



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,
Stephen Flint and John Mrofcza
Staff Liaison: Jennifer Ganser

Monday, November 21, 2016

7:30 PM

Village Hall - Board Room

Call to Order

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

Roll Call of Members

Present 5 - Donald F. Ryan, Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint
Absent 1 - Ronald Olbrysh

Also present: Jennifer Ganser, AICP, Assistant Director of Community Development; Anna Papke, 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.

Public Hearings

[160469](#)

PC 16-24: 454 E. North Avenue, International Car Center (Request for continuance to the December 19, 2016 meeting due to the notice was incorrectly published by the newspaper)

Requests that the Village grant a conditional use pursuant to Section 155.416(C)(16)(17) to allow for motor vehicle repair and motor vehicle service in the B4 Corridor Commercial District, as a companion to a motor vehicle sales use that is already permitted, on the subject property. (DISTRICT #4)

A motion was made by Commissioner Flint, seconded by Commissioner Sweetser, to continue this petition to the December 19, 2016 meeting. The

motion carried by the following vote:

Aye: 4 - Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

Absent: 1 - Ronald Olbrysh

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

[160471](#)

PC 16-26: Sacred Heart Church School Playground

Requests that the Village take the following actions on the subject property located within the R2PD Planned Development (Sacred Heart Planned Development):

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Sacred Heart Planned Development, as established by Ordinance No. 4936, as follows:
 - a. Amend the boundaries of the Planned Development to include the property identified as PIN 06-07-211-014, located behind the property at 336 W. Maple Avenue, for use as a playground associated with an existing school; and
 - b. Amend the approval of a conditional use for a religious institution to include the property identified as PIN 06-07-211-014, located behind the property at 336 W. Maple Avenue, in order that it may be used as a playground associated with an existing school;
2. Pursuant to Section 155.511 (site plan approval) of the Lombard Zoning Ordinance, approve a playground consisting of a playground structure associated with the existing school, based upon the submitted plans. (DISTRICT #1)

Sworn in to present the petition was Anna Papke, Senior Planner, and Mike Fitzpatrick, petitioner.

Chairperson Ryan recused himself from discussion of this agenda item due to his involvement with the Sacred Heart finance committee, and passed the chairmanship to Commissioner Steve Flint for this agenda item.

Commissioner Flint read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, he proceeded with the petition.

Mr. Fitzpatrick explained that Sacred Heart Church had purchased a property adjacent to its campus with the intent of building a playground to serve the church's school.

Commissioner Flint 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. Papke presented the staff report, which was submitted to the public record in its entirety. The petitioner is representing Sacred Heart Church. The Church operates a school on its campus at 114 S. Elizabeth Street. The Church recently acquired a piece of property adjacent to the west of its parking lot, with the intention of constructing a playground for use by the students of the school. The petitioner therefore is requesting an amendment to the Sacred Heart Planned Development to include the subject property and site plan approval of the playground.

The petition was reviewed by the Village's interdepartmental review committee, which offered minor comments of which the petitioner was aware. During review, Planning staff paid particular attention to the fact that the playground will be adjacent to a residential neighborhood. The petitioner has indicated that the playground will be fenced and hours of use limited to ensure no undue impacts to the neighbors. An adjacent neighbor had submitted a letter supporting the request but expressing some concerns about impacts. The petitioner's responses to these concerns were included in the staff report. Finally, Union Pacific Railroad had submitted a letter asking to meet with the petitioner before construction begins, which had been forwarded to the petitioner and the Plan Commission prior to the meeting.

In summary, staff finds the petition meets the standards of the Lombard Zoning Ordinance. Staff recommends approval of the petition subject to the conditions listed in the staff report.

Commissioner Flint asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

Commissioner Sweetser posed the question of whether the Plan Commission needed to address the letter submitted by Union Pacific. Commissioner Burke noted that he did not think it was necessary for the Plan Commission to stipulate conditions based upon the Union Pacific letter. Mr. Fitzpatrick said that he would reach out to the railroad in order to make sure their concerns were addressed prior to construction of the playground.

