



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: Jennifer Ganser

Monday, May 16, 2016

7:30 PM

Village Hall - Board Room

Call to Order

Chairperson Ryan called the meeting to order at 7:30 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
Absent 1 - Andrea Cooper

Also present: William Heniff, AICP, Director of Community Development; Jennifer Ganser, Assistant Director of Community Development; Jana Bryant, Private Development Engineer and Jason Guisinger, legal counsel to the Plan Commission.

Public Hearings

[160200](#)

PC 16-09: 345 & 435 W. Roosevelt Road (Bradford/Mariano's)

Requests that the Village take the following actions on the subject property located within the B4A and B4APD Roosevelt Road Corridor Planned Development District:

1. Repeal Ordinance 6099 in its entirety, which established a conditional use for a planned development with companion conditional uses for motor vehicle repair and outdoor display and sales of materials along with deviations for wall signage;
2. Approve a conditional use for a new planned development with the following companion conditional uses and variations, as

follows:

- a. A conditional use pursuant to Section 155.208 (C) of the Lombard Zoning Ordinance to increase the maximum number of principal structures on a lot-of-record from one (1) to two (2) to allow for a gasoline sales facility;
 - b. A conditional use pursuant to Section 155.417 (G)(2)(a) (2) of the Lombard Zoning Ordinance for gasoline sales;
 - c. A conditional use pursuant to Section 155.417 (G)(2)(a) (4) of the Lombard Zoning Ordinance for outside display and sales of products the sale of which is a permitted or conditional use in this district;
 - d. A conditional use pursuant to Section 155.417 (G)(2)(b) (6) of the Lombard Zoning Ordinance for a drive-through establishment/services;
 - e. A variation from Section 155.417 (G)(10)(c) of the Lombard Zoning Ordinance to not fully screen loading berths from a public street;
 - f. A variation from Section 155.708 (A) to not require foundation landscaping along the south, west and north perimeter walls;
 - g. A variation from Section 155.207 to allow for informational (directional) signage (as provided for in Section 153.218 of the Sign Ordinance) to be located within the defined clear line of sight area.
3. Approval of a Major Plat of Resubdivision.
 4. Grant site plan approval authority to the Lombard Plan Commission. (DISTRICT # 2)

Sworn in to present the petition was Mr. William J. Heniff, AICP, Director of Community Development, Jennifer Ganser, Assistant Director of Community Development, Ms. Jana Bryant, Private Development Engineer and the petitioners, Jay Eck and Bill Schank of Bradford Real Estate, Dan Ferrell, V.P. of Real Estate for Roundy's Supermarkets, Inc., d/b/a Mariano's, Tracy Richard of Manhard Consulting, LTD., Domenic Pezzuto of Camburas & Theodore Ltd., and Kevin Clark the Landscape Architect.

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.

Mr. Eck, Principal of Bradford Real Estate, started the presentation with a background of Bradford Real Estate. He said that Bradford

Real Estate is a private development company in business for over 25 years. They have developed more than 11 million square feet of retail development throughout the Chicagoland area. They have constructed nine Mariano's grocery stores. He presented the site plan and explained they are proposing to demolish the current Kmart and build a 74,000 square foot Mariano's store. They have incorporated a pharmacy drive thru and a gas station on the northeast corner of the site. There will be over 400 parking spaces. They are going to raise the pad two feet that the store will be built on in order to balance the site and eliminate the ponding issues. Most of the access points will remain the same with a few modifications. On the northeast corner of the property line, they have proposed to IDOT, along with the Village, a new traffic signal for a left in, left out and right out access. The secondary access point adjacent to the Mobil gas station is currently a full access point but they are proposing to IDOT a right in and right out access. He reviewed the proposed wall signage consisting of the shopping center identification, two directional signs and one monument sign.

