



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, February 18, 2019

7:00 PM

Village Hall - Board Room

Call to Order

Chairperson Flint called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Chairperson Flint led the Pledge of Allegiance

Roll Call of Members

Present 6 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

Absent 1 - Donald F. Ryan

Also present: Jennifer Ganser, AICP, Assistant Director of Community Development and Anna Papke, AICP, Senior Planner of Community Development

Chairperson Flint called the order of the agenda.

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

Public Hearings

[190094](#)

PC 19-01: Text Amendments to the Zoning Code - Permitted Obstructions

Requests text amendments to Section 155.212 of the Lombard Zoning Ordinance (and any other relevant sections for clarity) to amend the Section title; and to amend Table 2.1, Permitted Obstructions, as it relates to replacement of central air conditioning systems in front and corner side yards. (DISTRICT ALL)

Sworn in to present the petition was Anna Papke, Senior Planner.

Chairperson Flint 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 Flint 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. Papke 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 related to replacement of existing air conditioner units. Currently, the Zoning Ordinance allows new AC units to encroach into rear yards, but prohibits encroachment into front, corner side and side yards. Replacement AC units may encroach into rear yards and also side yards, but still cannot encroach into front or corner side yards, regardless of their current location.

During permit review, staff has encountered situations in which homeowners with existing AC units in front or corner side yards request permits to replace the condenser in the same location as the previous unit. The current regulations prohibit staff from issuing these permits. Staff recognizes that moving the condenser for an existing AC system presents practical and financial challenges to many homeowners. Staff proposes to amend the Zoning Ordinance to allow for replacement of existing AC units in front and corner side yards. The proposed regulations are similar in nature to the previous amendment to the Zoning Ordinance that provided for replacement of AC units in side yards. Standards for new AC units will not change; new units will continue to be prohibited in front, corner side, and side yards.

Staff also proposes amending the section title from "Front yard obstructions" to "Permitted obstructions in required yards." The section title was inadvertently changed with a text amendment in 2018, and staff proposes to change it back to its original wording.

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

Commissioner Burke asked if permits are required to replace AC units or install new AC units. Ms. Papke said permits are required for both types of work.

Commissioner Burke asked for clarification on the permitted obstructions table, and whether if something is prohibited in the side yard, would that mean the item could not be on the side of the house at all. Ms. Papke stated that so long as the item in question remained outside the side yard setback, it could be along the side of the house.

On a motion by Commissioner Sweetser, and a second by Commissioner Mrofcza, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 19-01.

The motion carried by the following vote:

Aye: 6 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

Absent: 1 - Donald F. Ryan

[190095](#)

PC 19-02: Text Amendment to the Sign Ordinance - Non Conforming Signs

Requests a text amendment to Section 153.302(D) of the Sign Ordinance, amending the relocation provisions of non-conforming signs. (DISTRICT ALL)

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

Chairperson Flint 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 Flint 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. She said the Village requests text amendments to Section 153.302(D) of the Sign Ordinance, amending the relocation provisions of non-conforming signs. She said a business inquired about relocating their freestanding sign on their property. As the sign no longer conforms to Village Code, staff could not approve the permit. This text amendment would not allow the sign life to be extended. She noted the setbacks and clear line of sight would still need to meet Code, or apply for a variance.

Commissioner Sweetser asked how life of a sign is determined. Ms. Ganser said it varies by sign. If the sign is damaged or destroyed staff would review the permit with the Building Division to determine if it was

a repair or replacement. Commissioner Burke asked if it was determined for billboards. Ms. Ganser noted that was for a billboard amortization project. The Village does not amortize non-conforming signs.

Commissioner Burke asked if a non-conforming sign can do a face change and Ms. Ganser said yes. Commissioner Burke said ten years ago the Village spent time trying to get rid of non-conforming signs and we may not want to have those be relocated. He noted the business could come back for variances on a case by case basis. Ms. Ganser said staff does not have an estimate for the number of non-conforming signs. Staff's opinion is that because the life of the sign is not extended the non-conformity is not increasing. This could make it easier for a business.

Chairperson Flint asked for public comment and Mr. Walker asked to speak. He said he owns El Famous Burrito and he is in favor of the text amendment. He said when Carriage Animal Hospital received a variance to expand their sign is blocked one direction. A new sign is approximately \$20,000. This text amendment would allow them to relocate their sign. It has been up for approximately 25 years. He did reface the sign three years ago. He said he would like to relocate his sign to be more visible and help his business.

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

Commissioner Burke said his comments were related to setting a precedent for future signs.

On a motion by Commissioner Giuliano, and a second by Commissioner Burke, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 19-02.

The motion carried by the following vote:

Aye: 6 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

Absent: 1 - Donald F. Ryan

Business Meeting

Approval of Minutes

A motion was made by Commissioner Burke, seconded by Commissioner Olbrysh, the minutes of the December 17, 2018 meeting were approved. The motion carried by the following vote:

Aye: 6 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

Absent: 1 - Donald F. Ryan

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

The Assistant Director of Community Development had 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

[190097](#)

Workshop - Breweries, Distilleries, ect.

Potential text amendment on breweries and distilleries.

Ms. Ganser reviewed the workshop memo and said it is to discuss a future text amendment. After discussions with 101 S. Main Street and reviewing current trends staff would like to change the way microbreweries and other similar places are reviewed. Currently, microbreweries are allowed in the B4A District. The text amendment

would create a new definition for craft alcohol production facilities and allow any alcoholic beverage to be made as long as there is a tasting room. If a business wanted to make a beverage only, they could request a conditional use in the Industrial District. This text amendment would list craft alcohol production facilities as a conditional use. At the February 11th ECDC meeting, the ECDC reviewed the topic. They unanimously concurred with Staff to bring this item to the Plan Commission for a workshop and were supportive of the amendments. Commissioner Flint said he thinks it makes sense. Commissioner Sweetser asked what zoning districts this would be a in a conditional use. Ms. Ganser said this would be expanded to B2, B4A, B5, B5A, and I. In the Industrial District a business would have two options, with or without a tasting room

Adjournment

A motion was made by Commissioner Sweetser, seconded by Commissioner Olbrysh, to adjourn the meeting at 7:31 p.m. The motion passed by a unanimous vote.

*Donald F. Ryan, Chairperson
Lombard Plan Commission*

*Jennifer Ganser, Secretary
Lombard Plan Commission*