

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) X
Recommendations of Boards, Commissions & Committees (Green) _____
Other Business (Pink) _____

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: June 12, 2007 (BOT) Date: June 21, 2007

TITLE: PC 07-18: 85 Yorktown Shopping Center

SUBMITTED BY: Department of Community Development *dash*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests the following variations from the Lombard Sign Ordinance for an Off-Premise Sign for property located within the B3PD Community Shopping District, Planned Development:

- 1. A variation from Section 153.226(B) to allow for an Off-Premise Sign to be located on a property with an existing structure, building and use;
- 2. A variation from Section 153.226(F) to allow for an Off-Premise Sign within the requisite front yard; and
- 3. A variation from Section 153.226(H) to allow for an Off-Premise Sign to be closer than one-

hundred feet (100') from any other freestanding sign (this relief is not needed and is removed from the petition).
(DISTRICT #3)

This petition is scheduled for consideration at the June 18, 2007 Plan Commission meeting. As the Board will not meet again until August 9, 2007 and to ensure that any approved signage could be erected prior to the opening of the hotel/conference center, staff is placing this item on the June 21 Village Board agenda. After consideration of this item by the Plan Commission on June 18, staff will then forward the Plan Commission recommendation and any possible companion Ordinance of approval as part of the Board's late agenda.

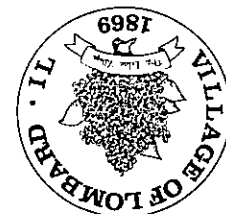
Staff is requesting a waiver of first reading.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X	_____	Date	_____
Finance Director X	_____	Date	_____
Village Manager X	_____	Date	6/12/07

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP, Assistant Village Manager *dash*

DATE: June 21, 2007

SUBJECT: PC 07-18: 85 Yorktown Shopping Center (Yorktown Planned Development; Lombard Westin Hotel/Conference Center Off-Premise Sign)

Attached please find the following items for Village Board consideration as part of the June 21, 2007 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 07-18;
3. Plans associated with the petitioner's request.

This petition is scheduled for consideration at the June 18, 2007 Plan Commission meeting. As the Board will not meet again until August 9, 2007 and to ensure that any approved signage could be erected prior to the opening of the hotel/conference center, staff is placing this item on the June 21 Village Board agenda. After consideration of this item by the Plan Commission on June 18, staff will then forward the Plan Commission recommendation and any possible companion Ordinance of approval as part of the Board's late agenda.

Please contact me if you have any questions regarding the aforementioned materials.

**VILLAGE OF LOMBARD
INTER-DEVELOPMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission

HEARING DATE: May 21, 2007

FROM: Department of Community
Development

PREPARED BY: William Heniff, AICP
Senior Planner

TITLE

PC 07-18: 85 Yorktown Shopping Center The petitioner requests the following variations from the Lombard Sign Ordinance for an Off-Premise Sign for property located within the B3PD Community Shopping District, Planned Development:

1. A variation from Section 153.226(B) to allow for an Off-Premise Sign to be located on a property with an existing structure, building and use;
2. A variation from Section 153.226(F) to allow for an Off-Premise Sign within the requisite front yard; and
3. A variation from Section 153.226(H) to allow for an Off-Premise Sign to be closer than one-hundred feet (100') from any other freestanding sign. *(This relief is not needed and is removed from the petition)*

GENERAL INFORMATION

Petitioner

Lombard Public Facilities Corporation
255 E. Wilson Avenue
Lombard, IL 60148

Property Owner:

Long/Pherson Associates, LLC
Yorktown Holdings LLC/Yorktown Joint Venture LLC
203 Yorktown
Lombard, IL 60148

Relationship of Petitioner
to Property:

Managing Agent

PROPERTY INFORMATION

Existing Zoning:

B3PD Community Shopping District - Planned
Development

Existing Land Use:
 Commercial Retail
 Size of Property:
 Approximately 0.919 acres
 Comprehensive Plan:
 Regional Commercial

SURROUNDING ZONING AND LAND USE

North: B3PD Community Shopping District Planned Development; developed as Yorktown Mall as well customer parking lot for the AMC Movie Theatre

South: OPD Office District Planned Development; developed as office buildings.

East: B3PD Community Shopping District Planned Development; developed as the AMC Movie Theatre.

