

ORDINANCE NO. 5741

**AN ORDINANCE AMENDING
ORDINANCE NUMBER 3962, ADOPTED JANUARY 19, 1995
GRANTING A CONDITIONAL USE FOR A PLANNED DEVELOPMENT**

(PC 05-26: 60 Yorktown Shopping Center (Target)/Yorktown Peripheral Planned Development)

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

WHEREAS, on January 19, 1995, the President and Board of Trustees adopted Ordinance 3962, granting a conditional use for a planned development for the property legally described herein pursuant to Title 15, Chapter 155, Section 155.501 et seq. of the Code of Lombard (hereinafter the "Planned Development Property"); and

WHEREAS, Ordinance 3962 conditioned the approval of the planned development to specific terms and conditions as well as specific site plans and building elevations as set forth in the Ordinance for Lot 1 of the Planned Development Property (hereinafter the "Subject Property"); and

WHEREAS, Title 15, Chapter 155, Section 155.504 allows for amendment of an ordinance granting a conditional use for a Planned Development after a public hearing before the Village's Plan Commission; and

WHEREAS, pursuant to an application to amend the conditions of approval associated with Ordinance 3962 to allow for a building expansion on the Subject Property and to allow for deviations from the Sign Ordinance as well as the conditions of approval associated with Ordinance 3962; and

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Re: PC 05-26
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WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the amendment described herein; 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 Ordinance No. 3962 adopted January 19, 1995, is hereby amended for the Planned Development Property legally described in Section 2 below to allow for an amendment for the Subject Property legally described in Section 4 below.

SECTION 2: This Ordinance is limited and restricted to the property generally located on the south side of 22nd Street east of Fairfield Avenue, Lombard, Illinois and legally described as follows:

LOTS 1 THROUGH 6 AND OUTLOT A IN YORKTOWN PERIPHERAL/TARGET SUBDIVISION, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1995 AS DOCUMENT R95-162762, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 06-29-200-047, 048, 049, 050, 051, 052, 053

SECTION 3: That Ordinance No. 3962 adopted January 19, 1995 is hereby amended and Site Plan Approval for Lot 1 is hereby granted with deviations to the Sign Ordinance for the Subject Property legally described in Section 4 below, subject to the conditions noted in Section 5 below, as follows:

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1. Pursuant to Section 155.504(A) (major changes in a planned development) and Section 155.511 (Site Plan Approvals for planned developments) of the Lombard Zoning Ordinance, Sections 3 (A) and (I) of Ordinance 3962, are hereby amended to provide for a building expansion on the Subject Property.
2. Amend Section 3 (G)(1) of Ordinance 3962 and a deviation from Section 153.505(B)(6)(e) of the Sign Ordinance to allow for a second free-standing sign to be located along 22nd Street.
3. Amend Section 3 (G)(3) of Ordinance 3962 and a deviation from Section 153.505(B)(19)(a) of the Sign Ordinance to allow for two additional wall signs for the Lot 1 (Target) building.

SECTION 4: That the requested zoning actions listed in Section 3 above is limited and restricted to the Subject Property generally located at 60 Yorktown Shopping Center, Lombard, Illinois and legally described as follows:

LOT 1 IN YORKTOWN PERIPHERAL/TARGET SUBDIVISION, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1995 AS DOCUMENT R95-162762, IN DU PAGE COUNTY, ILLINOIS.

P.I.N. 06-29-200-047

SECTION 5: That the planned development amendment, deviations and site plan approval set forth in Section 3 above shall be granted subject to compliance with the following conditions:

1. The petitioner shall develop the facility essentially in accordance with the final site plans and landscape plans prepared by, prepared by Woolpert, Inc., dated June 29, 2005 and the exterior Building Elevations, prepared by RSP Architects, dated July 13, 2005 and made a part of this petition.
2. In the event that Convention Way construction has not commenced prior to the issuance of the building permit for the Target building expansion, the

petitioner shall follow the final site plan without Convention Way improvements submitted as part of their petition and attached as Exhibit A. In the event that Convention Way construction commences prior to the issuance of the building permit for the Target building expansion, the petitioner shall follow the final site plan depicting the Convention Way improvements submitted as part of their petition and attached as Exhibit B.

3. The petitioner shall satisfactorily address the IDRC comments included within the IDRC staff report. Moreover, in the event that the Village deems it to be in the best interest of the Village to restrict or prohibit turning movements at the 22nd Street and Fairfield Avenue intersection in the future, the property owner agrees not to object to such a restriction.
4. That Ordinance 3962 shall be amended to reflect the approved revised site plans and building elevations submitted as part of this petition.
5. Section 3 (G)(1) Of Ordinance 3962 is hereby amended to allow for an additional Target sign to be located on the subject property at the 22nd Street/Convention Way intersection. The proposed sign shall be of a joint signage design, which gives the Westin Hotel Conference Center priority placement on the sign. Further, the Lombard Public Facilities Corporation shall have the sole design rights for such signage. The final design of the signage shall be subject to a separate site plan approval submittal to the Plan Commission. The signage request shall also only be deemed to be approved if the Convention Way improvements are approved and constructed on the subject property.
6. Section 3 (G)(3) of Ordinance 3962 is hereby amended to provide for two additional wall signs on the subject property. Said signs shall be in conformance with the submitted sign package prepared by RSP Architects, dated July 13, 2005 (attached as Exhibit C). The "Target" wall sign proposed for the east elevation request shall also only be deemed to be approved if the Convention Way improvements are approved and constructed on the subject property.
7. Upon a request by the Village, the petitioner shall work with the Village a facilitate the reconfiguration of the existing parking to accommodate through traffic movements from 22nd Street to the Yorktown ring road.

