



# Village of Lombard

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

## Meeting 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, October 16, 2017

7:00 PM

Village Hall - Board Room

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### 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: Tami Urish, Planner, Anna Papke, Senior Planner and Jason Guisinger, legal counsel to the Plan Commission.

### Public Hearings

[170440](#)

#### **PC 17-32 1058 N. DuPage Avenue**

Requests that the Village grant approval of a conditional use, pursuant to Section 155.420 (C) of the Village of Lombard Zoning Ordinance, to allow for a Food or Dairy Manufacture, Packaging, and Processing establishment within the I Limited Industrial Zoning District.

Sworn in to present the petition were the petitioner Manuel Favela and Tami Urish, Planner I of the Village of Lombard.

Mr. Favela said he is seeking approval for a conditional use for a meat preparation and a warehouse facility to distribute product to the Parrilla restaurants' six locations. This facility will streamline the process of food preparation and distribution from a centralized location instead of taking place in one of the restaurants.

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. Urish presented the staff report, which was submitted to the public record in its entirety. The petitioner is proposing to process and package meat for distribution to restaurants. Per Section 155.420 (C) of the Zoning Ordinance, a Food or Dairy Manufacture, Packing, and Processing establishment requires conditional use approval. Staff recommends approval of this use in the Industrial District.

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

**On a motion by Commissioner Olbrysh, and a second by Commissioner Flint, the Plan Commission voted 5-0 to recommend that the Village Board approve the petition associated with PC 17-32, subject to three (3) conditions:**

- 1. That the petitioner shall develop the site in accordance with plans prepared by Harold Beron Architects, Planners & Designers dated August 20, 2017 submitted as part of this request.**
- 2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and**
- 3. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval for a conditional shall become null and void unless a time extension has been granted by the Village Board. The motion passed by the following vote:**

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

#### [170441](#)

#### **PC 17-33 Text Amendment**

Requests the following text amendment to the Sign Ordinance (Section 153 of the Code of Ordinances):

1. An amendment to Section 153.505(B)(19)(b)(ii), B3, B4, and B4A Community Shopping District requirements, Wall signs, Properties with multiple tenants, to correct a scrivener's error; and
2. Any requisite companion amendments and references for clarity.

Sworn in to present the petition was Tami Urish, Planner I of the Village of Lombard.

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. Urish 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

wall sign regulations of the B3, B4, and B4A zoning districts due to a scrivener's error. In 2015, wall signs for all zoning districts were amended per PC 15-03. The objective of the amendments was to simplify the review of wall signage by not limiting the number of wall signs and measuring words and logos separately. Staff proposes changes regarding the exterior tenants of properties with multiple tenants in the B3, B4 and B4A zoning district that was inadvertently overlooked in 2015 to allow two times the signage on corner units or end units. Staff recommends approval.

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

**On a motion by Commissioner Sweetser, and a second by Commissioner Mrofcza, the Plan Commission voted 5-0 to recommend that the Village Board approve the petition associated with PC 17-33.**

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

## **Business Meeting**

The business meeting convened at 7:11 p.m.

## **Approval of Minutes**

**A motion was made by Commissioner Mrofcza, and a seconded by Commissioner Olbrysh to approve the minutes of September 18, 2017. The motion carried by the following vote:**

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

## **Public Participation**

A 15-minute period is allowed for public comments on any issue related to the Plan Commission.

## **DuPage County Hearings**

There were no DuPage County hearings.

## **Chairperson's Report**

There was no report.

## **Planner's Report**

There was 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 Burke, to adjourn the meeting at 7:11 p.m. The motion carried by the following vote:**

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