



**MINUTES
LISLE PLANNING AND ZONING COMMISSION
LISLE VILLAGE HALL BOARD ROOM
APRIL 17, 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 Sojka, Luebchow, Zajdel, Bauer (7:01 p.m.) and
Chairman Bielat
Absent: Commissioner Rogers and Fancler
Staff Present: Mike Smetana, Development Services Director; Derek Rockwell, Village
Planner

B. APPROVAL OF MINUTES

Motion: Motion to approve the minutes of the March 20, 2019 Planning and Zoning Commission.
Motion by: Commissioner Luebchow
Second by: Commissioner Sojka

Ayes Approved (4-0)
Commissioner Bauer was absent at the time of this roll call vote

At the end of the meeting, Commissioner Bauer identified errors within the March 20, 2019 Planning and Zoning Commission minutes. The commission's previous approval was rescinded. Director Smetana stated that the March 20, 2019 Planning and Zoning Commission minutes would be reviewed and revised for future approval.

Motion: Motion to rescind the approval of the March 20, 2019 Planning and Zoning Commission.
Motion by: Commissioner Zajdel
Second by: Commission Sojka

Ayes Approved (5-0)

C. PUBLIC COMMENT

No public comment

D. PUBLIC HEARINGS

1. Public Hearing Case Number: PZC 2019-09
Applicant: National Louis University
Location: 850 Warrenville Road, Lisle, Illinois 60532

Request: Approval of a Special Use Permit for a university.

Village Planner Rockwell provided a summary of the zoning request. Village staff recommends approval of a special use permit for a university based upon the findings of fact.

Chairman Bielat swore in individuals giving testimony related to PZC 2019-09.

Commissioner Bauer requested an update regarding the property owner's proposed subdivision. Village Planner Rockwell stated that the zoning petition filed to subdivide the property has been withdrawn by the property owner.

Commissioner Bauer requested clarification regarding the existing parking demand and other tenant operations on the site. Village Planner Rockwell stated that there are no other tenants operating in the building. Marty Mickey, on behalf of the petitioner, stated that National Louis University occupies 850 Warrenville Road in its entirety. There are 186 parking spaces are dedicated to 850 Warrenville Road.

Mr. Mickey provided a summary of National Louis University's history operating in the Village, occupancy plans for the space, intentions to build-out space in 850 Warrenville Road.

Chairman Bielat asked how long the National Louis University's recently extended lease agreement was. Mr. Mickey informed the Chairman that it was a 7-year lease extension.

Commissioner Luebchow sought clarification regarding the use and the use's location. Mr. Mickey confirmed that the use was limited to 850 Warrenville Road.

Commissioner Zajdel requested clarification as to what extent National Louis University is open to the public. Mr. Mickey informed the commission that various organizations, including the Village, are able to use space.

Chairman Bielat as if there was any public comment.

Motion: Motion to close the public hearing.

Motion by: Commissioner Sojka

Second by: Commissioner Luebchow

Roll call vote:

Chairman Bielat: Aye

Commissioner Zajdel: Aye

Commissioner Luebchow: Aye

Commissioner Fancler: Absent

Commissioner Sojka: Aye

Commissioner Rogers: Absent

Commissioner Bauer: Aye

Motion: Motion to recommend approval of a special use permit for a university at 850 Warrenville Road based upon the submitted findings of fact.

Motion by: Commissioner Zajdel
Second by: Commissioner Sojka

Roll call vote:

Chairman Bielat: Aye
Commissioner Zajdel: Aye
Commissioner Fancler: Absent
Commissioner Luebchow: Aye
Commissioner Sojka: Aye
Commissioner Rogers: Absent
Commissioner Bauer: Aye

E. NEW BUSINESS

1. Development Proposal Presentation: 3200-3230 Ogden Avenue
Potential application for a Major Change to the PUD and Special Use for an automotive service facility to operate a student vehicle fleet storage and maintenance facility (Sunrise Southwest LLC)

Jim Olguin of Buikema Law Group, on behalf of the petitioner, provided a summary of the petitioner's intent to re-locate at 3200-3230 Ogden Avenue. The petitioner is currently operating on the neighboring parcel to the west, which will be redeveloped as part of the West Side Tractor Sale Company development.

