

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

SITE PLAN APPROVAL – 94 YORKTOWN SHOPPING CENTER (EMPIRE BURGER)

July 15, 2024

Title

SPA 24-01ph

Petitioner

Omega Sign & Lighting
1401 W Jeffrey Dr.
Addison, IL 60101

Property Owner

Will Cullen
94 Yorktown Shopping Center
Lombard, IL 60148

Property Location

94 Yorktown Shopping Center
Lombard, IL 60148

Zoning

B3PD – Community Shopping
District Planned Development

Existing Land Use

Commercial – restaurant

Comprehensive Plan

Regional Commercial

Approval Sought

Site plan approval for signage deviation to allow 294 square feet of wall signage.

Prepared By

Tami Urish
Planner I



DESCRIPTION

The subject property is an outlet along the perimeter of Yorktown Center. The subject property has frontage on Highland Avenue. Per the Village Code, properties in the underlying B3 District are permitted wall signs with a surface area equal to or less than one times the lineal front footage of the property per façade of street exposure. As this property has frontage on one public street, it is entitled to 100 square feet of total wall signage under the Village Code.

A previous tenant at this site, Rock Bottom Brewery, sought signage deviations in 2005 (SPA05-04ph) to allow for approximately 209 square feet of wall signs on the building. The current tenant would like to install more than 209 square feet of signage on the building. An additional deviation for wall signage is required.

APPROVAL(S) REQUIRED

The petitioner, Omega Sign & Lighting, requests that the Village take the following actions on the subject property located within the B3PD Community Shopping Planned Development District: Pursuant to Sections 155.504(C) and 155.511 of the Lombard Village Code, amend the Yorktown Shopping Center Planned Development, as established by SPA 05-04ph for wall signage of up to 209 square feet, to approve a new site plan with signage deviations from Section 153.505(B)(17) of the Lombard Village Code allowing wall signs with a total sign surface area of 294 square feet.

PROJECT STATS

Lot & Bulk

Parcel size: 2.4 acres

Submittals

1. Petition for a public hearing, dated June 18, 2024;
2. Response to Standards for Variations;
3. ALTA/ACSM Land Title Survey, prepared by Siebert Engineers, INC, dated April 6, 2012;
4. Signage plans, prepared by Omenga Sign & Lighting Inc., dated June 24, 2024;

EXISTING CONDITIONS

The subject property is developed with a sit-down restaurant.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments on this petition. Additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no comments on this petition. Additional comments may be forthcoming during permit review.

Private Engineering Services (PES):

PES has no comments on this petition. Additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has no comments on this petition. Additional comments may be forthcoming during permit review.

Planning Services Division:

1. Surrounding Zoning & Land Use Compatibility

	Zoning District	Land Use
North	B3PD	Fifth Third Bank
South	B3PD	Ancho & Agave Restaurant (under construction)
East	B3PD	Yorktown Shopping Center
West	CRPD	Allerton Cemetery

The subject property is located in the Yorktown Center Planned Development. The subject property was developed in 2005 as a sit-down restaurant. The petitioner is in the final stages of remodeling the building for use as a new sit-down restaurant. Sit-down restaurants are permitted uses in the Yorktown Center Planned Development.

2. Comprehensive Plan Compatibility

The Comprehensive Plan designates the subject property as suitable for regional commercial uses. A sit-down restaurant is consistent with this designation.

3. *Sign Ordinance Compatibility*

The petitioner proposes all new wall signage for the building, as follows:

Sign	Location	Sign Description	Square Footage
Sign A	East elevation	Empire	30*
Sign B	South elevation	Empire	30*
Sign C	West elevation	Empire with E logo and misc.	146
Sign D	North elevation	E logo	56*
Sign E	North elevation	Empire with E logo and misc.	32
Total			294

*Signage approved by staff and permit SGN 24-000017 issued.

