



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,

John Mrofcza and Leigh Giuliano

Staff Liaison: Jennifer Ganser

Monday, December 17, 2018

7:00 PM

Village Hall - Board Room

Call to Order

Chairperson Ryan called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Chairperson Ryan led the Pledge of Allegiance

Roll Call of Members

Present 7 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

Also present: Anna Papke, AICP, Senior Planner of Community Development.

Chairperson Ryan called the order of the agenda.

Ms. Papke read the Rules and Procedures as written in the Plan Commission By-Laws.

Public Hearings

[180518](#)

PC 18:36: Eisenhower Lane South - Soleo Health (Request to withdraw petition)

The petitioner requests that the Village grant a conditional use pursuant to Section 155.420(C)(40) of the Zoning Ordinance to allow for a pharmaceutical manufacturing, processing, storage, or industrial use in the IPD Limited Industrial District Planned Development on the subject property. The petitioner plans to operate the space as office, warehouse,

pharmaceuticals, and occasional patient visits

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

Aye: 7 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

[180520](#)

PC 18-37: Text Amendments to the Zoning Ordinance - Lots of Record

Requests text amendments to: Section 155.209 Minimum lot size; Section 155.220 - Development on lots of record; Section 155.306 - Lot sizes - Reconstruction; and any other relevant sections for clarity. (DISTRICT 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 Village is requesting text amendments to the zoning ordinance to clarify various sections related to lots of record. Currently, the Zoning Ordinance requires that the majority of new development occur on a lot of record. The Zoning Ordinance also makes allowances for limited development on assessments lots, and provides an administrative process for creating lots of record from assessment lots that do not meet current minimum lot sizes. In the course of reviewing permits and responding to questions from owners of assessment lots, staff has found that these portions of the Zoning Ordinance require clarification. The proposed amendments will not substantially change the circumstances under which assessment lots will require platting.

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

On a motion by Commissioner Sweetser, and a second by Commissioner Olbrysh, the Plan Commission voted 7-0 to recommend that the Village Board approve the petition associated with PC 18-37. The motion carried by the following vote:

Aye: 7 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

[180521](#)

PC 18-38: Text Amendments to the Sign Ordinance - Project Identification Signs

Requests text amendments to Chapter 153, Signs, to add provisions for project identification signs. (DISTRICT 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 Village is requesting text amendments to the sign ordinance to create provisions for project identification signs. The Yorktown Commons Design Guidelines, which control the ongoing development at the edge of Yorktown Mall, allow for a sign called a project identification sign. However, neither the Design Guidelines nor the Village's Sign Ordinance contains regulations controlling the size, height or placement of such signs. The Village thus proposes standards to regulate project identification signs.

Staff believes project identification signs could have broader applicability in other planned developments, and therefore proposes adding project identification signs as a permitted sign type in planned developments in the B3, B4 and B4A zoning districts. The proposed standards would allow for modest signage compatible with the scale of development in the Yorktown Commons Planned Development and other planned developments where larger freestanding signs are not practical.

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

Commissioner Burke noted that the examples of existing signs that serve as project identification signs provided in the report may be larger in area than the proposed regulations would allow. He asked if staff anticipated future developers requesting variances to allow project

identification signs larger than the proposed 32 square feet.

Ms. Papke said staff anticipates 32 square feet will be adequate for project identification signs for most future development. Developments wanting larger signs would need to go through the variance process on an individual basis.

On a motion by Commissioner Burke, and a second by Commissioner Giuliano, the Plan Commission voted 7-0 to recommend that the Village Board approve the petition associated with PC 18-38.

The motion carried by the following vote:

Aye: 7 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

Business Meeting

The business meeting convened at 7:12 p.m

Approval of Minutes

On a motion by Commissioner Flint, and seconded by Commissioner Mrofcza, the minutes of the November 19, 2018 meeting were approved.

The motion carried by the following vote:

Aye: 6 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, John Mrofcza, Stephen Flint, and Leigh Giuliano

Abstain: 1 - Ruth Sweetser

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

Subdivision Reports

There were no subdivision reports

Site Plan Approvals

There are no site plan approvals

Workshops

There were no workshops

Adjournment

A motion was made by Commissioner Mrofcza, seconded by Commissioner Olbrysh, to adjourn the meeting at 7:14 p.m. The motion passed by a unanimous vote.

*Donald F. Ryan, Chairperson
Lombard Plan Commission*

*Jennifer Ganser, Secretary
Lombard Plan Commission*