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8. That the development shall be developed consistent with all Codes of the Village.
9. With respect to the free-standing sign request, an off-premise sign has already been approved for the same location by the Village. As with the off-premise sign, any signage proposed for the site must be located outside of any clear line of sight areas, outside of any recorded public utility easements, or outside of the special management (wetlands) area.
10. The petitioner and any future owners of the Subject Property agree that it will not object to the creation of a Special Assessment or Special Service Area incorporating the Subject Property with respect to the construction of any traffic light signalization improvements at the intersection of 22nd Street and Fairfield Avenue which may become necessary at a future date. The assessment formula for any such future Special Assessment(s) or Special Service Area(s) shall be determined as required by law, taking into account the relative benefit to the Subject Property as a result of the public improvements constructed.

SECTION 6: All other provisions associated with Ordinance 3962 not amended by this Ordinance shall remain in full force and effect.

SECTION 7: 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 1st day of September, 2005.

First reading waived by action of the Board of Trustees this ____ day of _____, 2005.

Passed on second reading this 6th day of October, 2005.

Ayes: Trustees Gron, Tross, O'Brien, Sebby, and Florey

Nayes: None

Absent: Trustee Soderstrom

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Re: PC 05-26
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Approved this 6th day of October, 2005.

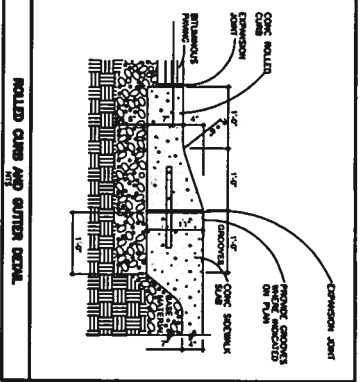
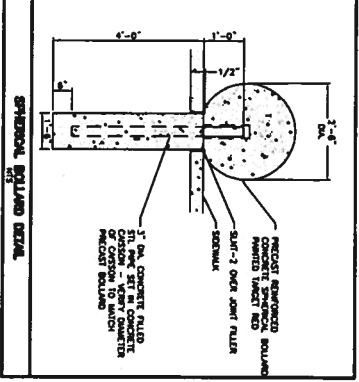
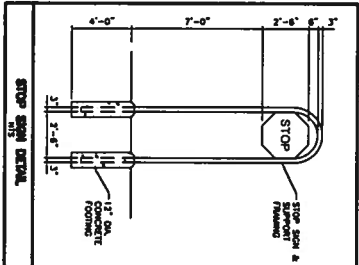
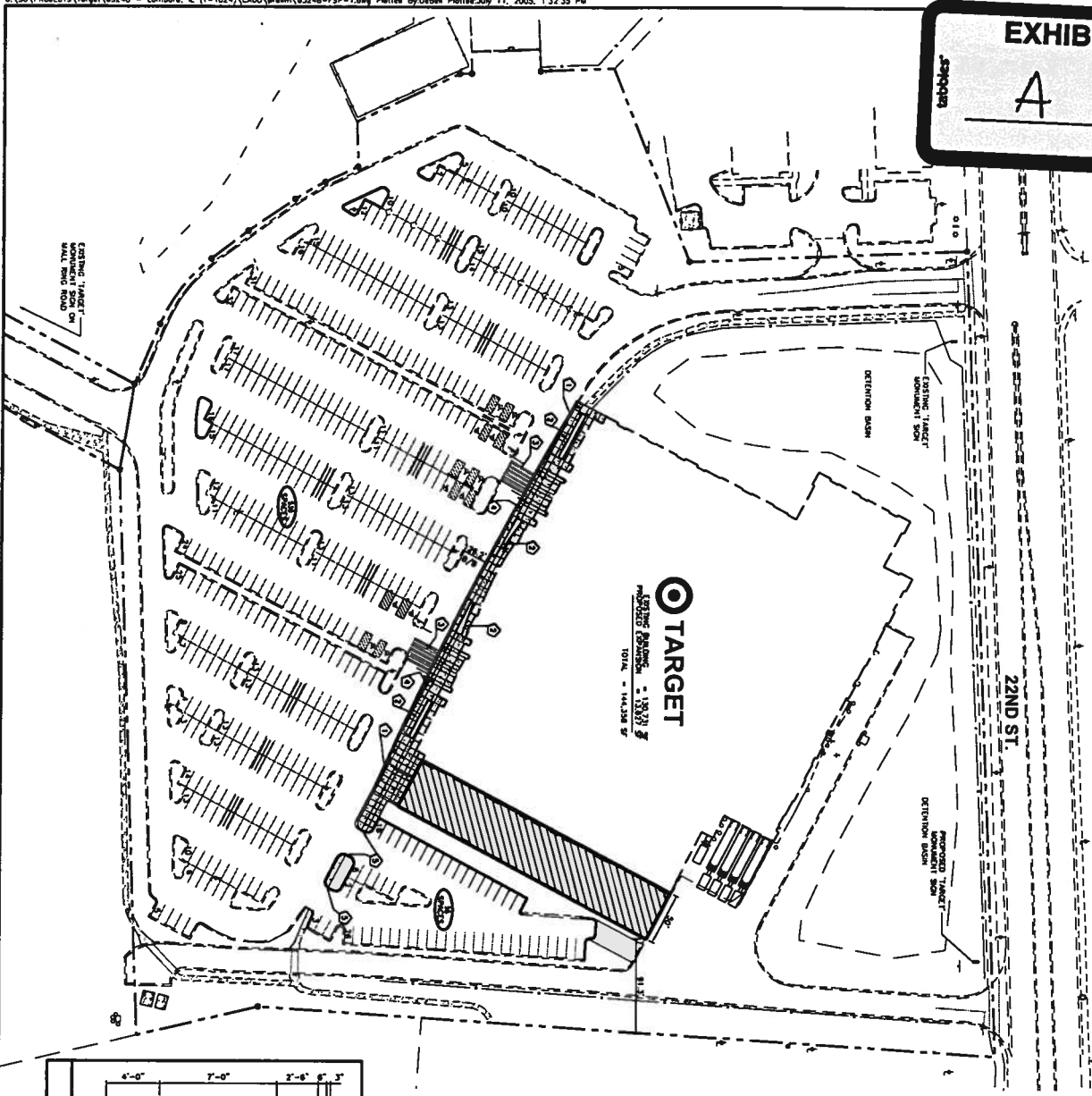

