

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: April 22, 2008 (BOT) Date: May 1, 2008

TITLE: PC 08-08: 1 & 3 Yorktown Shopping Center (Cole Taylor Bank)

SUBMITTED BY: Department of Community Development *John*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests the following variations from the Lombard Sign Ordinance for an Off-Premise Sign for property located within the B3PD Community Shopping District, Planned Development:

1. A variation from Section 153.226(A) to allow for an Off-Premise Sign to be located on a non-state or federal right-of-way;
  2. A variation from Section 153.226(B) to allow for an Off-Premise Sign to be located on a property with an existing structure, building and use;
  3. A variation from Section 153.226(F) to allow for an Off-Premise Sign within the requisite front yard; and
  4. The petitioner requests Site Plan Approval with a deviation from Section 153.505(B)(19) of the Lombard Sign Ordinance to allow a total of three wall signs where no wall signs are permitted.
- (DISTRICT #3)

The Plan Commission recommended approval of this petition with conditions.

Please place this item on the May 1, 2008 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X	_____	Date	_____
Finance Director X	_____	Date	_____
Village Manager X	_____	Date	4/23/08

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.

6 7

4  
c  
7



**MEMORANDUM**

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

**FROM:** David A. Hulseberg, AICP, Assistant Village Manager/Director of Community Development  
*deh*

**DATE:** May 1, 2008

**SUBJECT:** PC 08-08: 1 & 3 Yorktown Shopping Center (Cole Taylor Bank)

Attached please find the following items for Village Board consideration as part of the May 1, 2008 Village Board meeting:

1. Plan Commission referral letter;
2. IDR report for PC 08-08;
3. An Ordinance granting approval of variations for off-premise signage; and
4. Plans associated with the petitioner's request.

Please contact me if you have any questions regarding the aforementioned materials.





**VILLAGE OF LOMBARD**

255 E. Wilson Avenue  
Lombard, IL 60148-3931  
(630) 620-5700 FAX: (630) 620-8222  
TDD: (630) 620-5811  
www.villageoflombard.org

May 1, 2008

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

Village of Lombard

**Subject: PC 08-08: 1 & 3 Yorktown Shopping Center (Cole Taylor Bank)**

Dear President and Trustees:

Your Plan Commission submits for your consideration its recommendation on the above referenced petition. The petitioner requests the following variations from the Lombard Sign Ordinance for an Off-Premise Sign for property located within the B3PD Community Shopping District, Planned Development:

1. A variation from Section 153.226(A) to allow for an Off-Premise Sign to be located on a non-state or federal right-of-way;

2. A variation from Section 153.226(B) to allow for an Off-Premise Sign to be located on a property with an existing structure, building and use;

3. A variation from Section 153.226(F) to allow for an Off-Premise Sign

within the requisite front yard; and

4. The petitioner requests Site Plan Approval with a deviation from Section 153.505(B)(19) of the Lombard Sign Ordinance to allow a total of three wall signs where no wall signs are permitted.

The Plan Commission conducted a public hearing on April 21, 2008.

Kimberly Yarbough, 1418 Elmhurst Rd., of Icon Identity Solutions stated that they are the sign contractor for Cole Taylor Bank. They are requesting one off-premise sign and three wall signs. She stated that the Sign Ordinance does not grant them any signage rights, which limits the bank. The wall signs would be 20 square feet each and the freestanding sign would be five feet in height.

Chairperson Ryan then opened the meeting for public comment. No one spoke in favor of or against the petition.

William Heniff, Senior Planner, presented the IDRC report and submitted it to the public record in its entirety. The property at 1 Yorktown Shopping Center is

"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."

