

# Village of Lombard

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



## Meeting Agenda

**Monday, April 20, 2026**

**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  
Village Staff Liaison: Anna Papke*

## Call to Order

## Pledge of Allegiance

## Roll Call of Members

## Public Hearings

### [260132](#)

#### **SPA 26-01ph: 230 Yorktown Shopping Center - Yorktown Signs**

The petitioner, Yorktown Center, requests Site Plan Approval for the following signage deviations from the Lombard Sign Ordinance for property located within the B3PD Community Shopping Planned Development, Yorktown Center Planned Development:

1. Pursuant to Sections 155.504(C) and 155.511 of the Lombard Village Code, amend the Yorktown Shopping Center Planned Development, as established by SPA 13-01ph for signage, to approve an amended site plan with signage deviations.
  - a. A deviation from Section 153.505(B)(6)(b) to allow for a freestanding sign to be greater than fifty (50) square feet in area.
  - b. A deviation from Section 153.218 to allow for informational signs to be greater than six (6) square feet in area and greater than four (4) feet in height. (DISTRICT #3)

### [260113](#)

#### **PC 26-06: Text Amendment - Automotive storage and recreation, indoor**

The petitioner, 865 E ROOSEVELT RD LLC, requests that the Village approve the following text amendments to the Village Code:

1. An amendment to Section 155.802 to add the following definition: Automotive storage and recreation, indoor is a primary use with a vehicle storage area occupying less than 10,000 square feet of the gross area of the principal use, which principal use may offer facilities for passenger vehicle enthusiasts that include private storage of vehicles that are not abandoned, disassembled, inoperable, undriveable, unlicensed or unregistered, except the vehicle storage area will exclude all or part of a vehicle that is a component of the premises or a fixture and installed pursuant to a building permit. Provided that all operations and activities occur in a fully enclosed building, accessory uses may include lounges, food and beverage service, amusements and simulators, events, membership programming, motor vehicle service, recreation, related retail sales, or similar activities.
2. An amendment to Section 155.417(G)(2)(b) of the Village Code to add "Automotive storage and recreation, indoor, but only in a shopping center that meets all zoning regulations, except as may be

authorized by the Village (under Section 153.103, Section 155.103 or Article IX of this Chapter) and when the unit hosting the use does not have any storefront wall parallel with and exposed to the street front” to the list of conditional uses in the Roosevelt Road Corridor B4A District; and

3. An amendment to Section 155.602(C), Table 6.3, to add parking requirements for the proposed land use “Automotive storage and recreation, indoor” to the Village Code. (ALL DISTRICTS)

[260131](#)

**PC 26-07: 865 E. Roosevelt Road - Octane Lounge**

The petitioner, 865 E ROOSEVELT RD LLC, requests that the Village take the following actions on the subject property, located within the Roosevelt Road Corridor B4A District:

1. A new conditional use under Section 155.103(F) and amended Section 55.417(G)(2)(b) if the Zoning Ordinance to allow indoor automotive storage and recreation in the south unit;
2. A variation under Sections 155.103(C) to Section 155.417(G)(5)(c) to allow a west side yard of nine (9) feet (10 feet required) to allow for the west existing building wall;
3. A variation under Sections 155.103(C) to Sections 155.417(G)(14) (a) and 155.602(A)(10)(d) to allow lighting directed to the shared northerly vehicular access at the west lot line and to allow excess footcandles at this location;
4. A variation under Sections 155.103(C) to Section 155.603(B) and Table 6-5 to allow the one (1) long-berth loading (two short-berth areas required) to allow for the existing condition;
5. A variation under Sections 155.103(C) to Section 155.705 to allow for existing conditions and continue the number (six, seven required) and type of parkway trees, provided that applicant shall provide for payment to the Village for any of the six decorative trees in the parkway that have died or are determined by the Village to be in poor health on the date of issuance of the building permit;
6. A variation under Sections 155.103(C) to Section 155.706(B)(2) to allow continuation of existing landscape island widths and areas to allow for existing conditions, provided that islands shall be planted according to the landscape plan;
7. A variation under Section 155.103(G) to Section 155.708(A) to exempt the property from the ten (10) foot foundation landscaping requirement while requiring landscaping shown in the landscape plan;
8. A variation under Sections 155.103(C) to Section 155.707(A)(5)(a) to allow continuation of the existing east side yard which is a 28-29 foot transition side yard (30 feet required) which presently contains a portion of parking surface and a masonry shed and enclosure (to be rehabilitated to serve only as a waste enclosure) as well as a fence as shown in the site plan and landscape plan;

9. Approval of a site plan and landscaping plan under Section 155.103(I) and Section 155.702 of the Zoning Ordinance subject to conditions determined during the review, hearing and decision upon applicant's requests;
10. A variation under Section 153.103(G) and Section 155.103(C) to Sections 153.228(I) and 153.242(E) to allow the projecting member entrance sign on the same wall elevation as the wall sign for the south tenant space;
11. A variation under Section 153.103(G) and Section 155.103(C) to Section 153.210 of the Sign Ordinance to allow an automatic changeable copy sign on frontage with a length of 287 feet (300 feet required); and
12. Such other and further relief as deemed necessary upon intake, hearing and Village Board review. (DISTRICT #6)

[260135](#)**PC 26-08: Text Amendment - Lot width**

The petitioner, the Village of Lombard, is requesting text amendments to Village Code Chapter 154, Subdivisions and Development, and Chapter 155, Zoning Code, and any other relevant sections for clarity and consistency. Proposed amendments include the following:

1. Amend Section 154.506 of the Village Code, Lots, to incorporate dimensional requirements for lot width; and
2. Amend Section 155.802 of the Village Code, Rules and definitions, to remove dimensional requirements from the definition for the term "lot width." (ALL DISTRICTS)

## Business Meeting

### Approval of Previous Meeting Minutes

*Request to approve the minutes from March 16, 2026.*

### Public Participation

*A 15-minute time period is allowed for public comments on any issue related to the Plan Commission.*

### DuPage County Hearings

*There are no DuPage Public Hearings.*

### Subdivision Reports

*There are no Subdivision Reports.*

### Unfinished Business

*There is no Unfinished Business.*

### New Business

*There is no New Business.*

## **Chairperson's Report**

*There is no Chairperson's Report.*

## **Planner's Report**

*There is no Planner's Report.*

## **Workshops**

*There are no Workshops.*

## **Adjournment**