

Village of Lombard

*Village Hall
255 East Wilson Ave.
Lombard, IL 60148
villageoflombard.org*



Meeting Minutes

Monday, August 15, 2011

7:30 PM

Village Hall - Board Room

Plan Commission

*Donald F. Ryan, Chairperson
Commissioners: Ronald Olbrysh, Martin Burke,
Ruth Sweetser, Andrea Cooper, Stephen Flint and
John Mrofcza
Staff Liaison: Christopher Stilling*

Call to Order

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The meeting was called to order by Chairperson Ryan at 7:30 p.m.

Pledge of Allegiance

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Chairperson Ryan led the Pledge of Allegiance.

Roll Call of Members

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Present: Chairperson Donald F. Ryan, Commissioner Ronald Olbrysh, Commissioner Martin Burke, Commissioner Ruth Sweetser, Commissioner Andrea Cooper, Commissioner Stephen Flint and John Mrofcza, Jr.

Also present: Christopher Stilling, AICP, Assistant Director of Community Development; Jennifer Henaghan, AICP, Senior Planner; Michael Toth, Planner I; and George Wagner, legal counsel to the Plan Commission.

Chairperson Ryan called the order of the agenda.

Jennifer Henaghan read the Rules of Procedures as written in the Plan Commission By-Laws.

Public Hearings

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110480

PC 11-15: 240 E. Progress Road (School of Expressive Arts and Learning)

Requests that the Village take the following actions on the subject property located within the I Limited Industrial District/Terrace Lakes Planned Development:

1. Approve a planned development amendment (Major Change) to Ordinance 5358 with the following companion conditional use and variation, as follows:
 - a. A conditional use, per Section 155.420(C) of the Lombard Zoning Ordinance, to allow for a school; and
 - b. A variation from Section 155.602(A)(10)(f) to allow two-inch curbing where six-inch barrier curb is required; and
2. Site plan approval with the following deviations from the Lombard Sign Ordinance:
 - a. A deviation from Section 153.507(B)(11)(a)(1) to allow for a total wall sign surface area of approximately 120 square feet where a maximum of 79.5 square feet is permitted; and
 - b. A deviation from Section 153.507(B)(11)(a)(2) to allow for three wall signs where one wall sign is permitted; and
3. Approval of a development agreement for the property. (DISTRICT #4)

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Steven Tetens, 2007 Ashbrook Court, Plainfield, introduced the petition on behalf of the School of Expressive Arts and Learning (SEAL) and presented an area map. David Weber, 21 Oneida St, Joliet, presented an aerial exhibit and explained how the site had been designed to accommodate the endangered Blanding's turtle that is native to the area, which resulted in the variation request to allow two-inch curbing. Mr. Tetens then summarized the proposed site plan and elevations.

There was no one present to speak in favor or against the petition.

Jennifer Henaghan, Senior Planner, presented the staff report. The petitioner is proposing a new school building on the subject property. This requires an amendment to the underlying planned development, a conditional use for a school, and site plan approval with variations for signage and parking lot curbing. There were a number of comments from Fire and Private Engineering that are being addressed through the building permit process.

SEAL is a private K-12 school currently located at 1110 N. Main Street. In 2003, the Village approved the Terrace Lakes Planned Development. Since that time, the approvals for the proposed industrial building have been extended by the Village Board six times, with the most recent extension due to expire on August 19, 2011. The proposed site plan is very similar to that which was approved for the original industrial building on the site. However, the proposed change in use from industrial to educational is a major change to the planned development requiring an amendment.

The petitioner is proposing a 26,000-square foot school building with a combination of masonry and precast design elements. The proposed site plan shows 69 parking spaces where 68 spaces are required by Code (based on a maximum of 40 faculty members and 100 students). However, all students are bused to the school so there is no parent pickup/drop-off occurring on-site. The building design, orientation, and layout is consistent with the 2003 approval.

As currently done for the existing facility, students attending the school would be transported to and from the site by the respective school district referring the student. The school would be open from approximately 8:30 a.m. to 2:30 p.m., Monday through Friday. The school will operate as a closed campus - students will only arrive and/or depart the site through their pre-arranged transportation. The school has successfully operated within the North Avenue industrial park for several years without incident, and the proposed new location would offer greater separation between the school and the surrounding industrial uses.

