



# 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 and John Mrofcza*  
*Staff Liaison: Jennifer Ganser*

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Monday, January 22, 2018

7:00 PM

Village Hall - Board Room

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### THIS IS A RESCHEDULED REGULAR MEETING

#### 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** 5 - Donald F. Ryan, Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint  
**Absent** 1 - Ronald Olbrysh

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

#### Public Hearings

[180037](#)

##### **PC 18-07: 837 S Westmore Meyers Road**

Request that the Village grant approval of a conditional use, pursuant to Section 155.415 (C) of the Village of Lombard Zoning Ordinance, to allow for a physical culture and massage establishment (as defined and regulated by Chapter 12, Section 122 (now known as Title XI., Chapter 122) of the Code of Ordinances) within the B3PD Community Shopping District Planned Development. (DISTRICT #6)

*Sworn in to present the petition was Jennifer Ganser, Assistant Director of Community Development and the petitioners Wenping Song and*

*Zhiwei Hu.*

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

*Ms. Song said she is Mr. Hu's interpreter. She said their purpose is to petition for a conditional use at 837 S. Westmore Meyers Road, Suite B13 to operate a full body massage business.*

*Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, Chairperson Ryan 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 a foot and full body massage spa at 837 S. Westmore-Meyers Road, Suite B-13, the Eastgate Shopping Center. There are no exterior site improvements proposed at this time and no utility improvements are necessary for the operation. Concept floor plans have been attached. Massages establishments are further regulated by Title 11, Chapter 122, of the Code of Ordinances, also attached. The Building and Planning Division met with the petitioner on January 9, 2018 and reviewed the requirements of Section 122, specifically the non-absorbent floor and wash basins. Staff supports the request.*

*Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners. Commissioner Sweetser said the request seems reasonable*

**A motion was made by Commissioner Sweetser, seconded by Commissioner Flint, to recommend to the Corporate Authorities approval of this petition subject to the following four (4) conditions.**

- 1. That this relief is limited to the operation of a physical culture and massage establishment at 837 S. Westmore-Meyers Rd, Suite B-13. Any expansion, physical site improvement or alterations require approval through the Village**
- 2. That the operator of the physical culture and massage establishment apply for and receive a physical culture and massage establishment permit, per the provisions of Section 122 of the Village Code, with said permit and operation remaining in good standing;**
- 3. That the petitioner shall develop the site in accordance with plans submitted as part of this request; and**
- 4. This relief shall be valid for a period of one year from the date of approval**

of the ordinance. If the physical culture and massage establishment is not established by said date, this relief shall be deemed null and void.

The motion carried by the following vote:

**Aye:** 4 - Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

**Absent:** 1 - Ronald Olbrysh

[180027](#)

**PC 18-01: Text Amendment to Zoning Ordinance, Parking Requirements for Hotels**

Recommendation from the Plan Commission to approve a text amendment to Section 155.602 Table 6.3 of the Lombard Zoning Ordinance (and any other relevant sections for clarity) to amend the parking for hotels, motels and similar uses. (DISTRICTS - ALL)

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

*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. 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 to change the parking requirements for hotels and motels. Currently, the Zoning Ordinance requires one parking space per guest room plus one space per employee on peak shift. The Village proposes to amend the code so that the parking requirement is based on the size and function of the space rather than employee numbers, which are subject to change and are difficult for the Village to verify. Staff researched hotel occupancy rates in DuPage County and conducted parking counts at Lombard hotels. Staff recommends amending the parking requirement for hotels, motels and similar uses to one parking space per guest room. Staff notes that this text amendment will not affect the parking standard for hotel/convention hall, which is listed separately in the parking standards table.*

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

*Commissioner Flint asked if one space per room seemed to be standard among the other communities surveyed. Ms. Papke said it*

was.

**A motion was made by Commissioner Burke, seconded by Commissioner Sweetser, that this Ordinance be recommended to the Board of Trustees for approval.**

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

**Aye:** 4 - Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

**Absent:** 1 - Ronald Olbrysh

[180029](#)

**PC 18-02: 2100 St. Regis Drive, Holiday Inn Express**

The petitioner requests that the Village take the following actions on the subject property located within the B3PD Planned Development (St. Regis Planned Development):