Village Manager  
William T. Lichter

Trustees  
Greg Alan Gron, Dist. 1  
Richard J. Tross, Dist. 2  
John "Jack" T. O'Brien, Dist. 3  
Dana L. Moreau, Dist. 4  
Laura A. Fitzpatrick, Dist. 5  
Rick Soderstrom, Dist. 6

Village Clerk  
Bridgette O'Brien

Village President  
William J. Mueller

currently improved with a Cole Taylor Bank. This bank will be demolished and replaced with a new Cole Taylor Bank at 3 Yorktown Center on the site most recently occupied by Pizza Hut. Although no public hearings were necessary for the demolition and construction of the new bank, the 3 Yorktown Center property does not have any frontage along a public right-of-way. It is therefore not entitled to any wall signage as of right. The petitioner is proposing a total of three wall signs, as well as a freestanding sign along Highland Avenue on the 1 Yorktown Shopping Center property. Off-premise signs cannot be approved through the site plan approval process, therefore, a public hearing is required.

Mr. Henitt noted the comments from Private Engineering Services and Public Works Utilities, stated that the proposed off-premise sign shall be installed at least 15 feet away from this private sewer line. The petitioner is proposing a total of three 20-square foot wall signs: one facing Highland Avenue and two facing internally within Yorktown. No wall signs are proposed on the north elevation, facing the Yorktown Apartments complex. 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 access drive to the subject property were a publicly dedicated street, one wall sign would be permitted. Additionally, as customers will be viewing and accessing the site from multiple directions, including the parking lot aisles south and east of the site, the need to have signage on multiple elevations is desirable. 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.

Mr. Henitt stated that off-premises signage is defined in the Sign Ordinance as "a sign structure advertising an establishment, merchandise, service or entertainment, which is not sold, produced manufactured or furnished at the property on which said sign is located; e.g., 'billboards' or 'outdoor advertising.'" The 1966 Yorktown Center planned development approval granted rights for shopping center signs at each entrance. However, the agreement did not address off-premises sign provisions. As such, the requested sign would fall under the underlying B3 sign provisions.

Off-premise signs are most typically traditional billboards, referring to large signs that operate as business advertising opportunities that are not generally desirable on local roads. In this case, however, the off-premise sign is advertising a local business that is within 100 feet of the proposed sign and lacks its own street frontage. Staff therefore feels that the proposed sign would not be in opposition to the intent of Section 153.226(A). As the new Cole Taylor Bank property does not about any public rights of way, the ability to provide entry signage is more limited. The proposed sign is proposed to be located on a property that is currently developed with a Cole Taylor Bank. Since the area of the lot where the sign is proposed is on a narrow "L" portion of the property, it is unlikely that it will be developed with a building in the future. Consequently, since the official lot divisions will not be evident to the public, the proposed off-premise sign will appear to be directly associated with the new Cole Taylor Bank building. The proposed sign is essentially a five-foot high freestanding sign that happens to be located on an adjacent property. Freestanding signs are permitted within front yards, and the proposed off-premise sign will not obstruct any clear-line-of-sight areas.

Mr. Heniff concluded by stating that staff believes the sign would enhance the overall planned development and, subject to the four conditions noted in the staff report, the standards for variations have been met.

Chairperson Ryan then opened the meeting for comment from Plan Commission members.

Commissioner Olbrysh stated that the petition relates to the signage and he did not have a problem with that, but had a few general questions. He asked what would happen on Lot 1 after the existing bank is demolished. Mr. Heniff stated that the property would potentially be redeveloped, but he could not speak to that issue directly as no plans have yet been submitted.

Commissioner Sweetser asked if Cole Taylor Bank would maintain ownership of 1 Yorktown. Mr. Heniff stated that Yorktown Center currently owns the property and the bank is a tenant.

Commissioner Sweetser asked if additional freestanding signage would be requested upon the redevelopment of the old bank site. Mr. Heniff stated that the new tenant could have a combined sign with Cole Taylor Bank or have its own signage.