To accommodate the movement of local wildlife in and around the surrounding wetlands, the petitioner is proposing a three-inch high curb with a "turtle-friendly design" in place of the six-inch barrier curb mandated by Code. Staff has no objection to this variation provided that all other engineering requirements are met.

The allowable square footage and number of signs is based on the property's single frontage on Progress Road. The subject property has an extremely limited amount of frontage (53 feet) relative to its overall size (5.7 acres). The three 40-square foot signs as proposed are in keeping with the scale of the building and will not have a significant visual impact on the surrounding properties.

The Comprehensive Plan identifies this area as Light Industrial. While schools are not traditionally envisioned to be a use that would be compatible with industrial uses, staff finds that the proposed use presents unique location challenges. Private schools often have greater traffic generations and draw upon a larger than local area. Therefore, from a transportation standpoint, staff believes locating a school outside of a single-family residential area is more appropriate.

The petitioner's specific site can be supported for the school as the building promotes good circulation for busses, provides adequate parking and is somewhat isolated from the surrounding industrial uses by wetlands. Therefore, staff believes the use is consistent with the Comprehensive Plan and surrounding land uses.

Associated with the development proposed, the petitioner is also requesting approval of a development agreement that is fundamentally identical to that approved by the Village Board in 2003. This item will be considered as part of the Village Board's consideration of the petition.

Staff is recommending approval of this petition, subject to the conditions noted in the staff report.

Chairperson Ryan then opened the meeting for comments among the Commissioners.

Commissioner Sweetser asked if the school is accredited. Mr. Tetens stated that SEAL is a private, for-profit school, but he was not certain as to its accreditation.

It was moved by Commissioner Sweetser, seconded by Commissioner Olbrysh, that this matter be recommended to the Corporate Authorities for approval subject to conditions. The motion carried by the following vote:

Aye: 6 - Olbrysh, Burke, Sweetser, Cooper, Flint and Mrofcza

1. The petitioner shall develop the space in substantial conformance with Proposed Site Plan and Potential Use Exhibit dated July 13, 2011, Exterior Elevations and Floor Plan dated July 12, 2011, and Full Color Elevation Drawing dated July 29, 2011, prepared by The Pure Group, Preliminary Plat of Planned Development and Overall Site Plan dated July 11, 2011, and Landscape Plan dated July 5, 2011, prepared by Ruettiger, Tonelli & Associates.

2. The petitioner shall apply for and receive permit approval for all development activity proposed for the site. Said permit application shall address the Inter-Departmental Review Committee comments.

110483

PC 11-18: 817 E. Roosevelt Road (Harmony Therapeutic Wellness Center)

Requests a conditional use, per Section 155.417(2)(b)(11) of the Village of Lombard Zoning Ordinance to allow for a therapeutic massage establishment on the subject property located within the B4A Roosevelt Road Corridor District. (DISTRICT #6)

Play Video

Presenting the petition were Kim Sevenz, 719 S. Grace, Lombard, and Michele Hull, 724 E. Wilson, Lombard. Ms. Sevenz stated that they are the owners of Harmony Therapeutic Wellness Center and want to comply with the standards within the conditional use of the Zoning Ordinance for running their business, located in the York Center Plaza at 817 Roosevelt Road. Their main goal as a company is to focus on the safety, health and welfare of their clients. Their company relies on the tranquility and wellness of their clients and the community. Their main focus will be to ensure that their services and products reflect a high quality. They will obtain an establishment license and will ensure that their facility and operations will maintain the highest quality. They are petitioning for a conditional use in the B4A and will operate within the Lombard Business Regulations Chapter 122: Massage Establishments. They will also operate within Village Codes and will comply with the Code of Ethics. Their management team consists of two owners, her and Michelle, both licensed massage therapists. She detailed her and Michelle's credentials and school and work experience and noted that they have both lived and have been active members in the Lombard community for many years. They have well-rounded professional backgrounds and appreciate the opportunity to business within the standards of the conditional use of the Zoning Ordinance and establish their business in the Village of Lombard.

Chairperson Ryan asked if anyone was present to speak in favor or against the petition.

There was no one spoke in favor or against the petition.

Chairperson Ryan then requested the staff report.