West: B3PD Community Shopping District Planned Development; developed as Capital Grille and Yorktown Mall parking lots.

ANALYSIS

SUBMITTALS

This report is based on the following documents filed with the Department of Community Development.

1. Plan Commission Application.
2. Sign Packet showing design of proposed freestanding sign, prepared by Landmark Sign Group, dated February 19, 2007.
3. Site location map of all Yorktown existing and proposed signage (with location of off-premise sign), prepared by McGinty Signs, dated January 12, 2007.
4. Sign Location Exhibit, prepared by Siebert Engineering, dated September 2, 2005.

DESCRIPTION

The property at 85 Yorktown Shopping Center is currently improved with a Firestone automotive service center. In 2005 and associated with the development of the Lombard Westin Hotel/Conference Center, the associated parties entered into a license agreement that would

provide for the installation of a free-standing sign denoting the hotel and restaurant names on the Firestone site. As this property is not owned by the business advertised on the sign, it would constitute an off-premises sign. This petition is intended to grant the required relief from the Sign Ordinance necessary to allow the sign to be erected on the Firestone site.

Special note: while it was included within the public hearing notice, the proposed sign will be placed more than one-hundred feet from the existing Firestone sign on the premises. Therefore, no relief is required from Section 153.226(H) of the Sign Ordinance.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

The Private Engineering Services has reviewed the petition and does not have any comments to the proposal. However, as part of the building permit submittal, the petitioner shall provide any supporting documentation showing that the proposed sign will not conflict with any easements or public utilities.

FIRE AND BUILDING

The Fire Department/Bureau of Inspectional Services has no comments at this time. Final comments will be offered as part of the building permit submittal.

PLANNING

Off-premises signage is defined in the Sign Ordinance as follows:

SIGN, OFF-PREMISE A sign structure advertising an establishment, merchandise, service or entertainment, which is not sold, produced manufactured or furnished at the property on which said sign is located; e.g., "billboards" or "outdoor advertising".

The full provisions of Section 153.226 are noted in Appendix A.

As reference in the definition, historically off-premises signs have been associated with billboards and other types of outdoor advertising. However, in this instance, while defined as an off-premises sign, it would function as a way-finding sign.

Compliance with the Zoning/Sign Ordinances and the Yorktown Planned Development

The 1966 Yorktown Center planned development approval granted rights for shopping center signs at each entrance. However, the agreement did not address off-premises sign provisions. As such, the requested sign would fall under the underlying B3 sign provisions. While most types of

signage relief within established planned developments can be considered for approval as part of a site plan approval application, the Zoning Ordinance (Section 155.504 (C)) specifically excludes off-premises signage from the site plan approval process.

Each aforementioned variation is restated below, along with a discussion as to why the proposal will require relief:

1. A variation from Section 153.226(B) to allow for an Off-Premise Sign to be located on a property with an existing structure, building and use:

The proposed sign is proposed to be located on a property that is developed with an automotive service building constructed in the late 1960s. The proposed sign would replace an existing shopping center sign already located on the premises. As the hotel property does not abut any public rights of way, the ability to provide entry signage is more limited. In order to provide proper direction to the hotel site, an identifier was desired along Butterfield Road. Its location on the Firestone site was preferred so that motorists would not attempt to access the site through the AMC Theatre parking lot or from the northern Baptist Theological Seminary (NBTS) site.

2. A variation from Section 153.226(F) to allow for an Off-Premise Sign within the requisite front yard:

The proposed sign is intended for way-finding purposes rather than for general advertising purposes. As noted earlier, the sign will be located where an existing shopping center sign exists (the existing sign will be removed). As such, if the sign could be reviewed in the context of general freestanding signage, it could be placed at the location as a matter of right.

Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends Regional Commercial land uses for the Yorktown Center Planned Development. The signage is intended to serve as an identifier for those businesses within the hotel itself and is generally associated with the general signage needs for the Yorktown Center.

Compatibility with the Surrounding Land Uses

The proposed sign would be compatible with surrounding land uses. Its location where an existing sign exists will not create the appearance of excessive signage. Moreover, the sign serves a general need to provide the permitted use some level of free-standing signage along a public right of way. As the sign is only proposed to be about thirty six square feet in sign surface area (less than what is already located on the premises) its impacts on adjacent properties would be minimal.