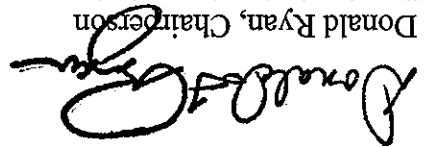
After due consideration of the petition and the testimony presented, the Plan Commission found that the requested relief complies with the standards established by the Yorktown Shopping Center Planned Development and the provisions set forth in the Zoning and Sign Ordinances and that granting the relief is in the public interest, and, therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission, and therefore recommend to the Corporate Authorities approval of PC 08-08, subject to the following conditions:

1. The proposed signage shall be consistent with the submitted sign package prepared by Icon Identity Solutions, dated February 21, 2008 and last revised March 11, 2008 and made a part of this petition.
2. The proposed off-premise sign shall be installed at least 15 feet away from the private sewer line that runs along the western side of Lot 1.
3. The proposed off-premise sign shall be exclusively for advertising the Cole Taylor Bank or any subsequent business to be located at 3 Yorktown Shopping Center.
4. The petitioner shall apply for and receive a building permit from the Village prior to erecting the proposed signage.

May 1, 2008  
Re: PC 08-08  
Page 4

Respectfully,

VILLAGE OF LOMBARD



Donald Ryan, Chairperson  
Lombard Plan Commission

att-

H:\C:\WORD\USER\PC\CAS\SES\2008\PC 08-08\Referral Letter PC 08-08.doc



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

TO: Lombard Plan Commission

HEARING DATE: April 21, 2008

FROM: Department of Community  
Development

PREPARED BY: Jennifer Backensto, AICP  
Planner II

**TITLE**

**PC 08-08: 1 & 3 Yorktown Shopping Center (Cole Taylor Bank):** The petitioner requests the following variations from the Lombard Sign Ordinance for an Off-Premise Sign for property located within the B3PD Community Shopping District, Planned Development:

1. A variation from Section 153.226(A) to allow for an Off-Premise Sign to be located on a non-state or federal right-of-way;
2. A variation from Section 153.226(B) to allow for an Off-Premise Sign to be located on a property with an existing structure, building and use;
3. A variation from Section 153.226(F) to allow for an Off-Premise Sign within the requisite front yard; and
4. The petitioner requests Site Plan Approval with a deviation from Section 153.505(B)(19) of the Lombard Sign Ordinance to allow a total of three wall signs where no wall signs are permitted.

**GENERAL INFORMATION**

Petitioner:

Icon Identity Solutions  
1418 Elmhurst Road  
Elk Grove Village, IL 60007

Property Owner:

Yorktown Holdings LLC  
203 Yorktown  
Lombard, IL 60148

Relationship of Petitioner to Property Owner: Sign contractor for proposed tenant

**PROPERTY INFORMATION**

Existing Zoning:

B3PD Community Shopping District – Yorktown Planned  
Development

Existing Land Use: Vacant building/Cole Taylor Bank  
Size of Property: Approximately 2.3 acres  
Comprehensive Plan: Regional Commercial

### SURROUNDING ZONING AND LAND USE

North: R5PD Community Shopping District Planned Development; developed as Yorktown Apartments  
South: B3PD Community Shopping District Planned Development; developed as Yorktown Center parking  
East: B3PD Community Shopping District Planned Development; developed as Yorktown Convenience Center  
West: R4PD Community Shopping District Planned Development; developed as Club Croix townhomes