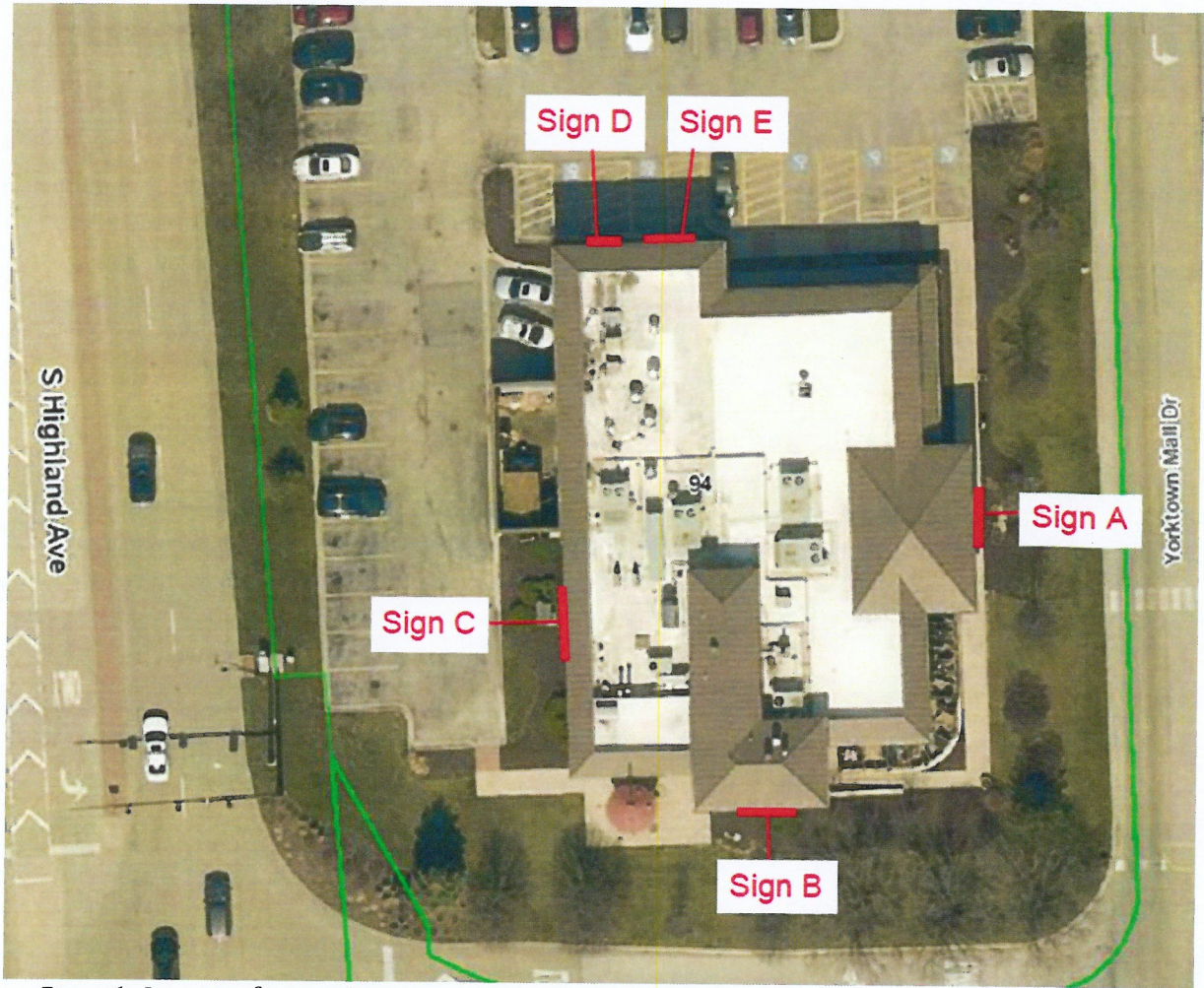


Figure 1. Location of proposed signs.

The Sign Ordinance only allows one wall sign per street frontage in the B3 Community Shopping District. As the property only has frontage along Highland Avenue, code only allows one wall sign to be placed on one parallel or perpendicular elevation.

In 2005, the Village approved a deviation to allow Rock Bottom Brewery to install 209 square feet of wall signage on the subject property (SPA 05-04ph). The petitioner is remodeling the building for a new restaurant. The petitioner states that additional signage is required for the business to be sufficiently visible from nearby roadways.

Historically, staff has supported signage deviations for businesses along the ring road as a strict interpretation of code could severely restrict or prohibit business entities from placing reasonable signage on their buildings. If the ring road and the south entrance drive were publicly dedicated streets, two additional wall signage areas would be permitted. Each frontage would allow 100 square feet of signage each with a total of 300 square feet. Additionally, as customers will be accessing the site from multiple directions, including the parking lot aisles north and east of the site, the need to have signage on each of the elevations is understandable. As these drives often function as public streets, staff believes the signage petition could be supported. Moreover, as access into the site is provided at the ring road itself and not from Highland Avenue, the need for additional signage is warranted.

The Village has approved seven similar deviations for businesses located along the perimeter of Yorktown Center. The petitioner's request for additional signage totaling 294 square feet is similar to the amount of signage approved for these other businesses.

Business	Case No.	Number of wall signs approved	Square footage of wall signs approved
Claim Jumper	SPA 05-02ph	3	277
Capital Grille	SPA 05-03ph	4 (plus 2 entry plaques)	125
Rock Bottom Brewery	SPA 05-04ph	6	209
Fifth Third Bank	SPA 07-07ph	3	145
Cole Taylor Bank (subject property)	PC 08-08	3	60
McDonald's	SPA 10-01ph	5 plus 2 roof logos	152 wall signs 870 per arch
Dunkin' Donuts	SPA 15-03ph	5	178
Kiddos Health/Kiddos Urgent Care	SPA 22-02ph	5	203
<i>Petitioner's request</i>	<i>SPA 24-01ph</i>		294

SITE HISTORY

SPA 05-04ph

Request for a deviation to install 209 square feet of signage for Rock Bottom Brewery.

FINDINGS & RECOMMENDATIONS

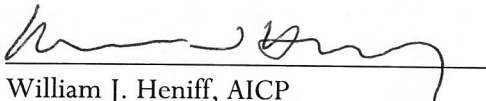
Staff finds the requested signage deviation to be consistent with the objectives of the Zoning and Sign Ordinances and the intent of the Comprehensive Plan in general.

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards required by the Zoning and Sign Ordinances. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of this petition:

Based on the submitted petition and the testimony presented, the requested deviation for wall signage in a planned development **complies** with the standards required by the Village of Lombard Zoning and Sign Ordinances; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission, and **approve** SPA 24-01ph subject to the following conditions:

1. The petitioner shall develop the site in substantial conformance with the plans submitted as part of this request and referenced in this Inter-Departmental Report;
2. The petitioner shall apply for and receive building permits for the proposed signage;
3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
4. The relief for 294 square feet of wall signage shall be valid for a period of one year from the date of approval of the petition. If the signage is not constructed by said date, this relief shall be deemed null and void.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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June 13, 2024

Plan Commissioners
Community Development
Village of Lombard
255 E Wilson Ave.
Lombard, IL 60148

Re: Empire Burgers, 94 Yorktown Shopping Center, Lombard IL 60148
Proposed additional 238.47SQ for signage
Variations to the Lombard Zoning ordinance and Lombard Sign Ordinance

On behalf of the Owner, Petitioner and Empire Burgers, I have been asked to address typical concerns raised with the Sign Variation Request to the Village of Lombard's current Sign Ordinance. The following is a detailed response to all of the Lombard Sign Ordinance standards requested as a part of the Empire Burgers submittal.

