

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda

\_\_\_\_\_  
  X    
\_\_\_\_\_

Resolution or Ordinance (Blue) \_\_\_\_\_ *Waiver of First Requested*  
Recommendations of Boards, Commissions & Committees (Green)  
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES  
FROM: William T. Lichter, Village Manager  
DATE: August 24, 2005 (B of T) Date: September 1, 2005  
TITLE: PC 05-26: 60 Yorktown Shopping Center (Yorktown Peripheral Planned Development/Target)  
SUBMITTED BY: Department of Community Development *W. Lichter*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration a petition requesting that the Village take the following actions on the subject property located within the B3PD Community Shopping District, Planned Development:

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, amend Sections 3 (A) and (I) of Ordinance 3962, which granted a conditional use for the Yorktown Peripheral Planned Development to provide for a building expansion on Lot 1 (Target), per the submitted plans.
2. Approve an amendment to 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. Approve an amendment to 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.  
(DISTRICT #3)

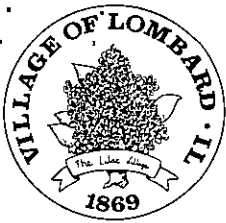
The Plan Commission recommended approval of this petition subject to conditions.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____	Date _____
Finance Director X _____	Date _____
Village Manager X <i>W. T. Lichter</i>	Date <u>8/25/04</u>

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



## MEMORANDUM

**TO:** William T. Lichter, Village Manager

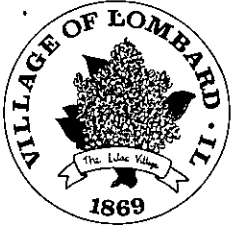
**FROM:** David A. Hulseberg, AICP, Director of Community Development *DH*

**DATE:** September 1, 2005

**SUBJECT:** PC 05-26; 60 Yorktown Shopping Center (Target)

Attached please find the following items for Village Board consideration as part of the September 1, 2005 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 05-26;
3. An Ordinance approving amendments to the Ordinance Number 3962, which granted a conditional use for a Planned Development; and
4. Site plans associated with the petition.



## VILLAGE OF LOMBARD

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**Village President**  
William J. Mueller

September 1, 2005

**Village Clerk**  
Brigitte O'Brien

Mr. William J. Mueller,  
Village President, and  
Board of Trustees  
Village of Lombard

**Trustees**  
Greg Alan Gron, Dist. 1  
Richard J. Tross, Dist. 2  
John "Jack" T. O'Brien, Dist. 3  
Steven D. Sebby, Dist. 4  
Kenneth M. Florey, Dist. 5  
Rick Soderstrom, Dist. 6

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

**Village Manager**  
William T. Lichter

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner is requesting that the Village take the following actions on the subject property:

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, amend Sections 3 (A) and (I) of Ordinance 3962, which granted a conditional use for the Yorktown Peripheral Planned Development to provide for a building expansion on Lot 1 (Target), per the submitted plans.
2. Approve an amendment to 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 22<sup>nd</sup> Street.
3. Approve an amendment to 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.

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business to create a distinctive sense of spirit and an outstanding quality of life."

"The *Mission* of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on August 15, 2005.

Scott DeBell, Civil Engineer for Woolpert, Inc., the contractor for Target for this project, presented the petition. He described the proposed 13,600 square foot building expansion and remodeling of the existing Target store. The expansion is 50 feet to the right side (east) of the existing parking lot area. The proposed site improvements include bumping out the front sidewalk into a bow shape with landscape planters and spherical bollards in the sidewalk area.

Chairperson Ryan then opened the meeting for public comment. There were no comments in favor of or in opposition to the proposal. Chairperson Ryan then requested the staff report.

William Heniff, Senior Planner, noted that the subject property was originally included within the Yorktown Planned Development, which was approved in 1965. The Yorktown Peripheral Planned Development was carved out of the original Yorktown Planned Development in 1995. This approval envisioned the development of the Target store and other retail/restaurant/office uses on the subdivided lots. The approved planned development also provides for the review of future development through the site plan approval process.

In 2003, the Village approved a hotel/convention hall facility to be constructed on the property immediately south of the subject property (PC 03-30). As part of that approval, the Village approved driveway improvements along the east property line of the subject property, commonly referred to as "Convention Way". The Village also approved the creation of off-premises signage on the subject property, subject to site plan approval by the Plan Commission.

The petitioner's proposal requests approval of a Lot 1 amendment to the planned development to allow for an approximate 13,600 square foot building addition to their existing 130,700 square foot retail building (a ten percent increase in building size). Two sets of site plans have been prepared as part of this petition. One set depicts the proposed addition based upon the existing conditions found on the property. The second set of plans shows the proposed addition based upon the proposed Convention Way site improvements being constructed on the property. The Convention Way improvements would still be constructed as part of the overall hotel/convention hall development. Target's plans provide for their expansion without Convention Way and with Convention Way improvements.

The proposed addition will meet all of the bulk requirements of the Zoning Ordinance. The Zoning Ordinance would classify the proposed addition as a major change to a planned development as it increases the development density and changes the controlling documents. Therefore, even though all of the B3 provisions are met, the changes must be considered as an amendment to the previously approved conditional use for a planned development. Moreover, this addition must also be approved through the site plan approval process.

The petitioner's submittal includes a conceptual sign package. As shown on the submitted signage plans, the petitioner is proposing to install an additional free-standing sign at the Convention Way/22<sup>nd</sup> Street intersection of a similar design as the existing free-standing sign along 22<sup>nd</sup> Street. In discussing the proposed building expansion with the petitioner's consultant, staff noted that staff could conceptually support provisions to allow for a second free-standing sign at Convention Way. Staff supported this signage in light of the proposed driveway improvements that were approved as part of PC 03-30 – the hotel/convention hall project. With creation of this new access point and the corresponding traffic signal improvements at 22<sup>nd</sup>

The Village approved two off-premise signs to be located at the Convention Way/22<sup>nd</sup> Street intersection, with the signage subject to a separate site plan approval application to the Village. However, the Convention Way signage will be subject to a joint signage design, which shall give 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. Therefore, staff can support additional monument signage for Target to be located at Convention Way, but in lieu of the petitioner's sign package submittal, staff recommends that the additional monument signage be tied into the final signage package for Convention Way and that the signage shall be subject to a site plan approval application. Moreover, the additional signage should be conditioned to be tied to the Convention Way improvements – if Convention Way is not constructed, the signage cannot be installed.

The submitted wall signage plans depict two additional wall signs – a “Pharmacy” sign on the south elevation and a proposed “Target” sign on the north elevation. The north wall sign is intended to identify the store from Convention Way/22<sup>nd</sup> Street intersection. The signage also breaks up the overall building mass on the east elevation. In consideration of the signage request, Target is proposing to decrease the overall sign size on their main sign by dropping the word “Greatland” from the wall sign.

As staff has been supportive of other signage deviations along Yorktown Mall access drives (since they frequently function like public streets), staff can support this request. Given the size of the overall store, the additional “Pharmacy” wall sign does not create the appearance of excessive signage.

While the proposed Target sign on the north elevation is approximately 225 square feet in size (15'x15'), it will be setback 320 feet from the 22<sup>nd</sup> Street property line, so it will be compliance with wall sign code requirements. However, as staff's support of the additional signage is predicated upon the existence of Convention Way, staff recommends that the additional signage be tied to the Convention Way improvements being constructed.

The Comprehensive Plan identifies the site for Regional Commercial Uses, defined as a larger, more intensively developed mixed-use commercial area that serves as a key activity center for the region. Staff finds that the proposed land use is consistent with the intent of the Comprehensive Plan.

As the proposed addition is meeting all of the bulk requirements of the underlying B3PD District and that the expansion is being completed away from adjacent condominium residences west of the subject property, staff finds that the addition would be compatible with the adjacent residential uses. With respect to the proposed hotel/convention hall project to the south, the proposed addition will have minimal effect upon the approved Convention Way improvements and/or the hotel development itself.

To ensure compatibility with the adjacent land uses, Mr. Heniff also outlined additional issues for consideration. Regarding traffic generation, KLOA, the Village's consultant, notes that when there is an existing use like the Target store and there is a small proposed expansion, there is a very little trip generation increase, if any, because the trips and the market area is already established. The petitioner is providing more parking than what is required by code. While dead end lots are not most desirable, in this case the lot configuration is preferable to opening the parking up and providing access to the loading dock (truck/car vehicle conflicts) and/or additional access onto Convention Way (an access is provided immediately south of the lot).

With respect to the parking lot itself, staff finds that access through the parking lot from 22<sup>nd</sup> Street to the Yorktown ring road is rather circuitous and does not lend itself for good traffic flow. This issue may be significantly improved by the development of Convention Way east of Target. However, should this improvement not occur, staff recommends as a condition of approval that the parking lot should be redesigned to better accommodate through-traffic movements.

Mr. Heniff noted that, the Village Board may want to revisit the traffic issues at the 22<sup>nd</sup> Street/Fairfield Place intersection, particularly after the Convention Way improvements are completed. While the Plan Commission did not support any conditions relative to access provisions at 22<sup>nd</sup> Street and Fairfield associated with PC 05-23, staff believes that if in the future the Village considers access modifications to the 22<sup>nd</sup> Street/Fairfield Street intersection in the future, that the petitioner (Target) shall not object to the request. Staff notes that once full access is provided to Target from the 22<sup>nd</sup> Street/Convention Way signalized intersection, customers will find Convention Way as an easier way to get to the store itself. He noted that the petitioner has not stated any objections to this condition.

The petitioner has submitted a landscape plan that incorporates foundation plantings and planter box landscape improvements associated with the building expansion. As the existing parking lot and wetlands meet the Village's requirements for plantings in these areas, no additional landscaping is required. In review of the plant materials, staff finds the landscape plan to be acceptable.

The petitioner intends to make the addition look identical to the original building so that the addition will not be apparent from the building exterior. The petition is also proposing minor banding, consisting of a red stripe around the building perimeter to break up the building mass. Staff finds the addition to be compatible with the existing building and therefore is supportive of the elevations as proposed.

Chairperson Ryan opened the public hearing for discussion and questions by the Plan Commission.

Commissioner Flint inquired about the timing of the Convention Way improvements. Mr. Heniff noted that it is tied to the hotel project, which could still be started this year. However, so that the Target project is not delayed, two concept plans are proposed for the site.

Commissioner Olbrysh sought clarifications as to the nature and extent of the building improvements as they are represented on the petitioner's building elevations. Mr. DeBell noted those elements that are existing and the items that are proposed to be added to the building. Commissioner Olbrysh opined that the rear elevation along 22<sup>nd</sup> Street is bland and the sign does break up some of the building mass.

Mr. Heniff then referred to staff's recommendation about future restrictions to 22<sup>nd</sup> Street and Fairfield Avenue. After some discussion among the members, Commissioner Burke stated that as Target does not object to the request, it can be included in the conditions of approval.

George Wagner, Village Counsel, also noted the free-standing sign provisions noted within the engineering comments within the IDRC report should state that the sign be placed outside of the wetland area.

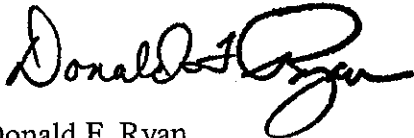
After due consideration of the petition and the testimony presented, the Plan Commission found that the petition complies with the standards required by the Lombard Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 4-0, recommended to the Corporate Authorities **approval** of the petition associated with PC 05-26, subject to the amended 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 22<sup>nd</sup> 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 22<sup>nd</sup> 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. 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. In the event that Convention Way is not constructed and 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 22<sup>nd</sup> Street to the Yorktown ring road.
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.

Respectfully,

**VILLAGE OF LOMBARD**



Donald F. Ryan  
Lombard Plan Commission

att-

c. Petitioner  
Lombard Plan Commission



**VILLAGE OF LOMBARD  
INTER-DEVELOPMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission

HEARING DATE: August 15, 2005

FROM: Department of Community  
Development

PREPARED BY: William Heniff, AICP  
Senior Planner

**TITLE**

**PC 05-26; 60 Yorktown Shopping Center (Yorktown Peripheral Planned Development/Target):** The petitioner is requesting the Village take the following actions on the subject property located within the B3PD Community Shopping District, Planned Development:

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, amend Sections 3 (A) and (I) of Ordinance 3962, which granted a conditional use for the Yorktown Peripheral Planned Development to provide for a building expansion on Lot 1 (Target), per the submitted plans.
2. Approve an amendment to 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 22<sup>nd</sup> Street.
3. Approve an amendment to 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.

**GENERAL INFORMATION**

Petitioner/Property Owner: Target Corporation  
1000 Nicollet Mall  
Minneapolis, MN 55403

**PROPERTY INFORMATION**

Existing Zoning: B3PD Community Shopping District, Planned Development

Existing Land Use: The entire planned development includes a Target Greatland Department Store (Lot 1); Marriott Town Place Suites (Lot 3); a vacant parcel (Lot 4);

and parking lot for AMC movie theatres (Lots 5 & 6). Lot 2 is the site of a proposed hotel convention hall approved as PC 03-30.

Size of Property: Lot 1 – 15.35 acres; entire planned development 38.47 acres

Comprehensive Plan: The Comprehensive Plan identifies the site for Regional Commercial use.

**SURROUNDING ZONING AND LAND USE  
(FOR THE LOT 1 OF THE PLANNED DEVELOPMENT)**

- North: O Office District, R4 Limited General Residence District and unincorporated DuPage County property zoned R-3 Single-Family Residence District; developed as an office development and single-family residences
- South: B3PD Community Commercial Shopping District, Planned Development; includes a vacant lot (proposed hotel), a parking lot and a movie theatre
- East: O PD Office District Planned Development; developed as the Mid-Con office development
- West: B3 PD Community Commercial Shopping District, Planned Development and R4 PD Limited General Residence Planned Development; developed as Towne Place Suites, Yorktown Condominiums and the undeveloped Lot 4 of the Yorktown Peripheral Planned Development

**ANALYSIS**

**SUBMITTALS**

This report is based on the petitioner's document submittal filed on July 15, 2005 with the Department of Community Development and includes the following items:

1. Petition for Public Hearing with Responses to Standards.
2. Existing Topographic Survey, prepared by Woolpert, Inc., dated March 7, 2005.
3. Final Site Plan (without Convention Way improvements), prepared by Woolpert, Inc., dated June 29, 2005.
4. Final Site Plan (with Convention Way improvements), prepared by Woolpert, Inc., dated June 29, 2005.

5. Landscape Plan (without Convention Way improvements), prepared by Woolpert, Inc., dated June 29, 2005.
6. Exterior Building Elevations, prepared by RSP Architects, dated July 13, 2005.
7. Free-standing signage plan, prepared by Poblocki Sign Company, dated July 8, 2005.

## **BACKGROUND**

Target is proposing a 13,600 square foot addition to their existing store along with wall sign and free-standing signage deviations, as depicted on the submitted plans. This action will require amendments to their 1995 Yorktown Peripheral Planned Development approval.

## **INTER-DEPARTMENTAL REVIEW COMMENTS**

### **PRIVATE ENGINEERING**

The Private Engineering Services Division has the following comments on the subject petition:

1. Additional stormwater detention will not be required since detention had been provided for the original site development and the proposed building expansion will not increase the net impervious area.
2. The existing private 42" storm sewer shall be relocated to be at least 15 feet from the proposed building limits.