Mr. Eck then introduced Mr. Ferrell from Mariano's. Mr. Ferrell stated that there are 37 stores in Illinois. All of the Mariano's are different, and they don't do prototypes. He said they show their strength in ground up development. He noted there is a Mariano's in Wheaton, Naperville, Westmont and Elmhurst. He explained that in 2015 Mariano's was acquired by Kroger and that they are still in the transition phase. He referenced the site plan and that the drive thru pharmacy and gas stations are new for Mariano's. He said one of the goals of Kroger is to incorporate those services into Mariano's so they can provide a one stop shop. They are on pace to open four to five stores a year. Mr. Mariano has created the term "Grocerant" which is a combination of a grocery store and a restaurant. The stores have specialty areas such as wood fired pizza, sushi, gelato, coffee, and quick grab and go foods. He said this encourages customers to dine and stay in the store. He explained that they use recessed receiving docks so there is no outside loading. Sealed compactors are used for the trash and therefore there are no dumpsters.

Mr. Ferrell introduced Mr. Pezzuto, the architect of store. Mr. Pezzuto explained the design firm has created at least 15 stores for Mariano's and that this store is the best design yet. He reviewed the elevations and the materials used on each side. He said the architectural style is modern with classic materials that will stand the test of time. He passed around a materials board for the Commissioner's to review. He noted that the roofs design acts as a screen to hide all of the mechanical equipment. In follow up to staff's request, they are planning to enhance the back of the building with different color brick and textures.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment.

Mr. Stephen Chacko said he is the business owner of the Mobil gas station at 435 W. Roosevelt Road. He said he is happy to see a Mariano's but at the same time he is not happy to see another gas station. He said he has seven more years on his lease with Kmart. He said he hopes the Village doesn't allow another fuel center in the same parking lot because he feels it will affect his business.

Mr. Michael Biscan asked what the rationale is for having another fuel station when there is already a fuel center 500 yards to the west.

Mr. Ferrell explained the fuel station is an addition of the grocery store providing a convenience to the customers that Kroger expects. He said that at other Kroger locations there is 3rd party fuel stations located nearby by and both have survived. He stated that is not their intent to go after the fuel stations business.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment.

Chairperson Ryan asked for the staff report.

Mr. Heniff, Director of Community Development, presented the staff report, which was submitted to the public record in its entirety.

Mr. Heniff noted that the Village's traffic consultant, Javiar Millan from KLOA, Inc., was in the audience to answer any questions relative traffic circulation or possible improvements to Roosevelt and Finley Road. He stated that this petition is for a contract purchase for real estate to raze the vacant Kmart store and re-engineer the site to build a 74,000 square foot Mariano's grocery store.

Mr. Heniff referenced the Village's Comprehensive Plan and noted that since the Roosevelt Road Corridor Study was done in 2007, this is the largest Planned Development to come forth for the corridor. He said the petitioner is meeting the standards through this redevelopment set forth in the document. The proposal is consistent with these documents as it intends to address a vacant store on a non-conforming property by creating a holistic approach to redevelopment that strengthens the design aesthetic of the corridor. Staff finds the project would be consistent with the Comprehensive Plan's goals and objectives as well as the Roosevelt Road Corridor study.

Mr. Heniff stated that several actions need to be taken or addressed as part of this petition. Ordinance 6099 established a conditional use for a planned development with companion conditional uses for motor vehicle repair and outdoor display and sales of materials along with deviations for wall signage. This action was done in 2007 in an effort to bring the site into code compliance and to address outdoor sales and a proposed ancillary automotive service facility that was going to re-occupy a former auto repair bay that was located within the existing Kmart building. While the auto service use never proceeded, the outdoor sales continued to take place. Given the wholesale nature of the redevelopment, revocation of Ordinance 6099 is deemed to be the most prudent alternative to the project going forward.

In regards to the conditional uses, Mr. Heniff noted that a proposed gas station is to be located on the subject property but was not depicted on the same tract as the grocery store. The proposed gasoline sales facility is to be located within the northeastern portion of the site abutting Roosevelt Road and within the proposed outlot. Specific plans, building elevations and design parameters have not been developed for the gas station to date as the concept is new for Mariano's, but they are seeking the legal rights to advance the concept in the future. As the proposed gasoline sales facility is complimentary to the proposed principal use on the property, staff can support the requested conditional use for gasoline sales. The petitioner would like to secure the right for a new station at this time, with the possibility of corner lot redevelopment at a later date.

