



## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development

**MEETING DATE:** January 21, 2021

**SUBJECT:** **PC 20-15: Hoffmann Group**

Please find the following **updated** item for Village Board consideration as part of the January 21, 2021 Board meeting:

An Ordinance amending the planned development previously approved through Ordinances 3962, 4310, 5396, 5397, and 6059 for the Lombard Public Facilities Corporation (LPFC)/Westin/Harry Caray's property at Westin/LPFC, 70 Yorktown Shopping Center.

A Scriver's error was found in the ordinance by Village counsel. Staff has corrected the error which changes the word east to west in the following sentence. No material changes were made.

"Approve a further variation from Section 155.415 (F)(3) of the Village Code, as previously varied by Ordinance No. 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 ~~East~~ west of 600-690 East Butterfield Road"

Please place this updated item on the January 21, 2021 Board of Trustees agenda under the consent agenda.

ORDINANCE NO. \_\_\_\_\_

**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)\_\_\_\_\_)

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
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 \_\_\_\_\_ day of \_\_\_\_\_, 2021.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Keith Giagnorio, Village President

Ordinance No. \_\_\_\_\_  
Re: PC 20-15  
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ATTEST:

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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Sharon Kuderna, Village Clerk