A motion was made by Commissioner Burke, seconded by Commissioner Sweetser, to recommend to the Corporate Authorities approval of this petition subject to following seven (7) conditions.

- 1. That the major changes to a planned development are valid only for the subject property (PIN 06-07-211-014, located north of the property at 336 W. Maple Avenue) in the Sacred Heart Planned Development;**

2. That the petitioner shall develop the site in accordance with the site plan submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
3. That the petitioner shall develop the site as a playground associated with an existing school, and shall maintain appropriate fencing around the playground to prevent unauthorized use of the playground;
4. That the playground shall be intended for use by students and parishioners during the course of typical school and parish activities, and shall not be used for special events hosted by the church;
5. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
6. That mulch installed around the playground equipment shall be kept a minimum of five feet (5') from the property lines to allow for site drainage; and
7. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall be come null and void unless a time extension has been granted by the Village Board.

The motion carried by the following vote:

Aye: 4 - Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

Absent: 1 - Ronald Olbrysh

[160470](#)

PC 16-25: Text Amendment to the Sign Ordinance

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

1. An amendment to Section 153.235(F), Shopping center identification sign, to change the setback of a shopping center identification sign from seventy-five (75) feet from the centerline of the adjacent road to five (5) feet from the property line.
(DISTRICTS - ALL)

Sworn in to present the petition was Anna Papke, Senior Planner.

Chairperson Ryan read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, he proceeded with the petition.

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. Papke presented the staff report, which was submitted to the

public record in its entirety. The petitioner, the Village of Lombard, is requesting a text amendment to the sign ordinance to change the setback for shopping center signs. Currently, the code requires shopping signs to be set back a distance of 75 feet from the center of the adjacent right-of-way. The Village proposes to change the setback to be five feet from the property line. The proposed change is similar to a change made in 2014 for freestanding signs. The proposed change will make the setbacks for freestanding signs and shopping center signs consistent with one another.

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

A motion was made by Commissioner Sweetser, seconded by Commissioner Flint, to recommend to the Corporate Authorities approval of this petition. The motion carried by the following vote:

Aye: 4 - Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

Absent: 1 - Ronald Olbrysh

Business Meeting

The business meeting convened at 7:48 p.m.

Approval of Minutes

On a motion by Commissioner Mrofcza, and seconded by Commissioner Flint, the minutes of the October 17, 2016 meeting were approved.

The motion carried by the following vote:

Aye: 4 - Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

Absent: 1 - Ronald Olbrysh

Public Participation

There was no public participation.

DuPage County Hearings

There were no DuPage County hearings.

Chairperson's Report

The Chairperson deferred to the Assistant Director of Community Development.

Planner's Report

The Assistant Director of Community Development had no report.

Unfinished Business

There was no unfinished business.

New Business

There was no new business.

Other Business

[160475](#)

Plan Commission Meeting Time

Request to discuss a proposed time change of the Plan Commission meeting from 7:30 p.m. to 7:00 p.m. (DISTRICTS - ALL)

Ms. Ganser referenced the memo included in the packet regarding the Plan Commission meeting time. She said that there are several reasons why staff is proposing the time change. First, many other Village commissions start at 7:00 pm and if there is a large agenda, it would be easier on everyone if the meeting started earlier.

The Commissioners agreed to change the time of the Plan Commission Meetings to 7pm, effective with the January 23, 2017 meeting. The motion passed by a unanimous vote.

Aye: 5 - Donald F. Ryan, Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

Absent: 1 - Ronald Olbrysh

Subdivision Reports

There were no subdivision reports.

Site Plan Approvals

There were no site plan approvals.

Workshops

There were no workshops.

Adjournment

A motion was made by Commissioner Flint, seconded by Commissioner Mrofcza, to adjourn the meeting at 7:50 p.m. The motion carried by the following vote:

Aye: 4 - Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

Absent: 1 - Ronald Olbrysh

*Donald F. Ryan, Chairperson
Lombard Plan Commission*

*Jennifer Ganser, AICP, Secretary
Lombard Plan Commission*