

November 5, 2009

Mr. William J. Mueller,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 09-28: Text Amendments to the Lombard Sign,  
Subdivision and Development, and Zoning Ordinances**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests approval of text amendments to Lombard Sign, Subdivision and Development, and Zoning Ordinances. After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on October 19, 2009.

Chairperson Ryan reread the public hearing request and stated that there are two different statements. He indicated to staff that the word compiled in the public hearing agenda should be compiled.

Stuart Moynihan, Associate Planner, presented the petition. The text amendments are intended to address the proper roles and responsibilities of Lombard staff, correct references pertaining to the Illinois Compiled Statutes and update definitions for clarity and consistency.

The Department of Community Development has reviewed the above indicated ordinances, along with Chapter 151: Flood Control and Chapter 152: Planning, as a result of the recent movement of the Building Division, formerly the Bureau of Inspectional Services (BIS), into the Department of Community Development. Staff has specifically looked for references to BIS and for now obsolete references relating to administrative procedures and personnel responsibilities. Staff has also looked for references to the Illinois Compiled Statutes for necessary corrections. For instances in which there were references to procedures and staff responsibilities that were unclear or incorrect, the Director of Community Development has determined how such procedures and responsibilities will be performed and by whom.

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Companion changes to Chapter 150: Building were adopted by the Village Board in September, 2009. Edits to Chapters 151: Flood Control and 152: Planning are not reviewed by the Plan Commission but will be transmitted concurrently with the other text amendments to Board of Trustees.

On August 23, 2009, the Bureau of Inspectional Services (BIS) was moved from the Fire Department into the Department of Community Development. The Bureau of Inspectional Services (BIS) is now referred to as the Building Division of the Department of Community Development. As a result, a number of references within the Lombard Code of Ordinances have become incorrect or obsolete. These references most often pertain to the roles and responsibilities of Lombard staff within the Fire Department and the Department of Community Development. Also, direct references to BIS are proposed to be revised to refer to the Building Division.

Staff has reviewed Chapter 153: Signs, Chapter 154: Subdivisions and Development, and Chapter 155: Zoning Code for such references relating to administrative procedures and personnel responsibilities. Staff has also looked for references to the Illinois Revised Statutes/Illinois Compiled Statutes for necessary corrections. Further, staff is proposing text amendments to the definitional sections of these Chapters as necessary for clarity and consistency. Staff is proposing to add definitions for specific staff positions in the definitional section of the Zoning Ordinance and Sign Ordinance.

Staff read from the Standards for Text Amendments. The proposed amendments are not intended to benefit any specific property but would correct and/or clarify the responsibilities of Village staff. These amendments are being proposed in order to allow for proper functioning of Village staff and the proper application of Village codes. The zoning district regulations will only be affected with regard to application and enforcement. The proposed amendment would not create any non-conforming situations. The proposed amendments would not make Village codes more or less permissive. Staff believes that the proposed text amendments are consistent with the Comprehensive Plan. The amendment is intended to ensure that Village staff can apply Village codes in a manner consistent with the Plan. The amendments are consistent with the staffing directives set forth by the Village Manager and previously approved by the Village Board.

Mr. Moynihan stated that staff recommends that the Plan Commission approve the changes as proposed.

Chairperson Ryan then opened the meeting for public comment. No one spoke for or against the petition.

Chairperson Ryan opened the meeting for comments from the Plan Commission. No comments were given by the Commissioners.

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After due consideration of the petition and the testimony presented, the Plan Commission found that requested text amendments comply with the standards required by the Lombard Zoning, Sign and Subdivision and Development Ordinances; and, therefore, moved that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and therefore, by a roll call vote of 4 to 0, recommended to the Corporate Authorities approval of PC 09-28.

Respectfully,

**VILLAGE OF LOMBARD**

Donald F. Ryan  
Chairperson  
Lombard Plan Commission

att-  
c. Petitioner  
Lombard Plan Commission