

ORDINANCE NO. 6633

**AN ORDINANCE GRANTING
SITE PLAN APPROVAL WITH DEVIATIONS TO THE SIGN ORDINANCE FOR
A WALL SIGNS FOR PROPERTY LOCATED WITHIN THE YORKTOWN B3PD
COMMERICAL PLANNED DEVELOPMENT DISTRICT**

(SPA 11-02ph; 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 Board of Trustees of the Village of Lombard adopted Ordinance 1172 on May 9, 1966, which granted approval for a planned development on the subject property located generally at the northeast corner of Highland Avenue and Butterfield Road (the Yorktown Planned Development); and

WHEREAS, within the Yorktown Planned Development is property at 85 Yorktown Shopping Center and legally described in Section 1 below (the Subject Property); and

WHEREAS, Section 155.511 of the Zoning Ordinance allows for the review of signage through the Site Plan Review process for properties within an established planned development; and

WHEREAS, an application has heretofore been filed requesting approval of a site plan approval for:

1. A deviation from Section 153.505(B)(19)(a)(2)(a) of the Lombard Sign Ordinance to allow a total of four wall signs where a single wall sign is permitted; and

2. A deviation from Section 153.505(B)(19)(a)(1)(a) of the Lombard Sign Ordinance to allow a total wall sign area of approximately 168.22 square feet.; and

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on May 16, 2011 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission recommended approval of the petition only in part by granting approval for two wall signs only and subject to conditions; and filed its actions with the President and Board of Trustees; and

WHEREAS, pursuant to Section 155.504(C) of the Zoning Ordinance, an appeal of the Plan Commission's denial to the Village Board has been requested by the petitioner; and

WHEREAS, the President and Board of Trustees do not concur with the findings and the partial approval of the Plan Commission; and

WHEREAS, the President and Board of Trustees considered the petition at its June 16, 2011 meeting and find that the petitioner's request does meet the standards for variations as contained within the Zoning and Sign Ordinances.

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 ordinance is limited and restricted to the property generally located at 85 Yorktown Shopping Center, Lombard, Illinois, and legally described as follows:

Lot 1 in the resubdivision of Lot 5 of Yorktown, being a subdivision of part of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded August 4, 1971 as Document No. R71-37779, in DuPage County, Illinois.

Parcel Number: 06-29-200-017

SECTION 2: That approval of a site plan approval for deviations from Section 153.505(B)(19)(a)(2)(a) of the Lombard Sign Ordinance to allow a total of four wall signs where a single wall sign is permitted; Section 153.505(B)(19)(a)(1)(a) of the Lombard Sign Ordinance to allow a total wall sign area of approximately 168.22 square feet, is hereby granted for the property legally described in Section 1 above.

SECTION 3: That the approvals set forth within Sections 1 and 2 above, shall be subject to the following amended conditions:

1. The petitioner shall develop the site in substantial conformance with the submitted plans prepared listed below and made part of this request, except where modified by the conditions of approval:
 - a. Existing Conditions, Preliminary Site Plan, and Preliminary Grading/Utility Plan, prepared by Gewalt Hamilton and dated March 25, 2011.
 - b. Landscape Plan, prepared by 3D Design Studio and dated April 8, 2011.
 - c. Proposed Elevations, prepared by The Architects Partnership and dated January 26, 2011.
 - d. Photometric Plan, prepared by The Architects Partnership and dated April 11, 2011.
 - e. Signage Plans, prepared by NW Signs and dated February 19, 2011, last revised March 19, 2011.
2. The petitioner shall also address all comments included within the IDRC Report. However, the petitioner shall not be obligated to make modifications to the access driveways to the proposed bank.

SECTION 3: 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 _____, 2011.

First reading waived by action of the Board of Trustees this 16th day of June, 2011.

Ordinance No. 6633
Re: SPA 11-02ph
Page 4

Passed on second reading this 16^h day of June, 2011.

Ayes: Trustees Gron, Giagnorio, Wilson, Breen, Fitzpatrick and Ware

Nays: None

Absent: None

Approved this 16th , day of June, 2011.



William J. Mueller, Village President

ATTEST:



Brigitte O'Brien, Village Clerk