



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, May 20, 2019

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 7 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

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

[190185](#)

PC 19-09: 601-607, 617 and 645 W. North Ave - Tommy's Car Wash

The petitioner requests that the Village take the following actions on the subject property located within R1 Single-Family Residence District, the B4 Corridor Commercial Zoning District, and the OPD Office Planned Development District:

1. For the property at 617 W. North Avenue, approve a map amendment from the R1 Single-Family Residence District to the

B4 Corridor Commercial Zoning District;

2. For the property at 601 W. North Avenue and 617 W. North Avenue, approve the following:
 - a. A conditional use, pursuant to Section 155.416(C)(18) of the Lombard Code of Ordinances for Conditional Uses in the B4 District, to allow for a motor vehicle service business (car wash);
 - b. A zoning variation from Section 155.416(F)(1) of the Lombard Code of Ordinances to allow a building with a front yard setback of twenty two feet (22'), where a front yard setback of thirty feet (30') is required;
 - c. A zoning variation from Sections 155.416(J) and 155.707(A)(4) of the Lombard Code of Ordinances to allow a transitional landscape yard with a width of five feet (5'), where a width of thirty feet (30') is required, along the south property line;
 - d. A zoning variation from Section 155.707(B)(4) of the Lombard Code of Ordinances to allow a transitional yard without a solid fence or berm;
 - e. A zoning variation from Section 155.706(C) of the Lombard Code of Ordinances to reduce the perimeter parking lot landscaping area from five feet (5') to zero feet (0') in width along the west property line (to accommodate a shared driveway);
 - f. Approve the following signage variations:
 - i. A variation from Section 153.210 of the Lombard Sign Ordinance to allow an automatic changeable copy sign on a property with less than 300 lineal front footage on a designated major or minor arterial road;
 - ii. A variation from Section 153.505(B)(19)(a)(i)(a) of the Lombard Sign Ordinance to allow wall signage with a total area of two hundred forty eight square feet (248 square feet) where a maximum area of two hundred square feet (200 square feet) is permitted.

For the property at 645 W. North Avenue, amend the Heron Point Office Planned Development to provide for a zoning variation from Section 155.706(C) of the Lombard Code of Ordinances to reduce the perimeter parking lot landscaping area from five feet (5') to zero feet (0') in width along the east property line (to accommodate a shared driveway (DISTRICT #1))

Sworn in to present the petition were: Anna Papke, Senior Planner; and Jim Gottfred, Dennis O'Connell, Susan Rowley, Chris Kolischefski, and Jason Green, all representing the petitioner.

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.

Mr. Kolischefski, architect, presented the petition on behalf of the petitioner. He provided an overview of the site location and the surrounding zoning designations and land uses. He reviewed the site plan, explaining the proposed circulation for customers on the site. He noted that the car wash will be an express style car wash that uses efficient technology and serves up to three cars per minute.

Mr. Kolischefski described the landscape variances requested by the petitioner. Mr. Kolischefski noted that the neighboring property is zoned R1, but is developed with commercial uses. The petitioner is requesting a variance from the landscape buffer the code requires between the subject property and the neighboring R1 property since there are no residential uses requiring buffering from the proposed car wash. He also detailed the requested landscape variances that would allow for a shared driveway to be constructed along the west property line of the subject property.

Mr. Kolischefski described the requested signage variations. He said the proposed site will be unique in that it will be accessed from all sides of the building, necessitating additional wall signage. He noted that the petitioner is requesting a variance to allow an automatic changeable copy (ACC) component on the freestanding sign. The Sign Ordinance requires properties to have more than 300 feet of frontage on an arterial road in order to have an ACC sign. The subject property has over 400 feet of frontage split between North Avenue and Route 53, both of which are arterial roads. Mr. Kolischefski said an ACC sign on the subject property will be consistent with the intent of the Sign Ordinance to limit ACC signs to properties with significant frontage on arterial roads.

Susan Rowley, an ecological consultant with Encap, Inc., addressed the Commission. Ms. Rowley provided an overview of the wetlands on the subject property. She said the proposed development will meet the wetland buffering requirements established by DuPage County in order to mitigate impacts to the wetland. Native plantings will be installed as part of this effort.