1. Approve a conditional use pursuant to Section 155.415(C)(11) of the Lombard Zoning Ordinance for a hotel;
2. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the St. Regis Planned Development, as established by Ordinance No. 2249 and amended by Ordinance Nos. 4409, 4470 and 4596, as follows:
  - a. Approve a deviation from Section 155.415(F)(3) and 155.508(C)(6) to reduce minimum required interior side yard setback from 10 feet (10') to zero feet (0') along the southeast property line;
  - b. Approve a deviation from Section 155.602 Table 6.3 to reduce the required number of parking spaces from 110 to 96 (if warranted);
  - c. Approve a deviation from Ordinance Nos. 2249 and 4596 and from Section 153.503(B)(12) (wall signs) to allow a total area of 366 square feet of wall signage where a maximum area of 200 square feet square feet is permitted;
  - d. Pursuant to Section 155.511 (site plan approval) of the Lombard Zoning Ordinance, approve a hotel development based upon the submitted plans;
3. Pursuant to Section 155.706(C)(1) (Parking lot landscaping - Perimeter parking lot landscaping) of the Lombard Zoning Ordinance, approve a variation to reduce perimeter parking lot landscaping area from five feet (5') in width to one foot (1') in width for a corner of the parking lot on the south side of the proposed building; and
4. Pursuant to Section 154.203(D) (Minor and major plats of resubdivision) of the Lombard Subdivision Ordinance, approve a major plat of resubdivision.

The petition is referred to as PC 18-02. The property is located at 2100 St. Regis Drive (northeast corner of the intersection of St. Regis Drive and North Lake Drive), Lombard, Illinois. (DISTRICT #3)

*Sworn in to present the petition were: Anna Papke, Senior Planner; and Eric Carlson with ECA Architects, 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.*

*Eric Carlson addressed the Commission. He provided an overview of the proposed development. The petitioner proposes a 96-room hotel on the subject property. Mr. Carlson showed the site plan. He highlighted the features of the development, including a pool and deck that will overlook the adjacent stormwater pond. Mr. Carlson noted that the developer is requesting a setback variance for the south side of the building where it will be adjacent to the stormwater pond. He said the developer would like to construct a deck that cantilevers over the stormwater pond and is in the process of working out an agreement with the owner of the pond to allow the cantilever over the property line. If the two parties cannot reach an agreement, the developer will proceed with a smaller deck.*

*Mr. Carlson showed the landscape plan and noted that a requested landscape variance for perimeter parking lot landscaping will apply only to one corner of the parking lot. He showed exterior building elevations and floor plans. He also presented signage plans, and said the developer is requesting a signage variance to accommodate signage that will be visible from 22nd Street and Highland Avenue.*

*Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment.*

*John Mueller addressed the Commission. He said he did not think there is enough room on the site for the proposed development. He asked if the Commissioners would consider how the proposed hotel will impact the occupancy rates of other hotels.*

*Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked the petitioner to respond to the public comments.*

*In response to Mr. Mueller's comments, Mr. Carlson said that the potential hotel operators have conducted a feasibility study which shows there is a need for additional rooms in the vicinity of the subject property. Mr. Carlson acknowledged that the proposed development will be a tight fit on the site, but noted that the development will meet parking requirements.*

*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 subject property with a 96-room hotel. The property is the last remaining vacant parcel in the St. Regis Planned Development. The petitioner is requesting approval of a conditional use for a hotel, along with several deviations and variations to facilitate the proposed development.*

*The subject parcel is adjacent to a stormwater pond that serves multiple properties in the planned development. The petitioner has purchased a portion of the property surrounding the stormwater pond and is incorporating it into the subject parcel in order to accommodate the proposed hotel development. Therefore, the petition includes a major plat of resubdivision to establish the subject property as a lot of record.*

*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.*

*The Planning Division notes that the surrounding area is characterized by a mixture of office, hotel and residential uses. The proposed hotel will be consistent with the existing pattern of development in the area.*

*The petitioner has requested a setback deviation for the southeast side of the building; all other sides of the building will meet relevant setback requirements. The petitioner has also requested a signage deviation and a landscaping variance. Staff finds these pieces of relief are reasonable given the unique shape and layout of the subject property. Staff supports the relief.*

*The proposed development will have 96 parking spaces, or one space*

*per guest room. This is less than the current code requirement for one space per guest room plus spaces for employees. In a separate petition, PC 18-01, the Village has proposed amending the parking standards for hotels to one space per guest room. If PC 18-01 is approved, the proposed hotel will meet the parking requirement for hotels.*

*In the event that PC 18-01 is not approved, the petitioner has requested a deviation to reduce the number of required parking spaces from 110 to 96. The petitioner has provided a market study stating that the average occupancy rate at Holiday Inn Express properties is 69.1%, with occupancy rates on the subject property predicted to peak in the low 90 percent range during summer months. This data suggests that the subject property will have sufficient parking with 96 spaces. Staff supports this potential deviation.*

*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.*

*Commissioner Burke expressed concern about the size of the building. He asked how this property compared to other hotels in the Village in terms of number of rooms per acre.*

*Mr. Heniff said the size of the proposed hotel relative to the site was similar to that of other hotels in the area. He noted that the Westin has a greater number of rooms per acre than the proposed hotel would have.*