William J. Mueller, Village President

ATTEST:



Brigitte O'Brien, Village Clerk

EXHIBIT
A



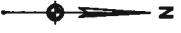
PARKING DATA

BUILDINGS	S.F.	DESTINATION	MINIMUM	PROPOSED
			REQUIRED	
EXISTING TARGET	124,271	OFFICE	4.0	527
PROPOSED TARGET	124,271	OFFICE	4.0	527
TOTAL TARGET	248,542		8.0	1,054
PROPOSED PARKING	14,238		1.0	14,238
TOTAL PARKING			9.0	15,302

SITE DATA

ZONING: COMMERCIAL DISTRICT NO. 1 (CD-1)
 TARGET PARCEL: 1523 ACRES
 * SEE CD-1 COMMUNITY SHOPPING DIST. NO. 1

- SITE LEGEND**
- STRIPED SQUARE
 - PROPOSED ROLLED CURB AND GUTTER
 - PROPOSED CURB AND GUTTER
 - PROPOSED CURB CORNER (PER OWNER)
- SITE KEY NOTES**
- 1 ROLLED CURB AND GUTTER
 - 2 FRONT SIDEWALK FLANKERS
 - 3 PAVED CROSSWALK
 - 4 SPHERICAL ISLANDS
 - 5 ACCESSIBLE RAMP