### ANALYSIS

#### SUBMITTALS

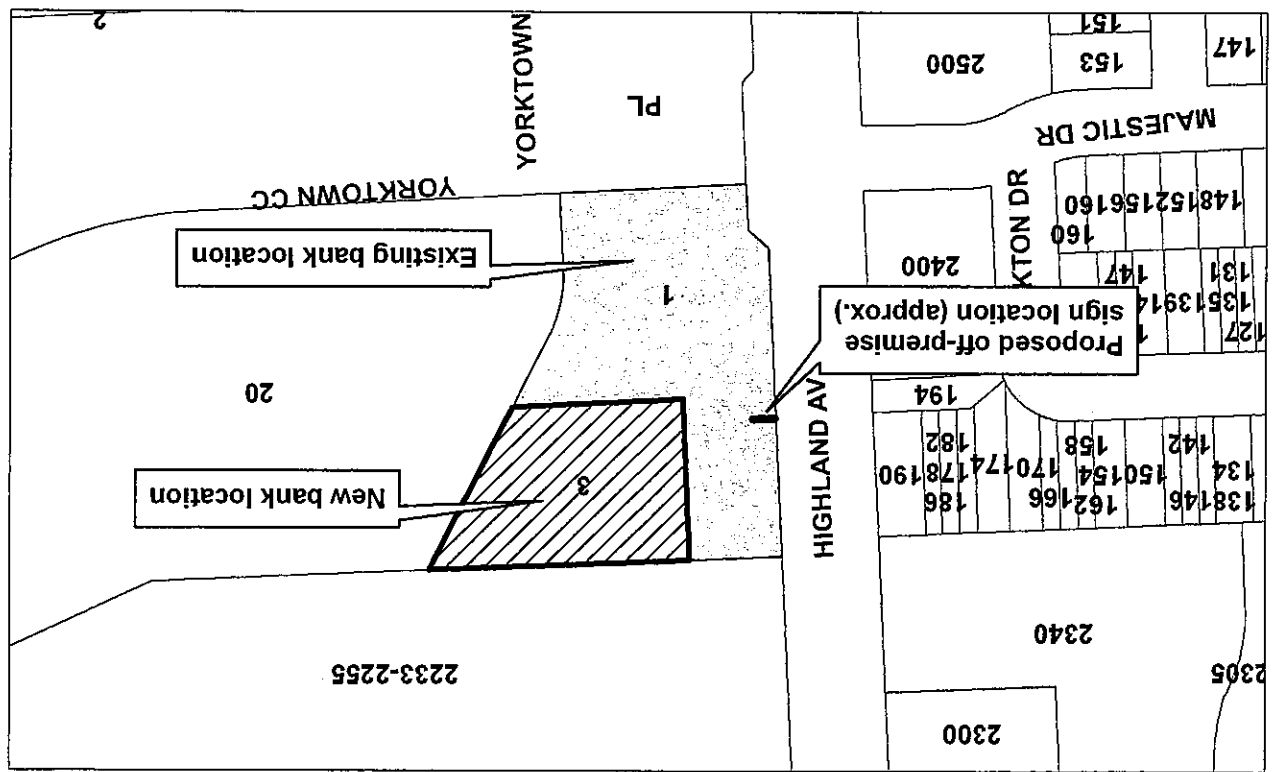
This report is based on the following documents filed with the Department of Community Development.

1. Public Hearing Application.
2. Response to Standards for Variations.
3. ALTA/ACSM Land Title Survey, prepared by National Survey Service, Inc., dated November 15, 2007.
4. Site plan, sign specifications, and elevations, prepared by Icon Identity Solutions, dated February 21, 2008 and last revised March 11, 2008.

#### DESCRIPTION

The property at 1 Yorktown Shopping Center is currently improved with a Cole Taylor Bank. This bank will be demolished and replaced with a new Cole Taylor Bank at 3 Yorktown Center on the site most recently occupied by Pizza Hut. Although no public hearings were necessary for the demolition and construction of the new bank, the 3 Yorktown Center property does not have any frontage along a public right-of-way. It is therefore not entitled to any wall signage as of right. The petitioner is proposing a total of three wall signs, as well as a freestanding sign along Highland Avenue on the 1 Yorktown Shopping Center property. Off-premise signs cannot be approved through the site plan approval process, therefore, a public hearing is required.

Location map



INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING/UTILITIES

The Private Engineering Services Division and Public Works Utilities Division have reviewed the submitted plans. As shown on the submitted ALTA/ACSM Land Title Survey, there is a private sewer line that runs inside the western edge of Lot 1. The proposed off-premise sign shall be installed at least 15 feet away from this private sewer line.

FIRE AND BUILDING

The Fire Department/Bureau of Inspectional Services has no comments at this time. Final comments will be offered as part of the building permit submittal.

**PLANNING**

*Proposed Wall Signage*

The petitioner is proposing a total of three 20-square foot wall signs: one facing Highland Avenue (west elevation) and two facing internally within Yorktown (south and east elevations). No wall signs are proposed on the north elevation, facing the Yorktown Apartments complex.