Bob Holk, CEO of Sunrise Southwest LLC, provided an overview of the services provided by Sunrise Southwest, LLC. The petitioner has been in business since 1988. The petitioner has 80 buses. Services include special education transportation of approximately 800 special need students. Vehicles utilized are considered small transportation vehicles (Type A and wheel chair units, SUVs, and mini vans) and are all gas vehicles. Sunrise Southwest LLC has a 5-year contract with SASSED.

Commissioner Luebchow asked how long the current facility has been in place. Mr. Holk informed the commission that the current facility has been utilized for 1 ½ years.

Commissioner Sojka asked if the current facility is unincorporated. Village Planner Rockwell informed Commissioner Sojka that the current facility is located within the Village.

Commissioner Zajdel requested clarification regarding the current facility's incorporated status and relationship to the West Side Tractor Sales Company entitlement process. Director Smetana clarified that the property was already incorporated. Furthermore, existing entitlements on the property permitted the petitioner's current operation.

Commissioner Sojka asked if a business license was requested. Director Smetana stated that there was not and that there is no building in use on the property.

Commissioner Sojka asked the petitioner how the petitioner was maintaining vehicles. The petitioner stated that they are utilizing two bays. Commissioner Sojka stated that he was confused because staff just stated that no buildings were in use. Director Smetana

confirmed with the commission that previous staff approvals were limited to storage only. The petitioner was not approved to utilize buildings on site.

Commissioner Sojka requested clarification regarding SASSED services being provided. Mr. Holk provided clarification.

Commissioner Luebchow requested clarification regarding the total number of vehicles that would be stored on site. Mr. Holk informed the commission that the total number would be approximately 60.

Commissioner Sojka asked if diesel motors would ever be on site. Mr. Holk confirmed that no diesel motors would be on site. Commissioner Sojka asked what time vehicle startups would be. Mr. Holk responded with 6 a.m.

Chairman Bielat requested clarification regarding vehicle start up procedures (testing back up alarms, etc.). Mr. Holk stated that there is not startup procedures; however, there are procedures in place at the end of the business day.

Commissioner Zajdel asked staff to confirm that the underlying zoning district is B-2. Village Planner Rockwell confirmed that the property is zoned B-2. Commissioner Zajdel requested clarification regarding surrounding zoning. Village Planner Rockwell provided an overview of surrounding zoning. Commissioner Zajdel asked if the use encroaches into a required setback from residential zoning. Village Planner Rockwell stated that the parking is approximately 200 to 258 feet from residential.

Commissioner Zajdel stated that her concern moving forward is the proximity of the use to neighboring residential uses. An additional concern is traffic, both on Ogden Avenue and with traffic generated by West Side Tractor Sales Company.

Commissioner Bauer stated that the proposed use's peak traffic would be different from an auto dealership. The petitioner confirmed the Commission Bauer's statement.

Commissioner Luebchow asked how the proposal complies with the Ogden Avenue Plan. Village Planner Rockwell confirmed that the plan does not support automobile service related businesses.

Commissioner Zajdel asked about a past school bus terminal that was entitled by the Village and if the current proposed use more closely complies with a school bus terminal terminology. Director Smetana stated that a "school bus terminal" is not a defined use in the Village. Furthermore, most zoning districts do not contain "similar or compatible" use terminology.

Chairman Bielat asked if requirements could be placed on the use requiring landscape improvements and improvements. Director Smetana confirmed that there could be conditions if a rational nexus is identified.

Commissioner Bauer asked about future site access and if future access would only be from Ogden Avenue. The petitioner stated that the preference would be to use Ogden Avenue for ingress and egress. Commissioner Bauer stated that the proposed use could conflict with early morning deliveries to West Side Tractor.

Commissioner Bauer requested clarification regarding what part of the property would be used. The petitioner directed Commissioner Bauer to a site plan that is part of the petitioner's submission.

