

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### AMENDMENT TO SPA 13-01ph – 1-378 YORKTOWN CENTER

**MARCH 16, 2015**

**Title**

SPA 15-01ph

**Petitioner / Property Owner**

KRE YTC Venture LLC  
203 Yorktown  
Lombard, IL 60148

**Property Location**

Northeast corner of Butterfield Road and Fairfield Avenue  
(Trustee District 3)

**Zoning**

B3PD – Community Shopping  
District Planned Development  
(Yorktown Center)

**Existing Land Use**

Regional Shopping Center

**Comprehensive Plan**

Regional Commercial

**Approval Sought**

Amendment to Site Plan Approval SPA 13-01ph, with deviations and variations, approved by the Lombard Plan Commission, to move the proposed location of the shopping center identification sign along Butterfield Road.

**Prepared By**

Matt Panfil, AICP  
Senior Planner

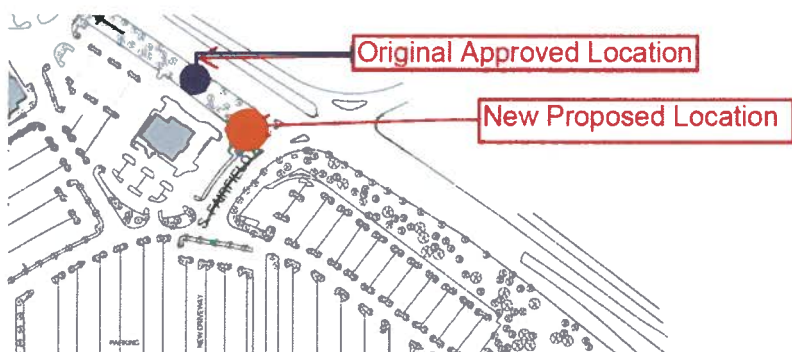


**LOCATION MAP**

**DESCRIPTION**

The petitioner requests an amendment to Site Plan Approval SPA 13-01ph, with deviations and variations, approved by the Lombard Plan Commission in January 2013, to move the proposed location of the shopping center identification sign along Butterfield Road.

More specifically, the petitioner is proposing to move the previously approved, but not yet constructed, thirty foot (30') tall shopping center identification sign slightly southwest of its previously identified location. The proposed sign will be in the same location as the existing shopping center identification sign. The petitioner is not proposing any changes in the dimensions of the previously approved shopping center identification sign. The change in location will provide increased visibility for the development of a future outlet.



**APPROVALS REQUIRED**

Per Section 155.504 (C), minor changes from an approved planned development which are determined to be minor changes but which would require a deviation from in the number, size, type, or location of signage within a planned development in a B3 Community Shopping District shall require review and approval by the Plan Commission in conjunction with the site plan approval process.

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division has no issues or concerns regarding the proposed amendment to SPA 13-01ph.

**Fire Department:**

The Fire Department has no issues or concerns regarding the proposed amendment to SPA 13-01ph.

**Private Engineering Services:**

Private Engineering Services (PES) has no issues or concerns regarding the proposed amendment to SPA 13-01ph.

**Public Works:**

The Department of Public Works has no issues or concerns regarding the proposed amendment to SPA 13-01ph, provided that the proposed sign utilizes the existing sign’s foundation.

**Planning Services Division:**

The Planning Services Division (PSD) notes the following:

*1. Comprehensive Plan Compatibility*

The proposed amendment to SPA 13-01ph is consistent with the Comprehensive Plan.

*2. Surrounding Zoning & Land Use Compatibility*

	<b>Zoning Districts</b>	<b>Land Use</b>
<b>North</b>	B3PD	Yorktown Shopping Center
<b>South</b>	OPD	Office
<b>East</b>	B3PD & OPD	Yorktown Shopping Center and Northern Baptist Theological Seminary
<b>West</b>	B3PD	Yorktown Shopping Center and Highlands of Lombard

Staff finds that the proposed amendment to SPA 13-01ph does not affect the existing zoning or land use of the subject property or the surrounding properties.