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. Recent site plan approvals for other freestanding buildings along the ring road are as follows:

Location	Case No.	Number of wall signs approved
Claim Jumper	SPA 05-02ph	3
The Capital Grille	SPA 05-03ph	4
Rock Bottom Brewery	SPA 05-04ph	6
Fifth Third Bank	SPA 07-07ph	3

If the access drive to the subject property were a publicly dedicated street, one wall sign would be permitted. Additionally, as customers will be viewing and accessing the site from multiple directions, including the parking lot aisles south and east of the site, the need to have signage on multiple elevations is desirable. 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.

*Proposed Off-Premise Signage*

Off-premises signage is defined in the Sign Ordinance as follows:

**SIGN, OFF-PREMISE** A sign structure advertising an establishment, merchandise, service or entertainment, which is not sold, produced manufactured or furnished at the property on which said sign is located; e.g., "billboards" or "outdoor advertising".

**Compliance with the Zoning/Sign Ordinances and the Yorktown Planned Development**

The 1966 Yorktown Center planned development approval granted rights for shopping center signs at each entrance. However, the agreement did not address off-premises sign provisions. As such, the requested sign would fall under the underlying B3 sign provisions. While most types of signage relief within established planned developments can be considered for approval as part of a site plan approval application, the Zoning Ordinance (Section 155.504 (C)) specifically excludes off-premises signage from the site plan approval process.

Each aforementioned variation is restated below, along with a discussion as to why the proposal will require relief:

1. A variation from Section 153.226(A) to allow for an Off-Premise Sign to be located on a non-state or federal right-of-way.

Off-premise signs are most typically traditional billboards, referring to large signs that operate as business advertising opportunities that are not generally desirable on local roads. In this case, however, the off-premise sign is advertising a local business that is within 100 feet of the proposed sign and lacks its own street frontage. Staff therefore feels that the proposed sign would not be in opposition to the intent of Section 153.226(A).

2. A variation from Section 153.226(B) to allow for an Off-Premise Sign to be located on a property with an existing structure, building and use.

As the new Cole Taylor Bank property does not about any public rights of way, the ability to provide entry signage is more limited. The proposed sign is proposed to be located on a property that is currently developed with a Cole Taylor Bank. Since the area of the lot where the sign is proposed is on a narrow "L" portion of the property, it is unlikely that it will be developed with a building in the future. Consequently, since the official lot divisions will not be evident to the public, the proposed off-premise sign will appear to be directly associated with the new Cole Taylor Bank building.

3. A variation from Section 153.226(F) to allow for an Off-Premise Sign within the requisite front yard.

The proposed sign is essentially a five-foot high freestanding sign that happens to be located on an adjacent property. Freestanding signs are permitted within front yards, and the proposed off-premise sign will not obstruct any clear-line-of sight areas.

### FINDINGS AND RECOMMENDATIONS

The Inter-Departmental Review Committee has reviewed the standards for variations for the requested signage and finds that the standards for variations have been met, subject to conditions. As such, the Committee recommends that the Plan Commission make the following motion recommending approval of PC 08-08:

Based on the submitted petition, accompanying signage plans and the testimony presented, the proposed signage **complies** with the standards established by the Yorktown Shopping Center Planned Development and the provisions set forth in the Zoning and Sign Ordinances and that granting the relief is in the public interest, and, therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission, and therefore recommend to the Corporate Authorities **approval** of PC 08-08, subject to the following conditions:

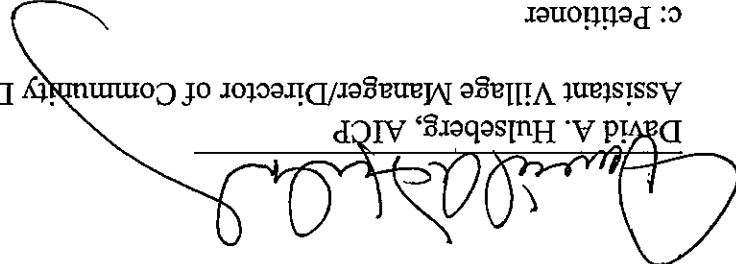
1. The proposed signage shall be consistent with the submitted sign package prepared by Icon Identity Solutions, dated February 21, 2008 and last revised March 11, 2008 and made a part of this petition.