Mr. Heniff referred to the conditional use for outside display and sales of products and that the petitioner has identified several locations. Mr. Heniff referenced the elevation diagram highlighting the areas that could be utilized for outside seating and dining activities as well as a point of purchase location where store products and items such as bulk items and plants can be sold. He said that as with several other large retailers within the Village, staff finds that a conditional use for the outside display and sales of products is common and can support such a request. He pointed out the plan also depicts a drive-through lane for pharmacy pick-up purposes. As is common practice with many modern grocery stores with a pharmacy component, Mr. Heniff explained the drive-through element is deemed to be a convenience element associated with this use. As the stacking would only occur on the subject property it would readily accommodate the queuing demand anticipated for the facility, it can be supported.

Regarding the requested variation to not require foundation landscaping along the south, west and north perimeter walls, Mr. Heniff said the aesthetic provision is intended to increase landscaping around commercial building perimeters. In consideration of the extent

of building foundation area that will be occupied by either outside display and sales areas, the pedestrian entrance or the loading dock, staff recognizes the petitioner's desire to provide landscaping in an area where it will have the most noticeable positive aesthetic impact. Additionally, creating foundation landscaping along the south foundation wall would result in a decrease in perimeter landscaping, which is generally deemed to be more valued and supplements the screening activity. In light of these considerations, the relief can be supported.

To address the variation from of the Lombard Zoning Ordinance to not fully screen loading berths from a public street, Mr. Heniff explained the intent is to minimize any structures that can be deemed to be an aesthetic detriment to the site. The proposed loading berth will be situated in a similar manner as the existing locating dock on the vacant Kmart building, which is directly visible to Roosevelt Road. An alternative option would be to place it on the south side of the building, however this location could result in a greater visual and noise impact on the adjacent condominiums. The petitioner noted that the loading dock area will not have any outside trash enclosure activities. Given the existing site constraints, staff can support the relief.

Mr. Heniff addressed the variation to allow for informational (directional) signage. He explained the Sign Ordinance has a conflict between the directional signage requirements which states that they should be located at the entrance driveways. However the clear line of sight provisions limit the height of any structures to no more than two feet in height. For clarity, this request was added to the petition to confirm that the directional signs, that are 4.5 square feet in area, can be placed at the western entrance along Roosevelt Road as well as the north entrance off of Finley Road.

Regarding the Site Plan Review, Mr. Heniff noted that KLOA prepared a Traffic Impact Study for the development. He said the petitioner will be seeking approval from the Illinois Department of Transportation (IDOT) of a new traffic signal to be located along Roosevelt Road at the eastern entrance. This request is currently under review by IDOT. Additionally, the Village is reviewing double left hand turns on the north and south approaches of Finley Road.

In reference to the building materials and elevations, Mr. Heniff said staff recommended that the south elevation, which faces the adjacent residential properties, be modified by breaking up the block mass and integrating other materials. He said the petitioner did note that they are incorporating a second masonry color, banding, and reveals.

Mr. Heniff explained the signage package that was submitted. The

proposed wall signage sign does meet code requirements and is consistent with the signage packages commonly found at other Mariano's establishments. Mr. Heniff said that subsequent to the filing, the petitioner has been refining the signage package with Mariano's. They may seek to modify the plan to incorporate the monument sign as a free standing shopping center sign as this would be designed to meet code.

Mr. Heniff said there will be modern parking lot lighting and referenced the light plan exhibit that was included in the packet. He also noted that the total amount of open space will be between 17% and 19% of the project that will be achieved through site reengineering and landscaping.