FINDINGS AND RECOMMENDATIONS

The Inter-Departmental Review Committee has reviewed the standards for variations for the requested signage and finds that the standards for variations have been met, subject to conditions. As such, the Committee recommends that the Plan Commission make the following motion recommending approval of PC 07-18:

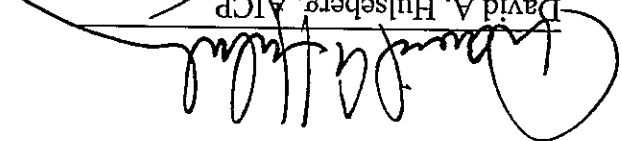
Based on the submitted petition, accompanying signage plans and the testimony presented, the proposed signage **complies** with the standards established by the Yorktown Shopping Center Planned Development and the provisions set forth in the Zoning and Sign Ordinances and that granting the relief is in the public interest, and, therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission, and therefore recommend to the Corporate Authorities **approval** of PC 07-18, subject to the following conditions:

1. The proposed signage shall be consistent with the submitted sign package prepared by Landmark Sign Group, dated February 9, 2007 and made a part of this petition.

2. The proposed off-premise signage shall be exclusively for advertising the Lombard Westin Hotel Conference Center located at 70 Yorktown Shopping Center.

3. The petitioner shall apply for and receive a building permit from the Village prior to erecting the proposed off-premises sign.

Inter-Departmental Review Group Report approved by:


David A. Hulseberg, AICP
Assistant Village Manager/Director of Community Development

c: Petitioner

Appendix A: Off-Premises Sign Provisions

153.226 OFF-PREMISE SIGNS

It is unlawful to construct, erect, locate, or maintain any off premise advertising sign without complying with the following provisions:

- A. Location: Off-Premise signs may be allowed only adjacent to state or federal rights-of-way located within a B-3, B-4, or I-1 Zoning District.
- B. Principal Use: Off-Premise signs shall be allowed only as the principal use of a zoning lot. Off premise signs shall not be erected on any zoning lot which contains an existing principal structure, building or use.
- C. Number: No more than one (1) off-premise sign shall be located on a zoning lot.
- D. Area: No off-premise sign shall exceed one-hundred- twenty-five (125) square feet in sign surface area per sign face.
- E. Height: No off-premise sign shall exceed twenty-five (25) feet in height. In all cases, height shall be measured from grade at the edge of the right-of-way to the top of the sign.
- F. Yard Requirements: Off-premise signs shall meet the minimum yard and lot requirements of the Zoning District in which they are located.
- G. Residential Property Setback: Off-premise signs shall not be located closer than one-hundred (100) feet from residentially zoned property.
- H. Distance Between Signs: Off-premise signs shall be located a minimum of one-hundred (100) feet from any other off premise or freestanding sign.
- I. View Obstruction: No off-premise sign shall be erected in such a manner as to obscure or otherwise physically interfere with an official traffic sign, signal, or device or to obstruct the view of approaching, merging or intersecting vehicular traffic within one-thousand (1,000) feet of such sign, signal, or point of intersecting or merging traffic.
- J. Protective Curbing: Any off-premise sign within three (3) feet of a driveway, parking area, or maneuvering area shall be completely surrounded by a curbing that is not less than three (3) feet from the outermost perimeter of the sign, unless the sign is mounted on a pole with a sign clearance of at least twelve (12) feet above grade.
- K. Design: Every off-premise sign, including the frames, braces and supports thereof, shall be securely built and be designed by a structural engineer, registered architect, or sign manufacturer, as may be required by the Director.
- L. Construction Materials Required: All off-premise signs shall have a surface or facing and support poles of approved non-combustible material; provided, however, that combustible structural trim may be used thereon.
- M. Letters To Be Secured: All letters, figures, characters, or representations in cutout or irregular form maintained in conjunction with, attached to, or superimposed upon any off-premise sign, shall be safely and securely built or attached to the sign structure.

- N. Anchorage and Supports: All off-premise signs shall be securely built, constructed, erected, and certified safe by a registered architect or engineer upon posts and standards sunk below the natural surface sufficient to prevent overturning, to the satisfaction of the Director.
- O. Premises: All off-premise signs, and the premises surrounding the same, shall be maintained by the owner thereof in a clean, sanitary and good appearing condition, and free and clear of all obnoxious substances, rubbish and weeds.

