



MEMORANDUM

DATE: March 31, 2026

TO: INTER-DEPARTMENTAL REVIEW COMMITTEE:
Keith Steiskal, Building Commissioner
Perry Johnson, Fire Marshal
Phil Tartaglia, P.E., Village Engineer
Jeff Tomasek, P.E., Private Development Engineer

FROM: Tami Urish, Planner I
Department of Community Development

SUBJECT: SPA 26-01ph: 230 Yorktown Shopping Center

The petitioner, Yorktown Center, requests Site Plan Approval for the following signage deviations from the Lombard Sign Ordinance for property located within the B3PD Community Shopping Planned Development, Yorktown Center Planned Development:

1. 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 13-01ph for signage, to approve an amended site plan with signage deviations.
 - a. A deviation from Section 153.505(B)(6)(b) to allow for a freestanding sign to be greater than fifty (50) square feet in area.
 - b. A deviation from Section 153.218 to allow for informational signs to be greater than six (6) square feet in area and greater than four (4) feet in height.

The petitioner is proposing signage for a newly developed open green space that includes a freestanding sign and four informational signs. Please see attached plans. The outdoor space will be for recreational and social activities.

The style of the proposed "THE SQUARE" freestanding sign closely matches the style of the existing "YORKTOWN" freestanding sign located at the corner of Highland Avenue and Butterfield Road. This sign was approved as part of an overall sign package by SPA 13-01ph. Since the words of "THE SQUARE" sign are stacked, the measured result is 90 square feet. If the words were not stacked the sign would measure 56 square feet.

The proposed informational signs are a unique style of guideposts. Each guidepost would have up to six small signs or blades that will point in different directions for way finding. The sign on each blade on the guidepost measures approximately one square foot for a total of six square feet that are separated out.

This petition is scheduled for the April 20, 2026, Plan Commission meeting. Please provide any written comments on or before Monday, April 13, 2026. If you have any questions regarding this matter, please contact me at ext. 5967.

- c. Bernie Dudek, Trustee District 3
Scott R. Niehaus, Village Manager
Nicole Aranas, Deputy Village Manager
Anne Skrodzki, Village Attorney
Rick Sander, Fire Chief
Trevor Dick, FAICP, Director of Economic Development and Planning
Carl Goldsmith, Director of Public Works