SECTION 155.103.C.7 OF THE LOMBARD ZONING ORDINANCE:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.

Response: 1. Being situated as an out parcel of the shopping center, the structure is exposed to various traffic routes apart from the primary road. The building is uniquely centered between a public right-of-way and two drives, thus placing signage on just one side would fail to capture the attention of the majority of passing vehicles.

2. The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification.

Response: Being situated as an out parcel of the shopping center, there are three façades that face motorists, however two are considered driveways as opposed to the public right-of-way. Signage on two sides will fail to capture the attention of passing vehicles, potential customers as well as other directions of approach and other major views to the building.

3. The purpose of the variation is not based primarily upon a desire to increase financial gain.

Response: The additional signage serves to prevent confusion among potential customers navigating from various directions to the establishment. Ensuring the signage is clearly visible enables patrons to accurately locate the restaurant, mitigating traffic-related uncertainties.

4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.

Response: The difficulty has been caused by the ordinance, no person presently having an interest in the property has created this Hardship.

5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

Response: The public well-being or possible injury to the public will not be influenced by the granting of approval to the requested sign variation. In the granting of this variation, road traffic confusion would be less likely, equally improving the surrounding neighborhood.

6. The granting of the variation will not alter the essential character of the neighborhood.

Response: The neighborhood's character is favorable to this particular use, not altering the essential quality of its surroundings. Moreover, this variation aligns with previous requests and approvals granted to similar businesses within the same shopping center.

7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Response: The proposed sign variation will not abate the light or airflow to nearby properties. It's anticipated that the variation could alleviate potential street congestion, thereby increasing visibility of the building and locality. The sign variation will not pose risks such as increased fire hazards, disruption of natural drainage, or endangerment to public safety. Furthermore, the granting of this sign variation is anticipated to reduce disruption and add to property values within the neighborhood.

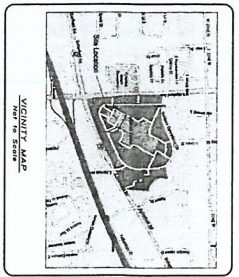
Please feel free to contact me with any further questions regarding the request for the sign variation.

Sincerely,



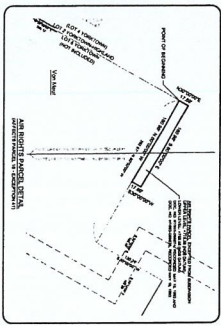
Carmela Menna
President
Omega Sign & Lighting Inc DBA Yesco Chicago

ALTA / ACSM LAND TITLE SURVEY OF YORKTOWN CENTER



FLOOD HAZARDING
The Federal Emergency Management Agency Flood Hazard Mapping System (FEMA) has determined that the area shown on this map is not in a Special Flood Hazard Area (SFHA) as of the date of this survey. The SFHA is shown on the FEMA Flood Hazard Map of the area, which is available for purchase from the National Flood Insurance Program (NFIP) at the following address: FEMA, 1215 Jefferson Avenue, St. Louis, Missouri 63102.

REFERENCES
The following references are provided for your information:
1. The Survey was conducted in accordance with the provisions of the Survey Act, R.S. 48:151, et seq., and the rules and regulations of the Board of Surveyors, State of Louisiana.
2. The Survey was conducted in accordance with the provisions of the Survey Act, R.S. 48:151, et seq., and the rules and regulations of the Board of Surveyors, State of Louisiana.