Response to Standards for Variations

SECTION 155.103.C.7 OF THE LOMBARD ZONING ORDINANCE:

The regulations of this ordinance shall not be varied unless findings based on the evidence presented are made in each specific case that affirms each of the following standards:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.

Response: The sign request is unique as the hotel convention center property located at 70 Yorktown Shopping Center does not front on a public right of way. Freestanding signage along Butterfield Road, a regional arterial roadway, would not be possible without the relief. Moreover, the intent of the sign is to provide identification to the restaurant within the hotel. Without the off-premise signage, individuals unfamiliar with the Yorktown area would have greater difficulty finding the facility.

2. The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification.

Response: The requested relief is unique to this property. It is intended to advertise a regional destination draw, and it is important to provide requisite signage to guide motorists to the facility.

3. The purpose of the variation is not based primarily upon a desire to increase financial gain.

Response: The requested relief is not meant to increase financial gain. Rather it is intended to provide additional way-finding signage to the facility.

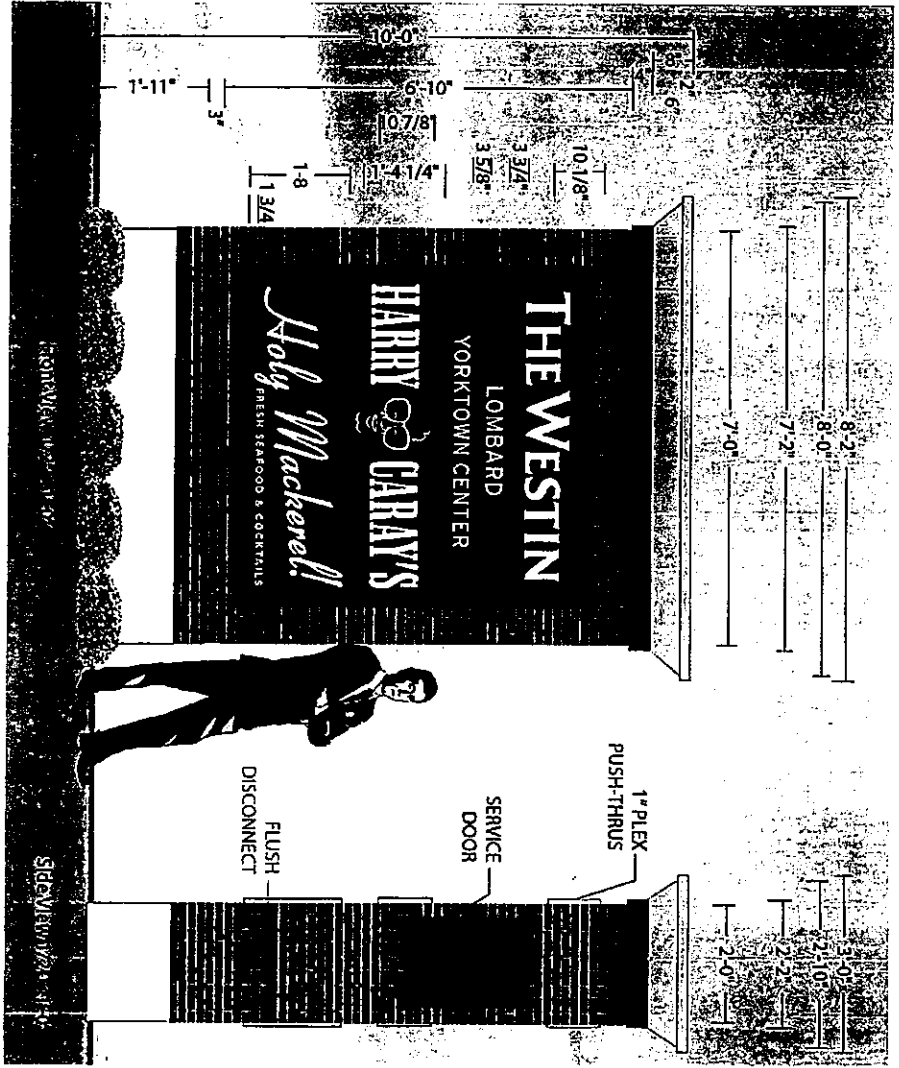
4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.