*3. Yorktown Planned Development Compliance*

The 1965 Yorktown Center planned development granted relief to allow “free standing project signs” at each entrance, but did not address any other types of signage. As a planned development, the Plan Commission, as part of a site plan approval application, could approve relief from the Sign Ordinance.

#### **4. Sign Ordinance Compatibility**

As the sign is to be identical in appearance and size as the sign approved as "A.01.01" within SPA 13-01ph, the following deviations still apply:

- a. The deviation from Section 153.210 to allow for automatic changeable reader boards in excess of nine (9) square feet in area; and
- b. The deviation from Section 153.235 to allow for multiple shopping center identification signs in excess of 150 square feet to be displayed in conjunction with other freestanding signs.

#### **RECENT SITE HISTORY**

##### **SPA 13-01ph: 1-378 Yorktown Center**

Site Plan Approval for the following signage deviations from the Lombard Sign Ordinance for property located within the B3 Community Shopping District, Yorktown Center Planned Development:

1. A variation from Section 153.208(H) to allow signs to be displayed within the clear line of sight area;
2. A deviation from Section 153.210 to allow for automatic changeable reader boards in excess of nine (9) square feet in area;
3. 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;
4. A deviation from Section 153.235 to allow for multiple shopping center identification signs in excess of 150 square feet to be displayed in conjunction with other freestanding signs and less than 75 feet from the centerline of the adjacent right-of-way; and
5. A deviation from Sections 153.242 and 153.505 to allow for projecting signs to be located on any building elevation regardless of frontage or entrance location.

##### **SPA 14-01ph: 80 Yorktown Center (AMC Theatres)**

Site Plan Approval for the following signage deviations from the Lombard Sign Ordinance for property located within the B3 Community Shopping District, Yorktown Center Planned Development:

1. A deviation from Section 153.505(B)(19)(a)(ii)(a) to increase the permitted number of wall signs; and
2. A deviation from Sections 153.505(B) (15), 153.237 (C) and 153.237 (E) to provide for more than one temporary sign per street frontage, and can be in place year round to be consistent with the intent of SPA 13-01ph, and to exceed thirty-two (32) square feet in area.

**FINDINGS & RECOMMENDATIONS**

Staff finds the proposed amendment to SPA 13-01ph to be consistent with the objectives of the Sign Ordinance, Zoning Ordinance, Yorktown Center Planned Development, and the intent of the Comprehensive Plan in general.

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards established by the Planned Development and the Lombard Zoning and Sign Ordinances, and that granting site plan approval enhances the planned development and is in the public interest. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of this petition:

Based on the submitted petition and the testimony presented, the requested amendment **complies** with the standards required by the Village of Lombard Zoning and Sign Ordinances; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Review Report as the findings of the Plan Commission, and **approve** SPA 15-01ph, subject to the following conditions:

1. The petitioner shall develop the site in substantial conformance with the plans, prepared by Gensler and dated February 18, 2015;
2. Any future signs involving the subject property shall apply for and receive a building permit. Those permits will be reviewed in connection with the aforementioned conditions; and
3. The petitioner shall satisfactorily address all comments noted within the IDRC Report.

Inter-Departmental Review Committee Report approved by:



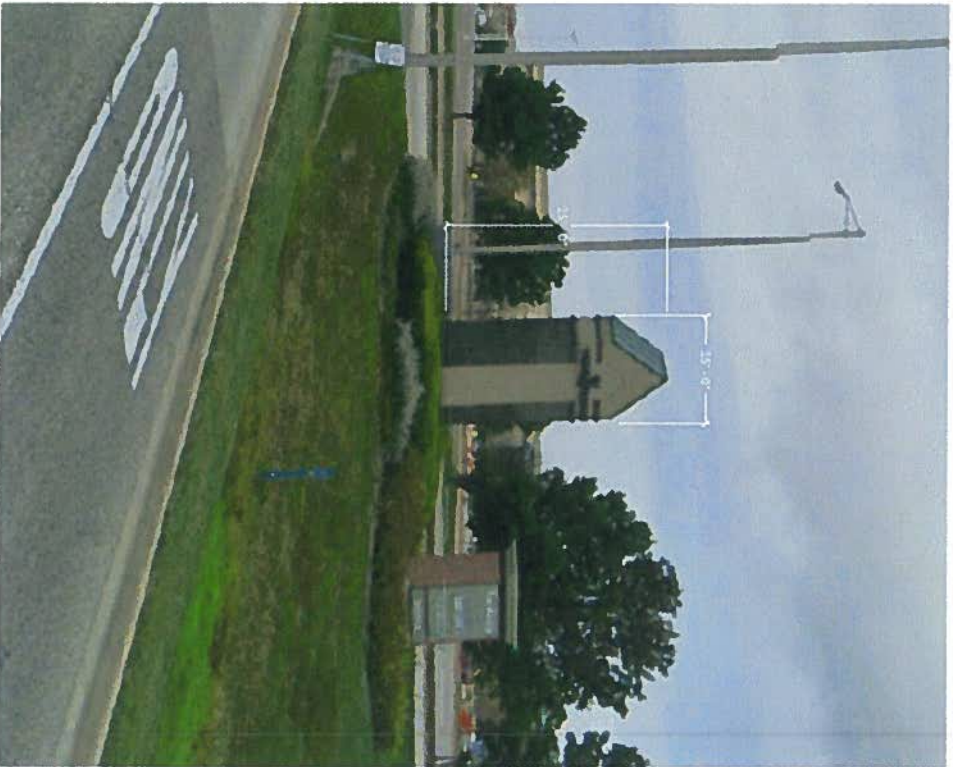
William J. Heniff, AICP  
Director of Community Development

