



# 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*

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Monday, March 26, 2018

7:00 PM

Village Hall - Board Room

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### THIS IS A SPECIAL MEETING

#### 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** 6 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

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

#### Public Hearings

[180131](#)

##### **PC 18-12: 190 S. Vance Street**

The petitioner (La Gambina Homes Inc.) requests that the Village take the following action on the subject property located within the R2 Single-Family Residence District:

Approve a minor plat of resubdivision, known as Zoey's Resubdivision, with a variation from Section 155.407(E) of the Zoning Ordinance to allow a lot width of 57 feet, where a minimum lot width of 60 feet is required for Lot 1 of the proposed resubdivision. (DISTRICT #1)

*Sworn in to present the petition were: Anna Papke, Senior Planner; and Frank La Gambina, representing the petitioner.*

*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.*

*Mr. La Gambina addressed the Plan Commission. He was requesting approval of a minor plat of subdivision with a variance for lot width on Lot 1 of the proposed resubdivision. He stated that Lot 1 is unique due to the angle of Glen Oak Road, which results in a lot that is 57 feet wide at the point 30 feet behind the front yard. He noted that the front lot line would exceed 60 feet, and that Lot 1 meets the lot area requirement for the District.*

*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, La Gambina Homes Inc., is requesting approval of a minor plat of resubdivision. The subject property is located in the R2 Single-Family Residence District, and is developed with one single-family home. The petitioner proposes to subdivide the property into three lots with frontage along Vance Street. The existing home will remain on Lot 2 of the resubdivision.*

*Lot 1 in the resubdivision requires a variation for lot width. Lot 1 will be 57 feet wide, whereas the Zoning Ordinance requires lots in the R2 District to be a minimum of 60 feet wide. Lots 2 and 3 will meet the minimum lot width requirement. All three lots will meet the minimum lot area requirement.*

*The petition was reviewed by the Village's interdepartmental review committee. Comments from this review have been passed on to the petitioner, and will be addressed in the final review and permitting process.*

*The Planning Division notes that the need for the variance arises from a combination of the way that lot width is measured and the particular geometry of the subject property. Per the Zoning Ordinance, lot width is measured in the first 30 feet behind the front yard. The subject property is located at the corner of Vance Street and Glen Oak Road. Due to the angle of Glen Oak Road, the front lot line of Lot 1 is 63 feet wide, but the lot as measured per the definition of "lot width" is 57 feet wide.*

*Staff also notes that the three-foot lot width reduction will not be visible*

*to neighboring properties across Vance Street, and will not impact the Union Pacific Railroad property on the other side of Glen Oak Road. There are a number of other lots in the neighborhood that do not meet the 60-foot lot width minimum; the proposed subdivision will not be out of character with the neighborhood. Existing development on Lot 2 and future development on Lots 1 and 3 will meet setback and open space requirements of the Zoning Ordinance.*

*Staff recommended approval of the petition subject to the conditions listed in the staff report.*

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

*Commissioner Olbrysh said he has no issue with the requested variance for lot width because the area is unique with the angling of Glen Oak Road. Commissioner Sweetser agreed with Commissioner Olbrysh.*

**A motion was made by Commissioner Olbrysh, seconded by Commissioner Sweetser, to recommend to the Corporate Authorities approval of this petition subject to the following two (2) conditions.**

- 1. The relief for lot width granted herein shall apply only to Lot 1 of Zoey's Resubdivision, as drawn on the final plat submitted by the petitioner; and**
- 2. Any buildings constructed on the proposed Lots 1, 2 and 3 shall meet the provisions of the Zoning Ordinance**

**The motion carried by the following vote:**

**Aye:** 5 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

#### [180124](#)

#### **PC 18-10: 20 E. St. Charles Road**

Requests the following variances for a proposed public information freestanding automatic changeable copy (ACC) sign:

1. A variance from 153.210 to allow for an ACC sign on a property with two hundred and twenty (220') lineal front footage where three hundred (300)' lineal front footage is required;
2. A variance from 153.210(E) to allow for an automatic changeable reader board of twenty-one (21) square feet, where sixteen (16) square feet is allowed by code;
3. A variance from 153.219(A) to allow for an institutional sign of thirty-five (35) square feet, where thirty-two (32) square feet is allowed by

code; and

4. A variance from 153.219(B) to allow for an institutional sign of twelve feet (12') in height, where six feet (6') in height is allowed by code. (DISTRICT #4)

*Sworn in to present the petition was Jennifer Ganser, Assistant Director of Community Development.*

*Chairperson Ryan read the Plan Commissions 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, Chairperson Ryan asked for the staff report.*

*Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. The Village of Lombard Public Works Department has issued a Request for Proposals (RFP) for an automatic changeable copy (ACC) public information freestanding sign that would require variations to the Sign Code. This is similar to the sign approved at PC 17-05 at Main and Wilson. The Village will be in control of the sign text and review all messages before they are displayed. The subject property is owned by the Village for water plant facilities and used for Metra Commuter parking.*

*Four variances are being requested and three are related to the sign design: the square footage of the ACC reader board, the overall square footage of the sign, and the sign height. The Village will be eliminating the temporary banners that are currently displayed on the property and other properties, should this ACC sign be approved. The existing banners are approximately thirty-two (32) square feet, in order to comply with the temporary sign regulations. The ACC size variance of twenty-one (21) square feet will therefore be smaller than the temporary banners displayed. It will not impact Fire Department activities or cause any commuter parking spaces to be lost.*

*Code requires properties with an ACC sign to have 300' of lineal front footage, and a variance is being requested as there is 220'. Staff finds this acceptable in order to allow for the same type/style of sign at Main and Wilson. The Village owns the property to the east, the Fire Station. Taking that property into consideration there is 361' of frontage on St. Charles Road, which exceeds Code.*

*Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners. Commissioner Burke said the petition incorporates the same condition from PC 17-05.*

**A motion was made by Commissioner Burke, seconded by Commissioner Mrofcza, to recommend to the Corporate Authorities approval of this petition subject to the following condition.**

- 1. No additional temporary banners shall be allowed on the property**

**The motion carried by the following vote:**

**Aye:** 5 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

[180123](#)

**PC 18-09: 2020 S. Highland Avenue**

Requests the following variances for a proposed public information freestanding automatic changeable copy (ACC) sign:

1. A variance from 153.210 to allow for an ACC sign on a property with two hundred and fifty (250') lineal front footage where three hundred (300)' lineal front footage is required:
2. A variance from 153.210(E) to allow for an automatic changeable reader board of twenty-one (21) square feet, where sixteen (16) square feet is allowed by code:
3. A variance from 153.219(A) to allow for an institutional sign of thirty-five (35) square feet, where thirty-two (32) square feet is allowed by code; and
4. A variance from 153.219(B) to allow for an institutional sign of twelve feet (12') in height, where six feet (6') in height is allowed by code. (DISTRICIT #3)

*Sworn in to present the petition was Jennifer Ganser, Assistant Director of Community Development.*

*Chairperson Ryan read the Plan Commissions 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, Chairperson Ryan asked for the staff report.*

*Ms. Ganser presented the staff report, which was submitted to the public*

*record in its entirety. The Village of Lombard Public Works Department has issued a Request for Proposals (RFP) for an automatic changeable copy (ACC) public information freestanding sign that would require variations to the Sign Code. This is similar to the sign approved at PC 17-05 at Main and Wilson. The Village will be in control of the sign text and review all messages before they are displayed. The subject property is currently a fire station and owned*

*Four variances are being requested and three are related to the sign design: the square footage of the ACC reader board, the overall square footage of the sign, and the sign height. The Village will be eliminating the temporary banners that are currently displayed on the property and other properties, should this ACC sign be approved. The existing banners are approximately thirty-two (32) square feet, in order to comply with the temporary sign regulations. The ACC size variance of twenty-one (21) square feet will therefore be smaller than the temporary banners displayed. The sign will be in the same location as the current Fire Station Sign. It will not impact Fire Department activities.*

*Code requires properties with an ACC sign to have 300' of lineal front footage, and a variance is being requested as there is only 250'. Staff finds this acceptable in order to allow for the same type/style of sign at Main and Wilson.*

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

**A motion was made by Commissioner Flint, seconded by Commissioner Olbrysh, to recommend to the Corporate Authorities approval of this petition subject to the following condition.**

- 1. No additional temporary banners shall be allowed on the property**

**The motion carried by the following vote:**

**Aye:** 5 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

[180139](#)

**PC 18-13: Text Amendment to the Zoning Ordinance, Assessment Lots**

Requests text amendments to Section 155.209 of the Lombard Zoning Ordinance (and any other relevant sections for clarity) to recognize parcels of land created by an assessment division prior to November 19, 1998 as a buildable lot for a single-family dwelling, provided that the

assessment division is at least eighty percent (80%) of the lot width and lot area for lots in the underlying zoning district. The amendment would also be limited to lots that abut a dedicated right of way. (DISTRICT #ALL)

*Sworn in to present the petition was Jennifer Ganser, Assistant Director.*

*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. Ganser presented the staff report, which was submitted to the public record in its entirety. The Village is requesting a text amendment to the zoning ordinance to Section 155.209 of the*

