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 (7:20 p.m.) and Chairman Bielat
Absent: Commissioner Biederstadt
Staff Present: Mike Smetana, Development Services Director; Derek Rockwell, Village Planner

B. APPROVAL OF MINUTES

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

Ayes Approved (5-0)

Motion: Motion to approve the minutes of the April 17, 2019 Planning and Zoning Commission.
Motion by: Commissioner Luebchow
Second by: Commissioner Zajdel

Ayes Approved (5-0)

C. PUBLIC COMMENT

No public comment

D. PUBLIC HEARINGS

Chairman Bielat swore those in attendance planning to give testimony.

1. Public Hearing Case Number: PZC-2019-15
   Applicant: Vanessa King
   Location: 6462-6464 College Road, Lisle, Illinois 60532
   Request: Approval of a special use permit for a fitness studio.

   Motion: Motion to open the public hearing.
Motion by: Commissioner Rogers
Second by: Commissioner Sojka

All Ayes Approved (5-0)

Village Planner Rockwell presented the case. Village staff recommends approval of the special use permit request based on the findings of fact submitted.

Commissioner Zajdel asked if parking demands were verified. Village Planner Rockwell informed the commission that Village staff performed a parking analysis and adequate parking is provided for the proposed use.

No public comments.

Motion: Motion to close the public hearing.
Motion by: Commissioner Zajdel
Second by: Commissioner Rogers

All Ayes Approved (5-0)

Motion: Motion to recommend approval of a special use permit for a fitness studio based upon findings of fact.

Motion by: Commissioner Sojka
Second by: Commissioner Rogers

Roll call vote:

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

2. Public Hearing Case Number: PZC-2019-18
Applicant: Blend Facial and Style Bar LLC
Location: 1111 Burlington Avenue, Suite 102 and Suite 103, Lisle, Illinois 60532
Requests:
1. Approval of a special use permit for a beauty salon.
2. Approval of an amendment to Ordinance 2017-4698 (An Ordinance Approving a Special Use Permit for the Operation of a Beauty Salon).

Motion: Motion to open the public hearing.
Motion by: Commissioner Rogers
Second by: Commissioner Sojka

All Ayes Approved (5-0)
Village Planner Rockwell presented the case. In addition to the zoning requests currently under consideration, the Village Board awarded an 8.1 liquor license via Ordinance 2019-4824 on June 3, 2019. Village staff recommends approval of the special use permit for a beauty salon and amendment to Ordinance 2017-4698 based on the findings of fact.

Commissioner Zajdel asked Village Planner Rockwell to provide an overview of the parking analysis. Village Planner Rockwell outlined the Village Code’s parking requirements for the proposed use and the amount of parking provided on the subject site. The proposed use and site complies with the Village Code’s parking requirements. Furthermore, as additional tenants are added to the existing building, each new tenant will be reviewed to ensure that parking regulations continue to be complied with.

No public comments.

Motion: Motion to close the public hearing.
Motion by: Commissioner Luebchow
Second by: Commissioner Sojka

All Ayes Approved (5-0)

Motion: Motion to recommend approval of a special use permit for a beauty salon and amendment to Ordinance 2017-4698 based on the findings of fact submitted.

Motion by: Commissioner Rogers
Second by: Commissioner Zajdel

Roll call vote:

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

3. Public Hearing Case Number: PZC-2019-16
Applicant: Benet Academy
Location: 2200 Maple Avenue, Lisle, Illinois 60532
Requests:
1. A Major Change to the Benet Academy Planned Unit Development.
2. Approval of a final planned unit development plat.
3. Approval of the following departures from standards:
   a. To allow for an increase in the number of freestanding signs per lot from 1 to 2. (Existing Signs A and G)
   b. To allow for an increase in the size of a freestanding sign from 24 square feet to 51 square feet. (Existing Signs A and G)
   c. To allow for an increase in the maximum height of a freestanding sign from 6 feet to 6 feet 4 inches. (Existing Sign G)
d. To allow for a decrease to the minimum setback for a freestanding sign from 10 feet to 9 feet. (Existing Sign A)

e. To allow for an increase in the size of a directional sign from 4 square feet to 30.75 square feet. (Existing Sign T)

f. To allow for an increase in the maximum height of a directional sign from 4 feet to 6 feet 10 inches. (Existing Sign T)

g. To allow for an increase to the maximum height of an open fence in the required front yard from 3 feet to 6 feet along Maple Avenue and Yackley Avenue.