c. Petitioner

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**EXISTING CONDITIONS**



**BUTTERFIELD LOCATION - WEST BOUND  
PRIMARY PYLON - EXISTING CONDITIONS**

**OVERALL DIMENSIONS  
HEIGHT: 25' - 0"  
WIDTH: 15' - 0"**

**PROPOSED SIGNAGE**

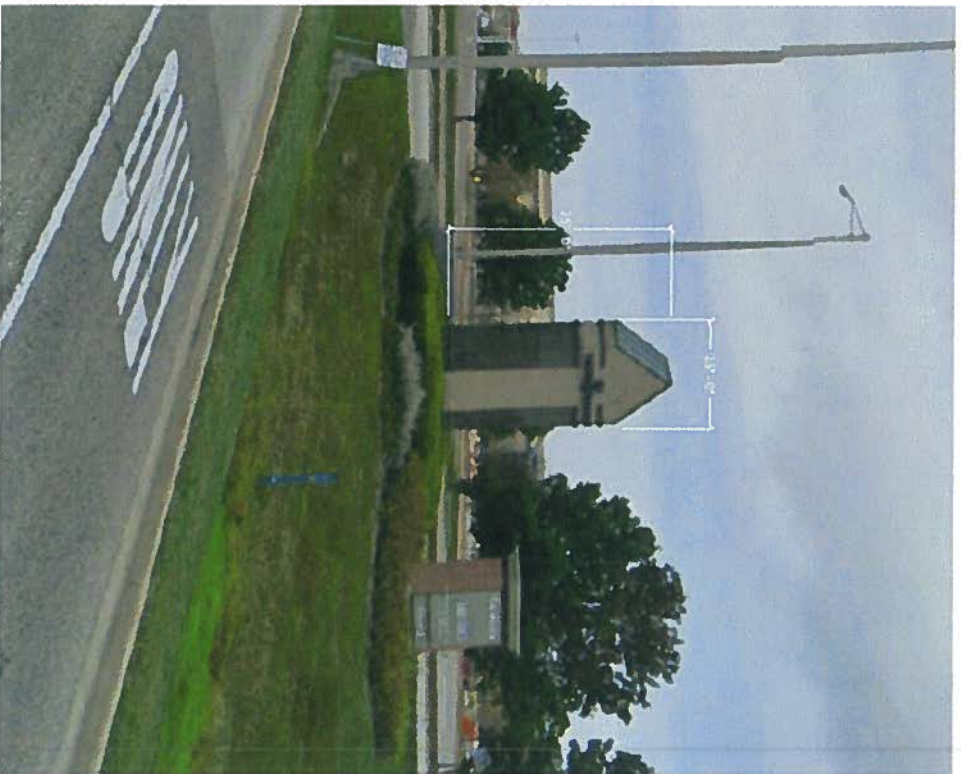


**BUTTERFIELD LOCATION - WEST BOUND  
A01.01 PRIMARY PYLON W/LED - DAYTIME**

**OVERALL DIMENSIONS  
HEIGHT: 30' - 0"  
WIDTH: 15' - 0"**