Response: The Sign Ordinance does not provide for the unique signage as proposed as part of this petition – either the signage is on-premises or off-premises signage. The intent of the request is to address the unique signage needs created as part of the hotel development.

5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
- Response: The requested signage will not be injurious as it will be smaller in size than the existing signage and it will not block the view of other business entities in the area. It will be internally illuminated so it will not create excessive light glare.*
6. The granting of the variation will not alter the essential character of the neighborhood; and,
- Response: The relief will not affect the character of the area – it will remain retail commercial in nature and the proposed signage emphasizes the regional destination draw of the hotel, its restaurants and the Yorktown area.*
7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.
- Response: The proposed sign will meet the provision above. It will be less obtrusive than the existing sign and its size will be in compliance with Code provisions.*

By signing the Customer Acceptance this print, I understand that I am accepting all aspects of this drawing. This includes reviewing Specifications, Dimensions, Spelling, and all other representations herein. I am understanding that each representation on this print are approximate, and may not meet manufacturers' accuracy.

CUSTOMER ACCEPTANCE SIGNATURE: _____ DATE: _____
 #REVISION: _____ #REVISION: _____ DATE: _____
 I.S.G. SALES INITIALS: _____ DATE: _____



- ▶ THREE (3) DOUBLE FACE INTERNALLY ILLUMINATED SIGNS; FABRICATED ALUMINUM TOP CAP/
- ▶ ROUTED 2mm ALUCOBOND WITH 1" PLEX PUSH THRU LETTERS WITH TRANS VINYL FACES/ ALL SUB-COPY TO BE BACKED WITH 3/16" PLEX
- ▶ CONCRETE BASE BY OTHERS
- TOP SECTION OF TOP CAP = MAP PMS 7536U
 BOTTOM SECTION OF TOP CAP/ REVEAL = MAP BLACK
 SIGNCASES & BKGD = MAP PMS 401C
- THE WESTIN = 1" PLEX PUSH-THRU WITH TRANS WHITE VINYL FACES
 SUBCOPY = WHITE PLEX
- HARRY CARAY'S LETTERS/HOLY MACKERELL LETTERS = 1" PLEX
 PUSH-THRU WITH TRANS WHITE VINYL FACES
- HARRY CARAY'S LOGO/ FRESH SEAFOOD & COCKTAILS = WHITE PLEX