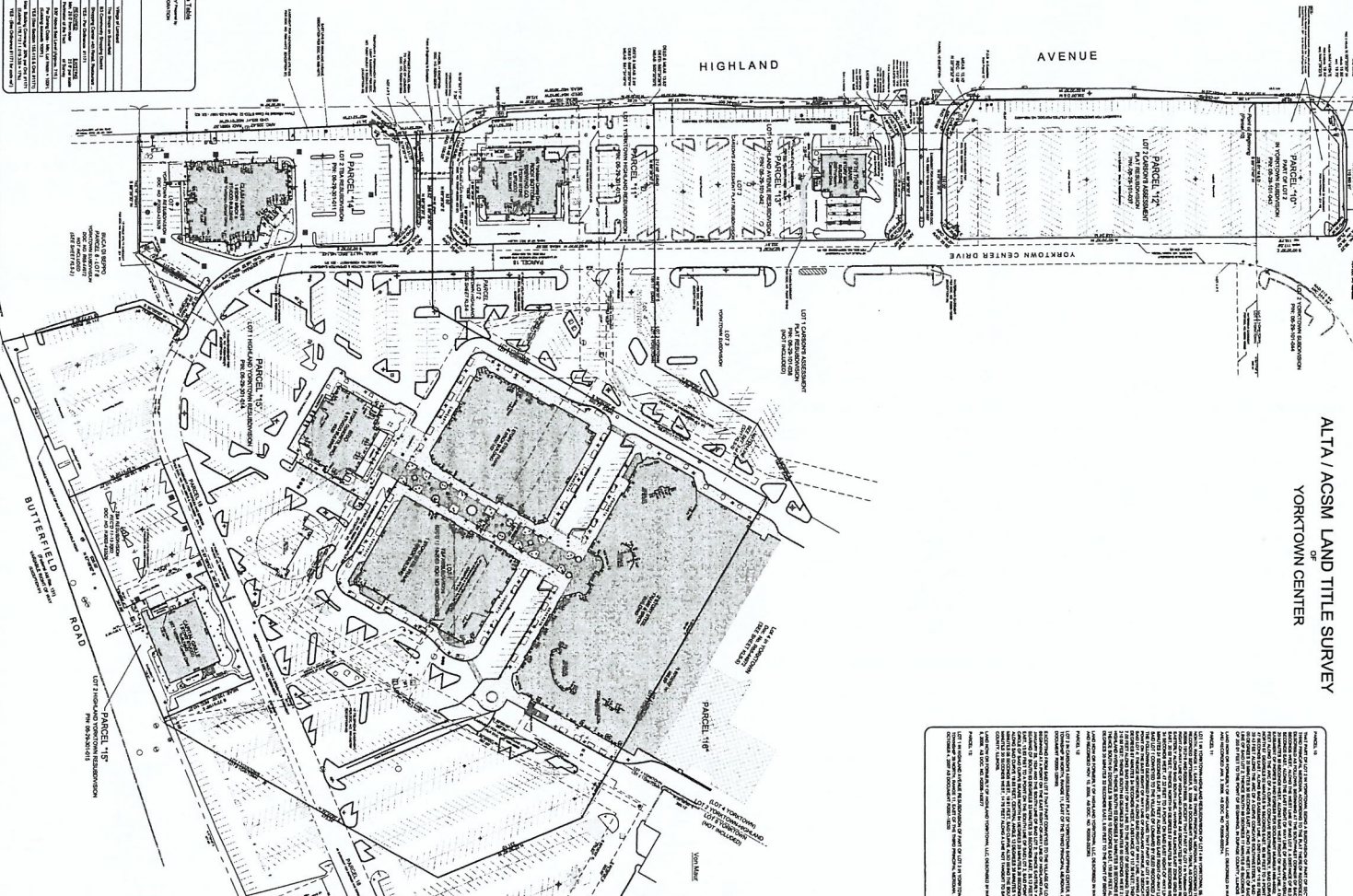


PROPERTY INFORMATION AND ANALYSIS
The following information is provided for your information:
1. The Survey was conducted in accordance with the provisions of the Survey Act, R.S. 48:151, et seq., and the rules and regulations of the Board of Surveyors, State of Louisiana.
2. The Survey was conducted in accordance with the provisions of the Survey Act, R.S. 48:151, et seq., and the rules and regulations of the Board of Surveyors, State of Louisiana.

AREA	AREA NUMBER	AREA DESCRIPTION
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4	4	AREA 4
5	5	AREA 5
6	6	AREA 6
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100	100	AREA 100

PLATT COAST AND GEODISIA
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ALTA / ACSM LAND TITLE SURVEY
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SECTION 8 DESCRIPTIONS
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SECTION 9 DESCRIPTIONS
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ENGINEERING INC.
1815 PINE AVE.
HOUMA, LA 70301
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FAX: 847-8112
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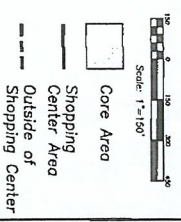
NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	11-13-2011
2	PRELIMINARY REVIEW	11-28-2011
3	FINAL REVIEW	12-01-2011
4	FINAL LAYOUT REVIEW	12-01-2011

ALTA / ACSM LAND TITLE SURVEY
DIA PAPER UP LIP
11/17/2011
83722
E
6 OF 7



PLAT
R2017-039110
 APR 24, 2017
 PLAT PAGE COUNT: 1
 ACCOMPANYING PAPERS: Y

3:27 PM



PARKING SUMMARY TABLE

Tract	Area (sq. ft.)	Number of Spaces	Notes
YTC Parcel 1	238,648	1,172	49
YTC Parcel 2	317,847	1,546	52
YTC Parcel 3	182,514	893	31
YTC Parcel 4	1,292,810	5,843	213
YTC Parcel 5	4,447	21	1
YTC Parcel 6	9,200	45	2
YTC Parcel 7	4,090	141	5
YTC Mail Tract (1)	17,200	83	3
YTC Mail Tract (2)	4,515	22	1
YTC Mail Tract (3)	7,643	34	1
YTC Mail Tract (4)	7,700	37	1
YTC Mail Tract (5)	6,800	32	1
YTC Mail Tract (6)	-	0	0
YTC Mail Tract (7)	-	0	0
Total	2,877,157	12,644	216