Commissioner Bauer requested clarification regarding the petitioner's business name.

Chairman Bielat directed the petitioner to contemplate how many parking spaces are provided on site, both for vehicle storage and vehicle driver parking.

Village Planner Rockwell requested that the Commission identify what PUD submittal requirements the petitioner would be expected to comply with. The Commission generally agreed that information related to traffic was necessary. School, environmental, market studies could be waived.

2. Development Proposal Presentation: 3200-3230 Ogden Avenue
Potential application for a Special Use for an automotive service facility to operate a used vehicle dealership (Grand Motors)

The petitioner was not present. The development concept proposal presentation was not conducted.

3. Development Proposal Presentation: 1400 Maple Avenue
Potential application for a map amendment, plat of subdivision, and Special Use for a commercial recreation facility to construct an indoor / outdoor golf facility (Mark Gabrione)

Mark Gabrione provided an overview of the development concept proposal. The proposal consists of 40 heated bays to allow for year round practice and an indoor / outdoor chipping / putting area. The facility would include professional instruction, summer camps, and a restaurant with bar. Proposed hours would be Monday-Friday 8 a.m. to 10 p.m. and weekends 7 a.m.-10 p.m. The proposed uses would be encompassed in a 40 sq. ft. building.

Commissioner Sojka asked about music. Mr. Gabrione stated that music would be provided, but not as loud as Top Golf. Mr. Gabrione stated that this is a practice facility and is not geared towards entertainment like Top Golf.

Commissioner Sojka noted that most serious golfers prefer to practice on grass. Commissioner Sojka further noted that Top Golf facilities existing in the area do not border residential.

Commissioner Zajdel stated that this facility would need to be a PUD and that the Village's comprehensive plan requires this area to be open space. B-2 zoning would require a 100 ft. setback from the use to residential, height limitations would limit fencing, and the proposal would present floodplain implications.

Chairman Bielat expressed concerns regarding the amount of proposed parking spaces being provided and access to the site (turn lanes).

Commissioner Sojka asked the petitioner if he had reviewed the special use permit and associated conditions in place for the current use of the subject property.

Commissioner Luebchow expressed concerns regarding floodplain impacts and echoed concerns expressed by Commissioner Zajdel and Chairman Bielat.

Commissioner Bauer affirmed the concerns and statements of other commissioners and encouraged the petitioner to engage professionals to address the questions that were raised.

Carl Doerr, abutting property owner, expressed concerns relating to the development concept proposal and the proposal's compliance with the zoning code's planned unit development process. Mr. Doerr provided a summary of the zoning history of the subject property and expressed numerous concerns relating to lighting, structure height, and floodplain. Mr. Doerr requested the commission review the existing special use permit conditions and annexation agreement.

Commissioner Sojka asked Mr. Doerr to highlight resident involvement when the current facility was entitled. Mr. Doerr stated that he was Village Manager at the time and that due to a conflict of interest, he was not involved with the entitlement process.

Gerry McNellis, abutting property owner, expressed objections to the development concept proposal.

Jason Dombrowski, abutting property owner, expressed objections to the development concept proposal.

Bethany Bayci, abutting property owner, expressed objections to the development concept proposal.

Marty Zoel, abutting property owner, expressed objections to the development concept proposal.

Commissioner Bauer asked staff to clarify what was driving the rezoning aspect of the proposal. Village Planner Rockwell stated that it is the restaurant / bar component of the proposal.

Village Planner Rockwell stated that as part of a formal entitlement process, a subdivision plat would be required to consolidate two parcels.

Chairman Bielat encouraged the petitioner to continue discussions with neighboring property owners.

F. OLD BUSINESS

1. Draft Planning and Zoning Commission Bylaw Discussion

Director Smetana presented draft planning and zoning commission by-laws to the commission for review and future discussion.

G. ADJOURNMENT

Motion: Motion to adjourn.

Motion by: Commissioner Zajdel
Second by: Commissioner Luebchow

All ayes approved (5-0).

Meeting adjourned at 8:49 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Michael R. Smetana". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Michael R. Smetana, AICP
Development Services Director