7424 Industrial Avenue
 Chesterton, IN 46304
 phone 219.762.9577
 fax 219.762.4259
 www.landmarksign.com

PRINTED
SE-7145-6

SHAUN ENSIGN
 I.S.G. SALES REPRESENTATIVE

02.19.07
 DATE

WESTIN

CLIENT NAME
 HIGHLAND AVE
 LOMBARD, IL
 JOB LOCATION

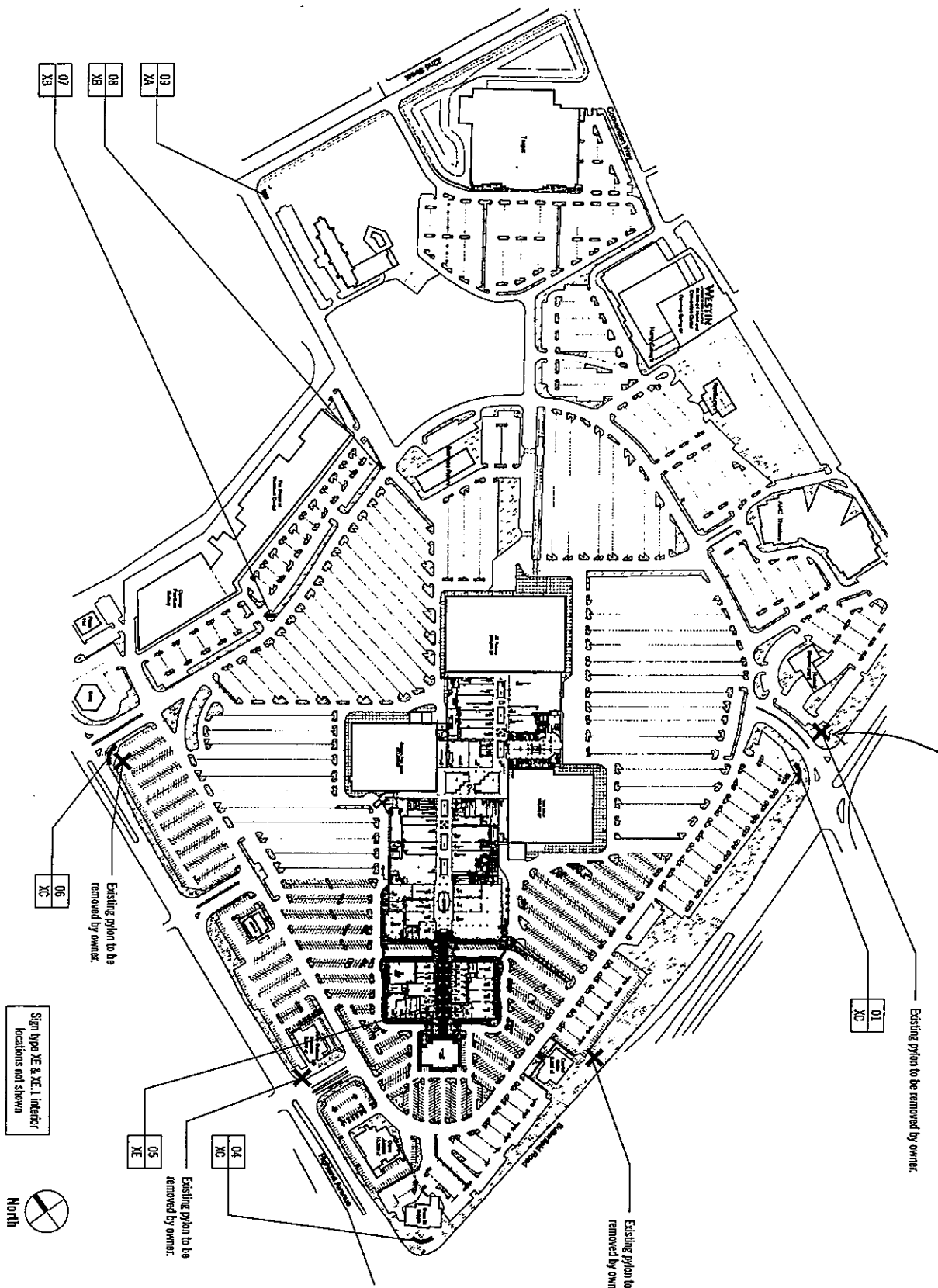
JM 1/2" = 1'-0"
 DRAWN BY SCALE

- REVISIONS:
1. CONCRETE BASE/ REMOVE YORKTOWN/ NO SHOEBOXES 9.21.06 KS
 2. CHGD CABINET & VINYL SPECS 10.04.06 JM
 3. chgd logo 2.13.07 KS
 4. CORRECTED LOGO 02.19.07 JM

Designed
110Voices
 Electrical Connection will be within 8 Ft. at time of installation.
 Second Trip will be charged at Time & Materials

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PC07-18 Proposed Sign Location



01
XC

Existing pylon to be removed by owner.

09
XA
08
XB
07
XC

06
XC

Existing pylon to be removed by owner.

Sign type YE & YE L Interior locations not shown



North

04
XC

Existing pylon to be removed by owner.

05
YE

YORK TOWN
Interior & Exterior Signage

PROJECT #301506

DATE 1.12.07

DATE BY 7/1E

Bid Set

REVISED

DATE BY

DATE BY

DATE BY

DATE BY

DATE BY

DATE BY

DESCRIPTION
Sign Location Plan

MOGGINITY
ARCHITECTURE INTERIOR DESIGN
200 WEST 10TH STREET, SUITE 200
NEW YORK, NY 10014



MEMORANDUM

TO: William T. Lichter, Village Manager
FROM: David A. Hulseberg, AICR *DCH*
Assistant Village Manager/Director of Community Development
DATE: June 19, 2007

SUBJECT: PC 07-18: 85 Yorktown Shopping Center

At last night's Plan Commission meeting, the above petition was recommended for approval with conditions by a 4-0 vote. Attached find the Plan Commission referral letter as well as an ordinance approving this petition.

Should you have any questions, please feel free to contact me.