Jason Green, civil engineer with WT Group, addressed the Commission. He explained the stormwater and utility plans for the proposed development. He noted that the sidewalk along Route 53 would be installed on the petitioner's property in anticipation of IDOT widening Route 53 near the intersection with North Avenue. He said the petitioner will enter into an easement agreement with IDOT relative to the sidewalk.

Mr. Green said stormwater on the site currently drains to the south. He showed the grading plan for the site and explained the proposed stormwater detention system. He said the site currently drains into a pond on a neighboring property. The stormwater detention system will reduce peak flow of water from the subject property into the pond.

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. Papke presented the staff report, which was submitted to the public record in its entirety. The petitioner proposes to develop the southwest corner of North Avenue and Route 53 with a car wash. The development will consist of two parcels of property, at 601 and 617 W. North Avenue, which will be consolidated into one lot of record. The property at 617 W. North Avenue is currently zoned R1, which is the default zoning assigned to property when it is annexed into the Village. The petitioner is requesting rezoning of 617 W. North Avenue to B4 as part of this petition. Staff notes that the comprehensive plan recommends commercial uses for this property, and the B4 zoning would be consistent with the zoning on the property at 601 W. North Avenue. Staff supports the rezoning.

The petitioner is seeking approval for a conditional use for a car wash on the subject property. Staff finds a car wash is consistent with other uses in the vicinity of the subject property, and supports the conditional use.

The petitioner requests a number of variances, including a variance for the transitional landscape yard on the south side of the property. The property adjacent to the south of the subject property was zoned R1 when it was annexed into the Village. However, it is developed with a contractor yard, and staff expects the property will remain of a commercial nature for the foreseeable future. The proposed development on the subject property meets the perimeter landscape requirements for commercial properties adjacent to other commercial properties.

The petitioner has requested two signage variations and a setback variation, which staff supports due the specific characteristics of the site.

A proposed driveway on the west side of the car wash will encroach onto the property at 645 W. North Avenue (Fairfield Inn). The petitioner has requested variances for perimeter parking lot landscaping to accommodate this driveway. The neighboring property owner has consented to the shared driveway, and staff supports the requested variances.

The petition was reviewed by the Village's interdepartmental review committee. Comments from this review have been passed on to the petitioner, and will be addressed in the final review and permitting process.

Staff recommended approval of the petition subject to the conditions in the staff report.

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 Olbrysh, the Plan Commission voted 7-0 to recommend that the Village Board approve the petition associated with PC 19-09, subject to the following four (4) conditions:

- 1. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;**
- 2. That the petitioner shall submit a plat of consolidation prior to issuance of a final certificate of occupancy;**

3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and

4. 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 shall become null and void unless a time extension has been granted by the Village Board.

The motion was carried by the following votes:

Aye: 7 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

[190186](#)

PC 19-10: 948 N Ridge Avenue - Motor Vehicle Service

The petitioner requests that the Village grant approval of a zoning conditional use, pursuant to Section 155.420(C)(23) of the Village Code, to allow for a Motor Vehicle Service establishment within the I Limited Industrial Zoning District. (DISTRICT #1)

Sworn in to present the petition was the petitioner David Piotrowski and 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.

Mr. Piotrowski said he is a representative of the prospective property owner and business owner. He said they have been in business for seventeen (17) years in Elk Grove Village and want to purchase property for their business. He said they do no advertising and rely on word of mouth. They work on various parts of the truck, but do not do body work on-site. The building can accommodate four (4) trucks and there is parking outside for employees and five (5) trucks.

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 petitioner is proposing to operate a truck maintenance facility in a single tenant building. The facility would repair over the road trucks. The petitioner would purchase the building. The subject property is currently improved with a single-tenant building and a parking lot with associated landscaping. The site abuts industrial buildings to the north, east, south and west. Staff believes the standards for a conditional use have been affirmed.