h. To allow for a waiver from the following Planned Unit Development specific content items:
   i. Tax Impact Study
   ii. Environmental Impact Study
   iii. Market Study

Motion: Motion to open the public hearing.
Motion by: Commissioner Rogers
Second by: Commissioner Zajdel

All Ayes Approved (5-0)

Motion: Motion to waive the submission requirement of a tax impact study, environmental impact study, and market study. Furthermore, pursuant to the Development Concept Proposal and Village Code, the traffic impact study has not been waived and is incomplete. Therefore, the public hearing shall be continued to the next regular scheduled meeting.
Motion by: Commissioner Zajdel
Second by: Commissioner Rogers

All Ayes Approved (5-0)

Roll call vote:

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

4. Public Hearing Case Number: PZC-2019-17
Applicant: Village of Lisle
Request: Text amendments to Title 5, Chapter 16, of the Village of Lisle Village Code revising regulations pertaining to 2019 FEMA Flood Insurance Study and Flood Insurance Rate Map.

Motion: Motion to open the public hearing.
Motion by: Commissioner Luebchow
Second by: Commissioner Zajdel

All Ayes Approved (5-0)
Director Smetana provided a summary of the proposed text amendments. Approval of the proposed amendments are not optional. Failure to approve the proposed amendments by August 1, 2019 would result in the Village being suspended from the National Flood Insurance Program.

No public comments.

Motion: Motion to close the public hearing.
Motion by: Commissioner Zajdel
Second by: Commissioner Sojka

All Ayes Approved (5-0)

Motion: Motion to recommend approval of the text amendments to Title 5, Chapter 16, of the Village of Lisle Village Code revising regulations pertaining to 2019 FEMA Flood Insurance Study and Flood Insurance Rate Map.
Motion by: Commissioner Zajdel
Second by: Commissioner Sojka

Roll call vote:

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

E. NEW BUSINESS

1. Development Proposal Presentation: 5603, 5605, 5609 and 5611 Main Street; 5606 and 5608 Lenox Road (Southeast Corner of Route 53 and Kohley Road)
Potential application for annexation, a map amendment, plat of subdivision, and Special Use in the B-2 District for a commercial recreation facility to construct a gymnastics academy (Premier Gymnastics Academy, Inc.)

Attorney Patti Bernhard, representing this development proposal also represents Benet Academy and requested the ability to go back and conduct the public hearing for Benet Academy to allow the petitioner to present. Chairman Bielat stated that the application was not complete. Specific direction was previously outlined by the Commission to Benet Academy regarding off site traffic queuing. Because the requested information was not adequately provided, the Commission continued the case to July 17, 2019 to provide the applicant additional time to prepare the reports that were requested by the Commission. Commissioner Zajdel further outline that a traffic study must be produced that contains data and recommendations to mitigate the public problems.

Attorney Bernhard provided a summary of the potential zoning requests associated with the development proposal. Attorney Bernhard further highlighted Premier Gymnastics Academy business history.
Attorney Bernhard provided a summary of the subject site, adjacent properties, and proposed site improvements.

Commissioner Luebchow asked if existing residential properties will be purchased as part of the development proposal. Attorney Bernhard confirmed that residential properties will be purchased. Commissioner Luebchow further requested building height information. Attorney Bernhard stated that the building would be one story.

Commission Sojka requested clarification regarding building height. The petitioner clarified that ceiling heights would be approximately 20 to 21 feet.

Commissioner Sojka asked if adjacent residential properties on Kohley are occupied. The petitioner stated that there are two occupied residences.