2. The proposed off-premise sign shall be installed at least 15 feet away from the private sewer line that runs along the western side of Lot 1.

3. The proposed off-premise sign shall be exclusively for advertising the Cole Taylor Bank or any subsequent business to be located at 3 Yorktown Shopping Center.

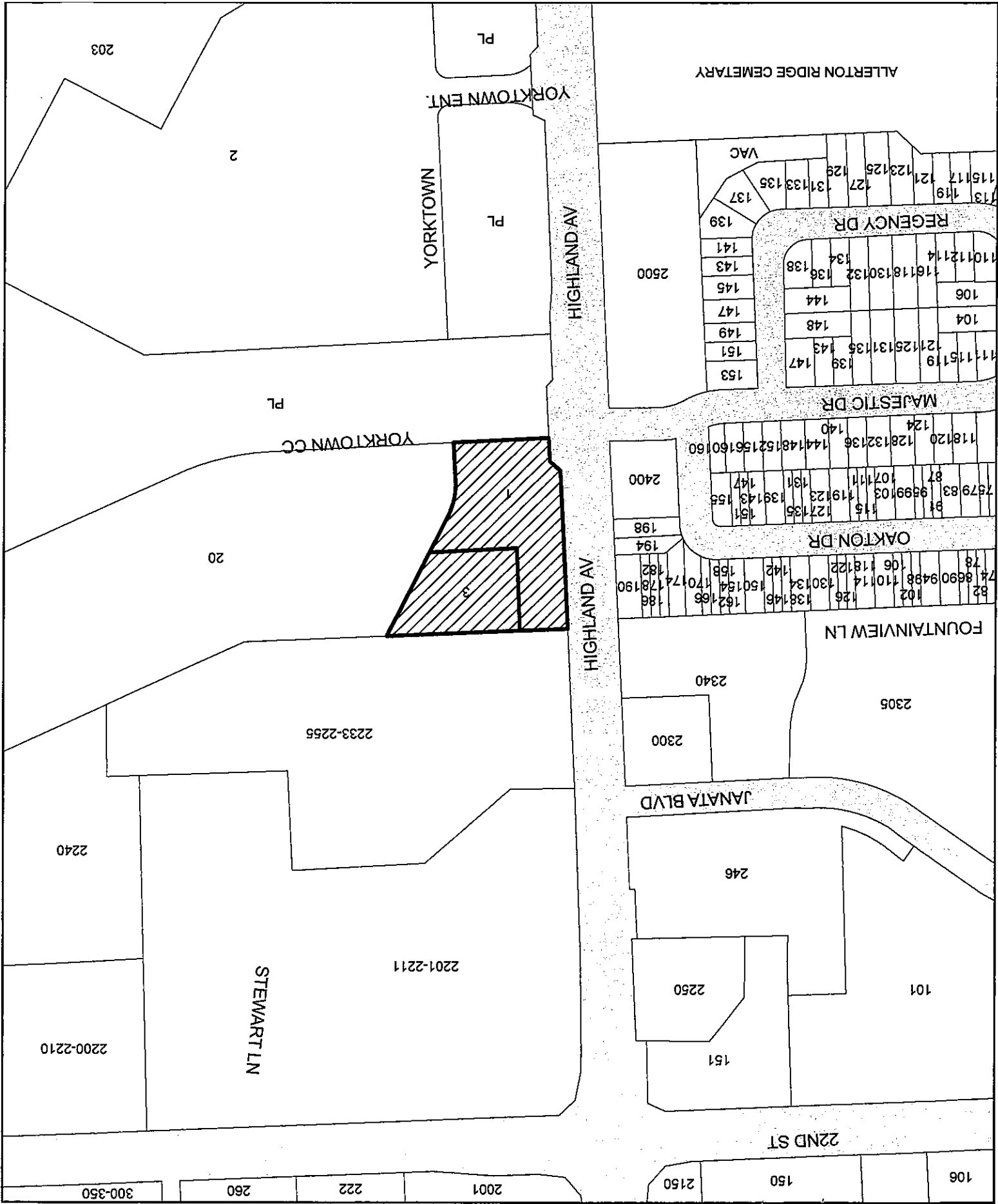
4. The petitioner shall apply for and receive a building permit from the Village prior to erecting the proposed signage.