**A motion was made by Commissioner Mrofcza, seconded by Commissioner Sweetser, to recommend to the Corporate Authorities approval of this petition 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 landscape plan at the permitting phase addressing the comments of the Planning and Public Works Departments;**
- 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 carried by the following vote:

**Aye:** 4 - Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

**Absent:** 1 - Ronald Olbrysh

[180035](#)

**PC 18-05: Text Amendment to Zoning Ordinance, Stacking requirements for Drive-in and Drive-through facilities**

Recommendation from the Plan Commission to approve text amendments to Section 155.602 of the Lombard Zoning Ordinance (and any other relevant sections for clarity) to amend the stacking requirements for drive-in and drive-through facilities. (DISTRICTS - ALL)

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

*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. 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 to amend stacking requirements for drive-through facilities. The Zoning Ordinance currently contains stacking requirements for car washes and drive-through restaurants, but is silent on stacking requirements for other drive-through uses such as dry cleaners and pharmacies. Staff proposes to add stacking requirements for other drive-through uses in order to provide clarity for future development.*

*Staff reviewed stacking requirements for different types of drive-through facilities in other municipalities in the Chicago region. Staff looked at the range of stacking requirements used by other municipalities and recommends adopting standards for drive-through facilities in Lombard that are in the middle of these ranges.*

*Chairperson Ryan asked for public comment.*

*Al Schiewe, 25 E. Maple Street, Lombard, IL, asked if the stacking requirements refer to activity in the public right-of-way or on private property. Ms. Papke said the stacking requirements apply to vehicle stacking on private property at drive-through facilities.*

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

**A motion was made by Commissioner Burke, seconded by Commissioner Flint, that this Ordinance be recommended to the Board of Trustees for approval.**

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

**Aye:** 4 - Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

**Absent:** 1 - Ronald Olbrysh

[180036](#)

**PC 18-06: 209 and 211 South Main Street**

The petitioner, Two Eleven Main Street LLC, requests that the Village take the following actions on the subject property located within the B5A Downtown Perimeter District:

1. Grant a conditional use, pursuant to Section 155.419(C) of the Zoning Ordinance, to allow for a drive-through facility;
2. Approve a variation from Section 155.602(A)(5) of the Zoning Ordinance to reduce the length of parking stalls from eighteen feet (18') to sixteen and a half feet (16.5') along the north property line;
3. Approve a variation from Section 153.508(B)(19) of the Sign Ordinance to allow a total area of 67 square feet of wall signage where a maximum area of 50 square feet is permitted. (DISTRICT #4)

*Sworn in to present the petition were: Anna Papke, Senior Planner; and Bill Bush, 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.*

*Bill Bush, owner of Lombard Pharmacy, addressed the Commission. Mr. Bush gave a history of Lombard Pharmacy's place in the community. He said the pharmacy needs an upgraded space from which to continue operations, and proposes to remodel 211 S. Main Street for this purpose. He gave a summary of proposed improvements on the subject property, including a new entry way for better access for*

customers, a drive-through window and additional landscaping. He noted that he will consolidate two properties (209 and 211 S. Main) into one, and will enlarge the parking lot. Signage will be located on the north and west sides of the building. He said the propose signs are scaled appropriately to the building, and that the sign proposed for the north side of 211 S. Main is smaller than the signs that will be removed with the demolition of the building at 209 S. Main Street. He included some historical images of the building at 211 S. Main Street.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment.

Al Schiewe, 25 E. Maple Street, Lombard, IL, addressed the Commission. He was concerned about traffic flow for the drive-through and supported making the driveway on Maple Street and exit-only drive. He noted that the apron on Maple Street does not quite line up with the driveway. He asked if there will be barriers to prevent drive-through traffic turning down the alley toward Charlotte Street. He asked what percentage of customers will use the drive-through. He noted that there are many school children walking in the area as there is a crossing guard at the intersection of Main Street and Maple Street, and asked if there would be a stop sign for traffic leaving the site via the Maple Street driveway.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked the petitioner to respond to the public comments.

Mr. Bush said that traffic at the drive-through will be discouraged from exiting into the alley on the south side of the building. He noted that there will be a mountable curb installed between the drive-through lane and the alley and signage to encourage traffic to exit the site on either Maple Street or Main Street.

Mr. Bush said that it was difficult to predict what percentage of customers will use the drive-through because the pharmacy does not currently have a drive-through, so existing customers are used to coming into the pharmacy. He expects the drive-through will attract some new customers, but that many customers will continue to come into the pharmacy. He estimated between 5% and 10% of customers will use the drive-through.