In regard to the Plat of Resubdivision, Mr. Heniff said that this is to memorialize the planned development project. The petitioner is seeking approval of a Plat of Resubdivision to create a larger corner lot at the Mobil site, which could provide for future redevelopment. The other outlot is being established to accommodate the other gas station or future retail use. The main parcel will be for the Mariano's lot itself.

Discussing the Site Plan Approval Authority, Mr. Heniff stated that code provides the opportunity for the Plan Commission to review and approve phased development activity associated with planned development so if there are any changes Plan Commission has the authority to ensure that subsequent phases of development are consistent with the intent of the initial approvals.

Mr. Heniff concluded by stating that staff recommends approval of PC 16-09 subject to the seven (7) conditions in the staff report. He noted there was one formal correspondence from Dania Furniture in support of the petition.

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

Commissioner Olbrysh stated the construction of the Mariano's would be a positive addition to Lombard. He asked about the parking stating that the store in Wheaton always seems to be packed. He also asked about the square footage of the Wheaton store. Mr. Eck said the Wheaton store is about 72,000 square feet. Commissioner Olbrysh asked if this store is going to have enough parking. Mr. Eck said there would be enough parking. Commissioner Olbrysh asked where would the employee's park. Mr. Ferrell explained the Wheaton store did have some site constraints but that they are very comfortable with the parking ratio at the Lombard store.

Commissioner Olbrysh asked why they changed the location of the loading berth. Mr. Ferrell said they really try to be good neighbors. He explained that this allows the noise to be directed toward Roosevelt Road and since the berths are enclosed, the view from Roosevelt would not be obnoxious. Commissioner Olbrysh stated he was very happy to hear about the regrading and thought it was a very good plan.

Commissioner Burke noted the change in materials of the south wall and that in the report it is mentioned the fuel station would be directed back to the Plan Commission for approval. He said both items should be added to the conditions for approval. Mr. Heniff explained the materials are noted in condition 7(b). Condition six (6) discusses the general site plan approval but for clarity the gas station could be added.

Chairperson Ryan asked about the double turning lanes from Finley Road. He asked if the decision was up to IDOT. Mr. Heniff said that Finley Road is a Village street. KLOA's analysis makes a recommendation to IDOT.

Commissioner Flint asked if the signal on Roosevelt Road would be approved by IDOT. Mr. Heniff explained it is still under review and that they met with IDOT several weeks ago. He said they want to get the matter resolved before the Village Board takes a final action.

Commissioner Sweetser also asked about the traffic signal. Mr. Heniff explained that if the signal is in the conditions of approval, it doesn't necessarily mean that IDOT would approve it. If the signal doesn't get approved it won't preclude the project from moving forward.

Chairperson Ryan asked if there were any other comments, questions or concerns.

Commissioner Mrofcza asked if the Commission should verbalize the changes to be made in conditions five and six.

Commissioner Sweetser said the word "for" should be added to condition five.

Commissioner Burke and Mr. Heniff suggested for condition six adding "subject to final site review and approval by the Plan Commission at such time that the final plans for the outlot development, or any other development on the tract, materializes".

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

1. The petitioner shall develop the site in accordance with the plans and material board submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be modified to conform to Village Codes and Ordinances;
2. Any roadway improvements to be undertaken as part of or concurrent with this project shall be based upon the recommendations and permit approval of the roadway maintenance jurisdiction (i.e., IDOT for Roosevelt Road or the Village for Finley Road);
3. Pursuant to the Zoning Ordinance, project construction shall commence within one (1) year from the date of approval of the ordinance, unless a time extension been granted by the Village Board. This conditional use approval shall become null and void eighteen (18) months from the date of approval if the proposed site improvements are not completed or an extension has been granted;
4. The petitioner shall be required to apply for and receive building permits for any demolition activity or improvements to the subject property;
5. The variation for the clear line of sight area shall be limited to the proposed directional signs, which shall not exceed four feet in height and three feet in monument sign width;
6. Site Plan Approval Authority is granted for the overall planned development, pursuant to Section 155.511 of the Zoning Ordinance subject to final site review and approval by the Plan Commission at such time that the final plans for the outlot development, or any other development on the tract, materializes;
7. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report, including but not limited to, the following:
 - a. Final Engineering Plan for review and approval for the proposed site improvements for the project;
 - b. Revising the southern exterior wall to incorporate additional a second masonry color, banding and/or reveals, as to be approved by the Director of Community Development;
 - c. Submittal of a final landscape plan meeting code provisions and essentially in accordance with the preliminary plan; and
 - d. Full Photometric Plan demonstrating compliance with code.