Commissioner Sojka stated that the proposed ingress / egress onto the subject property encourages traffic in a residential area.

Commissioner Zajdel asked staff to identify what the height limitations in B-2 zoning are. Village Planner responded stating that the height limitation is three stories or 45 feet.

Commissioner Zajdel expressed concern regarding the access drive on Kohley. Commissioner Zajdel asked what the setback requirement for the drive access is adjacent to residential. Village Planner Rockwell responded stating the front yard setback is 25 ft.

Commissioner Zajdel encouraged the applicant to move the building up to Route 53 and have parking located to the rear of the building. Chairman Bielat concurred with Commissioner Zajdel’s recommendation.

Commission Rogers asked if gymnastics meets would be conducted on site. The petitioner confirmed that meets would be held at the site. The petitioner stated that competitions are broken up into sessions with up to 80 participants per session.

Village Planner Rockwell clarified that the access drive must be 10 feet, not 25 feet from the neighboring property line.

Commissioner Zajdel requested staff to clarify the building setback from a residential lot line in the B-2 zoning. Village Planner Rockwell stated the setback applies to open air uses and asked the Commission to clarify whether they felt that an indoor gymnastics facility is an open air facility. The Commission response focused on the suggestion of moving the building closer to Route 53.

Commission Sojka asked if there is a history of flooding in this area. Director Smetana stated that staff has no knowledge of flooding issues. Furthermore, the development will be required to comply with the DuPage County Countywide Stormwater Ordinance.

Commissioner Sojka stated that no right-turn onto Kohley should be proposed.

Commission Zajdel asked what the exterior of the façade would be. The petitioner stated that the building would be a solid concrete building with windows.
Chairman Bielat advised the petitioner that they should consider acquiring the property located south of the subject property.

The petitioner, Mark Diab, provided a summary of the business history and locations. The proposed Lisle facility would replace the existing Downers Grove facility. Operations would include birthday parties and competitions. The relocation from Downers Grove is proposed to meet growth demands. The petitioner identified his perceived community benefits, which include additional activities for children and the economic impacts of patrons purchasing dinner, coffee, groceries, and fuel within the Village.

Commissioner Bauer asked the petitioner to explain why full vehicular access is proposed on Kohley and limited access is proposed on Route 53. The petitioner stated that access is based on a presumption that IDOT will not allow full access on Route 53. The petitioner has not had discussions with IDOT at this time.

Commissioner Zajdel stated that full access may facilitate further redevelopment south of the subject site.

Commissioner Sojka stated that access could be shared with Aldi. Commissioner Luebchow stated that concept would be difficult due to Kohley Road.

Commissioner Sojka asked the petitioner if they had met with residents. The petitioner stated that they had met with one resident regarding the acquisition of property to the east.

Chairman Bielat asked Village Planner Rockwell to outline the submission requirements. Village Planner Rockwell informed the Commission that a planned unit development is not a requirement for this development if the development remains under 5 acres.

2. Development Proposal Presentation: 1736 Middleton Avenue

Potential application for either:
1. A Special Use for a private school in the R-2 District, accessory off-site parking, and setback variances to operate a private Montessori school (Kindi Academy Ltd.); or
2. A Planned Unit Development (PUD), planned unit development plat, and waiver of specific content items to operate a private Montessori school (Kindi Academy Ltd.)

Attorney Patti Bernhard provided a summary of the development proposal. Specifically, direction from the Commission regarding the alternate potential entitlement requests.

The petitioner, Hatem Elagha, provided a summary of the operation history of Kindi Academy and the benefits of a Montessori education.

Commissioner Sojka asked what the anticipated occupancy date is. The petitioner stated that closing is anticipated for May with classes starting that following school year.

Commissioner Zajdel asked the petitioner if they plan to continue to increase enrollment. The petitioner stated that Kindi Academy intends to continue to grow enrollment, however, Kindi Academy is conscious of class sizes.
Commissioner Zajdel directed the applicant that parking evaluation of the site should be based on ultimate enrollment at this specific location.