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 owns Lombard Pharmacy, and proposes to redevelop the subject property and relocate the pharmacy to 211 S. Main Street. The redevelopment will include demolition of the building at 209 S. Main Street, remodeling the building at 211 with addition of a drive-through window, and restriping of the parking area. The petitioner is requesting approval of a conditional use for a drive-through, and variations for parking stall length and signage.*

*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.*

*The Planning Division notes that the subject property is located in the periphery of downtown Lombard, with a mixture of commercial, institutional and residential uses nearby. Staff has reviewed the plan with respect to the drive-through and finds that the petitioner has adequately addressed vehicle stacking and circulation concerns.*

*The variation requested for parking stall length on the north side of the property will allow the petitioner to add landscaped areas to the site. Staff considers this a net benefit to the property and supports the variation.*

*The petitioner has requested a signage variation to allow 67 square feet of wall signage on the property. The Sign Ordinance would permit 50 square feet. Staff notes the site is larger than many other properties in the B5A zoning district, and that 50 square feet of signage will be removed from the site with the demolition of the building at 209 S. Main Street. Staff supports the requested variation.*

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

*Chairperson Ryan asked for public comment.*

*Al Schiewe suggested installing a stop sign for traffic exiting the site via the Maple Street driveway.*

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

*Commissioner Sweetser asked if the Village will maintain the alley on the south side of the building given the potential for increased traffic turning into the alley to get to the drive-through. Ms. Papke responded that the Village currently maintains the alley and will continue to do so if the drive-through is installed.*

*Commissioner Burke suggested adding conditions of approval that specifically address installation of a ribbon curb along the south property line and signage at the Maple Street driveway.*

*Commissioner Flint concurred.*

**A motion was made by Commissioner Burke, seconded by Commissioner Flint, that this Ordinance be Recommended for approval to the Corporate Authorities subject to the following six (6) 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 for staff review and approval, and such plat of consolidation shall be recorded with the DuPage County Recorder's office prior to receiving a certificate of occupancy for the building;**
- 3. That the petitioner shall install a ribbon curb along the south property line;**
- 4. That the petitioner shall install a stop sign and a "do not enter" sign as appropriate at the Maple Street driveway;**
- 5. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and**
- 6. 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 carried by the following vote:**

**Aye:** 4 - Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

**Absent:** 1 - Ronald Olbrysh

## **Business Meeting**

*The business meeting convened at 8:09 p.m.*

## **Approval of Minutes**

**On a motion by Commissioner Mrofcza, seconded by Commissioner Burke, the minutes of the November 20, 2017 meeting were approved. The motion carried by the following vote:**

**Aye:** 4 - Donald F. Ryan, Martin Burke, John Mrofcza, and Stephen Flint

**Abstain:** 1 - Ruth Sweetser

**Absent:** 1 - Ronald Olbrysh

## **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**

[180044](#)

### **SUB 18-01, Major Plat of Resubdivision, Oakview Estates**

The petitioner, Rock Solid Development, is requesting approval of a major plat of resubdivision for the property located at 400 E. St. Charles Road. (DISTRICT #4)

*The petitioner, Rock Solid Development, is requesting approval of a one-lot major plat of resubdivision for a tract of land located at 400 E. St. Charles Road.*

*Chairperson Ryan requested that the petitioner proceed with the petition.*

*Eric Carlson, with ECA Architects, addressed the Commission on behalf of the petitioner. Mr. Carlson said the plat of resubdivision is being submitted for approval in order to fulfill a condition of approval on a previous petition (PC 17-01). He noted that the petitioner has deeded a small piece of property to the neighboring property owner, as discussed in the 2017 petition, and is now ready to record a plat of resubdivision.*

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

*Ms. Papke presented the staff report, which was submitted to the public record in its entirety. The petitioner received approval from the Village in 2017 to develop ten townhomes on the subject property. At that time, the developer intended to deed a small piece of the subject property to the adjacent condo association. The Village approved the 2017 petition with a condition that the developer record a major plat of subdivision to establish the remainder of the property as a lot of record. SUB 18-01 will fulfill this condition.*

*The proposed lot meets minimum lot area and lot width standards in the underlying zoning district. Staff recommended approval.*

*Chairperson Ryan opened the meeting for questions or comments among the Commissioners*

**Commissioner Sweetser made a motion to approve SUB 18-01. The motion was seconded by Commissioner Flint. After due consideration of the petition and the testimony presented, the Plan Commission found that the Plat of Resubdivision complies with the Zoning Ordinance and therefore, the Plan Commission, by a roll call vote of 4-0, recommend to the Corporate Authorities, approval of SUB 18-01.**

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

**Aye:** 4 - Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

**Absent:** 1 - Ronald Olbrysh

## **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 Sweetser, to adjourn the meeting at 8:15 p.m. The motion passed by a unanimous vote.**

**Aye:** 5 - Donald F. Ryan, Martin Burke, Ruth Sweetser, John Mrofcza, and Stephen Flint

**Absent:** 1 - Ronald Olbrysh

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*Donald F. Ryan, Chairperson  
Lombard Plan Commission*

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*Jennifer Ganser, Secretary  
Lombard Plan Commission*