

# Village of Lombard

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



## Minutes

**Monday, September 20, 2021**

**7:00 PM**

**Village Hall - Board Room**

## Plan Commission

**Commissioners:**

***Ruth Sweetser, Leigh Giuliano, Bill Johnston,  
Kevin Walker and Tony Invergo***

***Staff Liaison: Jennifer Ganser***

## Call to Order

*Commissioner Sweetser called the meeting to order at 7:00 p.m*

## Pledge of Allegiance

*Commissioner Sweetser led the Pledge of Allegiance*

## Roll Call of Members

**Present** 5 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Kevin Walker, and Tony Invergo

*Also present: Bill Heniff, AICP Director of Community Development, Anna Papke, AICP, Senior Planner of Community Development*

*Vice Chairperson Sweetser called the order of the agenda.*

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

## Appoint an Acting Chair

*A motion was made by Commissioner Invergo, seconded by Commissioner Johnston to appoint Commissioner Ruth Sweetser Chair. The motion passed by an unanimous vote.*

## Public Hearings

### [210207](#)

#### **PC 21-17: 359 E Roosevelt Road - Panda Express - Request to Continue to October 18, 2021 Plan Commission Meeting**

Subsequent to the remand, the petitioner has further requested additional site plan changes, and as such the petitioner and staff request this matter be continued to the October 18, 2021 meeting. (DISTRICT #6)

*Ms. Papke said that the petitioner had requested an additional revision to the site plan. The petitioner and staff were therefore requesting the matter be continued to the October 18, 2021, Plan Commission meeting to allow staff time to review the revised site plan.*

**On a motion by Commissioner Johnston, and a second by Commissioner Walker, the Plan Commission voted 5-0 to continue PC 21-17 to the October 18, 2021 Plan Commission meeting.**

The motion carried by the following vote:

**Aye:** 5 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Kevin Walker, and Tony Invergo

[210240](#)

**PC 21-22: Text Amendments to the Zoning Ordinance as it relates to development standards for accessory structures and garages**

The petitioner, the Village of Lombard, is requesting the following text amendments to the Lombard Code of Ordinances, Chapter 155 - Zoning Code:

1. Amend Section 155.802 - Rules and definitions, as it relates to definitions for the terms "Building, detached", "Garage, private", and "Shed";
2. Amend Section 155.210 - Accessory uses, activities, buildings, and structures, as it relates to bulk requirements for sheds, detached garages, and other accessory structures; and
3. Amend Section 155.222 - Attached garage requirements, as it relates to requirements for attached garages projecting in front of detached single-family dwellings. (DISTRICT ALL)

*Sworn in to present the petition was Anna Papke, Senior Planner, and Bill Heniff, Community Development Director. Acting-Chair Sweetser 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.*

*Acting Chair Sweetser asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, she asked for the petition/staff report.*

*Ms. Papke presented the petition. The IDRC report for PC 21-22 was entered into the record in its entirety. Ms. Papke said that staff is in the process of undertaking a series of code amendments for residential accessory structures and garages based on resident inquiries, feedback from local builders, and staff observations during permit review. Staff has identified a series of proposed text amendments to the Zoning Ordinance (Chapter 155 of Village Code). The Plan Commission conducted a workshop on August 16, 2021, at which time staff gathered input from the Plan Commission on potential code amendments. Based on the Plan Commission feedback, staff proposed the following text amendments:*

- *Section 155.802, definitions. Amend the definition for the term "Garage, private" and add a new definition for the term*

*“shed.” These amendments are intended to clarify how these spaces can be used, and to provide for the opportunity to regulate sheds separately from other accessory structures.*

- *Section 155.210, bulk requirements and design standards for sheds, detached garages, and other accessory structures.*
  - *Amend rear setback requirement for accessory structures from three feet from the rear property line to six feet from the rear property line. The increased setback is intended to address concerns such as proximity to overhead power lines and drainage issues that can occur when accessory structures are located very close to rear property lines. Staff had originally proposed to increase this setback to 10 feet, but had settled on a recommendation of a six-foot setback requirement based on feedback offered at the Plan Commission workshop.*
  - *Add bulk requirements for sheds. Sheds are currently regulated in the same way as other accessory structure. The propose shed regulations will ensure that sheds remain an ancillary use, with limits on the number of sheds and size of sheds permitted on a property.*
  - *Add design standards for accessory structures on residential lots. Current regulations would allow for construction of pre-fabricated metal-sided buildings and Quonset huts. Based on Plan Commission feedback at the August 2021 workshop, staff proposed prohibiting these types of buildings for garages and larger accessory structures. The proposed design regulations would not apply to sheds, as defined and regulated in the proposed amendments.*
  