GRAPHIC SCALE IN FEET
 0 30 60 90 120 150

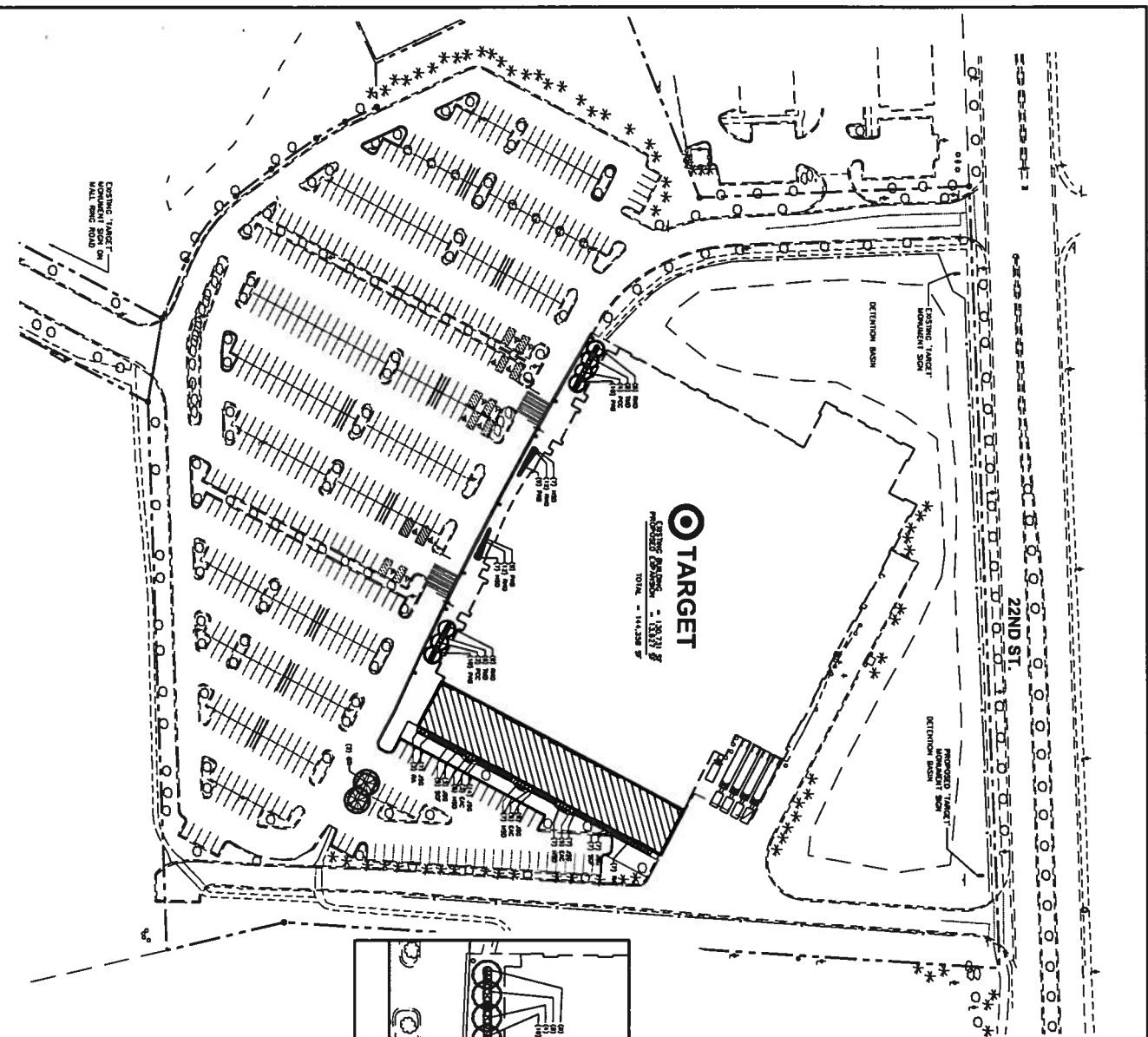
FSP-1
 SHEET NO.

TARGET NO. T-1024
LOMBARD, ILLINOIS
 80 YORKTOWN SHOPPING CENTER
 VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS
FINAL SITE PLAN

WOOLPERT, INC.
 1815 South Myers Road
 Suite 120
 Oakbrook Terrace, IL 60181
 630.424.9080
 FAX: 630.495.3731

PROJECT No: 63248.03
 DATE 06/29/05

No.	DATE	REVISION
DES. 50		
DR. 80		
CHK. 90		



LANDSCAPING NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF LOMBARD'S STANDARD SPECIFICATIONS.
2. ALL PLANT MATERIALS SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, 1997 EDITION - GENERAL SECTION.
3. ALL PLANTERS SHALL BE 12" DEEP AND 18" WIDE.
4. ALL PLANTERS SHALL BE SET ON A 4" DEEP SAND BED.
5. ALL PLANTERS SHALL BE SET ON A 4" DEEP SAND BED.
6. ALL PLANTERS SHALL BE SET ON A 4" DEEP SAND BED.
7. ALL PLANTERS SHALL BE SET ON A 4" DEEP SAND BED.
8. ALL PLANTERS SHALL BE SET ON A 4" DEEP SAND BED.
9. ALL PLANTERS SHALL BE SET ON A 4" DEEP SAND BED.
10. ALL PLANTERS SHALL BE SET ON A 4" DEEP SAND BED.

LANDSCAPE LEGEND

- PROPOSED SHrub TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED DECIDUOUS SHRUB
- PROPOSED CONIFEROUS SHRUB
- PROPOSED ORNAMENTAL TREE
- EXISTING ORNAMENTAL TREE
- EXISTING SHRUB TREE
- EXISTING CONIFEROUS TREE
- EXISTING SHRUB
- EXISTING TREE

LANDSCAPE CHART

Plant List	Quantity	Species	Size / Container	Remarks
01	7	Quercus macrocarpa 'Prinos'	12" / 1.5' / 1.5'	
02	7	Quercus macrocarpa 'Prinos'	12" / 1.5' / 1.5'	
03	13	Comptonia rotundifolia 'Compton'	7" / 1.5' / 1.5'	
04	18	Comptonia rotundifolia 'Compton'	5" / 7" / 1.5' CONT.	
05	18	Comptonia rotundifolia 'Compton'	5" / 7" / 1.5' CONT.	
06	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
07	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
08	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
09	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
10	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
11	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
12	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
13	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
14	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
15	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
16	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
17	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
18	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
19	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
20	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
21	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
22	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
23	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
24	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
25	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
26	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
27	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
28	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
29	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
30	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
31	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
32	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
33	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
34	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
35	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
36	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
37	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
38	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
39	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
40	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
41	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
42	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
43	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
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47	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
48	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
49	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	
50	11	Comptonia rotundifolia 'Compton'	12" / 1.5' CONT.	