Michael Toth, Planner I, presented the staff report. Staff has prepared the IDRC report to submit to the public record in its entirety. The proposed physical culture and massage establishment use will occupy a currently vacant 1,374 square foot space within the multi tenant building located within the Roosevelt Road Corridor. The subject business is located within a commercial strip center which consists of five restaurants, one retail clothing store, one jewelry store, two beauty shops, and one vacant tenant space (the subject tenant space). The Zoning Ordinance lists "Physical culture and massage establishments as conditional uses within the B4A Roosevelt Road Corridor District.

Individual masseurs/masseuses are licensed through the State of Illinois and are required to provide a copy of their license as part of the overall business license application. The petitioner notes that the proposed establishment would be primarily operated by two licensed masseurs/masseuses. Additional masseurs/masseuses may be added based upon business conditions. The concept floor plan proposes to have five massage rooms, one restroom, reception/waiting area and an office/storage room. No external improvements are proposed as part of the business operation.

The subject property is bounded by commercial uses on two sides. To the north and west are commercial establishments, providing a wide variety of retail and service commercial as well as office activities. A vacant lot is located to the east of the subject property while the southern portion of the property abuts residential. As the primary entrance to the establishment is on the north building elevation, it is oriented away from the residences to the south. It is not anticipated that the proposed use would generate any loading or additional traffic demand on the subject property.

Staff has historically recommended approval of massage establishments within the Roosevelt Road Corridor. In 2007 (PC 07-10), the Village Board approved a massage establishment at 1263 S. Main Street within the Oxford Corners Shopping Center. Staff finds that the petitioner has addressed the standards for conditional uses and that the proposed physical culture and massage establishment is consistent with past approvals and will not have any negative impacts on the surrounding area.

Staff has reviewed the response to standards included as part of the petition and concurs that the petition meets the standards set forth in the Zoning Ordinance. Staff believes that the proposed use is appropriate at the subject location and is compatible with surrounding uses, provided that it is operated in compliance with Village Code and recommends approval of PC 11-18 subject to the four conditions outlined in the staff report.

Chairperson Ryan then opened the meeting for comments among the Commissioners. The Commissioners had no comments.

It was moved by Commissioner Burke, seconded by Commissioner Cooper, that this matter be recommended to the Corporate Authorities for approval subject to conditions. The motion carried by the following vote:

Aye: 6 - Olbrysh, Burke, Sweetser, Cooper, Flint and Mrofcza

1. The petitioner shall operate the tenant space in accordance with the preliminary interior building sketch plan, prepared by petitioner dated July 12, 2011.

2. The conditional use for the physical culture and massage establishment is exclusively for the tenant space at 817 E. Roosevelt Road. Any expansion of the establishment within the existing shopping center beyond what was submitted as part of PC 11-18, shall require an amendment to the conditional use approval.

3. Any massage establishments to be located on the premises shall apply for and receive a license from the Village of Lombard. Said establishments shall meet all provisions of Chapter 12, Section 122 of the Village Code and shall keep their license in good standing. Moreover, all massage therapists employed on the premises must have a current license from the State of Illinois for the conditional use to apply.

4. The petitioner shall apply for and receive a building permit for any improvements to the interior of the tenant space prior to starting and build-out of the tenant space

110485

SPA 11-06ph: 2840 S. Highland Avenue (Jasmine Bridal)

Requests site plan approval with the following deviations for the subject property, located within the B3 Community Shopping District/Highlands of Lombard Planned Development:

1. A deviation from Section 153.211 and Section 153.242 to allow awning signs with a total sign surface area of 200 square feet to be displayed in conjunction with wall signs; and
2. A deviation from Section 153.505(B)(19)(a) to allow two wall signs with a total sign surface area of 200 square feet. (DISTRICT #3)

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Jeff Cardosi, Architect for the Dobbins Group, 11 E. Illinois Street, Chicago, presented the petition. Mr. Cardosi indicated he was the representative for Jasmine Bridal which is a new concept in the area. The project would involve the renovation of the existing CompUSA building and they are asking for signage variations. The first variation is to allow awnings for a total surface area of 200 square feet to be displayed in conjunction with wall signs. The second variation is for two wall signs, one on the east side and one on the west side, for visibility off of Butterfield.

Chairperson Ryan asked if anyone was present to speak in favor or against the petition. There was no one to speak in favor or against the petition.

Chairperson Ryan requested the staff report.

Jennifer Henaghan, Senior Planner, presented the staff report. The petitioner, Jasmine Bridal, is proposing minor façade modifications, new awnings, and new signage for the former CompUSA building. These changes require site plan approval with signage variations.