**EXHIBIT A**

**EXISTING CONDITIONS**



**BUTTERFIELD LOCATION – WEST BOUND  
PRIMARY PYLON – EXISTING CONDITIONS**

**OVERALL DIMENSIONS  
HEIGHT: 25' - 0"  
WIDTH: 15' - 0"**

**PROPOSED SIGNAGE**



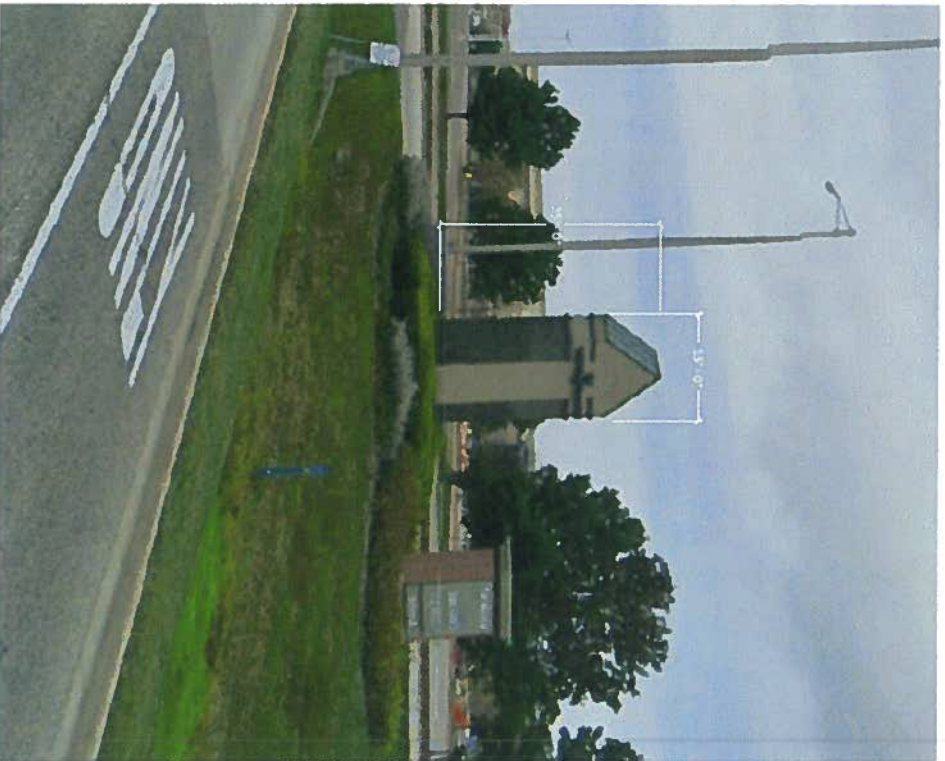
**BUTTERFIELD LOCATION – WEST BOUND  
A.01.01 PRIMARY PYLON W/LED – DAYTIME**

**OVERALL DIMENSIONS  
HEIGHT: 30' - 0"  
WIDTH: 15' - 0"**

**EXHIBIT B**



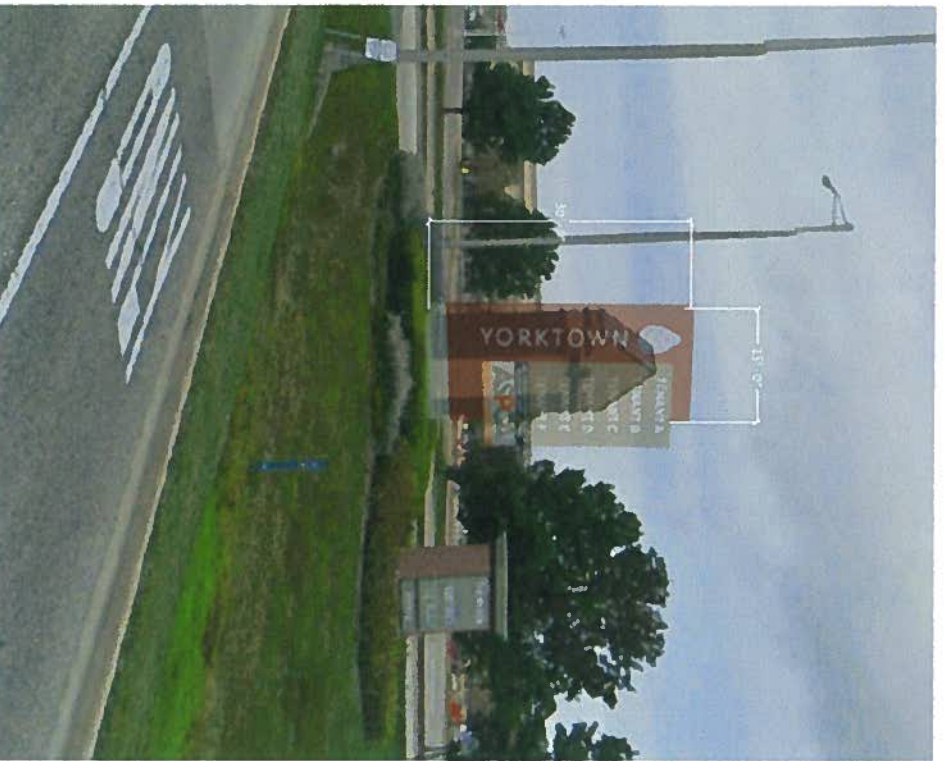
