

# **Village of Lombard**

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



## **Minutes**

**Monday, October 20, 2025**

**7:00 PM**

**Village Hall - Board Room**

## **Plan Commission**

*Leigh Giuliano, Chairperson  
Commissioners: Ruth Sweetser, Bill Johnston,  
Alissa Verson, Robert Spreenberg,  
Brendan Flanigan, Farrah Ali,  
Bill Ware and Michelle Johnson  
Staff Liaison: Anna Papke*

## Call to Order

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

## Pledge of Allegiance

*Chairperson Giuliano led the Pledge of Allegiance*

## Roll Call of Members

**Present** 9 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Robert Spreenberg, Alissa Verson, Brendan Flanigan, Farrah Ali, Bill Ware, and Michelle Johnson

*Also present: Anna Papke, AICP, Planning & Zoning Manager  
Community Development, and Anne Skrodzki, Legal Counsel to the  
Plan Commission.*

*Chairperson Giuliano called the order of the agenda.*

*Ms. Papke read the Rules and Procedures as written by the Plan  
Commission.*

## Swearing in of new members Farrah Ali, Bill Ware and Michelle Johnson

*Ms. Papke conducted the swearing in of the new Plan Commissioners  
Farrah Ali, Bill Ware and Michelle Johnson.*

## Public Hearings

[250339](#)

### **PC 25-13: 1005 E. Maple Street and 205 S. Westmore- Meyers Road - two-lot subdivision**

The petitioner requests the Village take the following actions on the subject property located within the R3 Attached Single Family Residence District:

1. Pursuant to Chapter 154 of the Village Code (the Subdivisions and Development Ordinance), approve a final plat of subdivision with the following companion variations:
  - a. For Lot 1, a variation from Section 155.408(E)(2) to allow a lot for a two-family dwelling with a width of 54 feet, where a minimum lot width of 60 feet is required; and
  - b. For Lot 2, a variation from Section 155.408(E)(2) to allow a lot for a two-family dwelling with a width of 54.72 feet, where a minimum lot width of 60 feet is required.

## (DISTRICT # 5)

*Sworn in to present the petition was Anna Papke, Planning and Zoning Manager, and Patrick Mucerino, the petitioner.*

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

*Mr. Mucerino presented the petition. He owns two duplexes and an adjoining 20-foot-wide undeveloped lot east of the duplexes, on the corner of Maple Street and Westmore-Meyers Road. He had determined the best use of the undeveloped 20-foot-wide lot would be to incorporate it into the lots with the duplexes. This would extend the duplex lots by 20 feet. Mr. Mucerino said the subdivision would bring the two duplex properties into closer compliance with open space requirements, and would allow for expansion of the driveway on the property at 1005 E. Maple Street.*

*Chairperson Giuliano asked if any person would like to cross examine or speak in favor or against this petition, or for public comment. Hearing none, she asked for the staff report.*

*Ms. Papke presented the interdepartmental review committee report, which was entered into the public record in its entirety. The petitioner owns two duplexes at 1005 E. Maple Street and 205 S. Westmore-Meyers Road and a 20-foot wide lot abutting the rear of the two duplex properties. The petitioner proposes to resubdivide the properties to incorporate the 20-foot wide lot into the lots with the two-family dwellings, effectively lengthening the duplex properties by 20 feet. At approximately 54 feet wide, the two proposed lots will not meet the minimum lot width requirement of 60 feet in the underlying R3 District, so the property owner is requesting a variance from this requirement. Both proposed lots will exceed the minimum lot area requirement of 7,500 square feet. No redevelopment on the subject property is proposed at this time.*

*Staff has reviewed the petition and finds the request meets the standards for variations. Staff notes that the substandard lot width is an existing condition of both duplex lots, and is not the result of the proposed subdivision. Further, the resubdivision will bring the two duplex lots into conformance with the minimum lot width requirement of the R3 District, and will ensure all improvements associated with the duplexes are contained on the property with the principal structure*

*(currently, the driveways and parking areas for each duplex encroach into the 20-foot-wide parcel). Staff finds the resubdivision will resolve nonconformities. Staff recommended approval of the petition.*

*Chairperson Giuliano asked if there were any questions or comments on the staff report.*

*Commissioner Johnston asked if the expanded driveway on the Maple Street property would affect drainage on neighboring properties. Mr. Mucerino said it would not, that there would be some space between the driveway and the property line.*

*Chairperson Giuliano asked if there were any questions or comments on the staff report. Hearing none, she opened the meeting to comments from the Commissioners.*

**On a motion by Commissioner Verson, and a second by Commissioner Ware, the Plan Commission voted 9-0 to recommend that the Village Board approve the petition associated with PC 25-13.**

**The motion carried by the following vote:**

**Aye:** 9 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Robert Spreenberg, Alissa Verson, Brendan Flanigan, Farrah Ali, Bill Ware, and Michelle Johnson

## **Business Meeting**

### **Approval of Minutes**

**A motion was made by Commissioner Johnston, seconded by Commissioner Spreenberg, that the minutes of the August 18, 2025 meetings be approved.**

**The motion carried by the following vote:**

**Aye:** 9 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Robert Spreenberg, Alissa Verson, Brendan Flanigan, Farrah Ali, Bill Ware, and Michelle Johnson

### **Public Participation**

There was no Public Participation

### **DuPage County Hearings**

There was no DuPage County Hearings

### **Chairperson's Report**

There was no Chairperson's Report

## Planner's Report

There was no Planner's Report

## Unfinished Business

There was no Unfinished Business

## New Business

*Ms. Papke said the regularly scheduled meeting of the Plan Commission for January 19, 2026, falls on the Martin Luther King Jr. holiday. The Plan Commission decided to cancel the January 19, 2026, meeting and schedule a special meeting of the Plan Commission for January 26, 2026.*

*Ms Papke explained there will be a Plan Commission training in the future. Ms. Papke will reach out to the Plan Commission members on availability for scheduling dates.*

## Subdivision Reports

There was no Subdivision Reports

## Site Plan Approvals

There was no Site Plan Approvals

## Workshops

There was no Workshop

## Adjournment

**A motion was made by Commissioner Ware, seconded by Commissioner Veerson, to adjourn the meeting at 7:25 p.m. The motion passed by an unanimous vote.**