The subject property is bordered on the west by a detention pond and wetland area. Additional stores retail strip centers are located to the north and east of the site, and the site abuts Butterfield Road to the south. The proposed uses are compatible with the existing businesses.

The Comprehensive Plan identifies the site for Community Commercial Use. The Plan advises that the commercial portion of the property should be developed to include retail, commercial and office uses. The proposed use is therefore consistent with the Comprehensive Plan.

The planned development for the Highlands of Lombard does not specifically address exterior wall signage design. Therefore, the exterior signage is regulated by the current

Zoning and Sign Ordinance. As a planned development, any relief from the Sign Ordinance could be approved by the Plan Commission as part of a site plan approval application.

In the approval process, the Village can consider compatibility of building architecture, materials and design throughout the Highlands of Lombard development. The petitioner is proposing to repaint the building with a softer beige and dark purple color palette and modify the entrance area to provide a more rectilinear appearance. The existing spandrel glass on all sides of the building will be replaced with actual storefront windows, creating more of a retail-friendly appearance. The proposed signs are in scale with the building, and the channel letter design is in keeping with other wall signage throughout the Highlands of Lombard.

A secondary entrance will be added to the north elevation. This will result in the loss of three parking spaces, for a total of 101 on-site spaces. The Zoning Ordinance requires a minimum of four parking spaces per 1,000 square feet of floor area. No parking variation shall be necessary provided that at least 450 square feet (1.8%) of the total 25,700-square foot building area is used for storage or mechanical purposes.

The petitioner is requesting signage deviations to allow for two wall signs, each having an area of 100 square feet. They are also proposing six awning signs with a total sign area of 200 square feet on the north and south elevations. The proposed signage locations, types, and sizes are further detailed in the staff report. However, please note that labels for the north elevation and east elevation are switched on the drawing.

Staff feels that the requested relief can be supported given the location of the building as it relates to the overall planned development. The layout of the Highlands of Lombard provides unique challenges in that the internal drives are designed to function much like public streets, providing multiple exposures and necessitating that the buildings be designed as four-sided buildings. This was recognized when the Plan Commission granted approval for a 150-square foot real estate sign on the west elevation of the subject property as part of SPA 08-07ph which has since been removed. Other single-tenant buildings within the Highlands of Lombard have received deviations for multiple wall signs and total wall sign area, including PNC Bank (three signs totaling 140 square feet) and The Patio (four wall signs).

There is also a precedent for allowing mixed awning and wall signs. In the retail center immediately to the east, Potbelly was granted approval for mixed signs (in addition to doubling the allowable wall sign area) as part of SPA 03-03. As in that case, the proposed signs will be oriented toward other commercial businesses and would not be directly visible from any residential properties. The proposed mixed signage will not give the appearance of excessive signage as Jasmine Bridal is not proposing to have both awning and wall signs on any single elevation. Also within the retail center immediately to the east, past tenants have been allowed multiple signs to advertise multiple business concepts such as Bombay Company and Bombay Kids.

Staff recommends that this petition be approved as it has met the Standards for Variations subject to the two conditions noted in the staff report. In keeping with the petitioner's proposal, staff recommends as a condition that the wall signage shall only be of a channel sign design, to be consistent with other developments within the Highlands of Lombard.

Chairperson Ryan then opened the meeting for comments among the Commissioners.

Referring to a particular elevation, Commissioner Sweetser asked if there would be both a wall and awning sign allowed as it was stated in the staff report that it was not. Ms.

Henaghan answered there is a technicality within the Sign Ordinance in that the name of a business does not count as a sign as long as the letters are no more than 10" in height and displayed on the valance.

Commissioner Olbrysh stated that the east and north elevations seem to be mislabeled on the renderings they had. Ms. Henaghan answered that staff acknowledged the discrepancy and addressed it in the staff report noting they were switched.

It was moved by Commissioner Flint, seconded by Commissioner Burke, that this matter be approved with conditions. The motion carried by the following vote:

Aye: 6 - Olbrysh, Burke, Sweetser, Cooper, Flint and Mrofcza

1. The signs shall be in substantial conformance with the Building Elevations dated July 8, 2011 and Building Perspective and Site Development Plan dated July 14, 2011, prepared by The Dobbins Group.