**EXISTING CONDITIONS**



**BUTTERFIELD LOCATION - WEST BOUND  
PRIMARY PYLON - EXISTING CONDITIONS**

**OVERALL DIMENSIONS  
HEIGHT: 25' - 0"  
WIDTH: 15' - 0"**

**PROPOSED SIGNAGE**

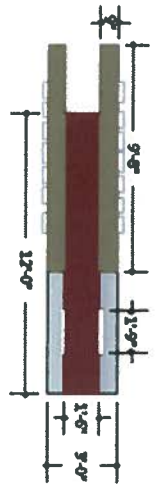


**BUTTERFIELD LOCATION - WEST BOUND  
A.01.01 PRIMARY PYLON W/LED - DAYTIME**

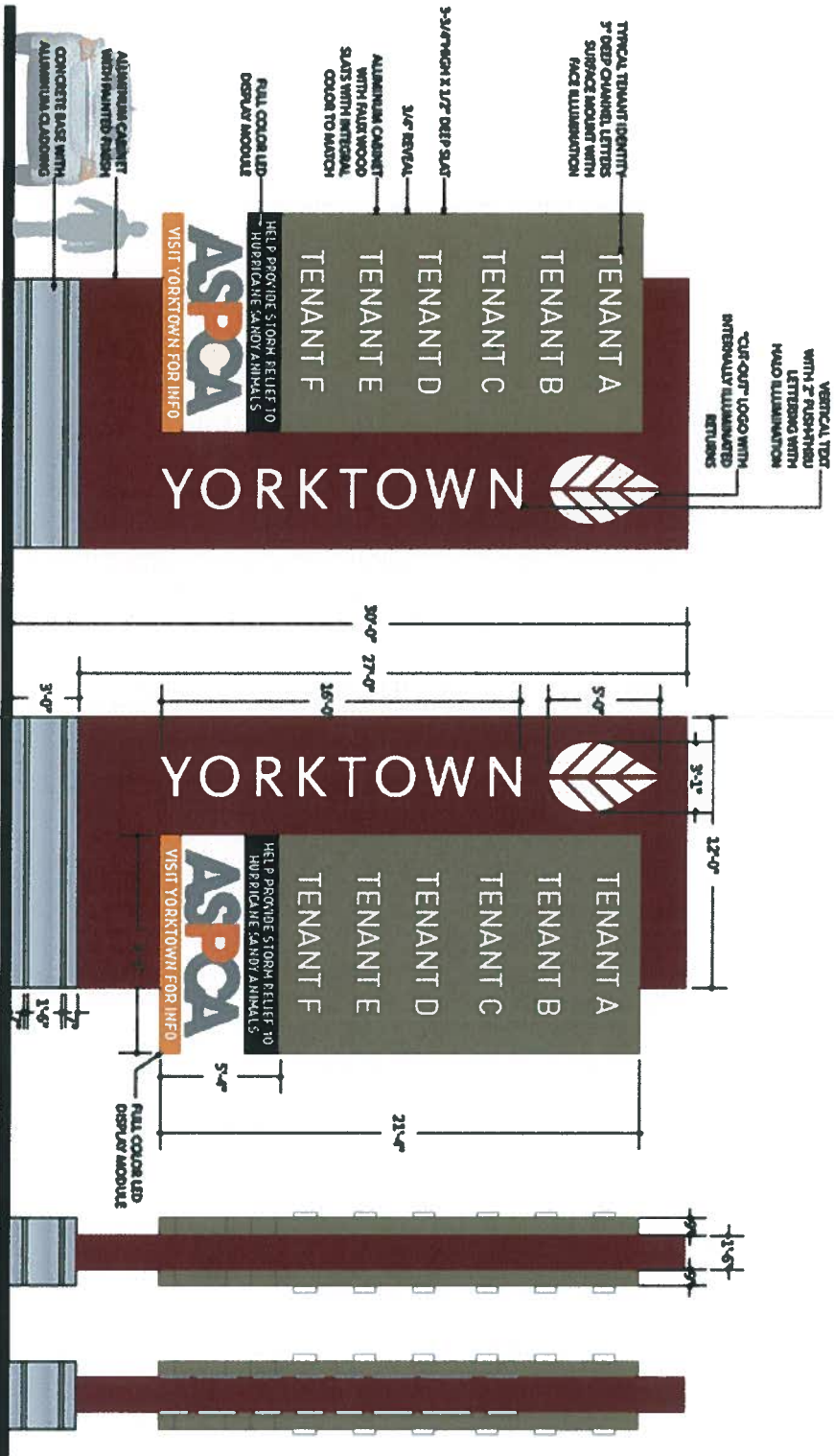
**OVERALL DIMENSIONS  
HEIGHT: 30' - 0"  
WIDTH: 15' - 0"**

**EXHIBIT C**

**EXHIBIT D**



4 | PLAN VIEW  
SCALE 3/16" = 1'-0"