### **PUBLIC WORKS**

The Engineering Division of the Department of Public Works offers the following comments:

1. As there is a special management area within the property (i.e., mitigated wetlands), this application shall be sent to DuPage County for review.
2. We reserve the right to comment on any right-of-way modifications that may result from any traffic analysis activities being performed by KLOA.
3. 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 within the special management (wetlands) area.
4. With respect to the wall sign variation request, we have no comments.
5. On the site plan containing the Convention Way improvements, additional striping shall be provided to clearly designate and demarcate the loading dock areas from the Convention Way drive itself.

## **FIRE AND BUILDING**

The Bureau of Inspectional Services does not have any comments on the petition at present. However, they will offer additional comments at the time of building permit submittal.

## **PLANNING**

### **History of the Yorktown Peripheral Planned Development**

The subject property was originally included within the Yorktown Planned Development, which was approved in 1965. The Yorktown Peripheral Planned Development was carved out of the original Yorktown Planned Development in 1995. This approval envisioned the development of the Target store and other retail/restaurant/office uses on the subdivided lots. The approved planned development (and the existing Zoning Ordinance) also provides for the review of future development review through the site plan approval process.

In 1997, the Yorktown Peripheral Planned Development was amended for Lots 5 & 6 (the lots immediately south of the proposed hotel) for the purpose of constructing the existing AMC Theatres parking lot. In 1999, a new planned development for Parcel 3 (the Marriott Town Place Suites parcel) was created in order to facilitate the development of their hotel.

In 2003, the Village approved a hotel/convention hall facility to be constructed on the property immediately south of the subject property (PC 03-30). As part of that approval, the Village approved driveway improvements along the east property line of the subject property, commonly referred to as "Convention Way". The Village also approved the creation of off-premises signage on the subject property, subject to site plan approval by the Plan Commission.

The petition being brought forward as part of this petition is only for modification to Lot 1 of the Yorktown Peripheral Planned Development. A copy of the Ordinance 3962 and associated site plans pertaining to the planned development are attached as Appendix A.

### **Current Petition**

The petitioner's proposal requests approval of an amendment to the planned development to allow for an approximate 13,600 square foot building addition to their existing 130,700 square foot retail building (a ten percent increase in building size). Two sets of site plans have been prepared as part of this petition. One set depicts the proposed addition based upon the existing conditions found on the property. The second set of plans shows the proposed addition based upon the proposed Convention Way site improvements being constructed on the property. The Convention Way improvements would still be constructed as part of the overall hotel/convention hall development. Target's plans provide for their expansion without Convention Way and with Convention Way improvements.

**Compliance with the Zoning Ordinance**

The property is located within the Yorktown Peripheral Planned Development, with an underlying B3 Community Shopping District zoning district designation. The underlying zoning regulations (changes are shaded) are as follows:

	Underlying B3 PD Standards	Development as Proposed
<b>Use</b>		
Retail Store	Permitted Use	Expansion requires an amendment to the existing planned development conditional use
<b>Bulk Regulations</b>		
Lot Area	20,000 square feet	15.35 acres (no change)
Lot Width	100 feet	779 feet (no change)
<b>Building Setbacks</b>		
Front Yard (22 <sup>nd</sup> Street)	30 feet	64 feet (no change)
Interior Side Yard (west)	10 feet	170 feet (no change)
Interior Side Yard (east)	10 feet	91.5 feet
Rear Yard (south)	30 feet	257 feet
Building Height	Less of 2 stories/ 30 feet	1 story (no change)
<b>Planned Development Standards</b>		
Open Space	25% more than underlying zoning (i.e., 10% * 25% = 12.5%)	19% for overall planned development; no change for subject property
<b>Parking/Loading</b>	4 spaces per 1,000 sq. ft. (528 spaces required – 629 existing)	577 spaces required – 594 spaces proposed

Section 155.504 (A) of the Zoning Ordinance would consider the proposed addition as a major change to a planned development as the development proposal increases the density of the development and changes the controlling documents (i.e., the approved site plans). Therefore, even though all of the B3 provisions are met, the changes must be considered as an amendment to the previously approved conditional use for a planned development. Moreover, since the Yorktown Peripheral planned development established a site plan approval process, this addition must also be approved through the site plan approval process.

**Compliance with the Sign Ordinance**

The petitioner’s submittal includes a conceptual sign package. Based upon the submittal, the proposed signage elements are as follows:

	Underlying B3 PD Standards	Development as Proposed
Number of Free Standing Signs	1 sign along 22 <sup>nd</sup> Street, 1 sign along Yorktown Mall ring road	1 additional sign proposed along 22 <sup>nd</sup> Street
Wall Signs		

Number	1 sign per street frontage (1 erected on building)	2 additional wall signs proposed (1 on 22 <sup>nd</sup> Street (225 sq. ft.), 1 on south elevation (36 sq. ft.))
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### *Free-standing Monument Signage*

As shown on the submitted signage plans, the petitioner is proposing to install an additional free-standing sign at the Convention Way/22<sup>nd</sup> Street intersection of a similar design as the existing free-standing sign along 22<sup>nd</sup> Street. In discussing the proposed building expansion with the petitioner's consultant, staff noted that staff could conceptually support provisions to allow for a second free-standing sign at Convention Way. Staff supported this signage in light of the proposed driveway improvements that were approved as part of PC 03-30 – the hotel/convention hall project. With creation of this new access point and the corresponding traffic signal improvements at 22<sup>nd</sup> Street, staff envisions that this access point will become the primary access/egress point into Target.

The Village approved two off-premise signs to be located at the Convention Way/22<sup>nd</sup> Street intersection, with the signage subject to a separate site plan approval application to the Village. However, the Convention Way signage will be subject to a joint signage design, which shall give 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. Therefore, staff can support additional monument signage for Target to be located at Convention Way, but in lieu of the petitioner's sign package submittal, staff recommends that the additional monument signage be tied into the final signage package for Convention Way and that the signage shall be subject to a site plan approval application. Moreover, the additional signage should be conditioned to be tied to the Convention Way improvements – if Convention Way is not constructed, the signage cannot be installed.

### *Wall Signage*

The submitted wall signage plans depict two additional wall signs – a "Pharmacy" sign on the south elevation and a proposed "Target" sign on the north elevation. The north wall sign is intended to identify the store from Convention Way/22<sup>nd</sup> Street intersection. The signage also breaks up the overall building mass on the east elevation. In consideration of the signage request, Target is proposing to decrease the overall sign size on their main sign by dropping the word "Greatland" from the wall sign.

As staff has been supportive of other signage deviations along Yorktown Mall access drives (since they frequently function like public streets), staff can support this request. Given the size of the overall store, the additional "Pharmacy" wall sign does not create the appearance of excessive signage.

While the proposed Target sign on the north elevation is approximately 225 square feet in size (15'x15'), it will be setback 320 feet from the 22<sup>nd</sup> Street property line, so it will be compliance with wall sign code requirements. However, as staff's support of the additional signage is predicated upon the existence of Convention Way, staff recommends that the additional signage be tied to the Convention Way improvements being constructed.

**Compatibility with the Comprehensive Plan**

The Comprehensive Plan identifies the site for Regional Commercial Uses, defined as a larger, more intensively developed mixed-use commercial area that serves as a key activity center for the region. Furthermore, the Plan notes that the Yorktown Mall area is a "...principal factor for the strength of the Lombard retail and commercial market. The economic synergy created by the presence of the shopping center is a critical factor in the continued success of commercial and retail ventures throughout the southern portion of the Village."

Staff finds that the planned development amendment is consistent with the objective of the Comprehensive Plan as it advances the economic viability of the commercial use of the subject property. Therefore, staff believes that the proposed land use is consistent with the intent of the Comprehensive Plan.

**Compatibility with Surrounding Land Uses**

As the proposed addition is meeting all of the bulk requirements of the underlying B3PD District and that the expansion is being completed away from adjacent condominium residences west of the subject property, staff finds that the addition would be compatible with the adjacent residential uses. With respect to the proposed hotel/convention hall project to the south, the proposed addition will have minimal effect upon the approved Convention Way improvements and/or the hotel development itself.

To ensure compatibility with the adjacent land uses, staff offers the following additional comments:

*Traffic Study*

The Village has contracted with KLOA to undertake a review of the traffic analysis for the proposed addition. KLOA notes that when there is an existing use like the Target store and there is a small proposed expansion, there is a very little trip generation increase, if any, because the trips and the market area is already established. However, to calculate how much more traffic would be generated as part of the addition, these are the additional trip generation numbers:

A.M. Peak Hour		P.M. Peak Hour		Saturday Midday Peak	
<u>IN</u>	<u>OUT</u>	<u>IN</u>	<u>OUT</u>	<u>IN</u>	<u>OUT</u>
7	4	35	35	54	52

KLOA notes that the traffic increases are minimal for this type of expansion and that in reality the increase will probably be, at most, half of those numbers.

*Parking*

As noted in the table presented earlier, the petitioner is providing more parking than what is required by code. It is assumed that the new parking pocket located east of the Target store

would most likely will be used for employee parking. While dead end lots are not most desirable, in this case the lot configuration is preferable to opening the parking up and providing access to the loading dock (truck/car vehicle conflicts) and/or additional access onto Convention Way (an access is provided immediately south of the lot).

With respect to the parking lot itself, staff finds that access through the parking lot from 22<sup>nd</sup> Street to the Yorktown ring road is rather circuitous and does not lend itself for good traffic flow. This issue may be significantly improved by the development of Convention Way east of Target. However, should this improvement not occur, staff recommends as a condition of approval that the parking lot should be redesigned to better accommodate through-traffic movements.

As noted in a previous Plan Commission petition (PC 05-23) for the adjacent Towne Place Suites hotel, the Village Board may want to revisit the traffic issues at the 22<sup>nd</sup> Street/Fairfield Place intersection, particularly after the Convention Way improvements are completed. While the Plan Commission did not support any conditions relative to access provisions at 22<sup>nd</sup> Street and Fairfield associated with PC 05-23, staff believes that if in the future the Village considers access modifications to the 22<sup>nd</sup> Street/Fairfield Street intersection in the future, that the petitioner (Target) shall not object to the request. Staff notes that once full access is provided to Target from the 22<sup>nd</sup> Street/Convention Way signalized intersection, customers will find Convention Way as an easier way to get to the store itself. However, before any restrictions are approved or implemented staff would share the proposed changes with the affected property owners accordingly.

#### *Landscaping*

The petitioner has submitted a landscape plan that incorporates foundation plantings and planter box landscape improvements associated with the building expansion. As the existing parking lot and wetlands meet the Village's requirements for plantings in these areas, no additional landscaping is required. In review of the plant materials, staff finds the landscape plan to be acceptable.

#### *Building Materials*

The petitioner's elevations depict the proposed improvements to the existing building. Simply stated, the petitioner intends to make the addition look identical to the original building so that the addition will not be apparent from the building exterior. The petition is also proposing minor banding, consisting of a red stripe around the building perimeter to break up the building mass. Staff finds the addition to be compatible with the existing building and therefore is supportive of the elevations as proposed.

## **FINDINGS AND RECOMMENDATIONS**

The Department of Community Development has determined that the proposed planned development amendment is compatible with the surrounding land uses and the Comprehensive Plan. The Inter-Departmental Review Committee recommends that the Plan Commission make



the following motion recommending approval of this petition subject to the conditions described below.

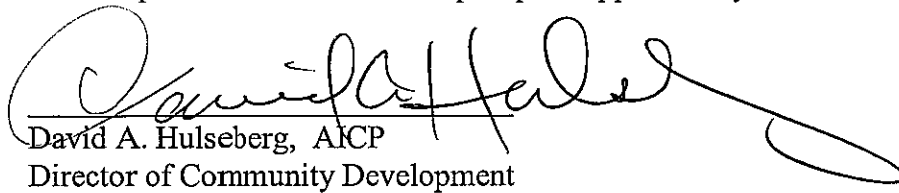
Based on the submitted petition and the testimony presented, the petitioner's submittal complies with the standards required by the Lombard Zoning and Sign Ordinances; and therefore, I move that the Plan Commission find that the recommendation of the Inter-departmental Review Report as the findings of the Plan Commission, and therefore, I recommend to the Corporate Authorities approval of PC 05-26, subject to the following conditions:

1. That 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. That the petitioner shall satisfactorily address the IDRC comments included within the IDRC staff report.
4. That Ordinance 3962 shall be amended to reflect the approved revised site plans and building elevations submitted as part of this petition.
5. That Section 3 (G)(1) Of Ordinance 3962 shall be amended to allow for an additional Target sign to be located on the subject property at the 22<sup>nd</sup> 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. That Section 3 (G)(3) of Ordinance 3962 shall be 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 and made a part of this petition. 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. In the event that Convention Way is not constructed and 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 22<sup>nd</sup> Street to the Yorktown ring road.
8. That the development shall be developed consistent with all Codes of the Village.

Inter-Departmental Review Group Report Approved By:



David A. Hulseberg, AICP  
Director of Community Development

c: Petitioner

**Appendix A**  
**Adopted Ordinance Pertaining to the Subject Property**

For reference purposes, staff has attached a copy of Ordinance 3962 pertaining to the approval of the Yorktown Peripheral Planned Development.

Revised 1/19/95

ORDINANCE NO. 3962

**AN ORDINANCE GRANTING A PLANNED DEVELOPMENT  
PURSUANT TO THE LOMBARD ZONING ORDINANCE,  
TITLE XV, CHAPTER 155 OF THE LOMBARD VILLAGE CODE**

(PC 94-15: 601 East 22nd Street (Target), Lombard, Illinois)

(See also: 3963, 3964)

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 Lombard Village Code, Illinois; and,

WHEREAS, the subject property is zoned B3 Community Shopping District; and,

WHEREAS, the petitioner/property owner (all references herein to the petitioner, property owner, and/or developer shall refer to Yorktown Peripheral Development, L.P., an Illinois Limited Partnership) has filed an application requesting approval of a Planned Development to provide for a retail shopping center commonly referred to as the Yorktown Peripheral Planned Development on the property described in Section 2 below; and,

WHEREAS, public hearings on such application has been conducted by the Village of Lombard Plan Commission on August 10, 1994, November 9, 1994, and December 14, 1994 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission forwarded this petition to the Board of Trustees without a recommendation due to the lack of a majority vote; and,

WHEREAS, the President and Board of Trustees hereby find that this petition complies with the standards for a Planned Development established by the Lombard Zoning Ordinance (Section 155.508 of the Lombard Village Code) as follows:

1. Compatibility with existing uses of property within the general area of the property in question.

Within the Village of Lombard, the use of land immediately contiguous to the subject site include the Yorktown Center commercial shopping center to the south; undeveloped property owned by the petitioner between the subject site and multiple-family, multiple-story, residential dwellings to the west; office uses, and undeveloped land to the north; and office uses and a seminary to the east. Each of the existing

adjoining uses is directly adjacent to other B-3 uses within the Village, providing further evidence that the B-3 use proposed is compatible with existing uses in the general area. These same uses, (B-3 commercial uses, multiple-family uses, and office uses ) are all found in close proximity and directly adjoining properties elsewhere within the Village, and are commonly adjoining uses elsewhere in the metropolitan area. The development of the sites as proposed under B-3 zoning would not introduce uses which are foreign to the Village nor to this area within the Village.

If the area within the boundaries of the Village of Lombard east of Rt. 355, south of 17th Street, west of Meyers Road, and north of Butterfield Road is defined as the general area around the subject site, then 86.07% of the land area surrounding the property in question is Commercial, Office, Industrial, Institutional or Semi-Public uses, or is vacant and zoned for office. The remainder of the area is used for multiple-family residential uses in the R-4 or R-5 zones.