2. All wall signage shall be of a channel letter design.

[110482](#)

PC 11-16: Text Amendments to the Lombard Sign Ordinance

The Village of Lombard is proposing the following text amendments to the Lombard Sign Ordinance:

1. An amendment to Section 153.233 (and any other relevant sections for clarity) of the Lombard Sign Ordinance relating to Motor Fuel Rate Signs.
2. An amendment to Section 153.210 (and any other relevant sections for clarity) of the Lombard Sign Ordinance relating to Automatic Changeable Copy Signs.
3. An amendment to Section 153.103 & 153.209 (and any other relevant sections for clarity) of the Lombard Sign Ordinance relating to Attention-Getting Devices and Inflatables. (DISTRICTS - ALL)

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Presenting the petition on behalf of the Village was Michael Toth, Planner I. Mr. Toth stated that staff has prepared a revised IDRC report which reflects today's date. The revised staff report includes some editorial comments but no substantive revisions to the language.

Staff recently undertook a comprehensive review of the Sign Ordinance based upon current regulatory trends of particular sign types. More specifically, staff examined the trends in motor fuel rate signs and attention-getting devices. The result of this effort was to address industry standards for motor fuel rate signs (as they relate to other sign types) and a more business-friendly approach to the regulation of attention-getting devices on sandwich board signs.

The Village has a history of amending its Zoning and Sign Ordinances to address evolving circumstances presented by petitions or to clarify the intent of the Ordinance provisions. In 2009, the Village approved text amendments (as part of PC 09-26) relative to the regulation of temporary signage. Due to recent demand, staff examined amendments to the Sign Ordinance relative to automatic changeable copy signs, more specifically as they pertain to motor fuel rate signs.

Motor fuel rate signs currently have their own separate and distinct provisions. Due to frontage requirements of automatic changeable copy signs; in most cases, motor fuel rate signs do not have the ability to display electronic message reader boards. As electronic reader boards have become the standard in the motor fuel industry, staff believes that a variation should not be required any time a gas station wishes to install

an electronic message reader sign. As such, staff examined amendments to the Sign Ordinance relative to automatic changeable copy signs, more specifically as they pertain to motor fuel rate signs and other product rate signs.

As a result, staff created a new sign classification that would allow motor fuel rates to be displayed electronically, but also allow other businesses and institutions to display similar electronic messages. For purposes of consistency, staff is proposing to combine motor fuel rate signs with the newly-created 'product rate signs' to allow other businesses to utilize electronic reader boards as well. Furthermore, staff believes that the numerical fuel rate should not be regulated different than any other business wishing to advertise their specific products. Such signs will only be permissible in non-residential districts so as not to impact residential properties with any additional lighting.

As previously mentioned, motor fuel rates can be displayed electronically as automatic changeable copy signs; however, to be able to display an electronic message reader, the property would have to consist of 500 lineal feet of right-of-way frontage. As automatic changeable copy signs are intended to be ancillary features of shopping center identification signs, the 500 lineal foot frontage requirement specifically limits the use of such signs to larger properties that typically contain regional shopping centers and the like. As the 500 lineal foot frontage requirement will not be included as part of motor fuel and product rate signs, any business located on properties in non-residential districts could display electronic message reader signs where it may not have been previously possible. The provisions of automatic changeable copy signs will also be amended to be consistent with the newly-created motor fuel and product rate signs. If you look at the language created they have been morphed together and the automatic changeable copy signs were amended to be more consistent with the motor fuel rate sign.

Aside from the 500 lineal foot frontage requirement, the only difference between said signs would be the interval ratio. As motor fuel and product rate signs are intended to advertise products, which contain static prices, they will only be allowed to change twice in a twelve-hour period, whereas automatic changeable copy signs will still be allowed to change messages in two-second intervals. Again, automatic changeable copy signs are intended to be ancillary features of shopping center identification signs so they are relaying messages from a number of different tenants; as such, they are required to change more frequently. Staff used similar provisions from Glen Ellyn as a reference to the proposed text amendments. Staff finds that the proposed amendments will address evolving circumstances by allowing businesses greater access to electronic message readers.

Mr. Toth mentioned how this amendment is a result of a demand mostly by gas stations and how this type of sign has become an industry trend. He noted how staff had granted a couple of variations in the past and gave the Shell Gas Stations as examples.