PROJECT No: 63248.03
 DATE: 05/29/05
 DES: JD
 DR: JD
 C/D: JHM

No.	DATE	REVISION

TARGET NO. T-1024
LOMBARD, ILLINOIS
 60 YORKTOWN SHOPPING CENTER
 VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS
LANDSCAPE PLAN

WOOLPERT, INC.
 1815 South Myers Road
 Suite 120
 Oakbrook Terrace, IL 60181
 630.424.8080
 FAX: 630.495.3731

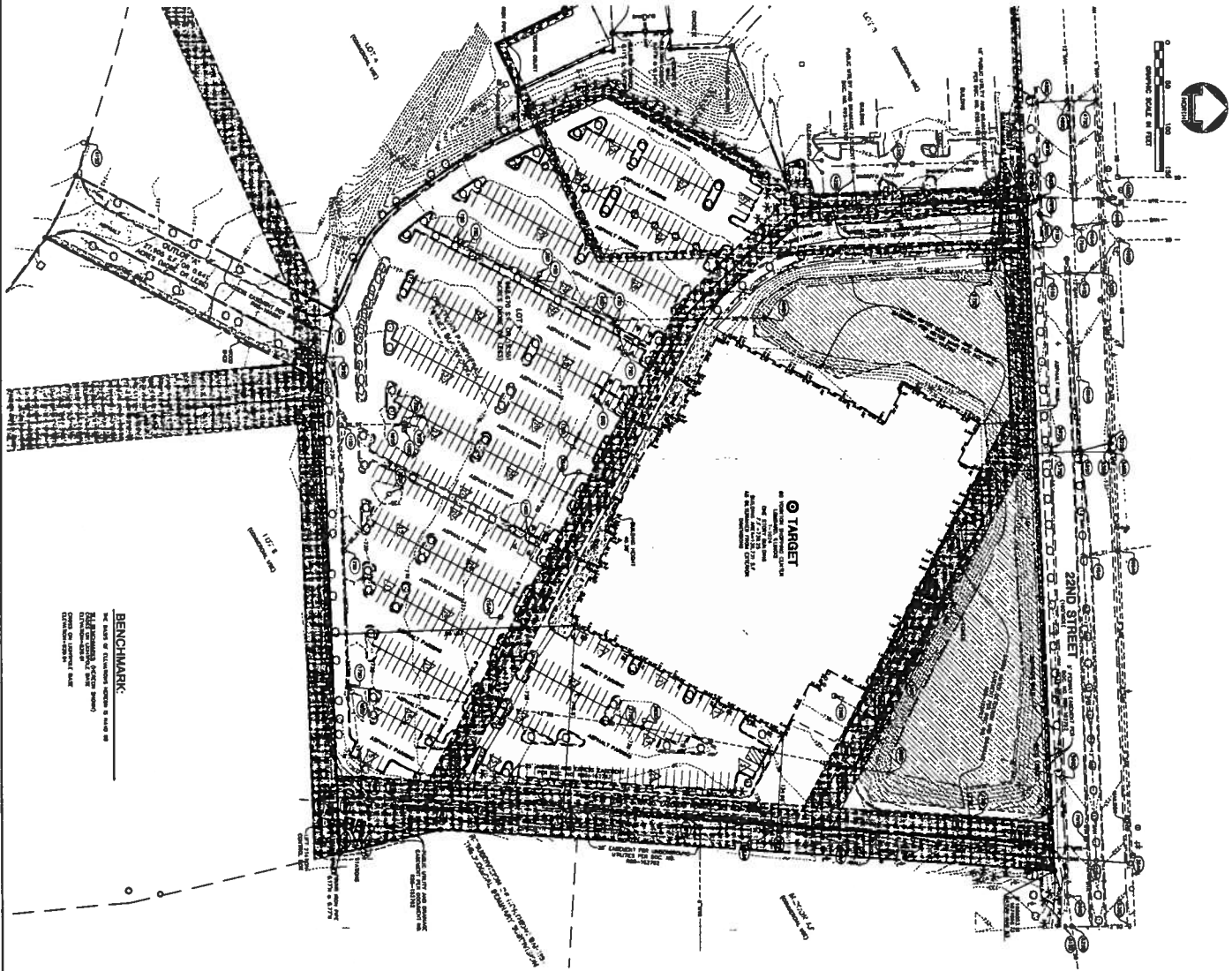
LP-1
 SHEET NO.