2. Compatibility with the zoning classification of property within the general area of the property in question.

The uses of property in the general area of the subject property are compatible with the zoning within which they are located. The B-3 zoning classification accounts for 15.18% of the property within the Village of Lombard in the above described general area around the subject site. Only a small fraction of the general area remains undeveloped. The B-3 zone is clearly compatible with the R-4, R-5 and O Districts which comprise the remainder of this general area since they are currently functioning compatibly.

3. The suitability of the property in question to the uses permitted under the existing zoning classification.

The site may be suitable for some of the uses permitted in the existing R-5 zoning District. If there were a need for such uses as hospitals, nursing homes, or relatively high density multiple-family dwellings in this general area, but it would not be suitable for all of the uses

permitted. Specifically, the development of detached, single-family dwellings, two-family dwellings, attached, single-family dwellings, family-care facilities, group care facilities, etc.. would not be suited to this location with the relatively active, intense uses surrounding the site. Nor can the uses permitted or conditionally permitted within the existing R-5 zone take full advantage of the regional nature of this site, and access to the regional and major arterials which serve the site. The Village includes only a very limited number of properties which can capitalize on the regional visibility and accessibility of this general area so as to provide for a balanced economy, tax base and employment opportunities. This site would be substantially under-utilized if it remains in the R-5 District, and would substantially diminish the property value.

4. Consistency with the trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in the present zoning classification.

Yorktown Center is one of the earliest shopping centers in this part of the region, preceding many of the residential areas and the majority of the commercial and office uses in this general area. The trend of development of the general area in both Lombard, Downers grove and OakBrook Terrace has been toward the development of employment and retailing activities. In an effort to recapture the regional competitive advantage lost to other regional commercial centers. Yorktown Center is in the process of a substantial renovation and repositioning. The development of the subject property on the periphery of the Yorktown Center site is part of the overall plan that the property owner has for recapturing that regional competitive position.

5. The compatibility of the surrounding property with the permitted uses listed in the proposed zoning classification.

Development within the B-3 zone is subject to the site plan review provisions specified by Section 155.103 (i) of the Zoning Ordinance. Since the surrounding properties have been shown to be compatible with uses in the B-3 District, the use

of the site plan review provisions can assure that any off-site impact of the development of the site can be managed to assure compatibility.

6. The objectives of the current Comprehensive Plan for the Village of Lombard and the impact of the proposed amendment on the said objectives.

The subject property is in a transitional area between properties recommended for retail uses, office uses, and multiple-family residential uses. The Comprehensive Plan for the Village recommends residential and office uses for the site. However, given the changes in the area since the adoption of the Comprehensive Plan and the property's proximity to retail uses, the proposed retail uses are appropriate.

Additionally, the Comprehensive Plan includes nine objectives for commercial areas. The development of the subject site within this commercial area directly supports each of these nine objectives.

- A. Increase the quality of use of existing commercial areas.

The market and the Village's Comprehensive Plan recognize the benefit and utility of more diversity in commercial areas. The proposed B-3 zoning would allow for a coordinated development of commercial facilities which can serve the broader needs of the Lombard and regional shopper.

- B. Improve the condition of buildings and parking lots in commercial areas.

The development of the subject site is coordinated with the recently initiated upgrade of the Yorktown Center, including the improvement of buildings and parking areas.

- C. Assure compatibility between commercial areas and adjacent development.

The site plan review process required as part of the development within the B-3 District and the development standards imposed by the property owner will assure not only the compatibility of the development of the

subject site with adjacent development but with the Yorktown Center itself. The site plan review process will also require the enhancement of the stormwater management system capacity serving the subject site; and, therefore, assure additional compatibility with adjoining properties.

- D. Increase the level of business activity in existing commercial areas.

By recapturing the regional competitive position through the Yorktown Center redevelopment and adjoining development, the commercial area will increase both its market penetration, sales per square foot and total gross revenues.

- E. Increase the range of goods and services available in Lombard's commercial areas.

The development of the sites around Yorktown Center is planned to provide complementary high quality goods and services, and to provide new products and brands that are not represented within the Center.

- F. Increase the range of job opportunities within Lombard's commercial areas.

It is anticipated that the development of the subject site will contribute jobs to the commercial area.

- G. Improve traffic safety and operating within Lombard's commercial areas.

The anticipated improvements to the Highland and Butterfield Road intersections will contribute to improving the traffic handling capacity of the roadways serving this commercial area. Other traffic improvements including site interconnections will be coordinated through site plan review.

7. The length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the subject property.



The adjacent regional mall and the adjacent multiple-family residences were constructed approximately 20 years ago. The subject property has remained undeveloped during this time. The vast majority of residential property in the area has developed while the subject property remained undeveloped.

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 a Planned Development is hereby granted for the property described in Section 2, below and pursuant to the Lombard Zoning Ordinance, Title XV, Chapter 155 of the Code of Lombard, Illinois to provide for a retail shopping center commonly referred to as the Yorktown Peripheral Planned Development.

Section 2: That this ordinance is limited and restricted to the property generally located at 601 East 22nd Street, Lombard, Illinois and legally described as follows:

Part of the Northeast Quarter of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, including part of Yorktown Assessment Plat recorded as Document No. R-80-76776, Lot 2 of Pehrson Second Resubdivision recorded as Document No. R76-62393 and part of Lot 4 in Yorktown Subdivision recorded as Document No. R68-44972, beginning at the Southeast corner of said Lot 2 in Pehrson Second Resubdivision; thence South 87 degrees 01 minutes 57 seconds West 200.0 feet along the South line of last said Lot 2; thence North 25 degrees 28 minutes 03 seconds West 116.21 feet; thence South 87 degrees 01 minutes 57 seconds West 320.91 feet all along said South line of Lot 2 to the West line of said Lot 2; thence North 2 degrees 58 minutes 03 seconds West 217.86 feet along last said West line to a point of curve; thence Northwesterly on a curve convex to the Northeast, having a radius of 518.00 feet, an arc distance 611.59 feet, and a chord bearing of North 36 degrees 47 minutes 29 seconds West to a point of tangent; thence North 70 degrees 36 minutes 56 seconds West 119.26 feet to a point of curve; thence Westerly on a curve convex to the North, having a radius of 368.00 feet, an arc distance of 194.14 feet and a chord bearing of North 85 degrees 42 minutes 26 seconds West to a point on the

Northeasterly line of Lot 2 of Yorktown Subdivision; thence North 75 degrees 57 minutes 16 seconds West 11.78 feet along last said Northeasterly line to Northwesterly line of Lot 2 of Yorktown Subdivision; thence South 68 degrees 02 minutes 44 seconds West 102.61 feet along last said Northwesterly line to the West line of Lot 2 in said Yorktown Assessment Plat; thence North 0 degrees East 537.67 feet; thence North 90 degrees East 280 feet; thence South 23 degrees 58 minutes 33 seconds East 90.00 feet; thence North 66 degrees 56 minutes 29 seconds East 62.10 feet; thence North 23 degrees 03 minutes 31 seconds West 110.14 feet; thence North 0 degrees East 11.70 feet; thence South 89 degrees 58 minutes 49 seconds West 20.96 feet; thence North 0 degrees 01 minutes 11 seconds West 67.00 feet; thence North 89 degrees 58 minutes 49 seconds East 20.98 feet; thence North 0 degrees East 71.30 feet; thence North 45 degrees West 150 feet; thence North 90 degrees West 67 feet; thence North 0 degrees West 67 feet; thence North 45 degrees West 103.94 feet; thence North 90 degrees West 84 feet to the East line of Grace Street; thence North 0 degrees West 60 feet along last said East line and all along the Westerly limits of Yorktown Assessment Plat; thence North 44 degrees 58 minutes 05 seconds East 42.44 feet to the South line of 22nd Street; thence North 89 degrees 57 minutes 16 seconds East 1267.57 feet along last said South line to the East line of said Yorktown Assessment Plat; thence South 5 degrees 49 minutes 01 seconds West 713.87 feet along last said East line; thence South 11 degrees 11 minutes 42 seconds East 372.31 feet; thence South 2 degrees 58 minutes 03 seconds East 769.93 feet along the East line of Lot 2 in Pehrson Second Resubdivision to the place of beginning all in DuPage County, Illinois, containing 38.503 acres more or less.

Parcel No. 06-29-200-027, 029, 037 & 038

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

A. The development of Parcel 1 shall comply with the approved, final site and landscape plan prepared by Teska Associates Inc. and dated November 4, 1994, and attached hereto as Exhibit A; except as follows: The westernmost parking row within Parcel 1 (a total of 19

parking spaces) shall be eliminated to accommodate additional landscaping.

B. The development of Parcels 2, 4, 5, and 6 shall substantially comply with the preliminary site and landscape plans prepared by Teska Associates Inc. and dated November 4, 1994, and attached hereto as Exhibit B; except as follows: If not required by the land use of the Parcel 4 building, the northernmost parking row within Parcel 4 shall be eliminated to accommodate additional landscaping.

C. The final site plan, landscape plan, and architectural elevations for Parcels 2, 4, 5, and 6 shall be submitted to the Lombard Plan Commission for the limited purpose of ensuring compliance with the conditions of this Planned Development Ordinance and other relevant Village of Lombard ordinances. Review of said plans by the Plan Commission shall not require a public hearing and shall be approved prior to issuance of a building permit for each of parcels 2, 4, 5, and 6. Such submitted plans shall be placed on the agenda of the next regularly scheduled Plan Commission meeting which is not less than five (5) nor more than thirty (30) days following the date of submission, and the Plan Commission shall take final action on such submitted plans at such meeting, unless otherwise agreed by the applicant. If approval is denied by the Plan Commission, the petitioner may appeal said denial to the Lombard Board of Trustees.

D. The final Plat of Subdivision, which shall include all parcels, shall be submitted for review and approval by the Director of Community Development prior to issuance of any permits for improvements within the proposed subdivision. The final plat shall not require any further review by the Plan Commission or Board of Trustees.

E. The zoning for Parcel 3 shall remain R5 General Residence District.

F. A pedestrian access system shall be provided as indicated by the preliminary site plan for Parcels 2, 4, 5, and 6 attached hereto as Exhibit B and the final site plan for Parcel 1 attached hereto as Exhibit A. The pedestrian access system shall comply with the following standards:

1. Prior to the issuance of a Certificate of Occupancy for the Parcel 4 building or within five years after issuance of the first Certificate of Occupancy within the Planned Development, whichever occurs first; a five foot wide public sidewalk shall be provided on the east side of Grace Street extending from 22nd Street to the Yorktown Mall ring road. Adjacent to Parcel 4, the Grace Street public sidewalk shall be located a minimum of 10 feet from the Grace Street curb and 6 feet from the Parcel 4 parking lot curb.

2. Prior to the issuance of a Certificate of Occupancy for the Parcel 1 building or within five years after issuance of the first Certificate of Occupancy within the Planned Development, whichever occurs first; a 10 foot wide pedway shall be provided within the south side of 22nd Street right-of-way, adjoining Parcel 1. The pedway shall be located a minimum of 10 feet from the 22nd Street curb and 2 feet from any fences or grade changes on the private property. If these standards require encroachment of the pedway onto private property, a pedway easement shall be provided.

G. All signs shall comply with the following standards:

1. Two monument signs shall be permitted for Parcel 1; only one of which may be located on 22nd Street with the other being located on the ring road.

2. One monument sign shall be permitted per lot for Parcels 2, 4, 5, and 6.

3. There shall be a maximum of one wall sign for each tenant space within each of the five commercial buildings. The maximum area of each wall sign shall comply with the standards of the Sign Ordinance.

4. Each monument sign shall not exceed 10 feet in height and 50 square feet in area.

5. A freestanding sign shall be permitted for Parcel 3 in compliance with the residential sign standards of the Lombard Sign Regulations.

H. Traffic control improvements shall be provided in substantial compliance with the conceptual plans attached hereto as Exhibits C, D, E, F, and G and as described by the following conditions:

1. Attached hereto as Exhibit C is a conceptual plan prepared by Teska Associates, Inc. dated November 23, 1994 and entitled "Ring Road Concept Plan". The Ring Road Concept Plan identifies, on a conceptual basis only, future improvements to the ring road serving the Yorktown Shopping Center. The actual design of any future improvements to the Ring Road including, without limitation, number, size and location of planting islands, canoes, access openings and striping, shall be determined as a part of final engineering review and approval for each section of the Ring Road as the same is from time to time improved. As a condition to the approval of the Yorktown Peripheral Planned Development, petitioner/property owner agrees that the following improvements to the Ring Road shall be constructed within the construction schedules hereinafter identified.

a. Prior to the issuance of a Certificate of Occupancy for Parcel 1; Section 1 of the Ring Road, as identified on Exhibit C attached hereto, shall be improved by the petitioner/property owner in accordance with final engineering plans to be hereafter submitted by petitioner/property owner.

b. Prior to issuance of a Certificate of Occupancy for the third of the three retail buildings, or within five years following the date of this ordinance, whichever occurs first; Section 2 of the Ring Road, as identified on Exhibit C attached hereto, and the intersection improvements at Butterfield Road and the Ring Road involving the addition of exclusive North and South bound right turn lanes onto Butterfield Road, as identified on Exhibit D attached hereto, shall be improved by the petitioner/property owner in accordance with final engineering plans to be hereafter submitted by petitioner/property owner. All improvements within the Butterfield Road right-of-way shall be subject to the review and approval of the Illinois Department of Transportation.

c. Within ten (10) years following the date of this ordinance, Section 3 of the Ring Road, as identified on Exhibit C attached hereto, shall be improved by the petitioner/property owner in accordance with final engineering plans to be hereafter submitted by petitioner/property owner.

4. Prior to issuance of a Certificate of Occupancy for the building on Parcel 1 or within five years after the issuance of the first Certificate of Occupancy within the Planned Development, whichever occurs first; the intersection of 22nd Street and Fairfield Avenue, as identified on Exhibit E attached hereto, shall be improved to include the addition of a south bound left turn lane; two outgoing, northbound lanes (a right turn only lane and a combination left turn/through lane), and; a west bound left turn lane.

5. Prior to issuance of a Certificate of Occupancy for the Parcel 4 building or within five years after the issuance of the first Certificate of Occupancy within the Planned Development, whichever occurs first; Grace Street adjacent to Parcel 4, as identified on Exhibit F attached hereto, shall be re-stripped to provide left turn lanes at the primary entrance to Parcel 4 and at the Grace Street intersection with the Yorktown Mall ring road. This improvement shall not require the widening of Grace Street but shall require restriping, only.

6. Prior to issuance of a Certificate of Occupancy for the Parcel 4 building or within five years after the issuance of the first Certificate of Occupancy within the Planned Development, whichever occurs first; a "Do Not Block Intersection" traffic sign shall be provided for northbound traffic on Grace Street at the entrance to 2201 South Grace Street.

7. Prior to issuance of a Certificate of Occupancy for the Parcel 4 building or within five years after the issuance of the first Certificate of Occupancy within the Planned Development, whichever occurs first; the driveway for 2201 South Grace Street, as identified on Exhibit G attached hereto, shall be widened to accommodate an additional outbound turn lane subject to appropriate easements

being granted by the affected property owners. If easements are not granted prior to issuance of a building permit for Parcel 4, this condition shall be void.

I. The facade of the proposed Target Store (Parcel 1) shall substantially comply with the Exterior Elevations prepared by "Target Stores Architecture/Engineering" dated March 18, 1994 and attached hereto as Exhibit H.