The motion carried by the following vote:

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

Absent: 1 - Andrea Cooper

[160199](#)**PC 16-08: 400, 406, 412, 420, and 440 S. Finley Road, Single Family Subdivision**

Requests that the Village take the following actions on the subject property located within the R1 Single-Family Residence District:

1. Approve a Map Amendment rezoning the entire property back to the R2 Single-Family Residence District;
2. Approve a variation from Section 154.304 (D)(3) and Section 154.305 (D)(3)(b) to eliminate the sidewalk from the new roadway westward on the south side of Hickory Street at lot 6; and
3. Approve a Major Plat of Subdivision. (DISTRICT # 1)

Sworn in to present the petition was Mr. William Heniff, Director of Community Development, Jennifer Ganser, Assistant Director of Community Development, Ms. Jana Bryant, Private Development Engineer and the petitioners, Mr. Jim Caneff of Roake & Associates, Mr. Greg Sagen of Signature Design Group, and Mr. David Cumming of Pulte Homes.

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.

Mr. Cumming gave an overview of the presentation and of Pulte Homes. He noted they are the contract purchaser of the site. It is approximately five (5) acres and zoned R1. To the south and west is CR zoning, to the east and north is single family residential. He said they are proposing a rezoning to R2 and a plat of subdivision to sixteen (16) lots. Mr. Cumming said all lots meet and exceed the bulk requirements. Two lots will contain comp storage. Hickory Street will be improved to Village standards. He mentioned the variance for a reduced sidewalk along lot 6. Mr. Caneff then discussed the existing conditions of the site with 30% impervious. With the proposed improvements and the proposed detention, he said there will be 47% impervious. He discussed the comp storage and detention as it relates to the DuPage County Stormwater Ordinance. He noted that additional storage is being provided on the site. Preliminary discussions have occurred with the DuPage County Stormwater Department. Next, Mr. Sagen noted the shade trees, ornamental trees, and evergreen trees. He said parkway trees will be added in the development and along Hickory Street. Trees will be 2.5 inches caliper. He said they are willing to provide parkway trees on the north side of Hickory as well. He discussed the detention basins and their

landscaping. All are designed to meet DuPage County's requirements. He discussed a common concern of increased mosquitos but noted that the extra water also brings extra predators for mosquitos which make for no net impact. He referred to the basin cross sections to show how they would look and where the proposed plantings would go. Mr. Cumming discussed architecture and said they are proposing four models. All homes will have full basements. He discussed the interior features and showed pictures of three potential elevations.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Mr. Louis Capra asked if the homes will be part of the flood zone and if this development takes into account the previous flooding in the area. Mr. Kurt Langworthy noted the detention area floods consistently. He asked how high the berm will be compared to the current elevations. He asked if the detention will be combined with the existing Lombard storm sewer drain system. Mr. Caneff said the comp storage is a continuation of the flood plain. He noted they are providing for double the comp storage required. He said the detention is for run off on their site and is in excess of what is required. The County has required a backflow preventer. He said the berm will be more of a depressional area in order to provide detention. He added that the site will add 50,000 square feet of impervious coverage and they are providing for 2.8 acre feet of storage. He said they will be helping the situation.

