



# 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, Andrea Cooper, Stephen Flint and*  
*John Mrofcza*  
*Staff Liaison: William Heniff*

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Monday, December 16, 2013

7:30 PM

Village Hall - Board Room

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### Call to Order

*Chairperson Ryan called the meeting to order at 7:30 p.m.*

### Roll Call of Members

**Present** 7 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

*Also present: Jennifer Ganser, Assistant Director of Community Development; Matt Panfil, Sr. Planner, and Jason Guisinger, legal counsel to the Plan Commission.*

### Pledge of Allegiance

*Chairperson Ryan led the Pledge of Allegiance.*

*Chairperson Ryan called the order of the agenda.*

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

### Public Hearings

[130608](#)

#### **PC 13-19: Text Amendment - Attention Getting Devices**

The Village of Lombard requests the following text amendments to the Sign Ordinance (Section 153 of the Code of Ordinances):

- 1) An amendment to Section 153.602, Rules and Definitions, (and any other relevant sections for clarity) to add a definition for feather signs;
- 2) An amendment to Section 153.209, Attention-Getting Devices;

- 3) An amendment to Section 153.237 (A), (C), (D), and (E),  
Temporary Signs. (DISTRICTS - ALL)

*Chairperson Ryan 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. Ganser, Assistant Director of Community Development, presented the staff report, which was submitted to the public record in its entirety. Ms. Ganser noted this issue has been discussed as a workshop at the last two Plan Commission meetings. Staff is offering a text amendment to allow feather signs for any one business for a period of fourteen (14) consecutive days or less. Feather signs may not exceed thirty-six feet in area. Feather signs shall be freestanding and be properly anchored into the ground. One permit may be issued for any one business, provided that the total number of days does not exceed fourteen (14) consecutive days in any calendar year.*

*Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.*

*Commissioner Sweester commented the presentation captured what the Plan Commission discussed.*

*Commissioner Cooper noted for the record she is still not in favor of the feather signs.*

**A motion was made by Ruth Sweetser, seconded by Ronald Olbrysh, to recommend to the Corporate Authorities approval of this petition. The motion carried by the following vote:**

**Aye:** 4 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, and Stephen Flint

**Nay:** 2 - Andrea Cooper, and John Mrofcza

[130620](#)

**PC 13-20: Text Amendment - Permitted & Conditional Uses within the "I" Limited Industrial District**

The Village of Lombard requests the following texts amendment to the Lombard Zoning Ordinance:

- 1) An amendment to Section 155.420 (B) (and any other relevant sections for clarity) of the Lombard Zoning Ordinance regarding the terms: Bedding manufacturing; Boot and shoe manufacturing; Cabinet making; Carpet manufacturing; Cloth products manufacturing; Dry cleaning plants and operations primarily serving satellite drop off dry cleaning establishments in other districts; Electronic and scientific precision instruments manufacturing; Film Processing, not including retail sales or commercial studios; Furniture manufacturing; Furniture

upholstery, as the principal use of the property; Fur processing; Laundries, including truck route laundries, linen supply, and diaper services; Light machinery production and repair e.g. household appliances & business machines etc. - appliances, business machines, etc.; Lithographing; Mechanical parts reconditioning; Mini-warehouses; Musical instruments manufacturing; Orthopedic and medical appliance manufacture; Packing material manufacturing; Pottery and ceramics manufacture; Printing, and publishing establishments; Rope, cord, and twine manufacture; Sporting goods manufacture; Storage centers; Warehouse; Wearing apparel manufacture; Woodworking and wood products manufacture; and Automated envelope merging process and add provisions for “Manufacturing, processing, repairing, servicing, storage, or industrial uses as determined by the Director of Community Development to be of the same general character as the uses permitted in Subsection 155.420 (B) above, and not listed as a conditional use in Subsection 155.420 (C) of this article, and further provided that sufficient information is provided to the Director of Community Development, prior to issuing a Certificate of Occupancy, in order to determine that the use shall be found not to be obnoxious, unhealthful, or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, toxic or noxious matter or glare or heat” and;

- 2) An amendment to Section 155.420 (C) (and any other relevant sections for clarity) of the Lombard Zoning Ordinance regarding the terms: Animal day care facility; Animal hospitals and kennels; Catering services; Dairy products processing or manufacture; Food manufacture, packaging, and processing; and Restaurants. (DISTRICTS - ALL)