FRED BUCHOLZ R2017-039110 DUPAGE COUNTY RECORDER

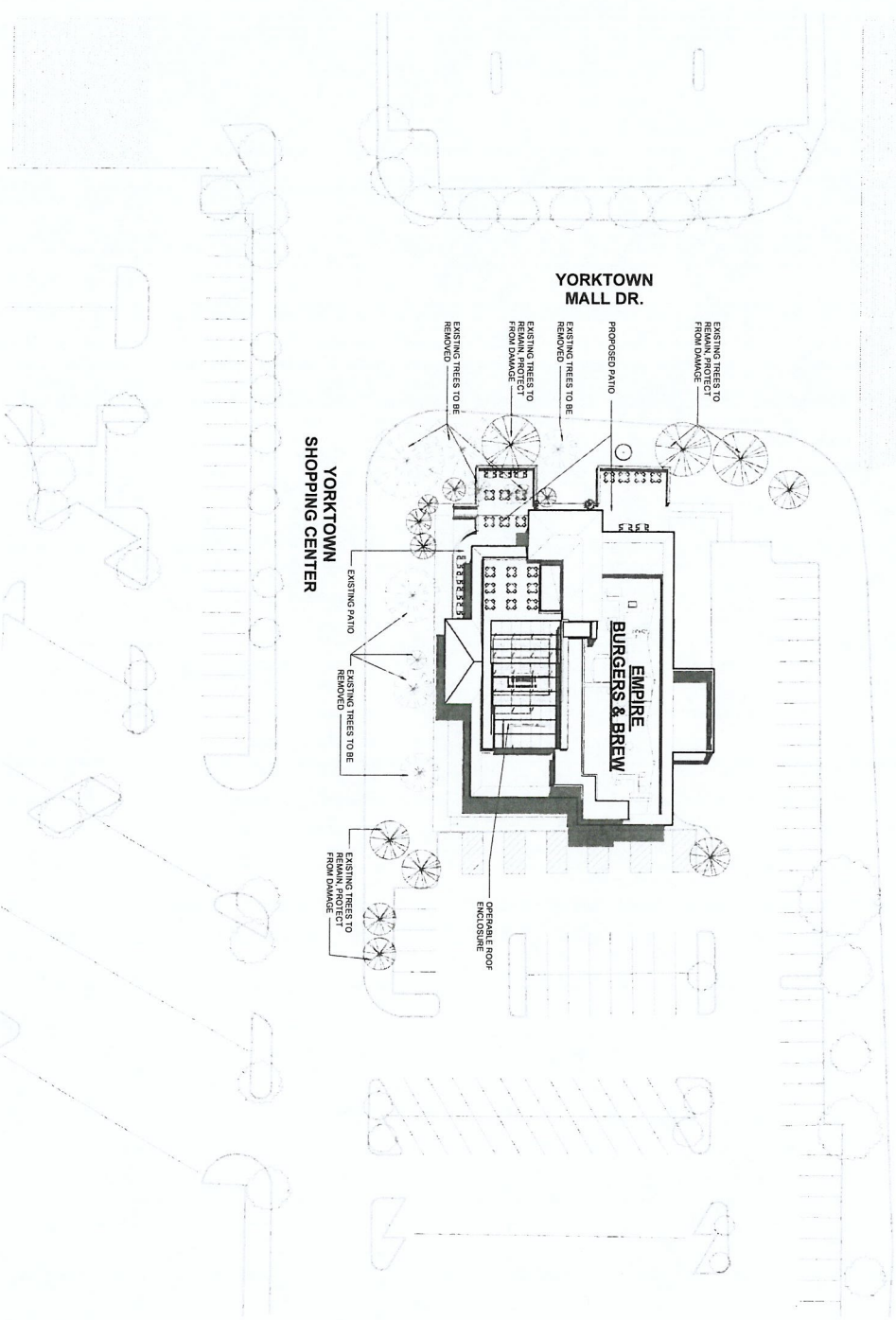
YORKTOWN MALL
 203 Yorktown Center
 Lombard, Illinois



ERIKSSON
 ENGINEERING
 ASSOCIATES, LTD.