Chairperson Ryan asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. She said the petitioner proposes a new single-family subdivision with sixteen (16) homes using the R2 zoning district. A preliminary plat will be reviewed by the Plan Commission with the final plat going before the Village Board of Trustees, unless there are major changes to the site plan. They are also asking for the Village to approve a variation from Section 154.304 (D)(3) and Section 154.305 (D)(3)(b) to eliminate the sidewalk from the new roadway westward on the south side of Hickory Street at lot 6. The subject properties are currently owned by DuPage County Health Department. The crisis care center and four (4) single family homes would be demolished. Both engineering and Public Works had comments, which will be addressed. Staff finds the proposed subdivision to be consistent with the surrounding zoning and land uses. Pulte plans on developing all sixteen (16) lots. Lots are not intended to be available for individual developer and purchases. The site and requests are consistent with the Comprehensive Plan designation of Low Density Residential. As the property is currently rezoned R1, single-family homes could be built by right per the R1 bulk requirements. She

noted the petitioner is requesting a rezoning from R1 to R2. Staff notes that but for the subject properties, the remainder of the residences in the area are zoned R2. The site was rezoned to R1 from R2 in 1981 through PC 81-12. The Plan Commission noted two findings of fact on the rezoning:

- 1. other property owned by the College was zoned R1; and*
- 2. the property must be rezoned to R1 to be utilized as part of the College, because the appropriate conditional use for a non-boarding College is only listed in the R1 district.*

Ms. Ganser said one variance is being requested, which has staff support. The sidewalk from the new roadway westward on the south side of Hickory Street at lot 6 is proposed to be eliminated. This sidewalk would not lead to another sidewalk or street. Furthermore, Pulte will be installing sidewalks in the remainder of the development as well as the opposite side of Hickory Street.

Ms. Ganser said this division is considered a major plat of subdivision as it is greater than one (1) acre in size. Therefore the project must be reviewed and approved by the Plan Commission and Village Board of Trustees. As no variances are being granted for the existing buildings, the final plat will be approved by the Board of Trustees at a later date subject to final engineering and the demolition of the existing buildings. The final plat will not appear before the Plan Commission again, unless there are major changes to the plat. Pulte has one (1) year to have the final plat approved.

Regarding stormwater, the plan shows 2.8 acre feet of detention being provided and reviewed by both DuPage County and the Village. The extra detention is above and beyond what currently exists on the site today.

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

Commissioner Sweetser noted that the college was called the Midwest College of Engineering. Mr. Heniff noted that Jana Bryant is in the audience for any questions. Commissioner Sweetser asked if together with the existing facilities and the proposed facilities, would the volume of water on Finley, in the past, be taken care of. Ms. Bryant noted it won't solve the problem and the street will most likely continue to flood. Chairman Ryan asked if this would add to the flooding or ease it. Ms. Bryant said it won't make it worse than it is now. She noted Pulte calculated the run off and it shows a significant reduction. She said it will release less water at a slower rate. Commissioner Flint said he hopes the situation would be improved. Chairman Ryan noted that adding extra homes, the situation won't

worsen. Commissioner Mrofcza asked about the eight (8) foot basements and any continued flooding. Mr. Caneff said the base elevation now is 688 and the homes will have a top of foundation of 695. If the sump pumps are discharging there will be 4.5 feet between the top of foundation and the predicted high water elevation.

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

1. The petitioner shall develop the site in accordance with the plans submitted as part of this request from Roake and Associates, Inc. and Signature Design Group; and
2. The petitioner shall apply for and receive final engineering approval from DuPage County and the Village. Upon such approval, the petitioner shall submit a final plat for Village Board approval and recording.

The motion carried by the following vote:

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

Absent: 1 - Andrea Cooper

Business Meeting

The business meeting convened at 9:10 p.m.

Approval of Minutes

On a motion by Commissioner Olbrysh, and seconded by Commissioner Mrofcza, the minutes of the April 18, 2016 meeting were approved. The motion carried by the following vote:

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

Absent: 1 - Andrea Cooper

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 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 9:12 p.m. The motion carried by the following vote:

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

Absent: 1 - Andrea Cooper

*Donald F. Ryan, Chairperson
Lombard Plan Commission*

*Jennifer Ganser, Secretary
Lombard Plan Commission*