H:\CD\WORD\USER\RPC\CASES\2007\PC 07-18\WTL referral memo.doc

#070325

me
6/19/07

VILLAGE OF LOMBARD
 255 E. Wilson Ave.
 Lombard, Illinois 60148-3931
 (630) 620-5700 Fax (630) 620-8222
 TDD: (630) 620-5811



June 7, 2007

Mr. William J. Mueller,

Village President, and

Board of Trustees

Village of Lombard

Village President
 William J. Mueller

Village Clerk
 Brigitte O'Brien

**Subject: PC 07-18: 85 Yorktown Shopping Center (Yorktown Planned
 3 Development)**

Trustees
 Greg Alan Gron, Dist. 1
 Richard J. Tross, Dist. 2
 John "Jack" T. O'Brien, Dist. 3
 Dana L. Moreau, Dist. 4
 Laura A. Fitzpatrick, Dist. 5
 Rick Soderstrom, Dist. 6

Dear President and Trustees:

Your Plan Commission submits for your consideration its recommendation on the above referenced petition. The petitioner requests the following variations from the Lombard Sign Ordinance for an Off-Premise Sign for property located within the B3PD Community Shopping District, Planned Development:

Village Manager
 William T. Lichter

1. A variation from Section 153.226(B) to allow for an Off-Premise Sign to be located on a property with an existing structure, building and use;
2. A variation from Section 153.226(F) to allow for an Off-Premise Sign within the requisite front yard; and
3. A variation from Section 153.226(H) to allow for an Off-Premise Sign to be closer than one-hundred feet (100') from any other freestanding sign. *(This relief is not needed and is removed from the petition)*

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

The Plan Commission conducted a public hearing on June 18, 2007. William Heniff, Senior Planner, presented the HDRC report and submitted it to the public record in its entirety. He noted that the petitioner, the Lombard Public Facilities Corporation (LPFC) authorized him to present the petition on their behalf.

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Mr. Heniff then discussed the petition. In 2005 and associated with the development of the Lombard Westin Hotel/Conference Center, the LPFC and the property owner entered into a license agreement that would provide for the installation of a tree-standing sign denoting the hotel and restaurant names on the Firestone site. As this property is not owned by the business advertised on the sign, it would constitute an off-premises sign. This petition is intended to grant the required relief from the Sign Ordinance necessary to allow the sign to be erected on the Firestone site.

While it was included within the public hearing notice, the proposed sign will be placed more than one-hundred feet from the existing Firestone sign on the premises. Therefore, no relief is required from Section 153.226(H) of the Sign Ordinance.

Referencing the Inter-departmental Review Comments, Private Engineering Services noted that the petitioner shall provide any supporting documentation showing that the proposed sign will not conflict with any easements or public utilities.

The proposed sign is proposed to be located on a property that is developed with an automotive service building constructed in the late 1960s. The proposed sign would replace an existing shopping center sign already located on the premises. As the hotel property does not abut any public rights of way, the ability to provide entry signage is more limited. In order to provide proper direction to the hotel site, an identifier was desired along Butterfield Road. He then showed two exhibits depicting the location of the sign on the property.

Referencing the sign exhibit, the sign is intended to advertise the businesses located within the hotel/convention center – Westin, Harry Caray's and Holy Mackerel. The proposed sign is primarily intended for way-finding purposes more than for general advertising purposes. The sign design is intended to blend with the existing and proposed signage located throughout the Yorktown Mall property itself.

He concluded by noting that the 1965 approvals for Yorktown Mall did not specifically address off-premises signage. While the 2000 planned development amendments provide for approval of signage deviations by the Plan Commission, the Ordinance does not allow for off-premise sign approval in this manner. Therefore, the Plan Commission must make a recommendation to the Board of Trustees on this petition.

Chairperson Ryan then opened the meeting for public comment. No one spoke in favor of or against the petition.

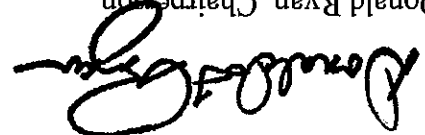
Chairperson Ryan then opened the meeting for comment from Plan Commission members. Commissioner Sweetser asked for clarification regarding condition #2, asking if the condition satisfactorily addresses Harry Caray's and Holy Mackerel's signage needs. Mr. Heniff noted that the condition referenced the 70 Yorktown Shopping Center property. As they are functionally sub-tenants to the hotel on the property, the condition would meet their needs. The condition was written in a manner to preclude other types of advertising on the sign.