Continuing, Mr. Toth stated there has been a recent demand from the business community to have greater flexibility to be able to effectively advertise their businesses. To address such need, the sandwich board sign provisions were amended in 2010 to allow all businesses located in non-residential zoning districts the ability to display a sandwich board sign. There has been a surge in sandwich board sign use since such amendments were approved. Additionally, businesses have been displaying attention-getting devices on their sandwich board signs. Under the current attention-getting device regulations such devices can only be displayed for a certain time period once a permit has been obtained. The permits are restricted to 14 days each with four permits being allowed for the calendar year for a total of 56 days. To allow businesses to effectively draw attention to their establishment, staff is proposing to remove the time limitations and need for a permit for balloons attached to a lawfully

establish sandwich board sign.

Staff is also proposing to clean up the provisions relative to balloons and inflatables. There are no changes being proposed to the regulations of inflatables, just the reference made to the correct device.

Staff finds that allowing balloons that are less than two feet when measured in any dimension on a lawfully-established sandwich board sign or attached to a permanent structure will not be detrimental to public safety or neighborhood aesthetics, but rather will provide businesses with another tool to effectively draw attention to their establishment.

Concluding, Mr. Toth stated that the proposed amendments meet the standards set forth in the Zoning Ordinance and is recommending approval of PC 11-16.

Chairperson Ryan asked if anyone was present to speak in favor or against the petition. There was no one to speak in favor or against the petition.

Chairperson Ryan then opened the meeting for comments among the Commissioners.

Commissioner Burke referred to the approval of the variances for the Shell Gas Stations and recalled that staff's recommendation at that time was strict. He questioned why staff now has had a change of heart as there was a different approach at that time.

Christopher Stilling, Assistant Director of Community Development, answered that when staff initially looked at the variations it was from an automatic changeable copy sign standpoint, but after speaking to Village Counsel, as well as the business community, we found that these signs are becoming a growing trend. Staff did the research and thought this was a fair compromise as it seems that most gas station signs in the future will be this type.

Commissioner Burke asked about the two second interval on some of the signs. Mr. Toth answered that it is a current requirement that automatic changeable copy signs can only change the message after a two second interval. The motor fuel signs we are discussing have a more static message. Mr. Stilling noted that there is a provision in place that prohibits flashing signs.

Commissioner Olbrysh indicated that he was absent from the meeting when the Commissioners discussed approval of the fuel rate sign petitions. He referred to the Shell sign on Westmore and Roosevelt and asked if that particular sign comes within the 9 square feet or if it is less because it is hard to see. Mr. Toth answered that he did not think that they used the maximum allowable square footage allowed by code. Commissioner Olbrysh stated how it might cause an accident if it is too small and unreadable. He hoped that was not the standard. Mr. Toth answered that staff looked at various applications and submittals and also talked with business owners and other communities and the 9 square feet seemed to be a good fit. Mr. Stilling added that 9 square feet is consistent with code. If you sell gas you are required to post the price - our code recognizes this and it was always at 9 square feet. Staff feels comfortable with that provision as long as it is static.

Commissioner Sweetser asked about the automatic changeable copy sign that has a crawling message and how that fits into these provisions. Mr. Stilling answered that it would not be allowed as this is a product rate sign and that type of sign you are referring to is a scrolling sign. If someone wanted to have a crawling sign or a scrolling sign they would have to meet the provisions of an automatic changeable copy sign that allows a message that changes more frequently. This would include having 500 linear feet of

frontage. Commissioner Sweetser asked if the crawling sign is covered by this ordinance. Mr. Toth referred to the language on page 5, letter D. which prohibits the use of animation, flashing, scrolling or blinking characters. He added that if someone desired this, they would have to go through the variation process.

Commissioner Mrofcza questioned legally established sandwich board signs that have balloons attached to it. He asked how far the sign has to be from the curb and if the length of the balloon string is regulated. He expressed concern that the balloons could possibly obstruct traffic if the sign is placed too close to the curb. Mr. Toth referred to the provision on page 8, 2.B. which indicates that a sandwich board sign has to be at least 10' away from the building and/or outdoor service area with a minimum of 4' of public sidewalk remaining unobstructed. Commissioner Mrofcza acknowledged that the provision addresses how far away it has to be located from the building but does not address how close it can be located to the curb. He was concerned that if the balloons fly into traffic they could possibly obstruct someone's view. Mr. Stilling noted that was a good point and staff will amend the language so it states that at no point shall any portion of the sign and balloons extend beyond the curb.