Commissioner Sojka stated that the Illinois report card states that Tate Woods School had 249 students at the subject facility.

Commissioner Sojka also expressed concerns regarding parking. The petitioner stated that Kindi Academy would have left administrative support staff than did Tate Woods School.

Commissioner Sojka asked the petitioner what would happen to the existing public playground. The petitioner stated that the playground is maintained by the Lisle Park District and Kindi Academy intends to maintain it as a public playground.

Commissioner Zajdel requested staff clarification regarding existing zoning entitlements. Director Smetana stated that no zoning approvals exist.

Commissioner Zajdel asked staff what their preference was for zoning entitlements. Director Smetana stated that staff would prefer the special use permit process versus the planned unit development process.

Commissioner Zajdel stated that depicting that the proposed use does not negatively impact neighboring residential properties would be a priority.

Commissioner Sojka asked staff if Stormwater complaints exist in this neighborhood. Director Smetana stated that drainage complaints from property owners located south of the parking lot exist.

Chairman Bielat asked staff if there are traffic controls in place on Middleton Avenue. Director Smetana stated that Middleton Avenue is a one-way street. Chairman Bielat encourage the petitioner to review existing traffic controls as part of a formal application.

Paul Yu, neighboring property owner, expressed concerns regarding parking and traffic. Mr. Yu stated that he resides immediately south of the existing parking lot. Mr. Yu stated that he has concerns regarding traffic in the afternoon during pick-up. Mr. Yu also stated that there are drainage issues created by the parking lot and that improvements need to be performed to mitigate drainage issues.

Chairman Bielat asked Mr. Yu if he has submitted complaints regarding drainage. Mr. Yu stated that he did contact the Public Works Department and that the Public Works Department directed him to attend this meeting.

Joyce Milnik, neighboring property owner, expressed concerns regarding parking, including fire department access.

Commissioner Sojka asked the petitioner how often evening events are conducted. The petitioner stated that evening events are a rare occurrence and limited to several times per year, but added that the school does have curriculum nights every other month.
Commissioner Sojka informed the petitioner that an engineer should perform an analysis of the existing parking lot.
Commissioner Bauer stated that traffic at drop off and pick up would be his concern. Furthermore, Commission Bauer stated that he would feel more comfortable establishing conditions as part of the special use permit, which would have the same effect as a planned unit development.

3. Development Proposal Presentation: 1909 & 1917 Ogden Avenue; 4707 & 4709 Yackley Avenue (Southeast Corner of Ogden Avenue and Yackley Avenue)
Potential application for a plat of subdivision and a Special Use in the B-2 District for a gasoline service station to construct a gasoline service station with convenience store and car wash, and a single user retail building (Buchanan Energy (S), LLC and O’Reilly Auto Enterprises, LLC)

Richard McMahon, on behalf of the petitioner, provided a summary of the development concept and site history.

Commissioner Zajdel stated that the site’s NFR is not in the Commission packet and asked if the NFR has use restrictions. The petitioner stated that there are use restrictions; however, uses other than gas stations are permitted under the NFR.

Commissioner Sojka asked the petitioner if the existing gas station is less than 150 feet from neighboring residential. The petitioner confirmed that the existing gas station is less than 150 feet from neighboring residential.

Commissioner Sojka asked the petitioner to confirm that the southern parcel will serve as stormwater detention. The petitioner stated that stormwater detention would be provided on the southern parcel.

Chairman Bielat informed the petitioner that effort to mitigate impacts on neighboring residential would be important.

Commissioner Zajdel stated that pushing the building up to Ogden Avenue with parking behind the building could be beneficial. The petitioner stated that it is his belief that putting parking in front of the building is better for neighboring residents.

Commission Zajdel asked the petitioner if a liquor license will be pursued. The petitioner stated that a liquor license would not be pursued.

Commissioner Sojka expressed his desire to see the neighboring residential properties protected from negative impacts.

As a whole, the Commission expressed their desire to see adequate buffering between the proposed use and neighboring residential properties.