NO.	DATE	REVISION
1	3/27/05	INITIAL DESIGN
2	4/1/05	REVISED DESIGN
3	4/15/05	FINAL DESIGN
4	4/22/05	AS-BUILT

NO.	DATE	REVISION
1	3/27/05	INITIAL DESIGN
2	4/1/05	REVISED DESIGN
3	4/15/05	FINAL DESIGN
4	4/22/05	AS-BUILT

NO.	DATE	REVISION
1	3/27/05	INITIAL DESIGN
2	4/1/05	REVISED DESIGN
3	4/15/05	FINAL DESIGN
4	4/22/05	AS-BUILT



PROPERTY DESCRIPTION:
 T-1024 TARGET-LOMBARD, IL
 A PART OF THE NORTHEAST QUARTER OF SECTION 28,
 TOWNSHIP 28 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
 MERIDIAN, IN DU PAGE COUNTY, ILLINOIS

SURVEYOR'S NOTES:
 1. ALL DIMENSIONS SHOWN ON THIS SURVEY ARE IN FEET AND INCHES.
 2. ALL CORNERS ARE SET BY MEASUREMENT AND BY ANGLES.
 3. ALL DISTANCES ARE MEASURED ALONG THE CENTER LINE OF THE STRAIGHT LINES.
 4. ALL ANGLE MEASUREMENTS ARE IN DEGREES AND MINUTES.
 5. ALL BENCH MARKS ARE REFERENCED TO MEAN SEA LEVEL.
 6. ALL SURVEYING WAS DONE IN ACCORDANCE WITH THE ILLINOIS SURVEYING ACT.
 7. ALL SURVEYING WAS DONE IN ACCORDANCE WITH THE ILLINOIS PROFESSIONAL SURVEYOR'S REGULATION.
 8. ALL SURVEYING WAS DONE IN ACCORDANCE WITH THE ILLINOIS PROFESSIONAL SURVEYOR'S ETHICS.
 9. ALL SURVEYING WAS DONE IN ACCORDANCE WITH THE ILLINOIS PROFESSIONAL SURVEYOR'S CODE OF CONDUCT.
 10. ALL SURVEYING WAS DONE IN ACCORDANCE WITH THE ILLINOIS PROFESSIONAL SURVEYOR'S STANDARDS OF PRACTICE.



LEGEND:

- SURVEY BOUNDARY
- EASEMENT BOUNDARY
- EASEMENT
- EASEMENT CENTER LINE
- EASEMENT WIDTH
- EASEMENT AREA
- EASEMENT VOLUME
- EASEMENT WEIGHT
- EASEMENT COLOR
- EASEMENT TEXT
- EASEMENT SYMBOL
- EASEMENT POINT
- EASEMENT LINE
- EASEMENT CURVE
- EASEMENT ANGLE
- EASEMENT DISTANCE
- EASEMENT BEARING
- EASEMENT AREA
- EASEMENT VOLUME
- EASEMENT WEIGHT
- EASEMENT COLOR
- EASEMENT TEXT
- EASEMENT SYMBOL
- EASEMENT POINT
- EASEMENT LINE
- EASEMENT CURVE
- EASEMENT ANGLE
- EASEMENT DISTANCE
- EASEMENT BEARING

DATE: 3/27/05
DESIGNER: JCA
DRAWN BY: VCA
CHECKED BY: SRK



SURVEYOR'S CERTIFICATION:
 I, JAMES W. WOOLPERT, SURVEYOR, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF ILLINOIS, AND THAT I AM THE AUTHOR OF THIS SURVEY. I HAVE READ AND APPROVE THE CONTENTS OF THIS SURVEY. I AM NOT PROVIDING ANY GUARANTEE AS TO THE ACCURACY OF THIS SURVEY, NOR AM I PROVIDING ANY GUARANTEE AS TO THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY. I AM PROVIDING THIS SURVEY FOR INFORMATIONAL PURPOSES ONLY. I AM NOT PROVIDING ANY GUARANTEE AS TO THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY. I AM PROVIDING THIS SURVEY FOR INFORMATIONAL PURPOSES ONLY.

