

# Village of Lombard

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



## Meeting Agenda

**Monday, June 19, 2023**

**7:00 PM**

**Village Hall Boardroom**

## **Plan Commission**

*Leigh Giuliano, Chairperson*

*Commissioners:*

*Ruth Sweetser, Bill Johnston, Kevin Walker,*

*Tony Invergo, Alissa Verson and*

*Robert Spreenberg*

*Staff Liaison: William Heniff*

## Call to Order

## Pledge of Allegiance

## Roll Call of Members

## Public Hearings

[230214](#)

### **PC 23-12: 109 S Main Street - Lilac Station LLC**

The petitioner requests that the Village grant approval of a sign variance pursuant to Section 153.506(B)(16)(b) of the Village of Lombard Code of Ordinances for wall signage of up to 150 square feet, where a maximum of 50 square feet is permitted within the B5PD Central Business District Planned Development. (DISTRICT #4)

[230217](#)

### **PC 23-14: 1005 N. Rohlwing Road - Crash Champions Signage**

The petitioner requests that the Village take the following action on the subject property located within the B4 Corridor Commercial District:

Approve a variation from Section 153.505(B)(6)(e) of the Lombard Sign Ordinance to allow two freestanding signs on the subject property, where a maximum of one freestanding sign is permitted. (DISTRICT #4)

[230220](#)

### **PC 23-17: 999 N . Garfield and 1051 N. Garfield Street - IMG Trucking INC Off-site Parking**

The petitioners, 999 Garfield LLC and IMG Trucking, INC., request a conditional use pursuant to Section 155.420(C)(23) of the Lombard Village Code to allow for off-site parking on the subject property, 999 N. Garfield Street, for IMG Trucking, Inc. use located at 1051 N. Garfield Street within the I Limited Industrial District. (DISTRICT #4)

[230218](#)

### **PC 23-15: 530 E. North Ave. - Shahi Banquets Variances for building additions**

The petitioner, Wajih Alkayed, Manager of Omat Construction, requests that the Village take the following actions on the subject property located within the B4 Corridor Commercial District, to provide for additions to the existing building:

1. A variance for the east corner side yard setback pursuant to Section 155.416(F)(2) of Village Code to 14 feet, where 30 feet is required for the proposed canopy addition;
2. A variance for a rear yard setback pursuant to Section 155.416(F)(4) of Village Code to 18 feet, where 30 feet is required for the west storeroom/office addition and increased height of the building. (DISTRICT #4)

[230219](#)**PC 23-16: Text Amendments to Attached Garage Provisions**

The petitioner, the Village of Lombard, is requesting text amendments to Section 155.222 of the Village Code to amend the maximum garage width provisions for attached garages. (DISTRICT ALL)

[230216](#)**PC 23-13: 2001 S Highland Avenue - Sonesta Suites**

The petitioner requests that the Village take the following actions on the subject property, located within the B3 Community Shopping District:

1. A Comprehensive Plan amendment to High Density Residential, from Community Commercial;
2. A map amendment (rezoning) to the R5 General Residence District;
3. A variance for minimum lot area (density) for 29.57 dwelling units per acre, where 24.2 dwelling units per acre are required pursuant to Section 155.410(D)(4)(a)
4. A variance for minimum open space at 35%, where 40% is required pursuant to Section 155.410(I)(4)
5. A variance to provide 1.2 spaces per dwelling unit, where 1.5 spaces per dwelling unit are required, pursuant to Section 155.602, Table 6.3.(DISTRICT #3)

## Business Meeting

### Approval of Minutes

*Request to approve the May 15, 2023 meeting minutes*

### Public Participation

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

### DuPage County Hearings

*There are no DuPage County Hearings*

### Chairperson's Report

*As presented by the Plan Commission Chairperson*

### Planner's Report

*As presented by the Director of Community Development*

### Unfinished Business

*There is no unfinished business*

### New Business

*There is no new business*

## **Subdivision Reports**

*There are no subdivision reports*

## **Site Plan Approvals**

*There are no site plan approvals*

## **Workshops**

*There are no workshops*

## **Adjournment**