



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, Stephen Flint,
John Mrofcza and Leigh Giuliano
Staff Liaison: Jennifer Ganser*

Monday, August 20, 2018

7:00 PM

Village Hall - Board Room

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, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano
Absent 1 - Martin Burke

Also present: Jennifer Ganser, AICP, Assistant Director of Community Development

Chairperson Ryan called the order of the agenda.

Ms. Ganser read the Rules of Procedures as written in the Plan Commission By-Laws.

Public Hearings

[180339](#)

PC 18-25: Text Amendment to the Sign Ordinance

Requests comprehensive text amendments to Chapter 153 of the Village Code (the Sign Ordinance), and any other relevant sections for clarity, to remove discrepancies between the Sign Ordinance and Chapter 150 (the Building Code). Specifically, the Sign Ordinance amendments are

primarily intended to remove language that conflicts with existing provisions established within the Building Code.

Sworn in to present the petition was Jennifer Ganser, Assistant Director.

Chairperson Ryan read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, he proceeded with the petition.

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. Ganser presented the staff report, which was submitted to the public record in its entirety. The Village is requesting a text amendment to the sign ordinance to make edits to these sections of the sign ordinance for clarity and consistency. Planning Staff met with the Building Commissioner to review the Sign Code and Building Code

In doing so, they found instances where the Sign Code should be updated for clarity and also instances where the Building and Sign are in conflict. Should the Building Code need to be updated, the Board of Building Appeals (BOBA) will review and make a recommendation to the Village Board.

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

Commissioner Sweetser said this was quite an undertaking and would be happy to make a motion.

On a motion by Commissioner Sweetser, and a second by Commissioner Olbrysh, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 18-25.

The motion carried by the following vote:

Aye: 6 - Donald F. Ryan, Ronald Olbrysh, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

Absent: 1 - Martin Burke

[180340](#)

PC 18-26: Text Amendment to the Zoning Ordinance

Requests comprehensive text amendments to Chapter 155 of the Village Code (the Zoning Ordinance), and any other relevant sections for clarity, to remove discrepancies between the Zoning Ordinance and Chapter 150 (the Building Code). Specifically, the Zoning Ordinance amendments

are primarily intended to remove language that conflicts with existing provisions established within the Building Code.

Sworn in to present the petition was Jennifer Ganser, Assistant Director.

Chairperson Ryan read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, he proceeded with the petition.

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. Ganser presented the staff report, which was submitted to the public record in its entirety. The Village is requesting a text amendment to the Zoning Ordinance to make edits to these sections of the Zoning Ordinance for clarity and consistency. Planning Staff met with the Building Commissioner to review the Zone Code and Building Code. In doing so, they found instances where the Zoning Ordinance should be updated for clarity and also instances where the Building and Zoning are in conflict. Should the Building Code need to be updated, the Board of Building Appeals (BOBA) will review and make a recommendation to the Village Board. These edits are similar in nature to the text amendments to the Sign Code.

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

On a motion by Commissioner Mrofcza, and a second by Commissioner Flint, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 18-26.

The motion carried by the following vote:

Aye: 6 - Donald F. Ryan, Ronald Olbrysh, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

Absent: 1 - Martin Burke

Business Meeting

The business meeting convened at 7:10 p.m

Approval of Minutes

A motion was made by Stephen Flint, seconded by John Mrofcza, that this be approved. The motion carried by the following vote:

Aye: 6 - Donald F. Ryan, Ronald Olbrysh, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

Absent: 1 - Martin Burke

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

Ms. Ganser provided the Commissioners a notification of the removal of Landmark Site Designation of 305 E. Morningside Avenue.

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 are no site plan approvals

Workshops

There were no workshops

Adjournment

A motion was made by Commissioner Flint, seconded by Commissioner Giuliano, to adjourn the meeting at 7:13 p.m. The motion passed by a unanimous vote.

*Donald F. Ryan, Chairperson
Lombard Plan Commission*

*Jennifer Ganser, Secretary
Lombard Plan Commission*