invited members of the public present that would like to make comments regarding non-agenda items please feel free to come down to the podium.

Laurie Blasing spoke regarding her desire for the Village to adopt a humane ordinance regulating the retail sale of animals.

**D. CONTINUED PUBLIC HEARING**

Public Hearing Case Number: PZC-2018-49

Applicant: Village of Lisle

Request: Text amendment to Title 5 (various Chapters) of the Village of Lisle Village Code revising regulations pertaining to pet shops and animal sales.

Director Smetana provided the commission with a summary of the proposed text amendment.

Jodi Masarata stated that she does not wish to live in a town that supports puppy mill businesses and reflected on previous puppy mill issues that have occurred in the Village of Lisle.

Julie Bauer spoke regarding her desire to see the Village adopt a humane ordinance. Ms. Bauer that the commission to address the human aspects and not focus on zoning or economic development.

Cindy Bennecke spoke regarding Westmont, Downers Grove, and Naperville. Ms. Benican asked that the Village be progressive and eliminate the use.

Richard Levington stated that Cook County has banned the sale of puppy mill sales. Mr. Levington further stated that businesses conducting puppy mill sales would find loopholes in regulations if the Village did not adopt a humane ordinance.

Motion: Motion to close the public hearing.

Motion by: Commissioner Luebchow

Second by Commissioner Rogers

Motion: Motion to recommend approval of the proposed text amendment to various chapters of Title 5 of the Village of Lisle Village Code revising regulations pertaining to pet shops and animal sales.

Motion by: Commissioner Luebchow

Second by: Commissioner Rogers

Roll Call Vote:

Luebchow Aye

Rogers Aye

Zjadel Aye

Bielat Aye

Fancler Absent

Sojka Absent

Bauer Absent

## **E. PUBLIC HEARINGS**

1. Public Hearing Case Number: PZC-2018-48

Applicant: Nhinhuyen, LLC

Location: 908-920 Ogden Avenue, Lisle, Illinois 60532

Requests: Approval of a preliminary / final plat of subdivision.

Approval of a variance to allow a reduction to the required parking setback in the rear yard from 20 feet to 10 feet.

Approval of a variance to allow a reduction to the required length of 90 degree parking stalls from 19.0 feet to 18.0 feet.

Village Planner Rockwell provided an overview of the development proposal. Village Planner Rockwell recommended approval of a preliminary / final plat of subdivision; approval of a variance to allow a reduction to the required parking setback in the rear yard from 20 feet to 10 feet; and approval of a variance to allow a reduction to the required length of 90 degree parking stalls from 19.0 feet to 18.0 feet with the following conditions:

- A. The applicant shall install an eight (8) foot tall privacy fence along the northern property line adjacent to the residential property.
- B. The applicant shall install back shield fixtures on all parking lot lighting along the northern property line adjacent to the residential property.
- C. The applicant shall install a second refuse container enclosure, which shall be consistent with the aesthetics and materials of the refuse container enclosure currently proposed.
- D. The applicant shall substantially comply with the building elevations presented to the Planning and Zoning Commission, prepared by Koziol and Brown Architects and Engineers, and attached to the February 20, 2019 Planning and Zoning Commission Staff Report.

Jim Koziol, on behalf of the petitioner, provided a summary of the proposed utility service to the property.

Commissioner Rogers asked for clarification of the identified floodplain limits and the existence of the dumpster enclosure and transformer within the identified floodplain limits.

Chariman Bielat requested clarification on future sign requirements. Village Planner Rockwell stated that future sign improvements are subject to compliance with the Village code. Furthermore, Village Planner Rockwell clarified that wall signage would not be installed on the north elevation.

Brian O'Neal, adjacent property owner, expressed concerns regarding newly introduced traffic. Concerns included pollution and noise. In addition, Mr. O'Neal expressed concerns regarding removal of trees, loss of view sheds, and illicit activity that could take place behind the building after hours.

Commissioner Zjadel requested clarification on the rear yard setback variance request.

Commissioner Rogers requested Staff to identify what uses would be permitted on the subject property.

Village Planner Rockwell provided a summary of the B-3B permitted uses.

Director Smetana added that permitted uses on the subject property are not consistent with other uses observed in the Ogden Avenue corridor due to the subject property's B-3B zoning.

Motion: Motion to close the public hearing.

Motion by: Commissioner Rogers

Second by: Commissioner Luebchow

Motion: Motion to recommended approval of a preliminary / final plat of subdivision; approval of a variance to allow a reduction to the required parking setback in the rear yard from 20 feet to 10 feet; and approval of a variance to allow a reduction to the required length of 90 degree parking stalls from 19.0 feet to 18.0 feet, based upon the findings of fact, and subject to the following conditions:

- A. The applicant shall install an eight (8) foot tall privacy fence along the northern property line adjacent to the residential property.