Commissioner Cooper commented that balloons are a management responsibility to ensure that they are maintained, not blowing into traffic, not deflated and aesthetically pleasing. She asked how the Village will control and monitor the use of balloons. Mr. Stilling answered that if they are located in the right of way they have to carry insurance and staff ensures they have the proper paperwork. There are also maintenance provisions within code so Code Enforcement is active in ensuring that the signs comply with code.

It was moved by Commissioner Burke, seconded by Commissioner Sweetser, that this matter be recommended to the Corporate Authorities for approval making a change to the sandwich board sign provisions requiring all sandwich board signs, including any balloons, to maintain a minimum one foot setback from the back of the curb. The motion carried by the following vote:

Aye: 6 - Olbrysh, Burke, Sweetser, Cooper, Flint and Mrofcza

[110484](#)

PC 11-19: Text Amendments to the Lombard Zoning Ordinance

The Village of Lombard is proposing text amendments to Section 155.405 through Section 155.411 of the Zoning Ordinance relative to front yard setback requirements for single-family residences. (DISTRICTS - ALL)

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Presenting the petition on behalf of the Village was Michael Toth, Planner I. Mr. Toth stated that staff has prepared the IDRC report to submit to the public record in its entirety. In October 2008, the Village Board formally adopted the text amendments associated with residential development (PC 08-21), which included the residential front yard setbacks. As a result of said amendments, setbacks for all detached single-family homes are now required to consider the average front setback of adjacent properties to determine the required front setback for a given property. Since adoption in 2008, property owners and the development community faced a number of challenges with regard to the average front yard setback provisions. Such issues included: data interpretation, non-conforming scenarios and complications resulting from the maximum building line. As a result of said issues, staff is requesting text amendments to the average front yard setback provisions.

Staff conducted two Plan Commission workshops on this item - the first on March 21, 2011 and then July 18, 2011. During the March 21, 2011 Plan Commission meeting, staff presented the aforementioned issues with the existing provisions and solicited feedback on the existing Zoning Ordinance provisions.

As recommended by the Plan Commission, staff drafted amended provisions based upon their recommendations and brought the proposed language back to the Plan Commission during the last workshop session on July 18, 2011 meeting. The Plan Commission was supportive of the proposed language; as such, staff is now bringing the proposed language forward for formal adoption.

Concluding, Mr. Toth noted that the proposed amendments apply to all detached single family residences in all residential districts and meets the standards set forth in the Zoning Ordinance and is recommending approval of PC 11-19.

Chairperson Ryan asked if anyone was present to speak in favor or against the petition. There was no one to speak in favor or against the petition.

Chairperson Ryan then opened the meeting for comments among the Commissioners. The Commissioners had no comments.

It was moved by Commissioner Olbrysh, seconded by Commissioner Sweetser, that this matter be recommended to the Corporate Authorities for approval. The motion carried by the following vote:

Aye: 6 - Olbrysh, Burke, Sweetser, Cooper, Flint and Mrofcza

Business Meeting

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The business meeting convened at 8:30 p.m.

Approval of Minutes

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On a motion by Sweetser and seconded by Olbrysh the minutes of the July 18, 2011 meeting were unanimously approved by the members present.

Public Participation

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There was no public participation.

DuPage County Hearings

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There were no DuPage County hearings.

Chairperson's Report

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The Chairperson deferred to the Assistant Director of Community Development.

Planner's Report

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Christopher Stilling referred to staff's memo about readopting the Comprehensive Plan. He explained that there have been regular amendments since its adoption in 1998 which include the Downtown Plan, the Roosevelt Road Corridor Plan and the upcoming Senior Housing Plan, as examples. In order to accomplish this, staff intends to present the

Plan section by section to the Plan Commission to determine what, if any, sections need to be brought up to date to reflect current conditions and changes. This process will be an ongoing project and will involve workshop sessions throughout the fall and winter. Staff intends to wrap up the project by spring with a public hearing.

Unfinished Business

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There was no unfinished business.

New Business

[Play Video](#)

There was no new business.

Subdivision Reports

[Play Video](#)

There were no subdivision reports.

Site Plan Approvals

[Play Video](#)

There were no site plan approvals.

Workshops

[Play Video](#)

There were no workshops.

Adjournment

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The meeting adjourned at 8:34 p.m.

*Donald F. Ryan, Chairperson
Lombard Plan Commission*

*Christopher Stilling, Secretary
Lombard Plan Commission*