- *Section 155.222, attached garage requirements. Amend attached garage regulations to allow for construction of attached single-story, side-loaded, three-car garages that project in front of single-family homes. This proposed amendment was undertaken as a result of feedback from the homebuilder community and the Plan Commission.*

*Staff recommended approval of the proposed text amendments.*

*Acting-Chair Sweetser asked if there were any questions or comments on the staff report. Hearing none, she opened the meeting for comments among the Commissioners.*

*Commissioner Walker said he appreciated that staff had amended the proposed rear yard accessory structure setback from 10 feet to six feet.*

**On a motion by Commissioner Johnston, and a second by Commissioner Invergo, the Plan Commission voted 5-0 to recommend that the Village Board approve the petition associated with PC 21-22**

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

**Aye:** 5 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Kevin Walker, and Tony Invergo

[210277](#)

**PC 21-23; Text Amendments to Chapter 154 (Subdivision and Development Code) of the Lombard Village Code**

The Plan Commission submits its recommendation to approve the comprehensive text amendments to Chapter 154 (the Subdivision and Development Code) of the Lombard Village Code, and any other relevant sections for clarity and consistency. Said section and subsection amendments, include, the following:

1. 154.203 (C)(1) - amending process requirements for pre-application meetings, plat approvals and the administrative plat and final plat approval.
2. 154.203 (D)(4) and 154.507 amend and add language stating that public dedications, stormwater detention and/or Best Management Practices improvements comply with Village Code.
3. 154.203 (E)(2), (4), (5), (6) and (7) - establishing that all variations to Chapter 154 of the Village Code must go before the Plan Commission for a public hearing prior to Village Board consideration.
4. 154.203(F) - striking the procedures for vacations of public rights-of-way, as the provisions are addressed within Chapter 97 of the Village Code.
5. 154.203(G) - adding procedures associated with Plats of Easement Abrogation.
6. 154.203 (I) - clarifying the process for text amendments to Chapter 154 of the Village Code.
7. 154.203 (L) - removal of conflicts within the fees section and Section 36.21(J) of the Village Code.
8. 154.303 (D)(2)(b) - removing the sidewalk requirement for the adjacent side of the public right-of-way for Minor Plats of Subdivision
9. 154.305 and 154.703 - amending the definition of Minor

## Development

10. 154.305 (D)(1) - clarifying and amending the requirements for public improvements for unimproved, underimproved and improved rights of way for Minor Development
11. 154.306 and 154.703 - amending the definition of Major Development
12. 154.306 (D) - clarifying and amending the requirements for public improvements for unimproved, underimproved and improved rights- of- way for Major Development
13. 154.307 - amending the recapture agreement provisions
14. 154.403 (B) - amending the preliminary engineering requirements for engineering plan submittals
15. 154.404 (E)(8) - striking the fire hydrant marker provisions
16. 154.405 (D) - striking the sanitary sewer connection requirements that conflict with Chapter 50 of the Village Code
17. 154.405 (F) - adding Flagg Creek Water Reclamation District references
18. 154.406 (D) - adding language stating that the Village does not have an obligation to undertake maintenance and repair activities for private detention facilities
19. 154.407 (C)(2) - striking sidewalk stamping requirements
20. 154.407 (D), 154.503 (A), and 154.511 - adding references to the Complete Streets Policy
21. 154.407 (I)(1) - clarifying the street names and traffic sign provisions
22. 154.408 (B) - amending the jurisdictions pertaining to erosion control
23. 154.409 (B) - clarifying the parkway sod requirements
24. 154.410 (A) - clarifying the utility location requirements within easements
25. 154.501 (H) - adding references to the County Stormwater and Floodplain Ordinance and federal regulations
26. 154.504 (A) - amending the public sidewalk slope requirements
27. 154.505 (B)(1) - striking the block width requirements
28. 154.506 (E) - adding staff engineering review provisions for lots
29. 154.506 (F) - striking the avoidance of right angles provision for lots
30. 154.507 (D) - amending the outlot frontage width provisions and striking the rectangular design reference
31. 154.509 - striking the regulations abutting railroads and expressways
32. 154.512 (A)(1)(a) and (b) - adding references to easement width requirements
33. 154.512 (C) - striking the clear sight easement provisions, as the provisions are addressed within Chapters 153 and 155 of the

- Village Code
34. 154.513 - amending and striking the monument and marker provisions to reference State Statutes
  35. 154.602 (C) - clarifying the approval entity for development agreements
  36. 154.602 (D)(3)(c) - clarifying the policies pertaining to vertical construction in construction schedules
  37. 154.602 (D)(3)(f) and (g) - adding references to sanitary sewer and public right-of-way completion activities prior to construction start for permanent structures
  38. 154.602 (E)(2) - striking the administrative plat development agreement references
  39. 154.605 (C) - amending the language confirming association obligations
  40. 154.606 (D)(3)(c) - adding the ability for the Village to undertake Environmental Audit review at the developer's cost
  41. 154.701 (E) - striking gender references
  42. 154.703 - add, delete or modify definitions of Best Management Practices (BMPs); Clear sight easement; Development, major; Development, minor; Improvement, public; Lot; NIPC; Certificate of Occupancy/ Zoning Certificate; Planned Development; Expressway; Village Engineer; and Zoning Lot. (DISTRICTS - ALL)

