



# 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: Christopher Stilling*

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Monday, June 18, 2012

7:30 PM

Village Hall - Board Room

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### Call to Order

*Vice Chairperson Flint called the meeting to order at 7:30 p.m.*

### Pledge of Allegiance

*Vice Chairperson Flint led the Pledge of Allegiance.*

### Roll Call

**Present** 4 - Ronald Olbrysh, Martin Burke, John Mrofcza, and Stephen Flint

**Absent** 3 - Donald F. Ryan, Ruth Sweetser, and Andrea Cooper

*Also present: Christopher Stilling, AICP, Assistant Director of Community Development.*

*Vice Chairperson Flint called the order of the agenda.*

### Public Hearings

[120355](#)

**PC 12-13: 401 E. North Ave. (Request to continue to July 16, 2012)**

Requests that the Village take the following actions for the subject property located in the B4 - Corridor Commercial District:

- 1) A conditional use for a drive-through establishment;
- 2) A conditional use for an outside service area;
- 3) A variation from Section 153.208(H) to allow signage within clear line of sight areas;
- 4) A variation from Section 153.505(B)(19)(b)(1)(a) to allow a

property with a multi-tenant building setback less than 120 feet from the property line to display wall signs that are two times the lineal front footage of the tenant space;

- 5) Variations from Sections 155.416(J) & 155.707(A)(4) to reduce the required 30' transitional landscape yard;
- 6) A variation from Sections 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access; and
- 7) A Minor Plat of Subdivision with a variation from Section 155.416 (D) to allow a lot area of 35,382 sq. ft. where a minimum of 40,000 sq. ft. (DISTRICT #4)

*Vice Chairperson Flint stated that the petitioner has requested that the petition be continued to the July 16, 2012 meeting.*

**A motion was made by Martin Burke, seconded by Ronald Olbrysh, to continue the petition to the July 16, 2012 meeting. The motion carried by the following vote:**

**Aye:** 4 - Ronald Olbrysh, Martin Burke, John Mrofcza, and Stephen Flint

**Absent:** 3 - Donald F. Ryan, Ruth Sweetser, and Andrea Cooper

## **Business Meeting**

*The business meeting convened at 7:34 p.m.*

## **Approval of Minutes**

*On a motion by Burke and seconded by Mrofcza the minutes of the May 21, 2012 meeting were unanimously approved by the members present.*

## **Public Participation**

*There was no public participation.*

## **DuPage County Hearings**

*There were no DuPage County hearings.*

## **Chairperson's Report**

*The Vice Chairperson deferred to the Assistant Director of Community Development.*

## **Planner's Report**

*Assistant Director Stilling mentioned that the Commissioners would be reviewing the final draft of the Comprehensive Plan later tonight during*

*the workshop session. It is staff's goal to have the initial public hearing sometime in July. Consequently, due to the number of cases already on the docket for next month, there might be a need for a special meeting. He also noted that staff is seeking the input of the Economic & Community Development Committee as it relates to these documents.*

## Unfinished Business

*There was no unfinished business.*

## New Business

*There was no new business.*

## Subdivision Reports

[120354](#)

### **SUB 12-01: 137 N. Elizabeth St.**

Requests approval of a one-lot major plat of subdivision. (DISTRICT #1)

*Christopher Stilling, Assistant Director of Community Development, presented the petition. The petitioner is requesting approval of a Plat of Resubdivision for a tract of land located at 137 N. Elizabeth Street in order to build a new single family residence on the property. Staff usually allows for these requests to be done administratively but as this parcel is greater than one acre in size, Village Code requires that the parcel be an established lot of record. As such this plat would be considered a Major Plat of Subdivision and would require review by the Plan Commission. Staff has no issues with this request and recommends approval.*

*Vice Chairperson Flint asked if there were any comments on the plat. Hearing none, he opened the meeting for discussion and questions by the Plan Commission. The Commissioners had no comments or questions.*

**A motion was made by Martin Burke, seconded by Ronald Olbrysh, that this matter be recommended to the Corporate Authorities for approval. The motion carried by the following vote:**

**Aye:** 4 - Ronald Olbrysh, Martin Burke, John Mrofcza, and Stephen Flint

**Absent:** 3 - Donald F. Ryan, Ruth Sweetser, and Andrea Cooper

## Site Plan Approvals

*There were no site plan approvals.*

## Workshops

### Comprehensive Plan Update- Final Draft

*Assistant Director Stilling stated that the Comprehensive Plan is being presented in its final draft format and includes the Westmore-Meyers Plan as a supplement. The planning effort for the Comprehensive Plan has been discussed and reviewed by the Plan Commission through their workshop session over the past nine months. The information contained within is the same as in the past but with the formatting being a little different. The Economic & Community Development Committee will be reviewing these documents at their meeting in the near future. Any comments they might have would be reflected in the final report. There will also be a neighborhood meeting at Commissioner Flint's office on June 27 at 5:00 p.m. regarding the Westmore-Meyers Plan. The meeting is open to all residents and businesses in the surrounding area and will give them the opportunity to incorporate things they might like to have.*

*Staff is requesting that the Plan Commission review the proposed final drafts and provide any comments to staff so that the Plan may be revised prior to a public hearing to be held sometime in July or later this summer.*

*Vice Chairperson Flint opened the workshop to the Commissioners for their comments and questions.*

*Commissioner Mrofcza referred to page 4 and indicated it was missing the legend. Assistant Director Stilling indicated it would be corrected and that staff would review it comprehensively prior to the public hearing.*

## Adjournment

*The meeting adjourned at 7:41 p.m.*

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*Stephen Flint, Vice Chairperson  
Lombard Plan Commission*

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*Christopher Stilling, AICP, Secretary  
Lombard Plan Commission*