YORKTOWN MALL SITE PLAN

Exhibit A


DUPAGE COUNTY RECORDER PAGE 1



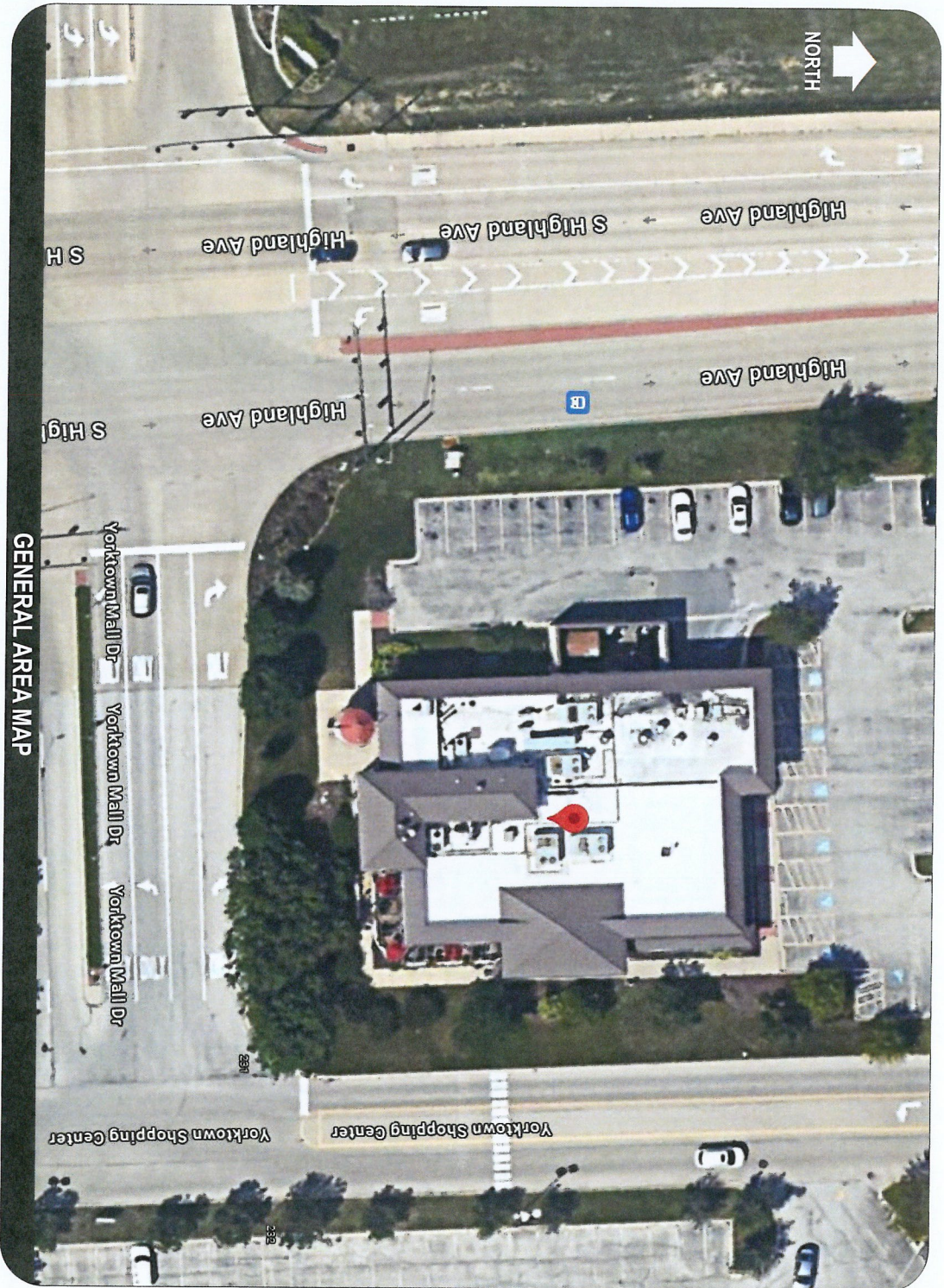
 NORTH
 NORTH
 1" = 20'-0"
SITE PLAN

ISSUE FOR PERMIT	
Project Number: 23-012	Drawn By: CL, AM
No. Issue	Approved By: CL
1	Date
12-05-2023	ISSUE FOR PERMIT

DXU ARCHITECTS
 111 WEST 18TH STREET, SUITE 400
 CHICAGO, IL 60611
 (312) 587-1111

ARCHITECT

 CLAYTON L. AMBERG


EMPIRE
 burgers + brew
 YORKTOWN MALL
 94 YORKTOWN SHOPPING CENTER
 LOMBARD, IL 60148



G:\Shared drives\Client Drive\Client Files\Empire by Ballydoy\Lombard - Yorktown Mall\Art\Location Map with Elevations.pdf

This Document, and the information contained, is the property of Omega Sign & Lighting Inc. (the Company). By receipt of this Document, the holder agrees not to distribute to any other entities, the above rendering(s) and the information contained, without the prior written approval by the Company. The Customer agrees that Omega Sign & Lighting Inc. will fabricate signs as per match that will appear in this sign(s) construction, and data for swatches can be provided only at the Customer's request.

630.237.4397
OMEGASIGNCHICAGO.COM



ELECTRICAL NOTES
 Sign company DOES NOT provide Power to the Sign. Sign to be done by a licensed electrical contractor or licensed electrician.

Each Sign Must Have:
 1. A minimum of One (1) dedicated 120V/20A circuit.
 2. Feet of Sign installed within Six (6) feet of Sign.
 3. Three Wire: Line, Ground, and Neutral.

OMEGA
Sign & Lighting Inc.
630.237.4397
 OMEGASIGNCHICAGO.COM

EMPIRE
YORKTOWN MALL
 94 YORKTOWN CENTER
 LOMBARD IL. 60631

Date 06/24/24

Acct. Executive Sam Menna

Sheet # 001

Revision Number Date

1 00/00/00

2

3

4

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6 D. Townson

Drawing Scale

PERMIT INFO

Sign Sq. Ft.

No. of Lamps/LEDs

Total Wattage

No. of Power Supplies

Total Amperage

Ext. 20 Amp Toggle Switch w/Rubber Boot Yes

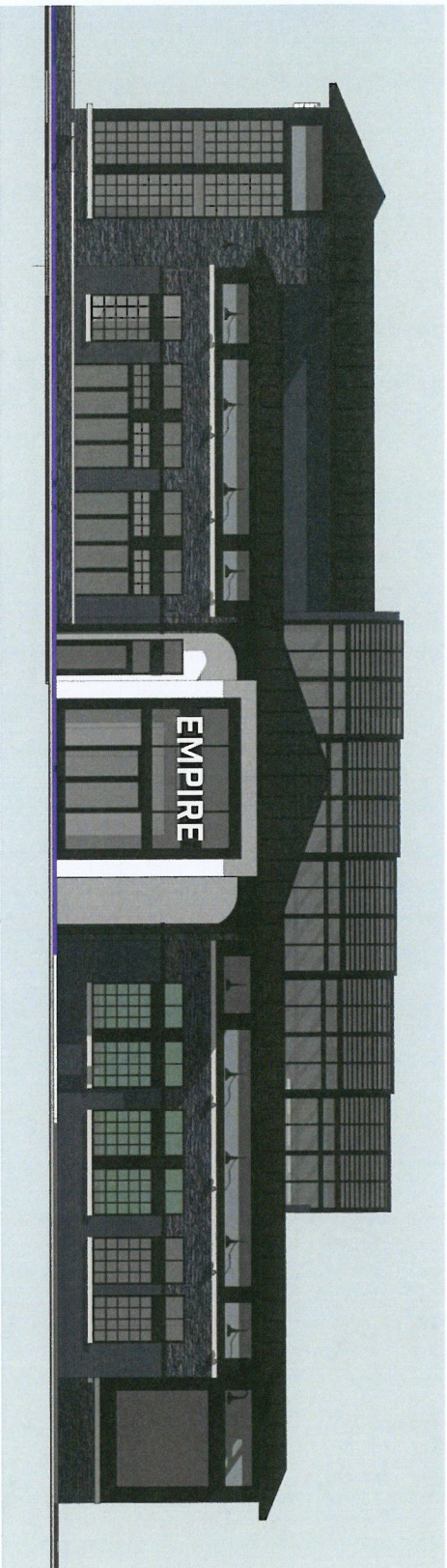
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Cust. Approval _____ Date _____

