

**ORDINANCE 8419
PAMPHLET**

**PC 25-14: SUMMIT TOWNHOME DEVELOPMENT PHASE II
2 YORKTOWN SHOPPING CENTER**



PUBLISHED IN PAMPHLET FORM THIS 19TH DAY OF DECEMBER 2025, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.

Ranya Elkhatib

Ranya Elkhatib
Village Clerk

ORDINANCE NO. 8419

**AN ORDINANCE GRANTING A MAJOR CHANGE PURSUANT
TO TITLE 15, CHAPTER 155, SECTION 155.504 OF THE
LOMBARD ZONING ORDINANCE AND PURSUANT TO,
SECTION IV(E) OF THE YORKTOWN COMMONS PLANNED
DEVELOPMENT DESIGN GUIDELINES, AS ESTABLISHED
BY ORDINANCE 7177, TO ALLOW FOR AN AMENDED
BUILD-TO LINE AND A SIGNAGE DEVIATION; GRANTING
SITE PLAN APPROVAL FOR A 59-UNIT TOWHOME
DEVELOPMENT; AND GRANTING FINAL PLAT OF
SUBDIVISION APPROVAL**

(PC 25-14: Summit Townhomes Phase II – 2 Yorktown Shopping Center)

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

WHEREAS, the Subject Property, as described in Section 2 below, is zoned B3PD – Community Shopping District Planned Development; and,

WHEREAS, the Subject Property is subject to the Yorktown Commons Planned Development Design Guidelines as adopted by the President and Board of Trustees of the Village of Lombard by Ordinance 7177 (“Design Guidelines”); and,

WHEREAS, an application has heretofore been filed by D.R. Horton, Inc. – Midwest (“Petitioner”) requiring (i) approval, pursuant to the Lombard Zoning Ordinance and the Design Guidelines, of major changes to the Design Guidelines for the Subject Property, as described in Section 2 below; (ii) site plan approval for a 59-unit townhome development on the Subject Property; and (iii) approval of a final plat of subdivision for the Subject Property (“Application”); and,

WHEREAS, a public hearing on the aforesaid application has been conducted by the Village of Lombard Plan Commission on November 17, 2025, pursuant to appropriate and legally required notice; and,

WHEREAS, the Plan Commission has filed its findings and recommendations with the President and Board of Trustees recommending approval of the aforementioned major changes, site plan and final plat of subdivision; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village to approve and adopt the findings and recommendations of

the Plan Commission, which are hereby incorporated herein by reference as if 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 approval of the aforesaid major changes, site plan and final plat of subdivision, all more fully as set forth below, are hereby granted for the Subject Property, subject to the conditions set forth in Section 3 below:

Pursuant to Section 155.504(A) (Major Changes in a Planned Development) of the Lombard Zoning Ordinance, amend the Yorktown Commons Planned Development Form Based Code, as stated in Section IV(E) thereof and established by Ordinance No. 7177, as follows:

1. Pursuant to Section 155.504(A) (major changes in a planned development) of the Village Code, amend the Yorktown Commons Planned Development Design Guidelines, as stated in Section IV(E) and established by Ordinance No. 7177, as follows:
 - a. Amend the build-to lines for the proposed attached single-family (townhouse) residential development on the subject property to allow the exterior building elevation to be located more than 12 feet behind the south property line, where a 12-foot build-to line was established for townhouses;
 - b. Approve a deviation from Section 153.244(B) of the Lombard Sign Ordinance to allow project identification signs with a height of five feet two inches (5'2"), where a maximum height of four feet is permitted;
2. Approve an attached single-family residential development based upon the submitted plans, pursuant to Ordinance 7177 and Section 155.511 of the Village Code (site plan approvals); and
3. Approve a final plat of subdivision.

SECTION 2: That this ordinance is limited and restricted to the subject property generally located at 2 Yorktown Center, Lombard, Illinois, and more specifically legally described as set forth below ("Subject Property"):

LOT 3 IN YORKTOWN COMMONS PHASE 1, BEING PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED

SEPTEMBER 01, 2016 AS DOCUMENT R2016-093310 IN DUPAGE COUNTY,
ILLINOIS.

PIN 06-29-101-046

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

1. That the major changes to a planned development are valid only for the subject property within the Yorktown Commons Planned Development;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code, or as provided as part of the original planned development approval set forth in Ordinance 7177;
3. That the petitioner shall apply for and receive building permits for the proposed development;
4. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
5. That this approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

SECTION 4: 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 4th day of December 2025.

First reading waived by action of the Board of Trustees this _____ day of _____, 2025.

Passed on second reading this 18th day of December 2025, pursuant to a roll call vote as follows:

Ayes: Trustee LaVaque, Hammersmith, Egan, Militello and Bachner

Nays: None

Absent: Trustee Dudek

Ordinance No. 8419

Re: PC 25-14

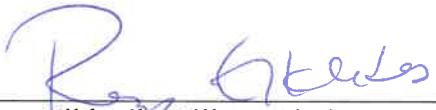
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Approved by me this 18th day of December 2025.



Anthony Puccio, Village President

ATTEST:



Ranya Elkhattib, Village Clerk

Published by me in pamphlet form this 19th day of December 2025.



Ranya Elkhattib, Village Clerk