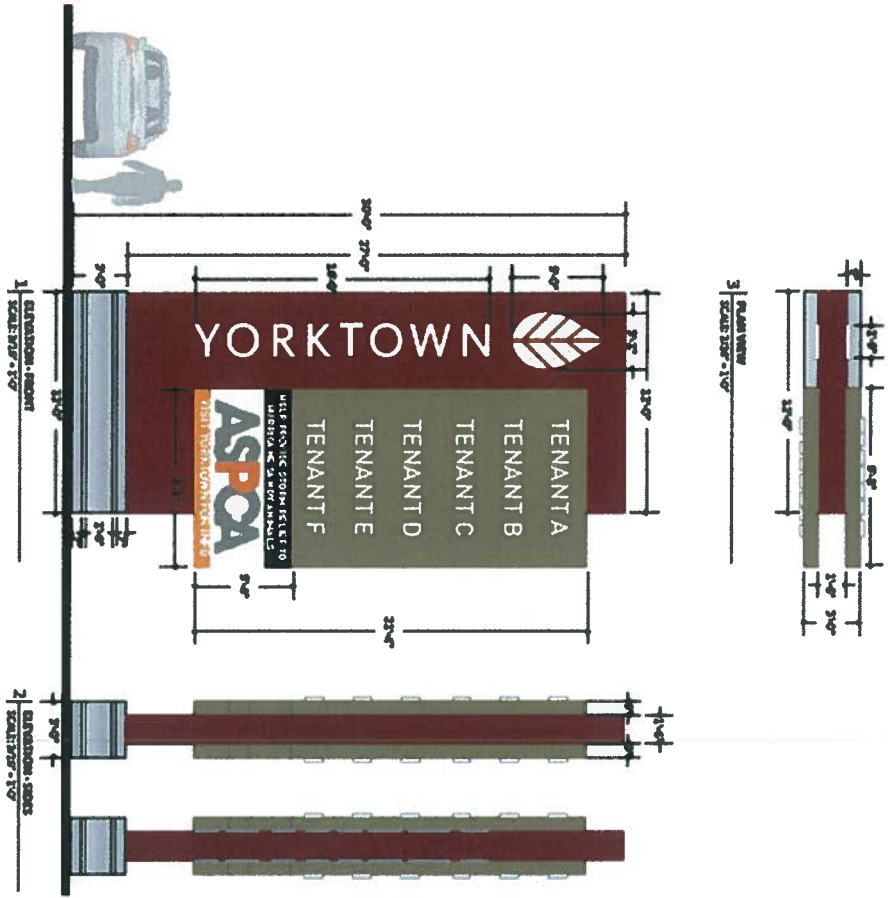
1 | ELEVATION - BACK  
SCALE 3/16" = 1'-0"

2 | ELEVATION - FRONT  
SCALE 3/16" = 1'-0"

3 | ELEVATION - SIGNS  
SCALE 3/16" = 1'-0"