Commissioner Bauer asked Director Smetana about architectural design standards in the Ogden Avenue corridor plan. Director Smetana stated that the Ogden Avenue corridor is based on sub areas and that staff would need to review the specific subarea.
4. Development Proposal Presentation: 711 Ogden Avenue
Potential application for a Planned Unit Development (PUD), planned unit development plat, plat of subdivision, and possible departures from PUD standards to construct a four building industrial / flex park development (Conor Commercial Real Estate)
Chairman Bielat requested a motion to take a 5-minute recess.

Motion: Motion to recess.
Motion by: Commissioner Rogers
Second by: Commissioner Bauer

All Ayes Approved (4-0)

Motion: Motion to reconvene.
Motion by: Commissioner Zajdel
Second by: Inaudible

All Ayes Approved (6-0)

Benjamin Harris, on behalf of the petitioner, provided a summary of the development concept proposal. The summary outlined the Ogden Avenue Corridor Plan requirements. The petitioner stated that the proposal fuses retail with industrial buildings. The proposed development would appeal to business, industrial, and entertainment uses. The proposal includes 4 buildings, averaging 50,000 square feet per building. The petitioner identifies the proposal as “store front flex”.

The petitioner stated that the proposed buildings are improved with dock doors and would have an element of distribution.

Commissioner Bauer requested the petitioner to clarify what the site plan was indicating between building 1 and building 2. The petitioner clarified that the area between two buildings is a parking lot. Commissioner Bauer requested further clarification regarding parking islands. The petitioner stated that the parking area would be improved with landscaped parking islands.

Commissioner Rogers requested the petitioner to identify where this development concept has been implemented below. Further, how would the petitioner prohibit the proposed development from becoming an industrial park. The petitioner stated that they would first seek an anchor retail tenant and secondary entertainment tenant.

The petitioner stated that the proposed development meets a demand in DuPage County for 5,000 to 50,000 square feet. The petitioner stated that the lease rate would be high enough to dissuade logistics companies from pursuing tenancy.

Chairman Bielat stated that the Commission’s concern would be logistics companies. Commission Sojka agreed stating that this property should not look like Weber Road and I-55.

Commissioner Luebchow noted that a retail anchor tenant would need to be identified.

Commissioner Rogers stated that the proposal has an industrial feel to it and that it lacks community feel.
The petitioner stressed that the goal of this proposed development is not logistics. It is retail and office space with a warehouse component.

Chairman Bielat stated that an office use may drive a restaurant use.

Commissioner Rogers reiterated his previous statement that the proposed development has an industrial feel to it, noting that landscaping good have a very positive influence.

Commissioner Luebchow asked what the height is of the proposed buildings. The petitioner stated less than 45 feet.

Commissioner Zajdel expressed concern regarding the load docks directing the petitioner that future proposals should not contain loading docks / high bays other than what would be required by the code for commercial and office uses. Commissioner Zajdel further stated that landscaping and walkability should be introduced.

The Commission collectively discussed limitations on loading bays, high doors, and loading docks.

Commissioner Zajdel asked about the subject site’s NFR. Director Smetana stated that a NFR exists and that it establishes limitations. Full review by staff would be required. The petitioner acknowledged that they have not reviewed the NFR.

Commissioner Bauer stated that the mixed-use concept makes sense; however, the proposal does have an industrial feel that would need to be more refined. Particularly, the architectural components.

Commissioner Luebchow directed the petitioner to refine the plan and bring back the refinements for discussion.

F. OLD BUSINESS

1. Draft Planning and Zoning Commission Bylaw Discussion

Chairman Bielat postponed this discussion and directed the Commissioners to review the draft bylaws and provide comments to Director Smetana. Director Smetana stated that he would resend the bylaws to the Commission.

G. ADJOURNMENT

Motion: Motion to adjourn.

Motion by: Commissioner Zajdel
Second by: Commissioner Luebchow

All ayes approved (6-0).

Meeting adjourned at 9:58 p.m.
Respectfully Submitted,

Michael R. Smetana, AICP
Development Services Director