J. Emergency exit doors shall be provided on the north and south facades of the proposed Parcel 1 building. The exit doors shall be subject to the review and approval of the Lombard Fire Department.

K. Failure to comply with the conditions of this ordinance shall subject the petitioner/property owner to the general penalty provisions of Title 1 of the Village Code (up to \$500.00 per day per violation).

Section 5: The conditions set forth in this ordinance shall be covenants running with the land and shall be binding upon any successors in interest to the petitioner/property owner. A certified copy of this ordinance shall be recorded in the office of the Du Page County Recorder.

Section 6: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Ordinance No. 3962  
Re: PC 94-15 Planned Development  
Page 13

"I/we the undersigned, being the owner(s) of the aforementioned property and petitioners herein, hereby state that I/we have read the foregoing Ordinance and voluntarily agree to all conditions stated therein."

PETITIONER/PROPERTY OWNER:

YORKTOWN PERIPHERAL DEVELOPMENT, L.P., an Illinois Limited Partnership

By:

Robert W. Long,  
Authorized Representative

By:

Barry J. Carroll,  
Authorized Representative

Date: \_\_\_\_\_

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 1995.

First reading waived by action of the Board of Trustees this  
\_\_\_\_\_ 19th day of \_\_\_\_\_ January \_\_\_\_\_, 1995.

Passed on second reading this \_\_\_\_\_ 19th day of \_\_\_\_\_ January \_\_\_\_\_, 1995.

Ayes: TRUSTEE TROSS, BIRD, GATZ, MACKETT & CARLSON

Nayes: TRUSTEE KOENIG

Absent: NONE

Approved this \_\_\_\_\_ 19th \_\_\_\_\_ day of \_\_\_\_\_ January \_\_\_\_\_, 1995.

  
William J. Mueller, Village President

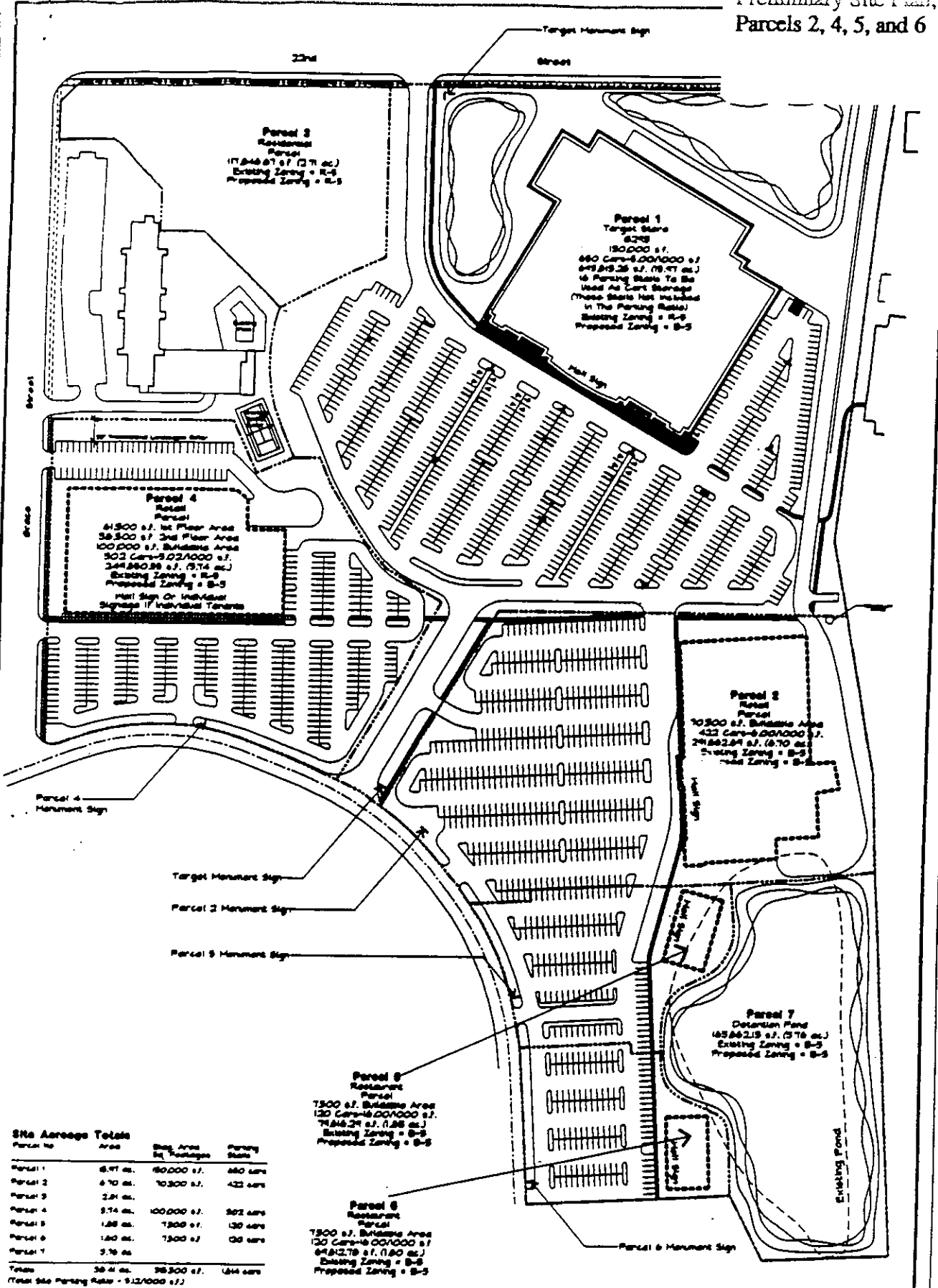
ATTEST:

  
Lorraine G. Gerhardt, Village Clerk





LABOR 13  
 Preliminary Site Plan;  
 Parcels 2, 4, 5, and 6



**Site Acreage Totals**

Parcel No	Area	Shed Area Sq. Footage	Parking Stalls
Parcel 1	6.97 ac.	60,000 sq. ft.	660 cars
Parcel 2	6.70 ac.	10,300 sq. ft.	433 cars
Parcel 3	2.21 ac.		
Parcel 4	3.74 ac.	100,000 sq. ft.	302 cars
Parcel 5	1.88 ac.	7,800 sq. ft.	130 cars
Parcel 6	1.80 ac.	7,300 sq. ft.	130 cars
Parcel 7	3.78 ac.		
<b>Totals</b>	<b>30.41 ac.</b>	<b>185,300 sq. ft.</b>	<b>1,664 cars</b>

(Total Site Parking Ratio = 9.12/1000 sq. ft.)

mon signs shall be used for all signs  
 mon standing signs shall not exceed 50 sq. ft. or 25' in height  
 (As Applicable with Lombard Sign Ordinance)

JOSEPH A. SCHUDT & ASSOC.  
 1300 WILLY BLVD SUITE 110  
 SCHWABERDLE & BOUTER  
 1000 S. HAMILTON AVENUE  
 PEARSONVILLE, IL 60468

PEARSON LONG ASSOC., INC.  
 808 WILSON  
 LOMBARD, ILLINOIS 60140

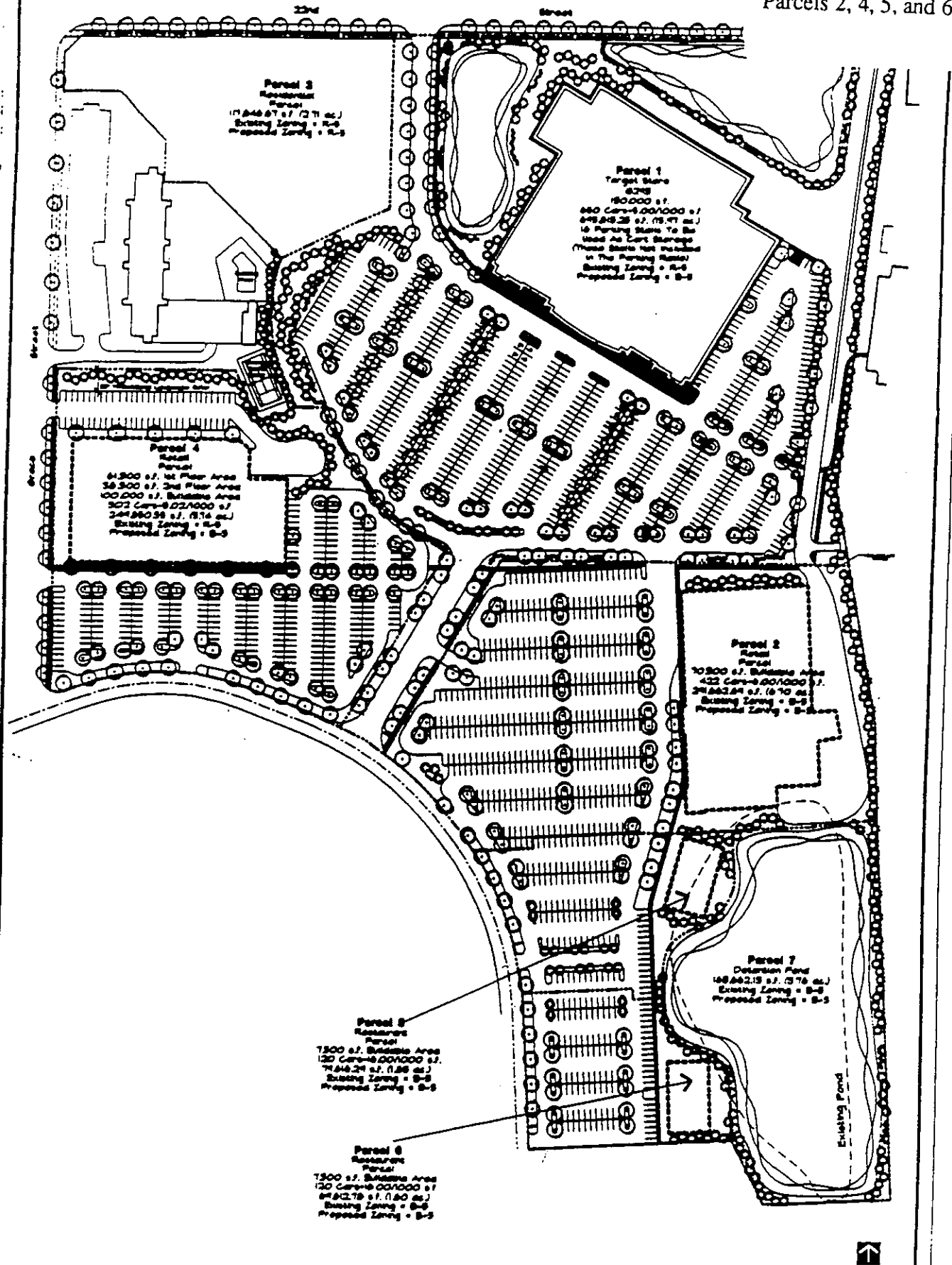
TRINA  
 ASSOCIATES  
 INC.  
 1000 S. HAMILTON AVENUE  
 PEARSONVILLE, IL 60468

DATE PLotted  
 DATE P = 10/10/10  
 DATE 10/10/10  
 DATE 10/10/10  
 DATE 10/10/10

PRELIMINARY  
 SITE PLAN  
 LOMBARD, ILLINOIS

Sheet  
 1 of 2  
 6112955A.DWG

Exhibit B  
 Preliminary Landscape Plan  
 Parcels 2, 4, 5, and 6



JOSEPH A. SCHUDT & ASSOC.  
 1548 VILEY ROAD SUITE 110  
 Schaumburg, IL 60195  
 1700 S. HAWKIN AVENUE  
 TROY, IL 61864

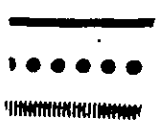
FERNSON LONG ASSOC., INC.  
 202 WESTVIEW  
 Lombard, IL 60148

TRINA  
 ASSOCIATES  
 "WILSON" ASSOCIATES

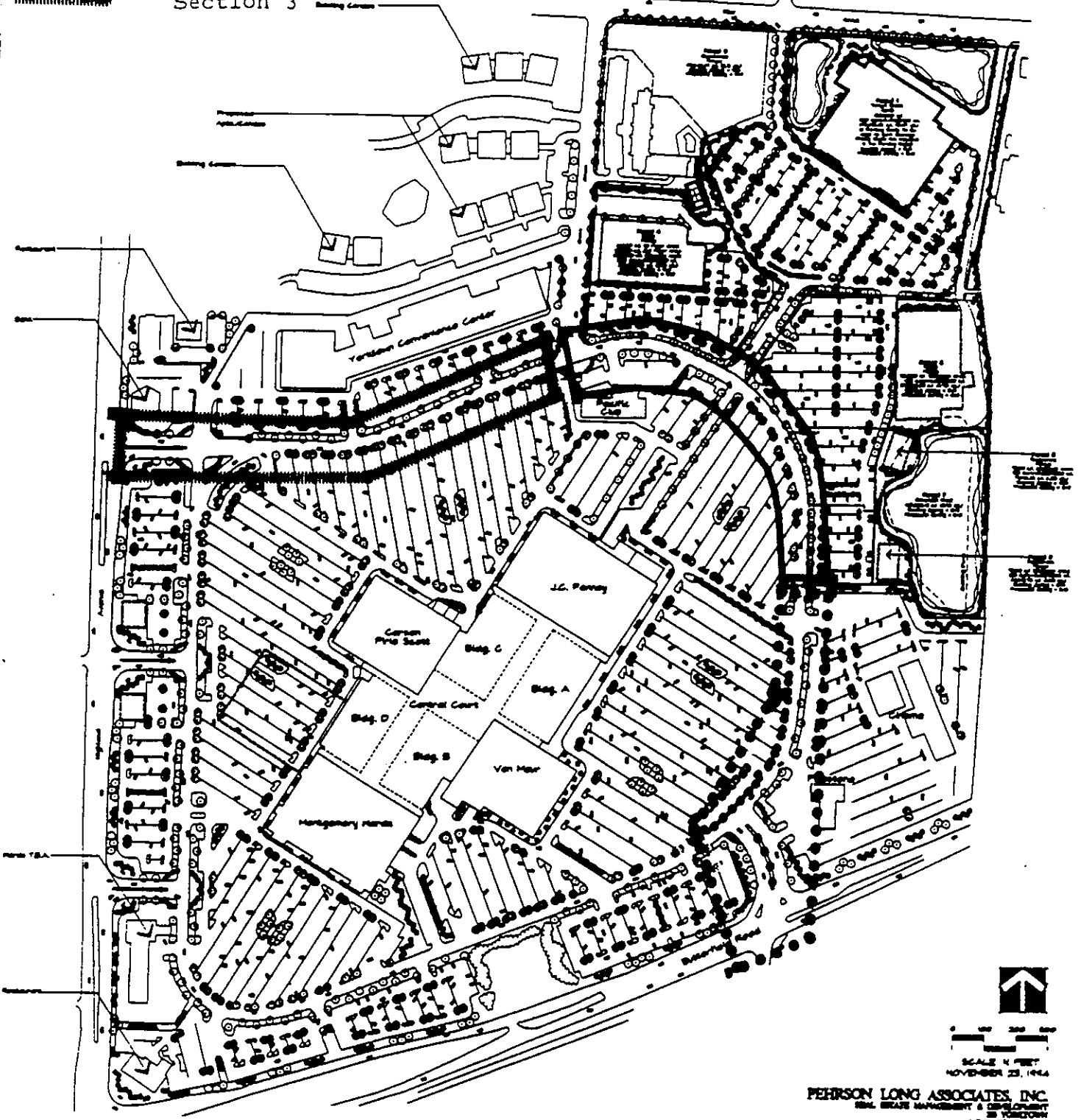
DATE	NOV 19 1998
BY	J. SCHUDT
SCALE	AS SHOWN
PROJECT	PRELIMINARY LANDSCAPE PLAN
CLIENT	FERNSON LONG ASSOC., INC.
LOCATION	1700 S. HAWKIN AVENUE, TROY, IL