*Sworn in to present the petition was Bill Heniff, Community Development Director.*

*Acting-Chair Sweetser 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.*

*Acting Chair Sweetser asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, she asked for the petition/staff report.*

*Mr. Heniff presented the petition. The IDRC report for PC 21-23 was entered into the record in its entirety. Mr. Heniff noted that the Plan Commission had conducted a workshop session on potential updates to the Subdivisions and Development Ordinance earlier in the summer. The public hearing at this meeting was to consider proposed amendments to the Subdivisions and Development Ordinance (Chapter 154 of Village Code).*

*Mr. Heniff said Chapter 154 is the main document that governs the*

*division of land in the Village. He provided an overview of state statutes relevant to the Village's authority to regulate subdivisions and land development. He noted that the Plan Commission has purview over any potential amendments to Chapter 154. Mr. Heniff said that Chapter 154 had not been comprehensively reviewed and updated since the 1990s. The Village Board had identified such a review and update as a goal in the 2021 Strategic Plan.*

*Mr. Heniff provided an overview of the proposed amendments to Chapter 154. These include but are not limited to:*

- Ensuring Chapter 154 is consistent with established Village processes for such items as plats of abrogation, dedication and vacation.*
- Ensuring Chapter 154 does not conflict with other chapters in Village Code. This includes removing language from Chapter 154 and placing it in other, more relevant chapters where necessary.*
- Definitional changes and updates.*
- Clarifying administrative processes.*
- Amending processes for pre-application meetings, plat approvals and administrative plat and final plat approval.*
- Clarifying variance process for Chapter 154 standards.*
- Ensuring Chapter 154 is consistent with the DuPage County stormwater ordinance.*
- Clarify requirements for public improvements for unimproved, underimproved and improved rights-of-way for both Minor Development and Major Development.*
- Amending recapture provisions.*
- Amending preliminary engineering requirements, and other clarifications to engineering requirements.*
- Approval entity for development agreements.*
- Clarifying policies regarding vertical construction.*
- Adding references to sanitary sewer and public right-of-way requirements.*
- Adding, editing and deleting definitions as needed.*
- Updated definitions for major development, minor development, and public improvement.*

*Staff recommended approval of the proposed text amendments. Mr. Heniff noted that if approved, the proposed amendments would take effect January 1, 2022.*

*Acting-Chair Sweetser asked if there were any questions or comments*

*on the staff report. Hearing none, she opened the meeting for comments among the Commissioners.*

*Commissioner Johnston complimented Village staff on the proposed updates, and noted they would ensure Chapter 154 was up to date with current practice.*

*Commissioner Giuliano said she appreciated the updates to definitions for major and minor development, as well as the updates to remove gender references from Chapter 154.*

**On a motion by Commissioner Giuliano, and a second by Commissioner Johnston, the Plan Commission voted 5-0 to recommend that the Village Board approve the petition associated with PC 21-23.**

**The motion carried the following vote:**

**Aye:** 5 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Kevin Walker, and Tony Invergo

## **Business Meeting**

### **Approval of Minutes**

**A motion was made by Tony Invergo, seconded by Kevin Walker, that this be approved. The motion carried by the following vote:**

**Aye:** 4 - Ruth Sweetser, Bill Johnston, Kevin Walker, and Tony Invergo

**Abstain:** 1 - Leigh Giuliano

### **Public Participation**

There was no Public Participation

### **DuPage County Hearings**

There are no County Hearings

### **Chairperson's Report**

There is no Chairperson's Report

### **Planner's Report**

There was no Planner's Report

### **Unfinished Business**

There is no Unfinished Business

### **New Business**

There was no New Business

### **Subdivision Reports**

There are no Subdivision Reports

### **Site Plan Approvals**

There was no Site Plan Approvals

### **Workshops**

There were no Workshops

### **Adjournment**

A motion was made by Commissioner Walker, seconded by Commissioner Giuliano, to adjourn the meeting at 8:06 p.m. The motion passed by an unanimous vote.

**A motion was made by Commissioner Walker, seconded by Commissioner Giuliano, to adjourn the meeting at 8:06 p.m. The motion passed by an unanimous vote.**

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*Ruth Sweetser, Vice Chairperson  
Lombard Plan Commission*

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*Jennifer Ganser, AICP, Assistant Director  
Community Development*