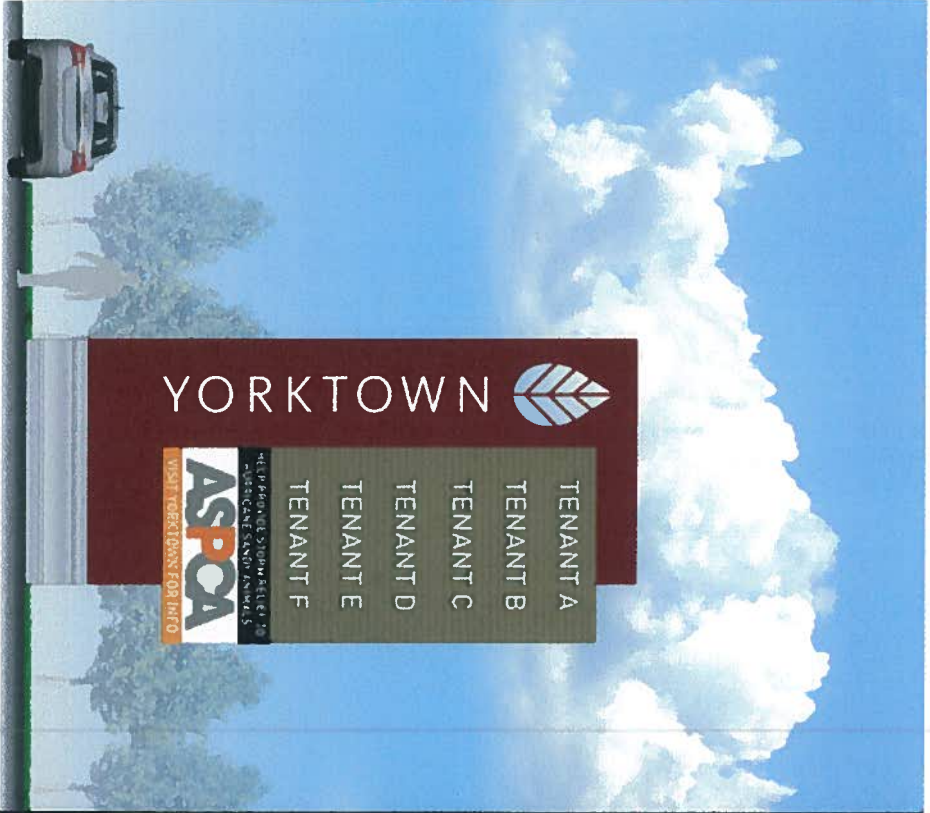
**EXHIBIT E**



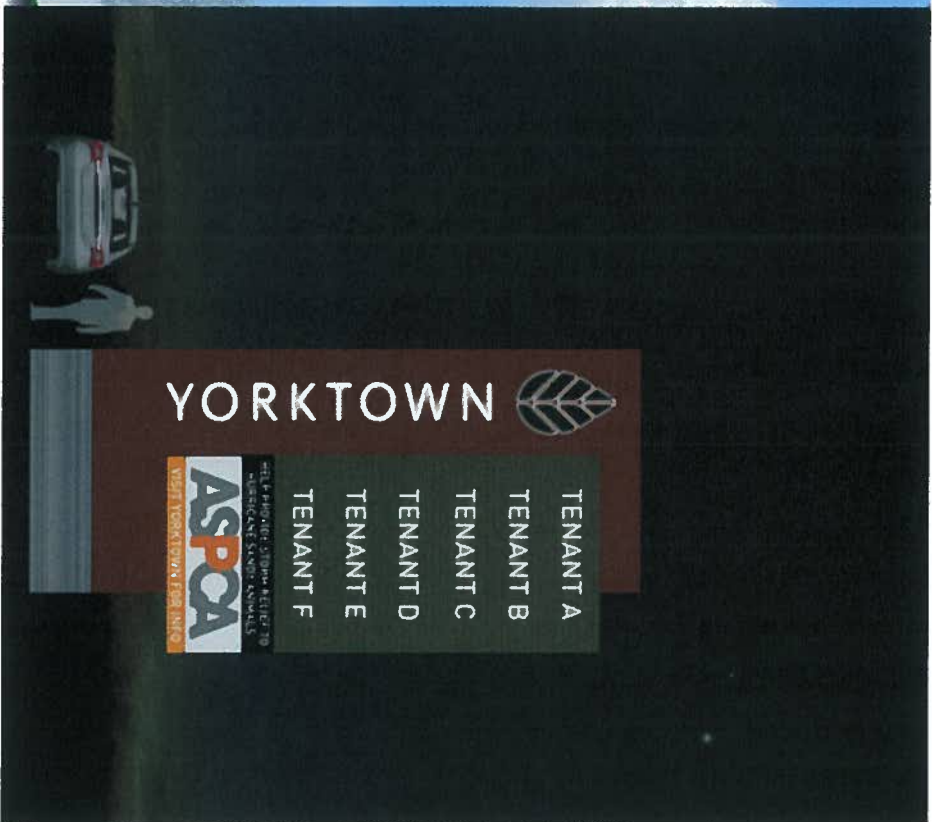
**BUTTERFIELD LOCATION - WEST BOUND  
A.01.01 PRIMARY PYLON W/LED - DAYTIME**

**EXHIBIT F**

**A.01.01 PRIMARY PYLON W/LED - DAYTIME**



**A.01.01 PRIMARY PYLON W/LED - NIGHTTIME**



**EXHIBIT G**



**BUTTERFIELD LOCATION - WEST BOUND  
A.01.01 PRIMARY PYLON W/LED - DAYTIME**



**EXHIBIT H**



**BUTTERFIELD LOCATION - EAST BOUND  
A.01.01 PRIMARY PYLON W/LED - DAYTIME**