PRELIMINARY  
 LANDSCAPE PLAN  
 LOMBARD, ILLINOIS

EXHIBIT C  
 Traffic Improvements  
 Ring Road Concept Plan



Section 1  
 Section 2  
 Section 3



1-88 East-west  
 Tollway

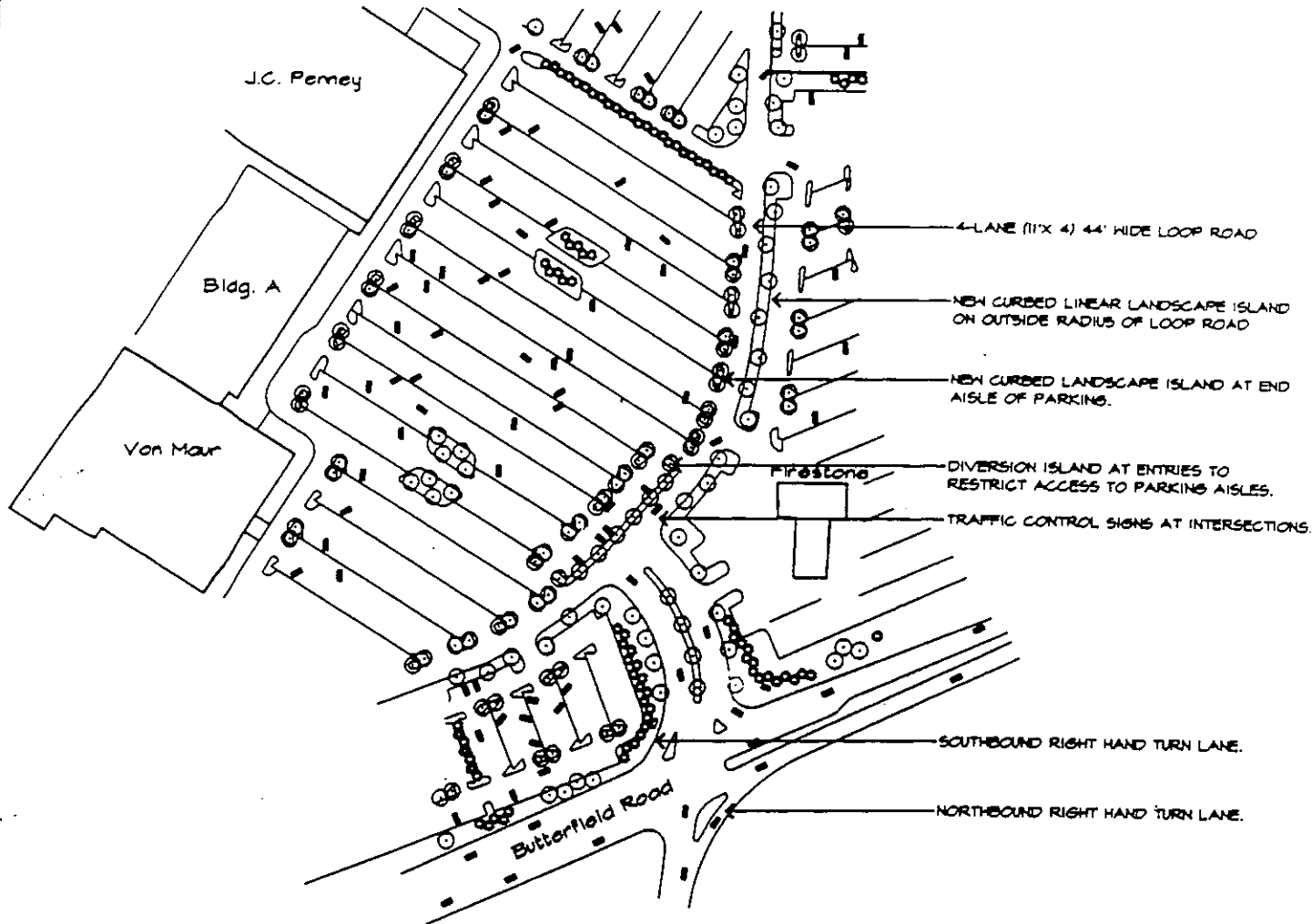
**YORKTOWN / TARGET PERIPHERAL DEVELOPMENT**  
**DUPAGE COUNTY**  
**LOMBARD, ILLINOIS**



SCALE: 1/4" = 100'  
 NOVEMBER 23, 1994  
 PETERSON LONG ASSOCIATES, INC.  
 REAL ESTATE MANAGEMENT & DEVELOPMENT  
 20 YORKTOWN  
 LOMBARD, IL 60148  
 (630) 951-1000

**TESKA ASSOCIATES INC.**  
 ENGINEERS  
 1000 N. WILSON AVENUE  
 SUITE 100  
 DEERFIELD, IL 60015  
 (708) 421-1000

Exhibit D  
 Traffic Improvements  
 Butterfield Rd. At  
 Fairfield Avenue



CONCEPTUAL INTERSECTION DESIGN  
 SUBJECT TO FINAL ENGINEERING

GENERAL IMPROVEMENTS TO THE LOOP ROAD  
 YORKTOWN / TARGET PERIPHERAL DEVELOPMENT  
 DUPAGE COUNTY  
 LOMBARD, ILLINOIS

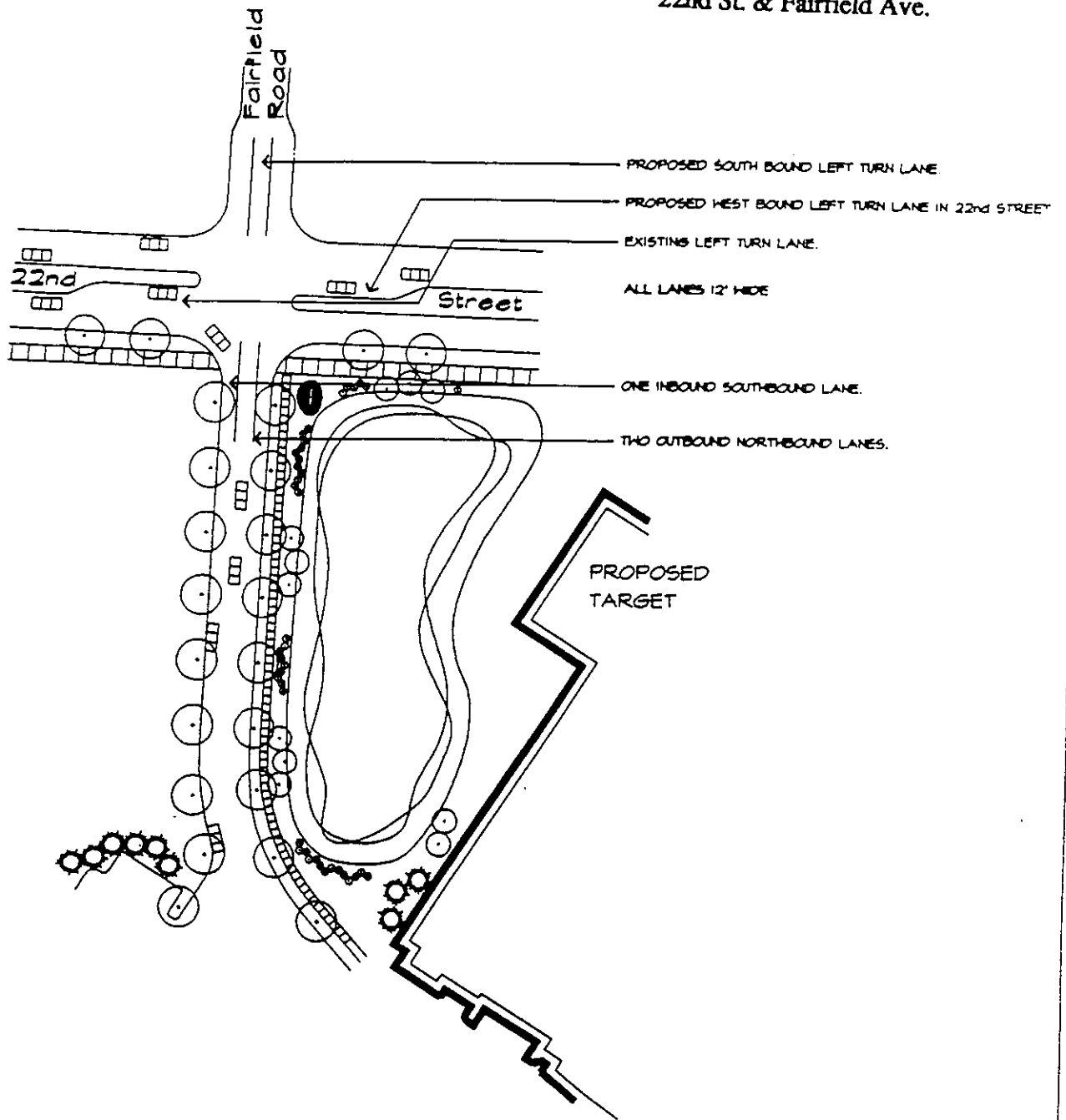


NOVEMBER 22, 1994  
 PEHRSON LONG ASSOCIATES, INC.  
 REAL ESTATE MANAGEMENT & DEVELOPMENT  
 200 YORKTOWN  
 LOMBARD, IL 60148  
 (708) 639-7200

**TESKA ASSOCIATES INC.**  
 CONSULTING ENGINEERS, ARCHITECTS, PLANNERS  
 200 WEST LOMBARD STREET  
 LOMBARD, ILLINOIS 60148  
 (708) 639-7200

SHEET 1  
 YORKPLAN0108

Exhibit E  
 Traffic Improvements  
 22nd St. & Fairfield Ave.



CONCEPTUAL INTERSECTION DESIGN  
 SUBJECT TO FINAL ENGINEERING

YORKTOWN / TARGET PERIPHERAL DEVELOPMENT  
 DUPAGE COUNTY  
 LOMBARD, ILLINOIS



NOVEMBER 22, 1994  
 PEHRSON LONG ASSOCIATES, INC.  
 REAL ESTATE MANAGEMENT & DEVELOPMENT  
 20 YORKTOWN  
 LOMBARD, IL 60148  
 (708) 469-7200

**TESKA ASSOCIATES INC.**  
 CIVIL/ARCHITECTURAL ENGINEERING  
 427 Grove Street  
 Lombard, Illinois 60148  
 (708) 469-7200