After due consideration of the petition and the testimony presented, the Plan Commission found that the requested relief does comply with the standards of the Lombard Zoning and Sign Ordinances and with the standards established by the Yorktown Planned Development, and that granting the relief is in the public interest, and therefore, the Plan Commission accepted the findings of the Inter-departmental Review Report as the findings of the Plan Commission, and recommended to the Corporate Authorities **approval** of the first two variation requests included within the PC 07-18 request; subject to the following conditions:

1. The proposed signage shall be consistent with the submitted sign package prepared by Landmark Sign Group, dated February 9, 2007 and made a part of this petition.
2. The proposed off-premise signage shall be exclusively for advertising the Lombard Westin Hotel Conference Center located at 70 Yorktown Shopping Center.
3. The petitioner shall apply for and receive a building permit from the Village prior to erecting the proposed off-premises sign.

Respectfully,

VILLAGE OF LOMBARD



Donald Ryan, Chairperson

Lombard Plan Commission

att-

**AN ORDINANCE GRANTING A VARIATION FROM OFF-
PREMISES SIGNAGE PURSUANT TO TITLE 15, CHAPTER
155, SECTION 153.226 OF THE LOMBARD SIGN ORDINANCE**

(PC 07-18: 85 Yorktown Shopping Center)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Sign Ordinance, otherwise known as Title 15, Chapter 153 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property as defined below is zoned B3 Community Shopping District, Planned Development; and,

WHEREAS, an application has been filed requesting approval of a variation from to Section 153.226 (B) of the Sign Ordinance, to allow for an Off-Premise Sign to be located on a property with an existing structure, building and use; and

WHEREAS, said application also requests approval of a variation from to Section 153.226 (F) of the Sign Ordinance, to allow for an Off-Premise Sign to be located within the requisite front yard; and

WHEREAS, a public hearing on the foregoing application were conducted by the Village of Lombard Plan Commission on June 18, 2007 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the variations described herein, subject to conditions; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That a variation use is hereby granted for the Subject Property, as described in Section 3 below, pursuant to Section 153.226 (B) of the Sign Ordinance, to allow for an Off-Premise Sign to be located on a property with an existing structure, building and use, subject to the conditions set forth in Section 4 below.

SECTION 2: That a variation use is hereby granted for the Subject Property, as described in Section 3 below, pursuant to Section 153.226 (F) of the Sign Ordinance, to allow for an Off-Premise Sign to be located within the requisite front yard, subject to the conditions set forth in Section 4 below.

SECTION 3: That this Ordinance is limited and restricted to the property located at 85 Yorktown Shopping Center, Lombard, Illinois and legally described as follows:

Lot 1 in the Resubdivision of Lot 5 of the Yorktown Subdivision, being a subdivision located in the Northeast Quarter of Section 29, Township 39 North, Range 11 East, of the Third Principal Meridian, according to the plat recorded as document R77-072784, in DuPage County, Illinois.

Parcel Number: 06-29-200-017; (the "Subject Property").

SECTION 4: The variations provided for in Sections 1 and 2 of this Ordinance shall be granted subject to compliance with the following conditions:

1. The proposed signage shall be consistent with the submitted sign package prepared by Landmark Sign Group, dated February 9, 2007 and made a part of this petition.

2. The proposed off-premise signage shall be exclusively for advertising the Lombard Westin Hotel Conference Center located at 70 Yorktown Shopping Center.

3. The petitioner shall apply for and receive a building permit from the Village prior to erecting the proposed off-premises sign.

SECTION 5: This Ordinance, upon approval, shall be recorded by the Village with the Office of County Recorder.

SECTION 6: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2007.
First reading waived by action of the Board of Trustees this _____ day of _____, 2007.

Passed on second reading this _____ day of _____, 2007, pursuant to a roll call vote as follows:

Ayes: _____
Nays: _____
Absent: _____

Approved by me this _____ day of _____, 2007.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

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Published in pamphlet from this _____ day of _____, 2007.

Brigitte O'Brien, Village Clerk