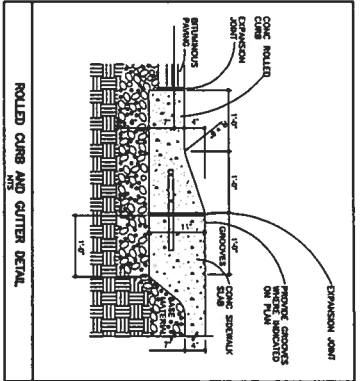
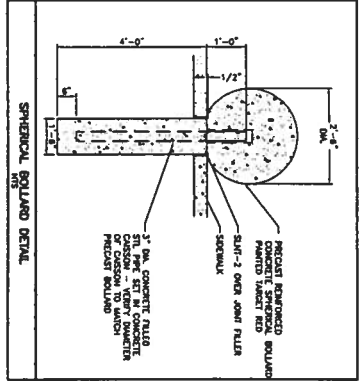
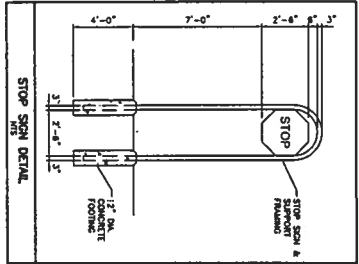
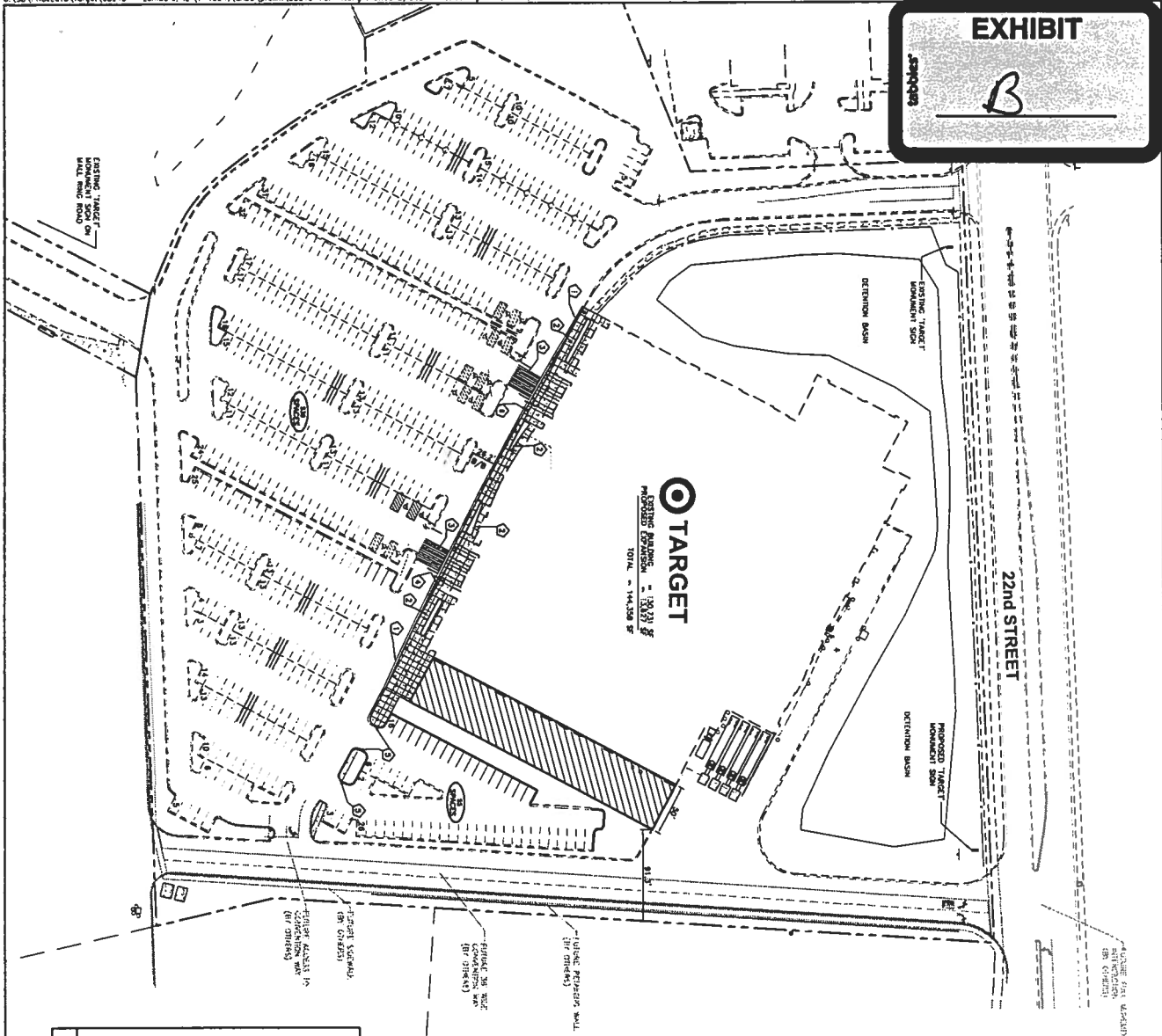
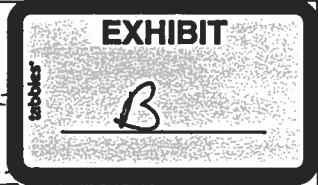
T-1024 TARGET-LOMBARD, IL
 A PART OF THE NORTHEAST QUARTER OF SECTION 28,
 TOWNSHIP 28 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
 MERIDIAN, IN DU PAGE COUNTY, ILLINOIS

WOOLPERT, Inc.
 1815 South Meyers Road
 Suite 120
 Deshonest Terrace, IL 60181
 630.424.9080
FAX: 630.495.3731

PROJECT No.	DATE	REVISION
63248	3/27/05	INITIAL DESIGN

SHEET NO.
 1 OF 1

TOPOGRAPHIC SURVEY

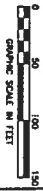


BUILDING	S.F.	EXISTING				PROPOSED			
		NUMBER	DATE	RATIO	FLOOR	NUMBER	DATE	RATIO	FLOOR
EXISTING TARGET	126,271	228	8/18	4.8	222	8/18	4.0	429	8/18
PROP. EXPANSION	126,271	-	-	-	51	8/18	1.0	36	8/18
TARGET TOTALS	126,271	228	8/18	4.8	273	8/18	4.0	465	4/11

- SITE LEGEND**
- STIPPLED SHADE: PROPOSED ROLLED CURB AND GUTTER
 - DIAGONAL HATCH: PROPOSED CURB AND GUTTER
 - THICK SOLID LINE: PROPOSED CURB DETAIL (BY OWNER)
- SITE KEY NOTES**
- ROLLED CURB AND GUTTER
 - TRUCK SIDEWALK PLANTERS
 - PAVED SIDEWALK
 - SPHERICAL BOLLARDS
 - ACCESSIBLE WALK