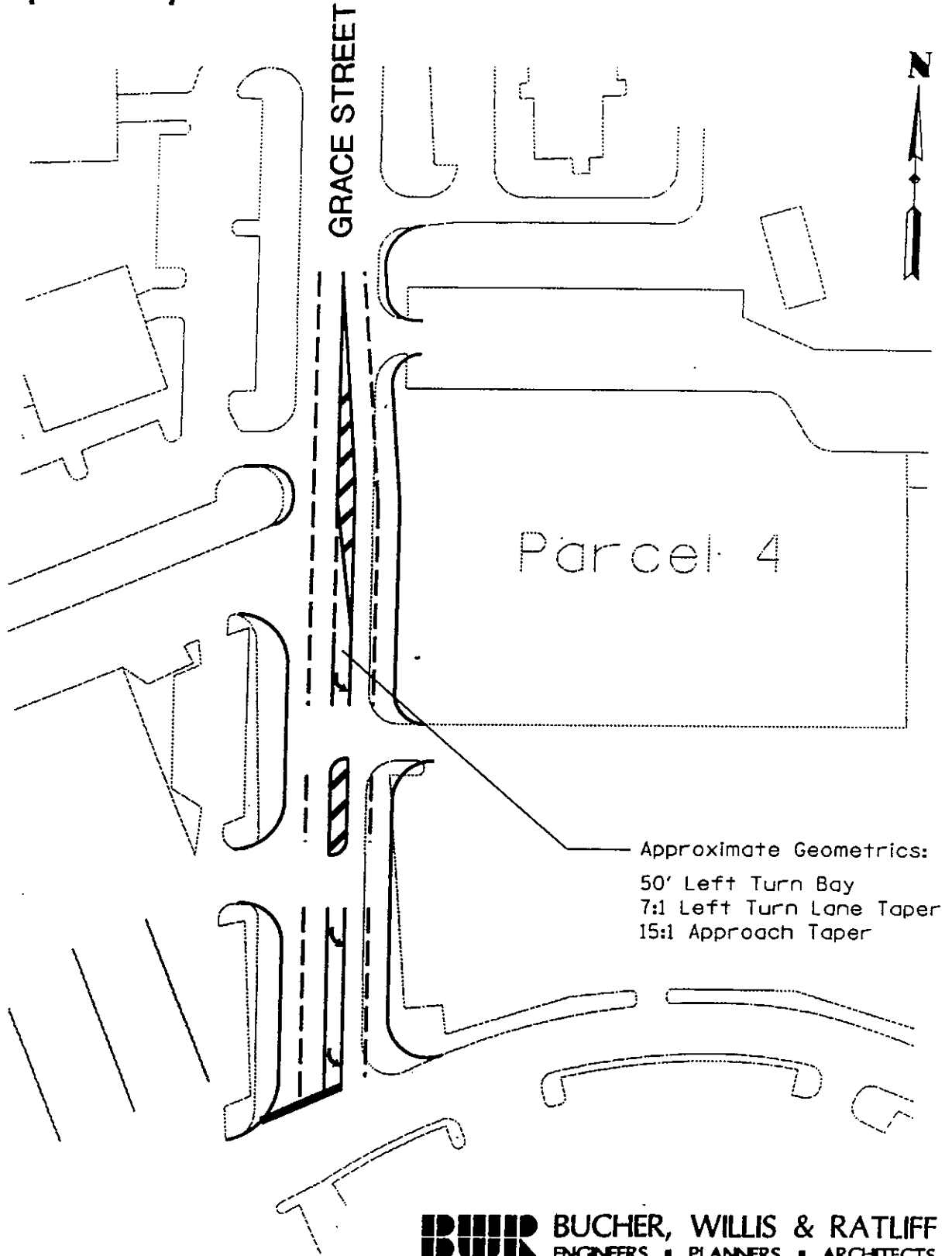
SHEET 2

YORKPLAN.DWG

# Yorktown Mall Shopping Center Addition

## Traffic Impact Study

Exhibit F  
Traffic Improvements;  
Grace Street



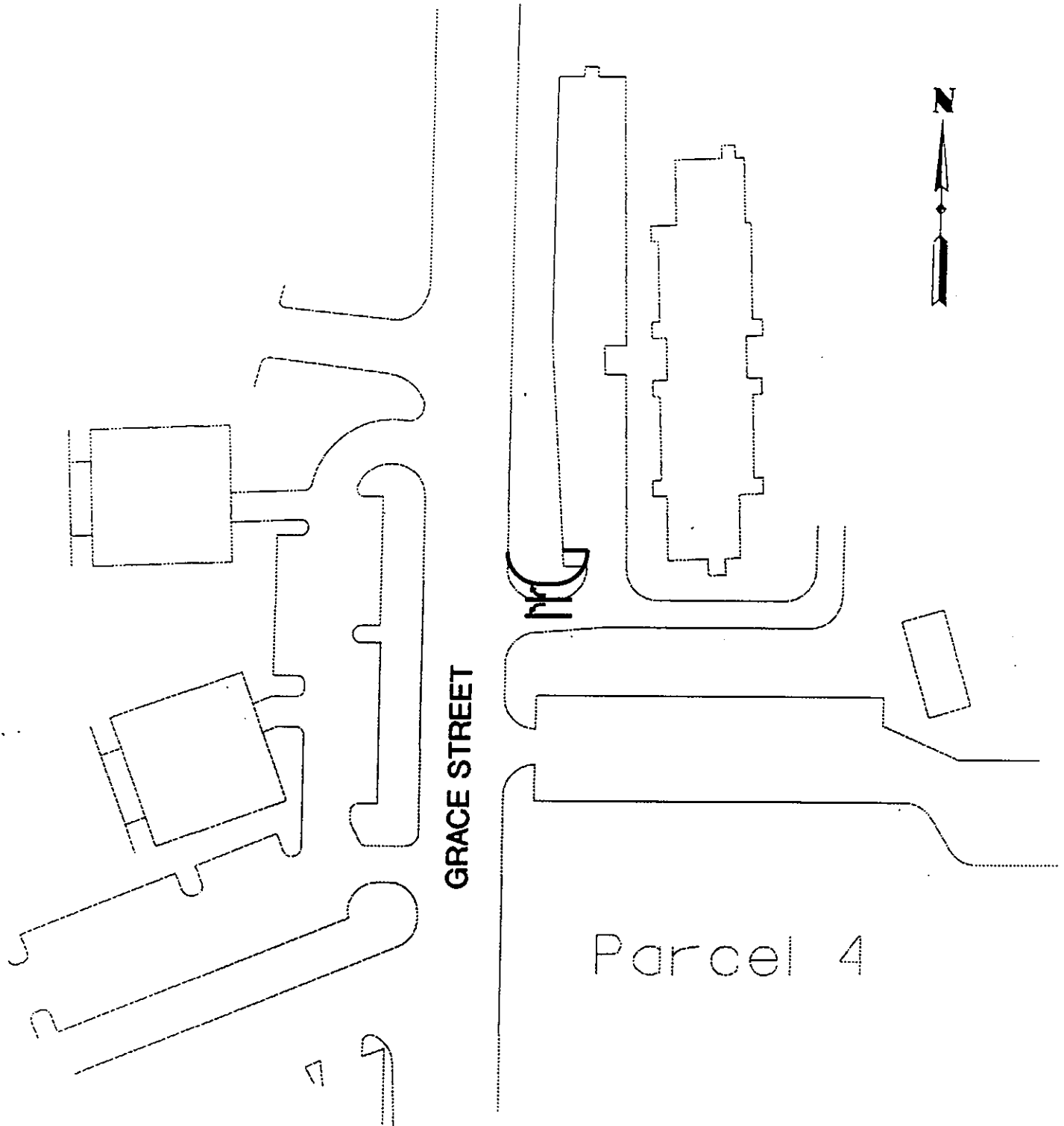
**BUUR** BUCHER, WILLIS & RATLIFF  
ENGINEERS | PLANNERS | ARCHITECTS

Not to Scale

### Conceptual Improvement at Parcel Number 4

# Yorktown Mall Shopping Center Addition

## Traffic Impact Study

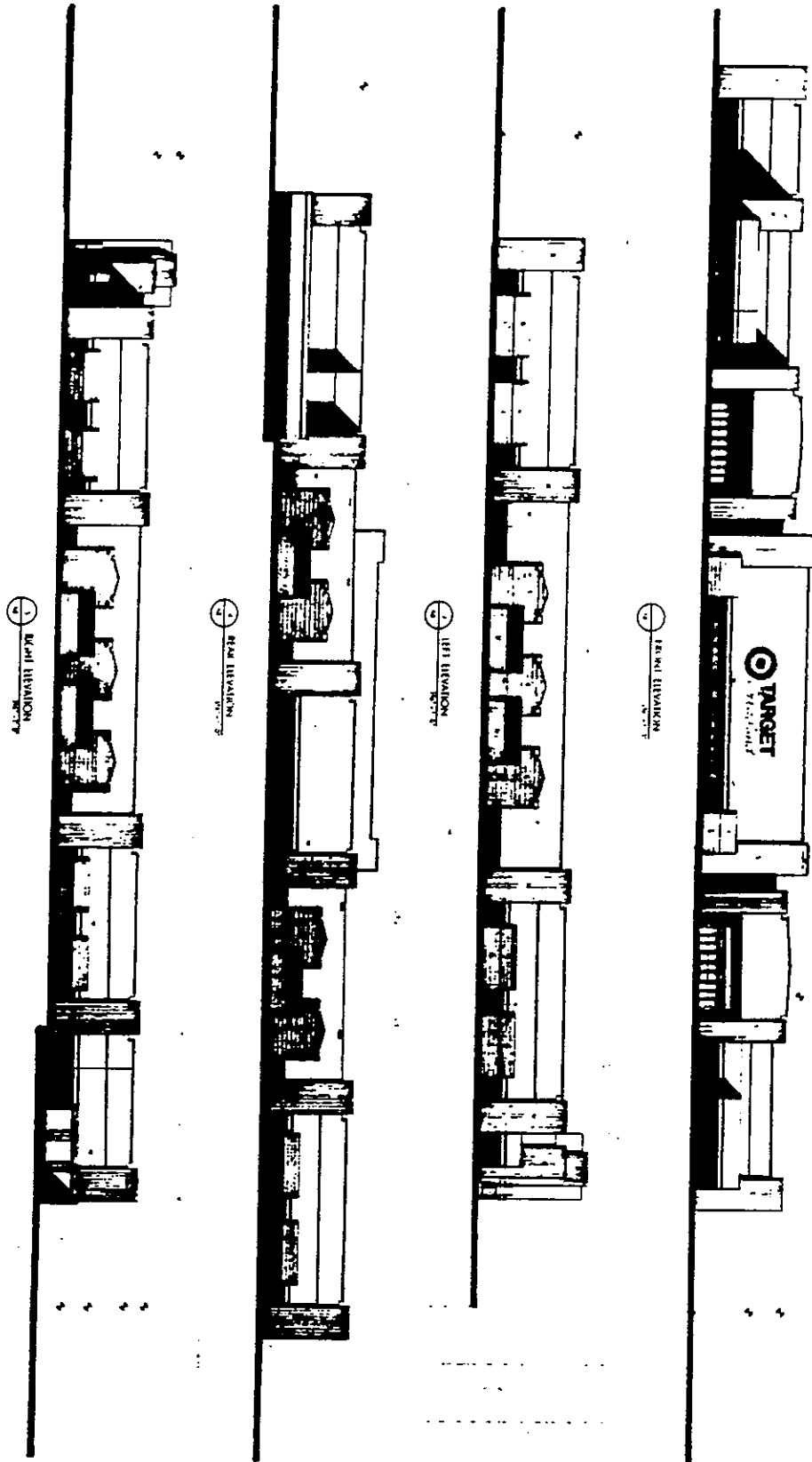


**BUHR** BUCHER, WILLIS & RATLIFF  
ENGINEERS ■ PLANNERS ■ ARCHITECTS

Not to Scale



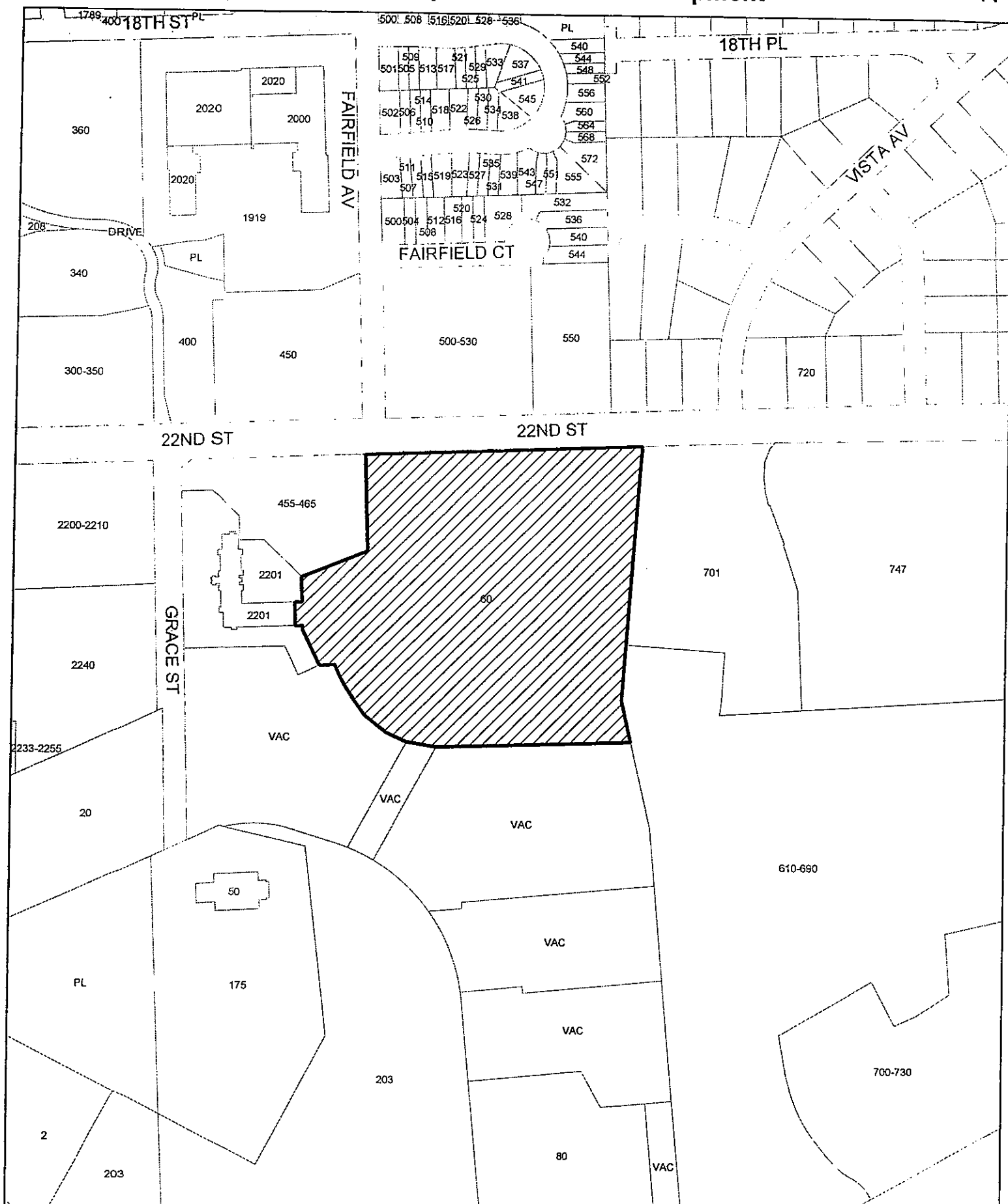
Exhibit H  
Target (Parcel 1) Facade



# Location Map

## PC 05-26: 60 Yorktown

### Yorktown Peripheral Planned Development



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

**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

Ordinance No. \_\_\_\_\_  
Re: PC 05-26  
Page 2

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 22<sup>nd</sup> 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:

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 22<sup>nd</sup> 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 22<sup>nd</sup> 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 22<sup>nd</sup> 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 22<sup>nd</sup> Street to the Yorktown ring road (attached as Exhibit D).

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.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2005.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

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

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

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

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
William J. Mueller, Village President

ATTEST:

Ordinance No. \_\_\_\_\_

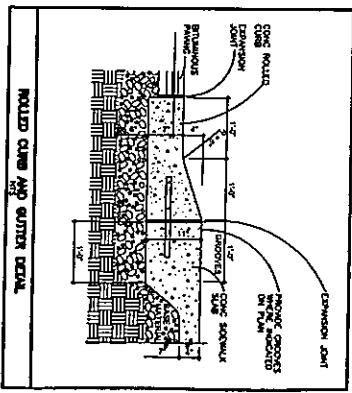
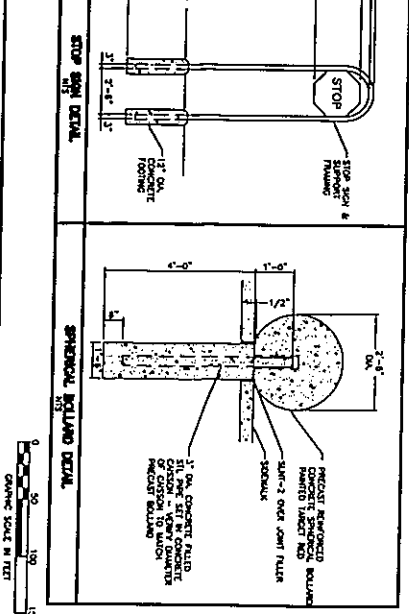
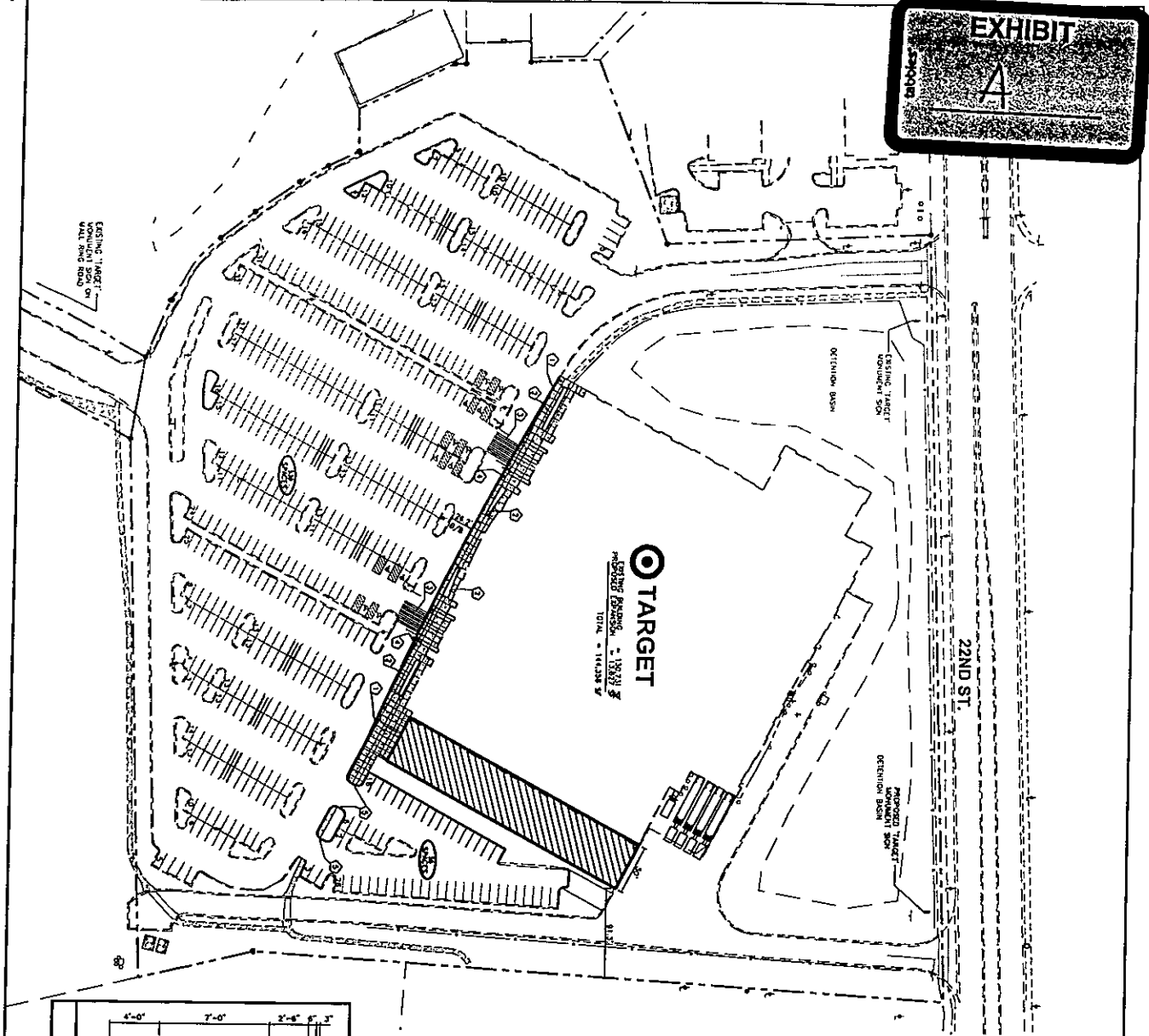
Re: PC 05-26