*Lombard Zoning Ordinance (and any other relevant sections for clarity) to recognize parcels of land created by an assessment division prior to November 19, 1998 as a buildable lot for a single-family dwelling, provided that the assessment division is at least eighty percent (80%) of the lot width and lot area for lots in the underlying zoning district. The amendment would also be limited to lots that abut a dedicated right of way.*

*The proposed amendment could eliminate a future need for variances to assessment plats that were established prior to 1998 which happen to be vacant or occupied with accessory structures. The owner of a parcel of land created by an assessment division many years ago and meets the minimum lot size of 80 percent of the applicable zoning district has a reasonable expectation that the lot is capable of being developed. This also corrects a potential staff oversight from a 1998 text amendment.*

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

**A motion was made by Commissioner Olbrysh, seconded by Commissioner Sweetser, that this Ordinance be recommended to the Corporate Authorities for approval.**

**The motion carried by the following vote:**

**Aye:** 5 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

[180126](#)

**PC 18-11: Text Amendment to the Sign Ordinance, Signs in the C/R District**

Requests a text amendment to Section 153.501(B)(10) of the Sign Ordinance, relative to wall signs in the C/R Conservation Recreation District. The proposed amendment eliminates the maximum 50 square foot wall sign size limitation and replaces it with a formula for wall signs based upon the distance of the wall sign from the public right-of-way. (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 petitioner, the Village of Lombard, is requesting a text amendment to the sign ordinance to change the standards for wall signs in the C/R District. Currently, the code limits wall signs in the C/R District to 50 square feet with no more than one wall sign per street front exposure. Staff believes these standards do not sufficiently address the needs of developments in the C/R District, which often include multiple buildings on large tracts of land, set back fairly far from the right-of-way. Staff therefore proposes to amend the C/R District sign standards to allow for wall signage that is proportional to the frontage and depth of the property.*

*The staff report contained draft ordinance language that is very close to the language currently in place for wall signs in some of the business districts. Upon further review, staff felt the language needed clarification for purposes of applying it to properties in the C/R District. Staff revised the proposed language and sent a memo with the revised language to the Plan Commissioners on Friday, March 23, 2018. Staff requested that any motion made by the Plan Commission be relative to the*

*revised draft language.*

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

**A motion was made by Commissioner Sweester, and a second by Commissioner Mrofcza, the Plan Commission voted 5-0 to recommend that the Village Board approve the petition associated with with PC 18-11 subject to the draft language in the memo to the Plan Commission dated March 23, 2018.**

**The motion carried by the following vote:**

**Aye:** 5 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

## **Business Meeting**

*The business meeting convened at 8:09 p.m.*

## **Approval of Minutes**

**On a motion by Commissioner Burke, and seconded by Commissioner Flint, the minutes of the January 22, 2018 meeting were approved. The motion carried by the following vote:**

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

**Abstain:** 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**

*Ms. Ganser reminded the Commissioners to complete the Statement of Economic Interest from Dupage County.*

## **Unfinished Business**

*There was no unfinished business.*

## **New Business**

*There was no new business*

## **Subdivision Reports**

[180147](#)

### **SUB 18-02: 400 - 440 S. Finley Road**

Requests approval of the Finley Park Final Plat of Subdivision. The property is proposed to be subdivided into seventeen (17) lots. (DISTRICT #1)

*Chairperson Ryan requested that the petitioner proceed with the petition.*

*John Luczynski addressed the Commission on behalf of the petitioner. He said the plat of resubdivision is here for final approval and he can answer any questions.*

*Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, Chairperson Ryan asked for the staff report.*

*Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. The petitioner proposes a new single-family subdivision with seventeen (17) homes and a stormwater outlot. A preliminary plat was reviewed by the Plan Commission in 2016 with the final plat now before the Plan Commission and the Village Board of Trustees. The proposed lots meets minimum lot area and lot width standards in the underlying zoning district. Staff recommended approval.*

*Chairperson Ryan opened the meeting for questions or comments among the Commissioners.*

**Commissioner Burke made a motion to approve SUB 18-02. The motion was seconded by Commissioner Sweetser. After due consideration of the petition and the testimony presented, the Plan Commission found that the Plat of Resubdivision complies with the Zoning Ordinance and therefore, the Plan Commission, by a roll call vote of 5-0, recommend to the Corporate Authorities, approval of SUB 18-02.**

**The motion carried by the following vote:**

**Aye:** 5 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

## Site Plan Approvals

*There are 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 7:32 p.m. The motion passed by a unanimous vote.

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*Donald F. Ryan, Chairperson  
Lombard Plan Commission*

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*Jennifer Ganser, Secretary  
Lombard Plan Commission*