SITE DATA

ZONING DISTRICT: RS-90; COMMUNITY SHOPPING DIST. PD
 OVERALL PARCEL: 38.57 ACRES
 PARCEL NUMBER: 1553 PARCEL

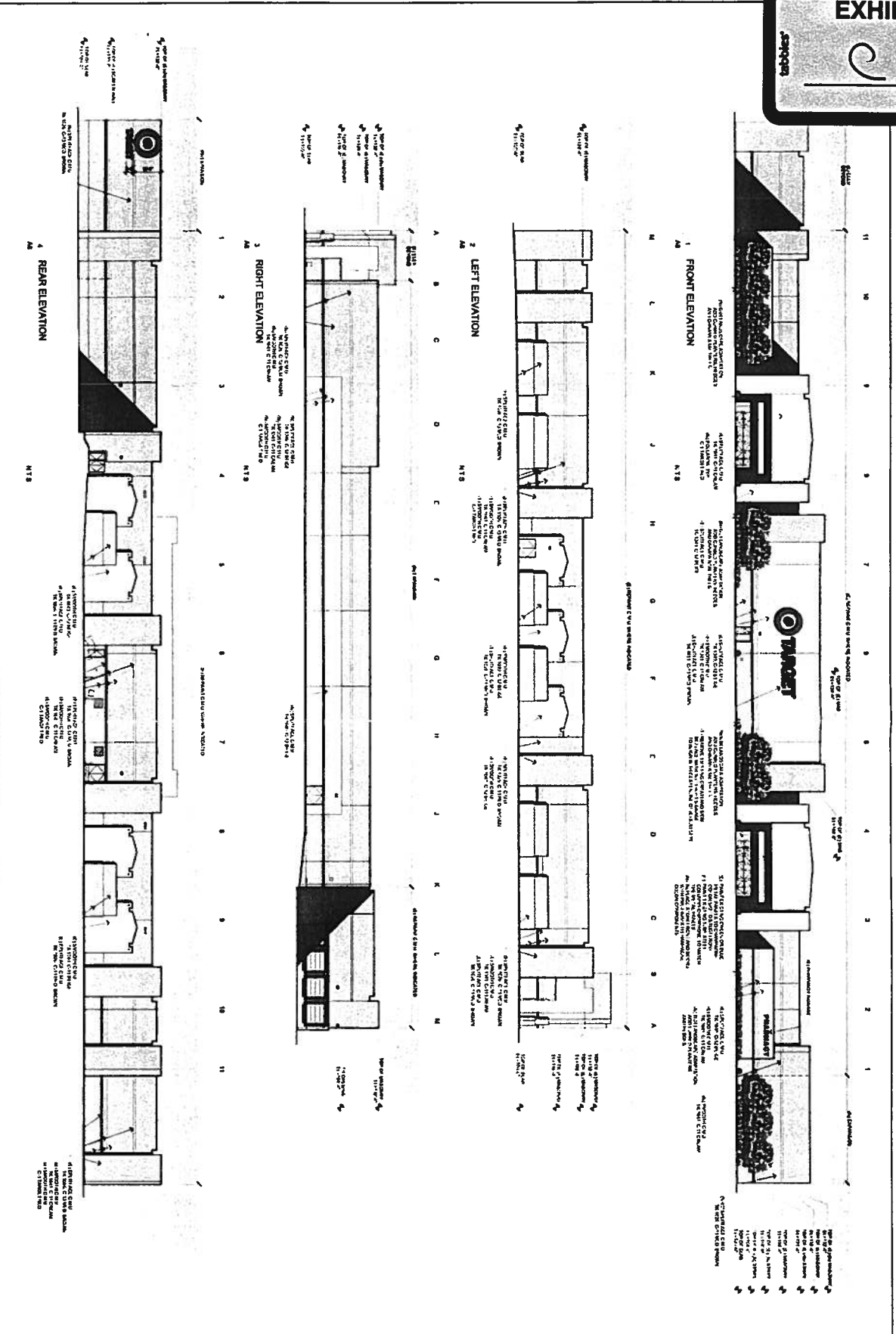
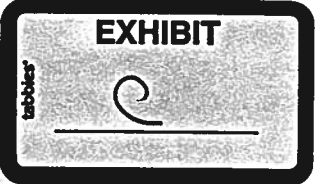


SHEET NO. FSP-1

TARGET NO. T-1024 LOMBARD, ILLINOIS
 80 YORKTOWN SHOPPING CENTER
 VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS
FINAL SITE PLAN

WOOLPERT, INC.
 1815 South Myers Road
 Suite 120
 Oakbrook Terrace, IL 60181
 630.424.9080
WOOLPERT FAX: 630.495.3731

PROJECT No:	No.	DATE	REVISION
63248.03			
DATE	08/28/05		
DES.	SD		
DR.	BD		
CKO	JOH		



R S P A R C H I T E C T S

date: 07-13-05

prototype-G293

Lombard, IL

T-1024

schematic design package