Page 6

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Brigitte O'Brien, Village Clerk





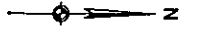
**PARKING DATA**

BUILDING	LF	EXISTING	INTERIM	PROPOSED
COMMERCE CENTER	1,200	0	0	0
TARGET	1,200	0	0	0
TOTAL	2,400	0	0	0

**SITE DATA**

TOTAL SITE AREA: 144,338 SF  
 TOTAL COVERED AREA: 11,000 SF  
 TOTAL UNCOVERED AREA: 133,338 SF

- SITE LEGEND**
- ▬ TARGET DRIVE
  - ▬ PROPOSED ROLLER CURB AND OUTER
  - ▬ PROPOSED CURB AND OUTER
  - ▬ PROPOSED DRIVE CURB, (IF CHANGED)
- SITE KEY NOTES**
- ① ROLLER CURB AND OUTER
  - ② FRONT SIDEWALK PLANTING
  - ③ PAVED SIDEWALK
  - ④ SIDEWALK ROLLING
  - ⑤ ACCESSIBLE SLAB

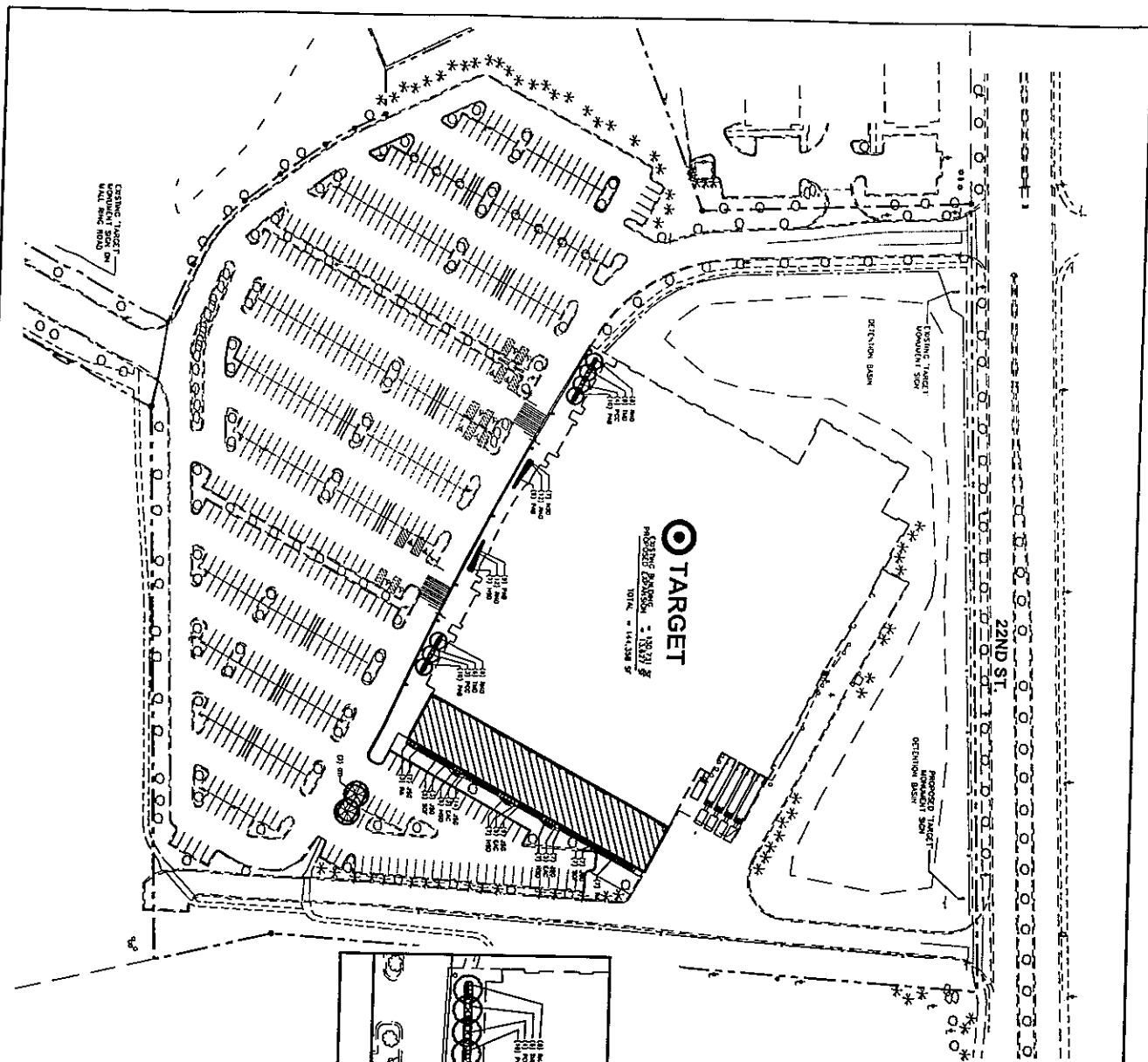


SHEET NO.  
**FSP-1**

**TARGET NO. T-1024**  
**LOMBARD, ILLINOIS**  
 60 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: 630.495.3751

PROJECT No.	No.	DATE	REVISION
05745.03			
DATE	05/22/05		
DES.	JD		
DR.	JD		
C/O.	JDL		



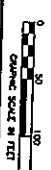
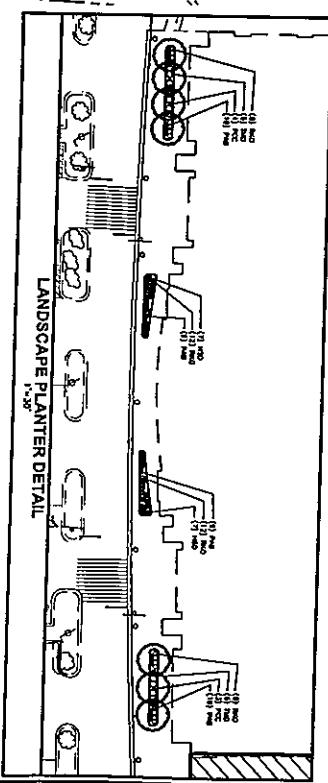
**LANDSCAPING NOTES**

1. ALL PLANT MATERIALS SHALL BE DELIVERED TO THE SITE WITH PROPER TAGS AND SPECIFICATIONS.
2. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS.
3. ALL LANDSCAPING SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.
4. ALL PLANT MATERIALS SHALL BE DELIVERED TO THE SITE WITH PROPER TAGS AND SPECIFICATIONS.
5. ALL PLANT MATERIALS SHALL BE DELIVERED TO THE SITE WITH PROPER TAGS AND SPECIFICATIONS.
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**LANDSCAPE CHART**

ALL PLANT MATERIALS SHALL BE DELIVERED TO THE SITE WITH PROPER TAGS AND SPECIFICATIONS.

NO.	DESCRIPTION	QTY	DATE	REVISION
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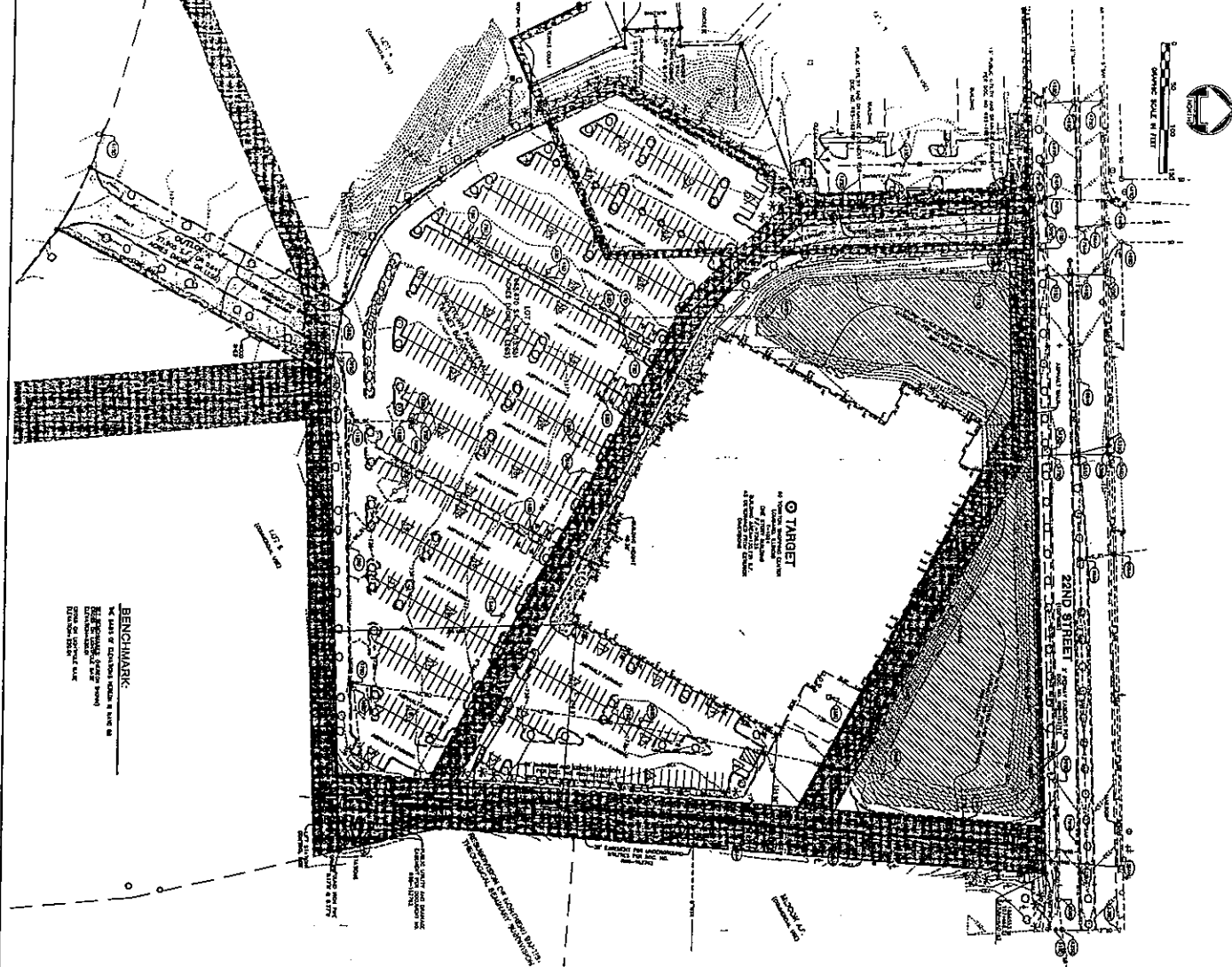
**TARGET NO. T-1024**  
**LOMBARD, ILLINOIS**  
 60 YORKTOWN SHOPPING CENTER  
 VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS  
**LANDSCAPE PLAN**

**WOOLPERT, INC.**  
 1615 South Myers Road  
 Suite 120  
 Oakbrook Terrace, IL 60181  
 630.424.0000  
**WOOLPERT** FAX: 630.495.3731

PROJECT NO.	NO.	DATE	REVISION
63248-03			

SHEET NO.  
 LP-1

NO.	DATE	BY	DESCRIPTION
1	12/15/12	J. J. WOODPORT	PRELIMINARY SURVEY
2	02/22/13	J. J. WOODPORT	FINAL SURVEY
3	03/27/13	J. J. WOODPORT	REVISIONS
4	04/15/13	J. J. WOODPORT	REVISIONS
5	05/01/13	J. J. WOODPORT	REVISIONS
6	05/15/13	J. J. WOODPORT	REVISIONS
7	06/01/13	J. J. WOODPORT	REVISIONS
8	06/15/13	J. J. WOODPORT	REVISIONS
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98	03/15/17	J. J. WOODPORT	REVISIONS
99	04/01/17	J. J. WOODPORT	REVISIONS
100	04/15/17	J. J. WOODPORT	REVISIONS



**PROPERTY DESCRIPTION:**

1.10 AC. OF LAND, MORE OR LESS, BEING THE NORTH-EAST QUARTER OF SECTION 38, TOWNSHIP 28 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DU PAGE COUNTY, ILLINOIS.