Inter-Departmental Review Group Report approved by:

  
David A. Hulseberg, AICP  
Assistant Village Manager/Director of Community Development  
c: Petitioner

# Location Map

PC 08-08









April 14, 2008

RE:

Cole Taylor: 1 Yorktown Center

Standards For Variation

Section 155.103.C.7 of the Lombard Zoning Ordinance:

1. Due to the fact that the ordinance allows for no signage at the property in question, we have in fact incurred a hardship, as the owner is not allowed to identify the business in any way.

2. The conditions upon which an application for a variation are unique to the property in question. The variation is not applicable to any other property within the same zoning classification.

3. Our purpose for this variation is not based on a desire to increase financial gain.

4. The hardship is caused by the ordinance and has not been created by anyone presently having an interest in the property.

5. We feel that granting this variation will in no way be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

6. We feel that the variation will not alter the essential character of the neighborhood.

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.

Corporate  
1418 Elmhurst Road  
Elk Grove Village, IL 60007  
Tel: 847.364.2250  
Fax: 847.364.1517  
www.iconid.com



**AN ORDINANCE GRANTING VARIATIONS FOR OFF-  
PREMISES SIGNAGE PURSUANT TO TITLE 15, CHAPTER  
155, SECTION 153.226 OF THE LOMBARD SIGN ORDINANCE**

(PC 08-08: 1 & 3 Yorktown Shopping Center)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Sign Ordinance, otherwise known as Title 15, Chapter 153 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property as defined below is zoned B3 Community Shopping District, Planned Development; and,

WHEREAS, an application has been filed requesting approval of a variation from to Section 153.226 (A) of the Sign Ordinance, to allow for an Off-Premise Sign to be located on a non-state or federal right-of-way; and

WHEREAS, an application also requests approval of a variation from to Section 153.226 (B) of the Sign Ordinance, to allow for an Off-Premise Sign to be located on a property with an existing structure, building and use; and

WHEREAS, said application also requests approval of a variation from to Section 153.226 (F) of the Sign Ordinance, to allow for an Off-Premise Sign to be located within the requisite front yard; and

WHEREAS, said application also requests Site Plan Approval with a deviation from Section 153.505(B)(19) of the Lombard Sign Ordinance to allow a total of three wall signs where no wall signs are permitted; and

WHEREAS, a public hearing on the foregoing application were conducted by the Village of Lombard Plan Commission on April 21, 2008 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the variations and deviations described herein, subject to conditions; 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 a variation is hereby granted for the Subject Property, as described in Section 3 below, pursuant to Section 153.226 (a) of the Sign Ordinance, to allow for an Off-Premise Sign to be located on a non-state or federal right-of-way, subject to the conditions set forth in Section 6 below.

SECTION 2: That a variation is hereby granted for the Subject Property, as described in Section 3 below, pursuant to Section 153.226 (B) of the Sign Ordinance, to allow for an Off-Premise Sign to be located on a property with an existing structure, building and use, subject to the conditions set forth in Section 6 below.

SECTION 3: That a variation is hereby granted for the Subject Property, as described in Section 3 below, pursuant to Section 153.226 (F) of the Sign Ordinance, to allow for an Off-Premise Sign to be located within the requisite front yard, subject to the conditions set forth in Section 6 below.

SECTION 4: That Site Plan Approval with a deviation from Section 153.505(B)(19) of the Lombard Sign Ordinance to allow a total of three wall signs where no wall signs are permitted is hereby granted for the Subject Property, as described in Section 3 below, subject to the conditions set forth in Section 6 below.

