

ORDINANCE 7911

PAMPHLET

**PC 20-15: 70 YORKTOWN SHOPPING CENTER
AN ORDINANCE GRANTING PLANNED DEVELOPMENT AMENDMENTS AND
ZONING AND SIGNAGE RELIEF FOR THE LOMBARD PUBLIC FACILITIES
CORPORATION (LPFC)/HARRY CARAY'S PROPERTY AT 70 YORKTOWN
SHOPPING CENTER WITHIN THE B3 COMMUNITY SHOPPING DISTRICT**



PUBLISHED IN PAMPHLET FORM THIS 22ND DAY OF JANUARY 2021, BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

Sharon Kuderna

Sharon Kuderna
Village Clerk

ORDINANCE NO. 7911

AN ORDINANCE GRANTING PLANNED DEVELOPMENT AMENDMENTS AND ZONING AND SIGNAGE RELIEF FOR THE LOMBARD PUBLIC FACILITIES CORPORATION (LPFC)/WESTIN/HARRY CARAY'S PROPERTY AT 70 YORKTOWN SHOPPING CENTER WITHIN THE B3 COMMUNITY SHOPPING DISTRICT

(PC 20-15: 70 Yorktown Shopping Center)

(See also Ordinance No.(s) 7903, 7904, 7905, 7906, 7907, 7908, 7909, 7910, 7912)

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 Subject Property as defined below is zoned B3PD Community Shopping District Planned Development; and,

WHEREAS, an application has been filed requesting approval of amending Ordinances 3962, 4310, 5396, 5397, and 6059:

A. Pursuant to Section 155.504(A)(1) and (10) of the Village Code, amend the previously established planned development approval for the subject property (70 Yorktown Shopping Center) as previously approved through Ordinances 3962, 4310, 5396, 5397, and 6059, in the following respects:

1. Amend the parking demand requirements as previously approved through Ordinances 5396 and 5397, to provide for a modified interpretation of the off-street parking requirements as provided for within Section 155.602(C), Table 6.3 of Village Code for a "Hotel/Convention Hall";
2. Approve a further variation from Section 155.415 (F)(3) of the Village Code, as previously varied by Ordinance 6059, to allow a setback of 0 feet to provide for a pedestrian walkway from the subject property (600-690 E Butterfield Rd.) to the 70 Yorktown shopping center property to the west of 600-690 East Butterfield Road;
3. Amend the allowable wall signage approved through Ordinance 5397 to allow for an additional wall sign of four-hundred (400) square feet (for Golf Social) and a modified wall sign on the parking garage;
4. Grant a conditional use for Off-Site Parking, as set forth within Sections 155.602(A)(3)(b) and 155.415 (C) of Village Code, for the use and benefit of the property at 600-690 E Butterfield Road;
5. Grant the variations from Section 153.226 of Village Code to provide for off-premises signage associated with the property at 600-690 East Butterfield Road;

6. Approve a further deviation from deviation of Section 153.505(B)(19) of Village Code to allow for a thirteenth wall sign, where eleven signs were permitted via Ordinance 5397 and a twelfth sign permitted via SPA 07-06ph.

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on October 19 and November 2, 2020 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the zoning actions, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions 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 the amendment of Ordinances 3962, 4310, 5396, 5397, and 6059 is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

SECTION 2: That this Ordinance is limited and restricted to 70 Yorktown Shopping Center, Lombard, Illinois, and legally described as follows:

LOT 1 IN THE LOMBARD WESTIN HOTEL AND CONVENTION CENTER RESUBDIVISION PER DOCUMENT NO. R2009-057156, BEING A RESUBDIVISION OF LOT 2 IN YORKTOWN PERIPHERAL/TARGET SUBDIVISION PER DOCUMENT NO. R95-162762, AND PART OF LOT 1 IN THE RESUBDIVISION OF NORTHERN BAPTIST THEOLOGICAL SEMINARY SUBDIVISION PER DOCUMENT NO. R83-71622, ALL IN SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LOMBARD, DUPAGE COUNTY, ILLINIOS.

PIN: 06-29-200-057

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. The off-premises signage shall be permitted concurrent or after the proposed roadway connection and pedestrian connection is established between the subject property and the Hoffmann – Lombard Subdivision Planned Development;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and

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4. Notwithstanding the proposed off-premises signage, construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall become null and void unless a time extension has been granted by the Village Board.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed on first reading this 7th day of January, 2021.

First reading waived by action of the Board of Trustees this ____ day of _____, 2021.

Passed on second reading this 21st day of January, 2021, pursuant to a roll call vote as follows:

Ayes: Trustee Whittington, Puccio, Foltyniewicz, Honig, Militello and Ware

Nays: None

Absent: None

Approved by me this 21st day of January, 2021.



Keith T. Giagnorio, Village President

ATTEST:



Sharon Kuderna, Village Clerk

Published by me in pamphlet form this 22nd day of January, 2021.



Sharon Kuderna, Village Clerk