*Chairperson Ryan 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.*

*Mr. Panfil, Senior Planner, presented the staff report, which was submitted to the public record in its entirety. Mr. Panfil noted this item was discussed as a workshop last month at the Plan Commission meeting. The text amendments for the Permitted & Conditional Uses within the “I” Limited Industrial District have three purposes. The main purpose is to reduce the long, but not exhaustive, list of specific permitted uses to something a little simpler with broader terminology that allows for staff discretion to determine if a use is conditional or permitted. In addition, staff reclassified some of the existing uses. Staff also added terminology allowing for the repair or servicing of items sold or manufactured within the I Limited Industrial District.*

*Mr. Panfil noted one of the main topics of discussion at the last workshop was the permissibility of rental uses. Staff's recommendation is the term "rental" was removed and any rental use would fall under accessory uses and buildings. Mr. Panfil referred to item sixteen (16) under the new permitted uses.*

*Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.*

*Commissioner Sweetser referred to item forty-one (41) under conditional uses in the staff report. This item is out of character that it doesn't state a use. Commissioner Sweetser noted this information also appears in the height regulations for the district and asked to delete item forty-one (41).*

*Mr. Panfil agreed this item does appear again in section 155.420 (G) which regulates the height of the buildings. He also agreed the item wasn't use specific. Mr. Panfil said staff would not object to striking this item.*

**A motion was made by Martin Burke, seconded by Stephen Flint, to recommend to the Corporate Authorities approval of this petition with the removal of item forty-one (41). The motion carried by the following vote:**

**Aye:** 6 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

### [130621](#)

#### **PC 13-21: Text Amendment - Fences**

The Village of Lombard requests an amendment to Section 155.205 (A)(1)(c)(ii) (and any other relevant sections for clarity) of the Lombard Zoning Ordinance to allow for solid fences or walls up to two feet (2') in height when a corner side yard abuts another corner side yard.  
(DISTRICTS - ALL)

*Chairperson Ryan 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.*

*Mr. Panfil, Senior Planner, presented the staff report, which was submitted to the public record in its entirety. This item is a minor change to the current fence regulations.*

*Currently, the Zoning Ordinance allows for solid fences or walls up to two (2) feet in height within a clear line of sight area. Once a fence exceeds two (2) feet in height, it must be a minimum of seventy-five percent (75%) open space. However, when a corner side yard abuts another corner side yard, the fence, in its entirety, is required to be a minimum of seventy-five percent (75%) open space. The phrase, "in its entirety" prevents the use of puppy guards on lots where a corner*

*side yard abuts another corner side yard.*

*Manufacturers of open-style fences offer "puppy guards" as an option to customers, narrowing the gap between the rails so small animals cannot get through the fence.*

*Staff finds no rational reason as to why fences of a solid design and up to two feet (2') in height may be allowed within clear line of sight areas, but not permitted when a corner side yard abuts another corner side yard.*

*Staff has prepared an amendment that clarifies the use of said puppy guards is permissible both in the clear line of sight area and in a corner side yard which abuts another corner side yard which is currently prohibited.*

*Staff recommends the following:*

*The fence at any point greater than two (2) feet in height must be a minimum of seventy-five percent (75%) open space in total for every one (1) foot of linear dimension.*

*Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners. The Commissioner's had no questions or comments.*

**A motion was made by John Mrofcza, seconded by Stephen Flint, to recommend to the Corporate Authorities approval of this petition. The motion carried by the following vote:**

**Aye:** 6 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

## **Business Meeting**

*The business meeting convened at 7:52 p.m.*

## **Approval of Minutes**

*On a motion by Commissioner Olbrysh and seconded by Commissioner Flint the minutes of the November 18, 2013 meeting were approved by a 5-0 vote with Commissioner Mrofcza abstaining citing his absence at the meeting.*

## **Public Participation**

*There was no public participation.*

## **DuPage County Hearings**

*There were no DuPage County hearings.*

## **Chairperson's Report**

*The Chairperson deferred to the Director of Community Development.*

## **Planner's Report**

*Ms. Ganser reminded the Plan Commission meeting for January 20, 2014 is canceled and rescheduled to Monday, January 27, 2014.*

## **Unfinished Business**

*There was no unfinished business.*

## **New Business**

*There was no new business.*

## **Subdivision Reports**

*There were no subdivision reports.*

## **Site Plan Approvals**

*There were no site plan approvals.*

## **Workshops**

*There were no workshops.*

## **Adjournment**

*Prior to adjourning the meeting, Chairperson Ryan wished everyone Happy Holidays and New Year.*

*The meeting adjourned at 7:54 p.m.*

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*Donald F. Ryan, Chairperson  
Lombard Plan Commission*

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*William J. Heniff, Secretary  
Lombard Plan Commission*