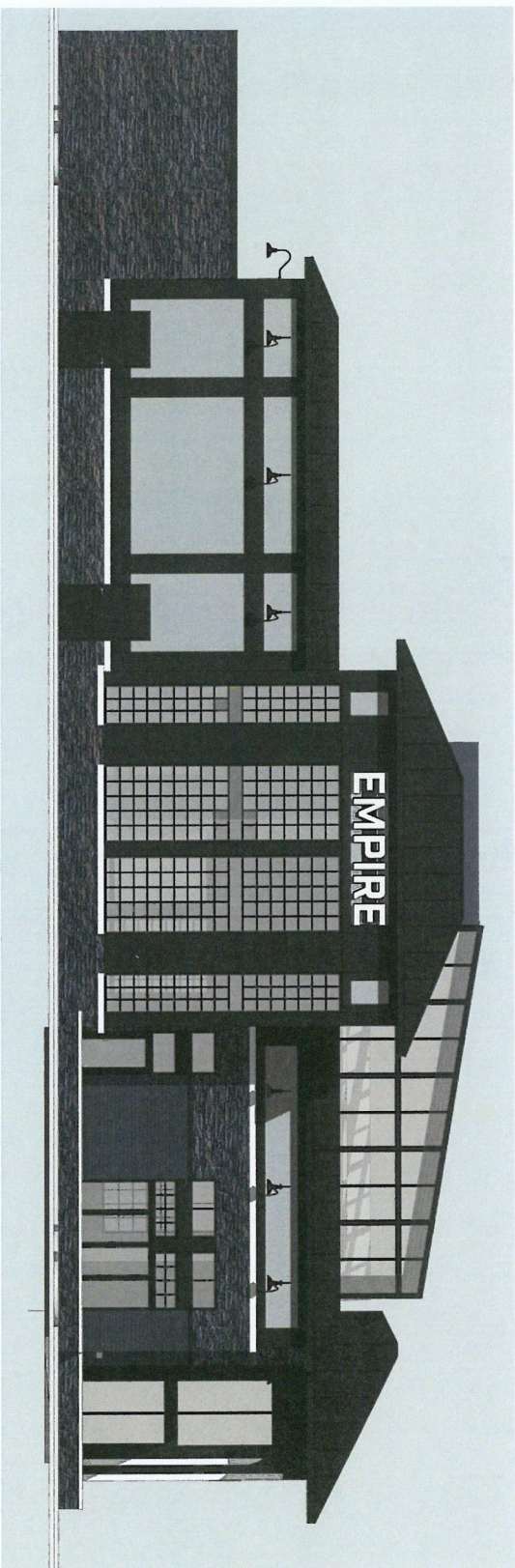
Signature _____ Date _____

Landlord Approval _____ Date _____

A Open Face Channel Letters - East Elevation



B Open Face Channel Letters - South Elevation



G:\Shared drives\Client Drive\Client Files\Empire by Ballydoyle\Lombard - Yorktown Mall\ArtLocation Map with Elevations.pdf

This Document, and the information contained, is the property of Omega Sign & Lighting Inc. (the Company). By receipt of this Document, the holder agrees not to distribute to any other entities, nor reproduce this Document and the information contained, without the prior written approval by the Company. The Customer agrees that Omega Sign & Lighting Inc. will fabricate signs as per the above rendering(s) and Customer agrees to all charges to fabricate sign(s) including permit & procurement fees & storage fees. The colors depicted in the rendering(s) are not an exact color match that will appear in the sign(s) construction, and exact color swatches can be provided only at the Customer's request.

630.237.4397
OMEGASIGNCHICAGO.COM



ELECTRICAL NOTES
 Sign company DOES NOT provide Primary Electrical to Sign. Power to the Sign must be done by a licensed electrical contractor or licensed electrician.

Each Sign Must Have:
 1. A minimum of One(1) dedicated 120V 20A circuit.
 2. Junction box installed within Six(6) feet of Sign.
 3. Three Wire, Line, Ground, and Neutral.

OMEGA
Signs & Lighting Inc.
630.237.4397
 OMEGASIGNCHICAGO.COM

EMPIRE
YORKTOWN MALL
 94 YORKTOWN CENTER
 LOMBARD IL. 60631

Date 06/24/24
 Acct. Executive Sam Menna
 Sheet # 003
 Revision Number Date
 1 00/00/00