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 Burke, the Plan Commission voted 7-0 to recommend that the Village Board approve the petition associated with PC 19-10, subject to the following four (4) conditions:

- 1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;**
- 2. All motor vehicle service activities shall be done within the enclosed building;**
- 3. All parts and components of the service activities shall be stored within the enclosed building; and**
- 4. All parking on-site of vehicles being serviced shall be accommodated in designated parking spaces and will remain fully assembled while parked outside**

The motion carried by the following vote:

Aye: 7 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

[190187](#)

PC 19-11: Text Amendment Zoning Ordinance

The petitioner is requesting Zoning Ordinance text amendments to Section 155.417(G)(2) of the Lombard Village Code (and any other relevant sections for clarity) to include Schools, private, full-time: Elementary, middle and high as a conditional use within the Roosevelt Road Corridor B4A District (DISTRICT ALL)

Sworn in to present the petition were Syed Pasha, Priscilla E. Jackson, Akif Rehman, Maysa Ayyash, Quarashia Alshehab and the petitioners, and 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.

Petitioner Syed stated the school started in 2011, and was purchased from another school 3 years ago. The school needed to expand and add multipurpose room.

Pricilla Jackson is a mother who has a daughter at the school. She stated Dau is very happy. The education is excellent, and she is happy with everything. The room is needed for arts and Physical Education.

Akif Rehman is a parent of two students. The school needs extra space for plan and Physical Education in the winter. Daughter went to Delphi Academy before. The space could help for activities.

Maysa Ayyash lives in Lombard and moved because of the school system. The speaker is in support of the building addition for Arts and Physical Education Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment.

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 petitioner is currently operating as a school on the property and would like to build an addition. Schools are not a permitted or conditional use in the B4A Roosevelt Road Corridor District; therefore, to begin the addition a text amendment is required. Staff notes that day care centers are a conditional use in the B4A. Private schools are similar to day care centers in that they are a service-oriented business and operate around the same times. Staff finds that the Standards for a text amendment have been met

On a motion by Commissioner Sweetser, and a second by Commissioner Burke, the Plan Commission voted 7-0 to recommend that the Village Board approve the petition associated with PC 19-11, subject to the following three (3) conditions:

- 1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;**
- 2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;**
- 3. This relief shall be valid for a period of one year from the date of approval of the ordinance.**

The motion carried by the following vote:

Aye: 7 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

[190188](#)

PC 19-12: 241 E Roosevelt Road, ILM Montessori Academy - Conditional Use

The petitioner, ILM Montessori Academy, requests that the Village grant a zoning conditional use, pursuant to Section 155.417(G)(2)(b) of the

Lombard Village Code, and as amended by PC 19-11, to allow for schools, private, full-time: elementary, middle, and high in the B4A Roosevelt Road Corridor District. (DISTRICT #6)

Sworn in to present the petition were Syed Pasha the petitioner, and 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.

Mr. Pasha showed a site plan of the proposed addition. The addition will give room for activities for a play area, physical education, and arts. He discussed traffic flow, drop off and pickup. Parents come in from Highland and exit at Roosevelt. Mr. Pasha showed a site plan of the proposed addition.

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 petitioner is currently operating as a school on the property and would like to build an addition. Schools are not currently permitted in the B4A Zoning District; therefore, a conditional use is required. A companion request for a text amendment will precede this request as PC 19-11. Previously the property was operating as a school under Delphi Academy. The property was built in 1980. The property has been operating as a school since before 2005, when it was annexed to the Village. Students at ILM are dropped off at the property with access coming from Highland Avenue. There is no stacking or queuing on Highland or Roosevelt. The addition meets setbacks and no variances are required.

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

Commissioner Sweetser noted this was a conditional use for private schools and asked if there is a difference between public and private schools. Ms. Ganser noted that the conditional use being requested mirrors the language from Code and the previous text amendment.

On a motion by Commissioner Mrofcza, and a second by Commissioner

Olbrysh, the Plan Commission voted 7-0 to recommend that the Village Board approve the petition associated with PC 19-12, subject to the following two (2) conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request; and
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report

The motion carried by the following vote:

Aye: 7 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

[190189](#)

PC 19-13: 609 E St Charles Road - Vehicle Sales

The petitioner requests that the Village grant a zoning conditional use pursuant to Section 155.416(C)(17) of the Lombard Village Code to allow for motor vehicle sales in the B4 Corridor Commercial District on the subject property. (DISTRICT #5)

Sworn in to present the petition was Charles Pickerill and 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.