SECTION 5: That this Ordinance is limited and restricted to the property located at 1 & 3 Yorktown Shopping Center, Lombard, Illinois and legally described as follows:

LOT 1 AND LOT 2 OF PEHRSON'S RESUBDIVISION, BEING A  
RESUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION  
29 TOWNSHIP 39 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL  
MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS  
DOCUMENT NUMBER R1975-052797 IN DU PAGE COUNTY, ILLINOIS.  
Parcel Number: 06-29-101-019, 035; (the "Subject Property").

SECTION 6: The variations provided for in Sections 1 and 2 of this Ordinance shall be granted subject to compliance with the following conditions:

1. The proposed signage shall be consistent with the submitted sign package prepared by Icon Identity Solutions, dated February 21, 2008 and last revised March 11, 2008 and made a part of this petition.

2. The proposed off-premise sign shall be installed at least 15 feet away from the private sewer line that runs along the western side of Lot 1.

3. The proposed off-premise sign shall be exclusively for advertising the Cole Taylor Bank or any subsequent business to be located at 3 Yorktown Shopping Center.

4. The petitioner shall apply for and receive a building permit from the Village prior to erecting the proposed signage.

SECTION 7: This Ordinance, upon approval, shall be recorded by the Village with the Office of County Recorder.

SECTION 8: 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 \_\_\_\_\_, 2008.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2008, pursuant to a roll call vote as follows:

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

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

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

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Brigitte O'Brien, Village Clerk



# Village of Lombard

## Master Report

File Number: 080232

Village Hall  
255 East Wilson Ave.  
Lombard, IL 60148  
villageoflombard.org

File Number: 080232  
File Type: Ordinance on First Reading  
Status: Second Reading  
Version: 0  
Reference: Controlling Body: Village Board of Trustees  
Requester: Community Development Department  
File Name: PC 08-08: 1 & 3 Yorktown Shopping Center (Cole Taylor Bank)  
Final Action:

**Title: PC 08-08: 1 & 3 Yorktown Shopping Center (Cole Taylor Bank)**  
Requests the following variations from the Lombard Sign Ordinance for an Off-Premise Sign for property located within the B3PD Community Shopping District, Planned Development:  
1. A variation from Section 153.226(A) to allow for an Off-Premise Sign to be located on a non-state or federal right-of-way;  
2. A variation from Section 153.226(B) to allow for an Off-Premise Sign to be located on a property with an existing structure, building and use;  
3. A variation from Section 153.226(F) to allow for an Off-Premise Sign within the requisite front yard; and  
4. The petitioner requests Site Plan Approval with a deviation from Section 153.505(B)(19) of the Lombard Sign Ordinance to allow a total of three wall signs where no wall signs are permitted. (DISTRICT #3)

Notes:  
Code Sections:  
Agenda Date: 05/01/2008  
Agenda Number:  
Enactment Date:  
Enactment Number:  
Attachments:  
apolletter 08-08.doc, Cover Sheet.doc,  
PUBLICNOTICE 08-08.doc, Referral Letter PC  
08-08.doc, Report PC 08-08.doc, WTL referral  
memo PC 08-08.doc

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
------------	--------------	-------	---------	----------	-----------	--------------	---------

0	Plan Commission	04/21/2008	recommended to the Corporate Authorities for approval subject to conditions				Pass
0	Village Board of Trustees	05/01/2008	passed on first reading				Pass

Text of Legislative File 080232

[Enter body here.]

**PC 08-08: 1 & 3 Yorktown Shopping Center (Cole Taylor Bank)**  
 Requests the following variations from the Lombard Sign Ordinance for an Off-Premise Sign for property located within the B3PD Community Shopping District, Planned Development:

1. A variation from Section 153.226(A) to allow for an Off-Premise Sign to be located on a non-state or federal right-of-way;
2. A variation from Section 153.226(B) to allow for an Off-Premise Sign to be located on a property with an existing structure, building and use;
3. A variation from Section 153.226(F) to allow for an Off-Premise Sign within the requisite front yard; and
4. The petitioner requests Site Plan Approval with a deviation from Section 153.505(B)(19) of the Lombard Sign Ordinance to allow a total of three wall signs where no wall signs are permitted. (DISTRICT #3)