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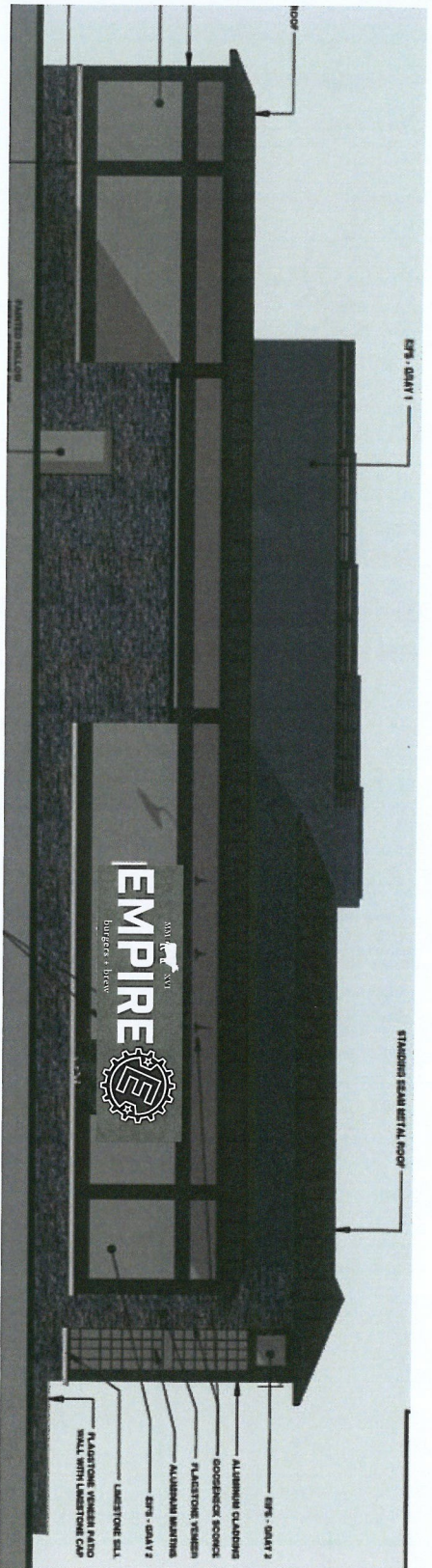
Drawn By D. Townson
 Drawing Scale

PERMIT INFO
 Sign Sq. Ft.
 No. of Lamps/LEDS
 Total Wattage

No. of Power Supplies
 Total Amperage
 Ext. 20 Amp Toggle Switch w/Rubber Boot

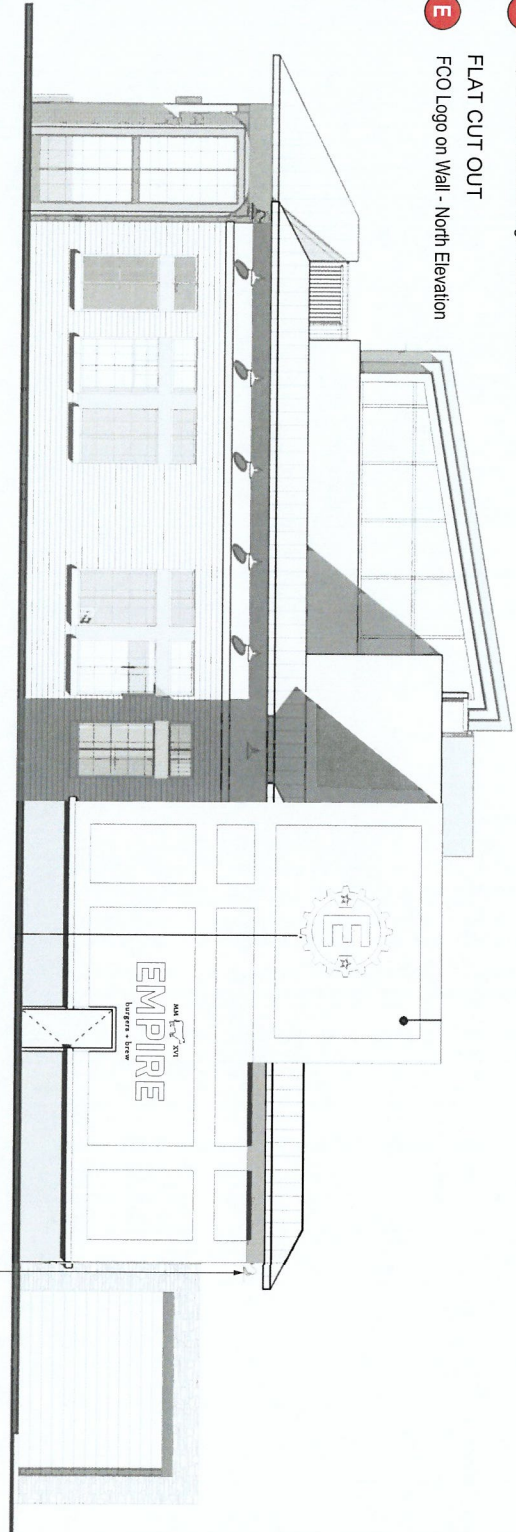
Signature
 Cust. Approval
 Landlord Approval
 Date

C FLAT CUT OUT
Logo On Wall - West Elevation



D Open Face Channel Logo - North Elevation

E FLAT CUT OUT
FCO Logo on Wall - North Elevation



G:\Shared drives\Client Drive\Client Files\Empire by Ballydoyle\Lombard - Yorktown Mall\Art\Location Map with Elevations.pdf

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OMEGASIGNCHICAGO.COM



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OMEGA
Sign & Lighting Inc.
630.237.4397
OMEGASIGNCHICAGO.COM

EMPIRE
YORKTOWN MALL
94 YORKTOWN CENTER
LOMBARD IL 60631

Date 06/24/24

Acct. Executive Sam Menna

Sheet # 004

Revision Number Date

1 00/00/00

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4

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6 D. Townson

Drawn By

Drawing Scale

PERMIT INFO

Sign Sq. Ft.

No. of Lamps/LEDs

Total Wattage

No. of Power Supplies

Total Amperage

Ext. 20 Amp Toggle Switch w/Rubber Boot

Signature _____

Cust. Approval _____

Signature _____

Landlord Approval _____

Each Sign Must Have:

1. A minimum of One(1) dedicated 120V 20A circuit.
2. A dedicated box installed within Six(6) feet of the sign.
3. Three Wire, Line, Ground, and Neutral.