- B. The applicant shall install back shield fixtures on all parking lot lighting along the northern property line adjacent to the residential property.
- C. The applicant shall install a second refuse container enclosure, which shall be consistent with the aesthetics and materials of the refuse container enclosure currently proposed.
- D. The applicant shall substantially comply with the building elevations presented to the Planning and Zoning Commission, prepared by Koziol and Brown Architects and Engineers, and attached to the February 20, 2019 Planning and Zoning Commission Staff Report.

Motion by: Commissioner Rogers  
Second by: Commissioner Luebchow

Roll Call:  
Luebchow Aye  
Rogers Aye  
Zjadel Aye  
Bielat Aye  
Fancier Absent  
Sojka Absent  
Bauer Absent

2. Public Hearing Case Number: PZC-2018-49

Applicant: Village of Lisle

Request: Text amendment to various chapters of Title 5 of the Village of Lisle Village Code revising regulations pertaining to swimming pools.

Village Planner Rockwell provided an overview of the proposed text amendment to various chapters of Title 5 of the Village of Lisle Village Code revising regulations pertaining to swimming pools, including presentation of two different options.

Commissioner Zajdel express concerns regarding an in ground swimming pool within 5 feet of the property line.

Director Smetana stated that staff does not have a preference between Option 1 and Option 2. Both options have been presented to the Commission because both options establish consistency and predictability in the code.

Motion: Motion to close the public hearing.

Motion by: Commissioner Zjadel  
Second by: Commissioner Luebchow

Motion: Motion to recommend approval of the proposed text amendment to various chapters of Title 5 of the Village of Lisle Village Code revising regulations pertaining to swimming pools presented as Option 2.

Motion by: Commissioner Luebchow  
Second by: Commissioner Zajdel

Roll Call Vote:  
Luebchow Aye  
Rogers Aye  
Zjadel Aye  
Bielat Aye  
Fancier Absent  
Sojka Absent  
Bauer Absent

## **F. NEW BUSINESS**

1. Development Proposal Presentation: 4716 Main Street  
Potential Special Use Permit for a medical office in the B-3A (Central Retail Core)  
District (Boyce Chiropractic)

Justin Boyce provided an overview of Boyce Chiropractic. Mr. Boyce stated that an existing Boyce Chiropractic location generates 700 visitors per month.

Mr. Boyce further discussed Boyce Chiropractic's commitment to community involvement.

Mr. Boyce highlighted the benefits of Boyce Chiropractic locating within the Village of Lisle. Benefits highlighted included a long-term tenant, additional employees in the downtown, and further diversification of the downtown area.

Commissioner Luebchow requested the petitioner to clarify what building this proposal relates to.

Commissioner Rogers asked what the business hours would be. Mr. Boyce stated that business hours would be 9 a.m. to 6 p.m. or 7 p.m.

Commissioner Zajdel expressed concerns regarding parking demands. Mr. Boyce stated that treatments are generally 20 to 25 minutes, but could not give specific parking demands.

Commissioner Zajdel informed the petitioner that if a special use permit were to be pursued, additional information regarding parking demand would be required. Mr. Boyce acknowledged this requirement and stated that he would work towards identifying specific parking demands.

Village Planner Rockwell and Director Smetana stated outlined the proposal's consistency with the new downtown plan.

Commissioner Zjadel asked if other sites were considered. Mr. Boyce stated that they had not. Commissioner Zjadel directed Mr. Boyce to discuss the code requirements with staff.

2. PZC Policy and Procedures

Chairman Bielat requested that this item be placed on the agenda and desires the Commission to adopt by-laws.

Commissioner Zjadel asked Director Smetana to provide an overview of the administrative policies and procedures that had been adopted by staff. Director Smetana provided an outline.

The Commission thanked staff for the progress that has been made.

Commissioner Luebchow asked staff what items were scheduled for March. Village Planner Rockwell provided a summary of expected items for the March agenda.

Commissioner Luebchow requested an updated regarding the Family Square site. Director Smetana informed the Commission that a proposed code amendment was under consideration that would require the owner of the Family Square site to paint the boarded-up windows.

Commissioner Zjadel requested an update regarding the bank building located directly south of the Family Square site. Director Smetana confirmed that the building has been purchased and permits have been issued to allow for a bank occupancy.

## **G. ADJOURNMENT**

Motion to adjourn

Motion by: Luebchow

Second by: Rogers

All ayes approved.

Meeting adjourned at 9:09 p.m.

Respectfully Submitted,



Michael R. Smetana, AICP  
Development Services Director