**SURVEYOR'S NOTES:**

1. ALL DISTANCES GIVEN ARE IN FEET AND DECIMALS THEREOF.

2. ALL BEARINGS ARE GIVEN IN DEGREES, MINUTES AND SECONDS.

3. ALL CURVES ARE FULLY DEFINED BY GIVE ANGLE, BEARING AND DISTANCE.

4. ALL CORNERS ARE FULLY IDENTIFIED BY THE APPROPRIATE SYMBOLS AND DIMENSIONS.

5. ALL DISTANCES GIVEN ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

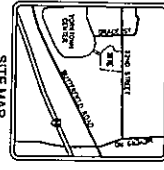
6. ALL DISTANCES GIVEN ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

7. ALL DISTANCES GIVEN ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

8. ALL DISTANCES GIVEN ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

9. ALL DISTANCES GIVEN ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

10. ALL DISTANCES GIVEN ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.



**LEGEND:**

--- SURVEY BOUNDARY

--- EXISTING BOUNDARY

--- EXISTING ROAD

--- EXISTING CURVE

--- EXISTING CURVE CENTERLINE

--- EXISTING CURVE RADIUS

--- EXISTING CURVE BEARING

--- EXISTING CURVE DISTANCE

--- EXISTING CURVE CHORD

--- EXISTING CURVE PERCENTAGE

--- EXISTING CURVE AREA

--- EXISTING CURVE VOLUME

--- EXISTING CURVE MASS

--- EXISTING CURVE MOMENT

--- EXISTING CURVE ENERGY

--- EXISTING CURVE POWER

--- EXISTING CURVE FORCE

--- EXISTING CURVE PRESSURE

--- EXISTING CURVE STRESS

--- EXISTING CURVE STRAIN

--- EXISTING CURVE DEFORMATION

--- EXISTING CURVE DISPLACEMENT

--- EXISTING CURVE VELOCITY

--- EXISTING CURVE ACCELERATION

--- EXISTING CURVE JERK

--- EXISTING CURVE SHOCK

--- EXISTING CURVE VIBRATION

--- EXISTING CURVE NOISE

--- EXISTING CURVE POLLUTION

--- EXISTING CURVE CLIMATE

--- EXISTING CURVE SOIL

--- EXISTING CURVE WATER

--- EXISTING CURVE AIR

--- EXISTING CURVE LIGHT

--- EXISTING CURVE SOUND

--- EXISTING CURVE HEAT

--- EXISTING CURVE COLD

--- EXISTING CURVE WIND

--- EXISTING CURVE HUMIDITY

--- EXISTING CURVE DENSITY

--- EXISTING CURVE VISCOSITY

--- EXISTING CURVE ELASTICITY

--- EXISTING CURVE PLASTICITY

--- EXISTING CURVE TENSILITY

--- EXISTING CURVE COMPRESSIBILITY

--- EXISTING CURVE PERMEABILITY

--- EXISTING CURVE IMPERMEABILITY

--- EXISTING CURVE TRANSMISSION

--- EXISTING CURVE REFLECTION

--- EXISTING CURVE REFRACTION

--- EXISTING CURVE DIFFRACTION

--- EXISTING CURVE INTERFERENCE

--- EXISTING CURVE SCATTERING

--- EXISTING CURVE ABSORPTION

--- EXISTING CURVE EMISSION

--- EXISTING CURVE TRANSMISSION LOSS

--- EXISTING CURVE REFLECTION LOSS

--- EXISTING CURVE REFRACTION LOSS

--- EXISTING CURVE DIFFRACTION LOSS

--- EXISTING CURVE INTERFERENCE LOSS

--- EXISTING CURVE SCATTERING LOSS

--- EXISTING CURVE ABSORPTION LOSS

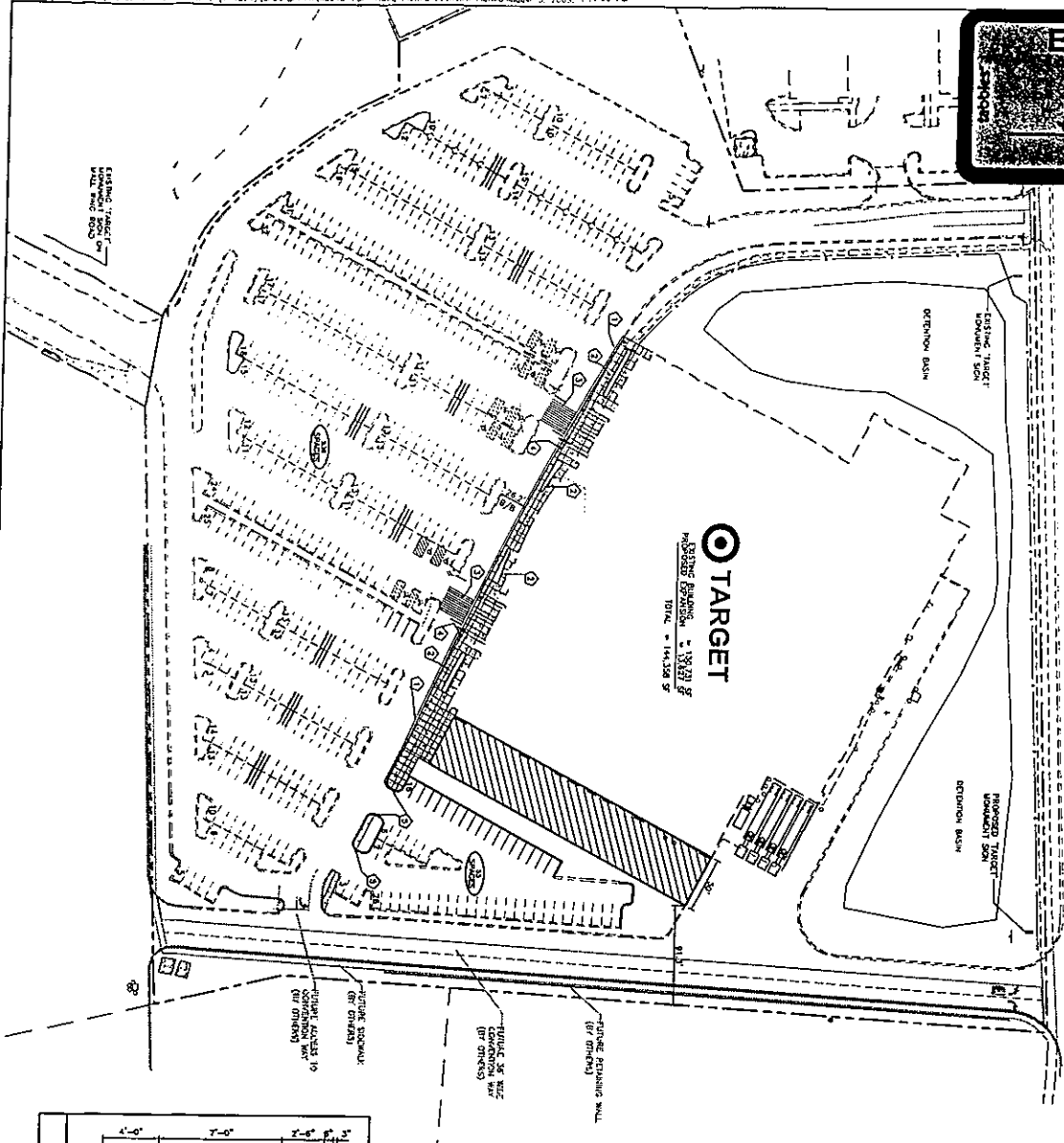
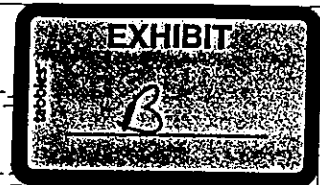
--- EXISTING CURVE EMISSION LOSS



**SURVEYOR'S CERTIFICATION:**

I, J. J. WOODPORT, Surveyor, do hereby certify that the above is a true and correct copy of the original survey as shown to me by the client.

J. J. WOODPORT



**TARGET**  
 PROPOSED BUILDING: 213,323 SF  
 TOTAL: 144,328 SF

22nd STREET

**SITE LEGEND**

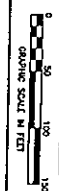
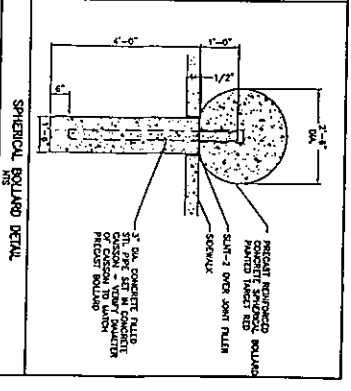
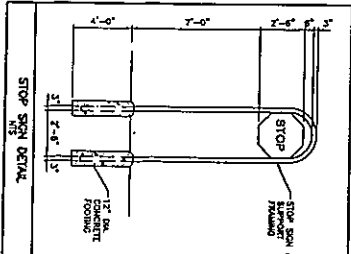
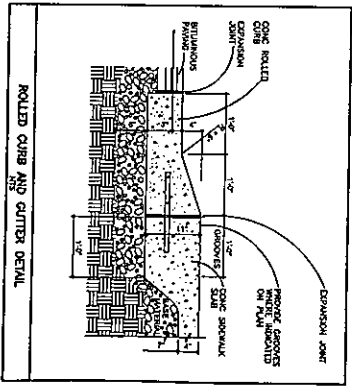
- ① THREW SLAB
  - ② PROPOSED ROLLED CURB AND CUTTER
  - ③ PROPOSED CURB AND CUTTER
  - ④ PROPOSED CURB (SLOTTED, (IF DAMAGED))
- SITE KEY NOTES**
- ① ROLLED CURB AND CUTTER
  - ② FRONT SIDEWALK PLANTERS
  - ③ PAVED SIDEWALK
  - ④ SPHERICAL ROLLARS
  - ⑤ ACCESSIBLE RAMP

**PARKING DATA**

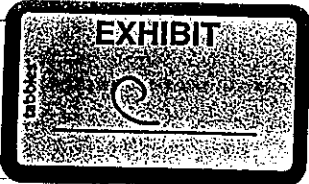
BUILDING	ST.	EXISTING	UNDEVELOPED	PROPOSED
EXISTING TARGET	100%	0	0	0
PROPOSED TARGET	100%	0	0	0
TARGET TOTAL	100%	0	0	0

**SITE DATA**

ZONING: SBRO  
 PARCEL: SBRO COMMUNITY SHOPPING DIST. PD  
 TARGET PARCEL: 1.53 ACRES



SHEET NO. <b>FSP-1</b>	<b>TARGET NO. T-1024</b> LOMBARD, ILLINOIS 60 YORKTOWN SHOPPING CENTER VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS <b>FINAL SITE PLAN</b>	WOOLPERT, INC. 1815 South Myers Road Suite 120 Oakbrook Terrace, IL 60181 630.424.9080 FAX: 630.495.3751	PROJECT No. 63244-03	No. DATE REVISION
			DATE 06/29/05 DES. JO DR. JO CKD. JO	[Empty Revision Table]



R S P ARCHITECTS

date: 07-13-05

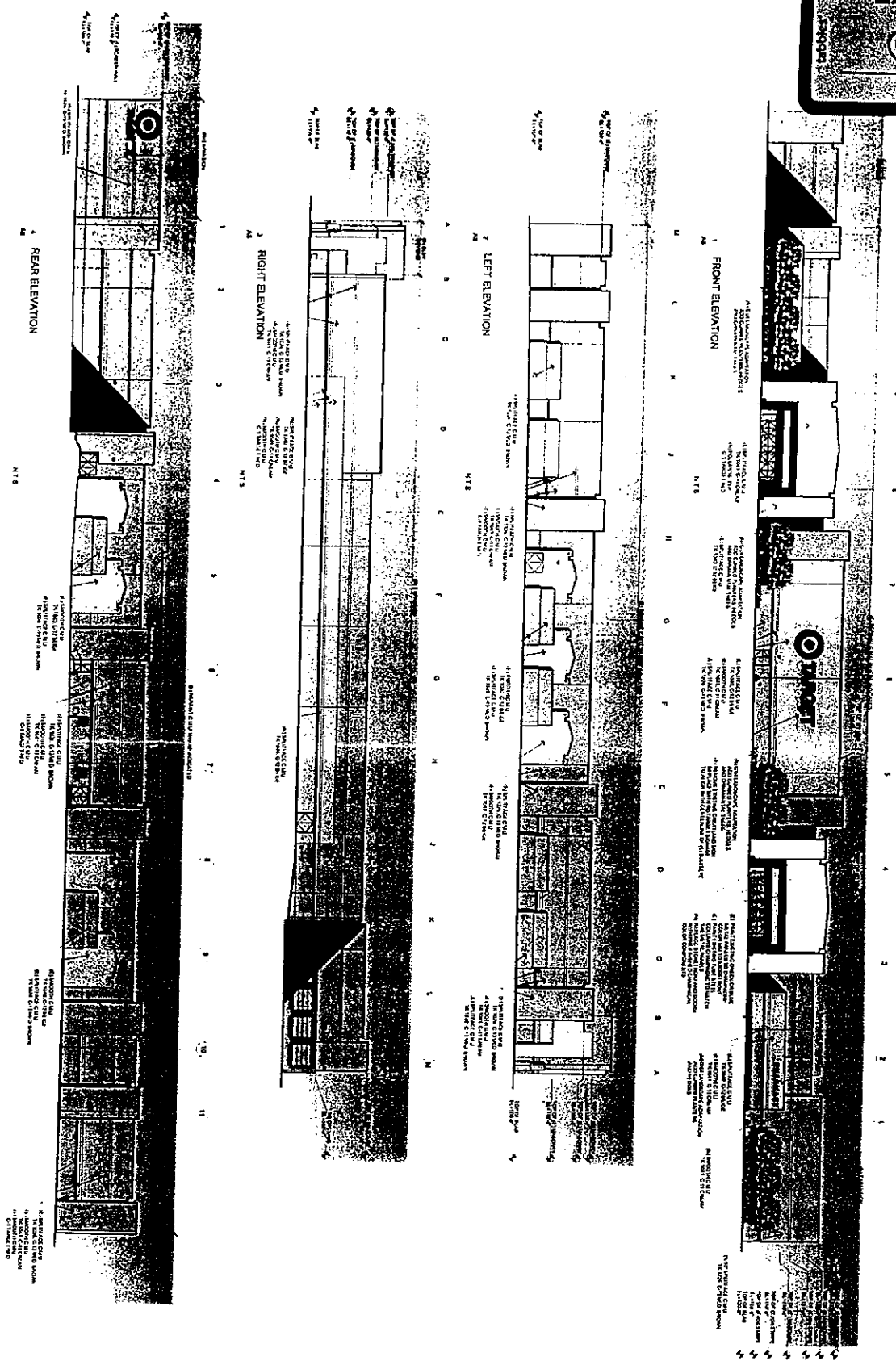
prototype-G293

Lombard, IL

T-1024

schematic design package

F 2004



D1.



**MEMORANDUM**

**TO:** William T. Lichter, Village Manager  
**FROM:** David A. Hulseberg, AICP, Director of Community Development  
*DAH*

**DATE:** September 15, 2005

**SUBJECT:** PC 05-26; 60 Yorktown Shopping Center (Target)

At the September 1, 2005 Village Board meeting, the Board approved a first reading of zoning actions associated with PC 05-26, subject to amended conditions of approval. For consideration at the September 15, 2005 meeting, please find the attached revised ordinance of approval of the associated planned development. Per the Board's direction, the revised ordinance strikes the reference to Attachment D in condition number 7 and adds special assessment/special service area provisions associated with a future traffic light at 22<sup>nd</sup> Street and Fairfield Avenue requested by the Village of Lombard.

#050453

*ML*  
*9/18/05*

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

**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

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 22<sup>nd</sup> 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.L.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:



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 22<sup>nd</sup> 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 IDR/C comments included within the IDR/C 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 22<sup>nd</sup> 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 22<sup>nd</sup> 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 submitted 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 to facilitate the reconfiguration of the existing parking to accommodate through traffic movements from 22<sup>nd</sup> Street to the Yorktown ring road.

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 22<sup>nd</sup> 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 \_\_\_\_\_ day of \_\_\_\_\_, 2005.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

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

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

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

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk



#050453

**MEMORANDUM**

**TO:** William T. Lichter, Village Manager

**FROM:** David A. Hulseberg, AICP, Director of Community Development *DH/wt*

**DATE:** September 15, 2005

**SUBJECT:** PC 05-26; 60 Yorktown Shopping Center (Target) – Request for Continuance

Staff has received the attached correspondence from the petitioner for PC 05-26 requesting a continuance of their petition to the October 6, 2005 meeting. This request is being made so that Target Corporation can review the proposed amended ordinance in greater detail.

H:\CD\WORD\USER\PC\CAS\SS\2005\PC 05-26\WTL 2nd read contin.doc



**Fax**

If you do not receive the number of pages listed below, please call sender or Woolpert at 630.424.9080

To: Bill Heniff From: Scott DeBell

Company: Village of Lombard Department:

Fax Number: 629.2374 Order Number:

Pages Sent: 1 (including cover page) Date: September 15, 2005

**Notes:**

Bill,  
Target requests that the second reading of the ordinance to approve their proposed planned development revisions be continued to the October 6<sup>th</sup> meeting so Target can have time to review the proposed ordinance.  
Thank you very much,  
Scott DeBell

WOOLPERT, INC.  
1815 South Meyers Road, Suite 120 • Oakbrook Terrace, Illinois 60161-5228  
630.424.9080 • Fax 630.495.3731 • www.woolpert.com