Mr. Pickerill said he rents U-Hauls at 609 E. St. Charles Road. His attorney could not make it tonight. He would like to rent the trucks and does not intend to sell them or other vehicles. The trucks would be parked on a concrete area.

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 petitioner is currently operating Seamless Gutters on the property. Recently they have started to rent U-Hauls. Similar to Nuts & Volts, the property needs to obtain zoning entitlements for the additional use. The petitioner is requesting a conditional use for motor vehicle sales. Per the definition, rental is included. Staff is conditioning the approval to note that any future sales or vehicles would require a new public hearing. Staff finds that the petitioner has affirmed the Standards for a conditional use. After the packet went out property owner submitted a letter of support for the

project, which has been added to the file.

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

Commissioner Sweetser clarified the number of trucks on site. Ms. Ganser noted that they have space for fourteen, but ten are usually present. Mr. Pickerill said he will limit the number.

Commissioner Burke said the trucks will be against St. Charles Road. Mr. Pickerill stated some of the trucks would be on the west side are behind a fence. There are four trucks on the east side, with eleven spots. Commissioner Burke said he doesn't think it's ideal for them to be on St. Charles Road and suggested adding a condition of approval to prevent that. Mr. Pickerill said he could limit the parking in the front. In the front he parks cargo vans, and the box trucks would be in the back. Commissioner Mrofcza asked if the customer parking is in front of those spaces on St. Charles Road and Mr. Pickerill said yes. Commissioner Mrofcza said then the vans are set back about twenty feet.

On a motion by Commissioner Burke, and a second by Commissioner Mrofcza, the Plan Commission voted 7-0 to recommend that the Village Board approve the petition associated with PC 19-13, subject to the following six (6) conditions, with the sixth condition added by Commissioner Burke:

- 1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;**
- 2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;**
- 3. There shall be no more than ten (10) U-Hauls parked on the site at a time;**
- 4. The zoning relief is for the rental of U-Hauls only. Any future changes to rent other vehicles or sell vehicles would require a new public hearing and zoning entitlements;**
- 5. The parking lot shall remain in good repair; and**
- 6. All trucks shall be parked behind fencing, though vans up to 15' in length would be allowed in the east parking lot**

The motion carried by the following vote:

Aye: 7 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

The petitioner, the Village of Lombard, is requesting text amendments to Section 155.402 of the Lombard Village Code (and any other relevant sections for clarity) to the following:

1. Remove the date of the Map and replace with “the latest approved version” and
2. Include Illinois Prairie Path and Great Western Trail and other descriptions of boundaries for clarity (DISTRICT ALL)

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 petitioner, the Village of Lombard, is requesting a text amendment to Section 155.402(B) of the Lombard Zoning Ordinance to include the Great Western Trail and the Illinois Prairie Path. Both are recreational trails owned by DuPage County for pedestrian or biking use. The proposed text amendment addresses transitional yard and setback requirements for properties that abut the Illinois Prairie Path and the Great Western Trail. The respective trails may be under a lower density or single-family residential zoning district designation than the abutting properties. This can result in the code requiring transitional building setbacks and transitional landscape yards being required in some cases where properties are zoned commercial or high density residential. Both trails are approximately fifty feet in width with some areas that are wider. Staff is also proposing other amendments to Section 155.402 for clarity.

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

Commissioner Sweeter requested clarification that both (A) and (B) of the section are being amended. Ms. Ganser responded that the substantive portion of the proposed text amendment is within (B) regarding the trails and that (A) was simply a correction of language being used however both are being amended. The public notice did not include either subset specifically.

On a motion by Commissioner Giuliano, and a second by Commissioner Olbrysh, the Plan Commission voted 7-0 to recommend that the Village Board approve the petition associated with PC 19-08

The motion carried by the following vote:

Aye: 7 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, Ruth Sweetser, John Mrofcza, Stephen Flint, and Leigh Giuliano

Business Meeting

Approval of Minutes

A motion was made by Commissioner Mrofcza, seconded by Commissioner Flint, the minutes of the April 15, 2019 meeting were approved. The motion carried by the following vote:

The motion carried by the following vote

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

Abstain: 1 - Ronald Olbrysh

Public Participation

There was no public participation

DuPage County Hearings

There are 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

Ms. Papke presented background information about the subject property to the Plan Commission. The property is approximately five acres, located in the North Avenue industrial area. The property has operated as a landscape contractor yard since being annexed into the Village in 2007. The property is zoned Industrial, and designated Limited Industrial in the Comprehensive Plan.

The property is currently for sale. Staff has received calls from a number of potential purchasers seeking feedback on whether the Village would support a particular use on the site. All uses proposed thus far would be conditional uses in the Industrial District, requiring a public hearing before the Plan Commission and approval by the Village Board. Proposed uses include: landscape contractor; utility contractor; concrete contractor; truck terminal; truck repair.

The subject property is unique within the Village due to its size, zoning designation and limited development. Further, many of the proposed uses are either very limited or nonexistent within the Village. Therefore, redevelopment of the property may involve policy questions that the Plan Commission and Village Board have not considered in recent history. Staff is requesting feedback from the Plan Commissioners on the various proposed uses for the site, as well as discussion of any larger issues the Plan Commissioners believe are relevant to the site. This feedback will enable staff and the current property owner to provide reliable feedback to prospective purchasers.

Commissioner Burke disclosed that he works for the developer who owns the property at 1301 N. Lombard Road (LFI). An eight-acre portion of the LFI property is still available for development. His company has received interest from similar types of users as those coming forward for the subject property. He said many of them were looking for large properties with small buildings. The property owners at LFI have not entertained any proposals from truck terminal users.

Commissioner Burke said that truck terminals potentially posed issues with traffic generation and circulation. He said that LFI and the owner of

1200 N. Lombard have spent money improving Lombard Road. The Village also made improvements made to North Avenue in recent years. None of these improvements were designed to withstand the kind of truck traffic a truck terminal would generate. He said truck rental and truck repair may not generate as much traffic as a truck terminal.

Dave Haney, the owner of the property at 1200 N. Lombard Road, asked about the current business on the LIF property, Native Floral Group. He noted that Native Floral Group generates some truck traffic and asked how they received approval from the Village.

Commissioner Burke said Native Floral Group is a distribution business, which is different from a truck terminal.

Chairperson Ryan noted that the intent of this workshop is to generate ideas for the best use of the property.

Mr. Haney suggested the property could be used as-is for a trucking business. Trucks would leave the site in the morning and return at night.

Justin Lerner, a real estate broker representing the subject property said he believed there were other businesses who would qualify as truck terminals in the surrounding area.

Commissioner Burke said that a truck terminal means something specific to industrial users.

Commissioners Flint and Sweetser asked about truck repair and service in the context of the discussion about truck terminals. Ms. Papke noted that the Zoning Ordinance defines "truck terminal" for purposes of zoning entitlements.

Commissioner Burke stated that some of the other potential uses, such as contractor yards, may be suitable on the site.

Commissioner Sweetser said more information on a specific use would be needed to formulate an opinion.

Chairperson Ryan agreed with Commissioner Sweetser, and suggested a future workshop may be warranted once a specific plan for the site is brought forward.

Commissioner Burke asked staff whether the Village Board considers highest and best value when making decisions about conditional use petitions. Ms. Ganser said that the Plan Commission and Village Board are required to consider zoning petitions against the standards in the Zoning Ordinance, not necessarily in the context of highest and best use

Adjournment

A motion was made by Commissioner Flint, seconded by Commissioner Sweetser, to adjourn the meeting at 8:46 p.m. The motion passed by a unanimous vote

*Donald F. Ryan, Chairperson
Lombard Plan Commission*

*Jennifer Ganser, Secretary
Lombard Plan Commission*