

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

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

**TO :** PRESIDENT AND BOARD OF TRUSTEES

**FROM:** Scott R. Niehaus, Village Manager

**DATE :** November 24, 2025 **(BOT) Date,** December 4, 2025

**SUBJECT: PC 25-14: Summit Townhomes Phase II (2 Yorktown)**

**SUBMITTED BY:** Anna Papke, AICP, Planning and Zoning Manager *AP*

**BACKGROUND/POLICY IMPLICATIONS:**

The Plan Commission transmits for your consideration its recommendation regarding the above-reference petition. The petitioner, D. R. Horton, Inc. – Midwest, requests the Village approve zoning entitlements for the construction of Phase II of the Summit Townhome development on the subject property located within the B3PD Community Shopping District Planned Development (Yorktown Shopping Center and Yorktown Commons Planned Developments).

The Plan Commission recommended approval of this petition by a vote of 8-0. Please place this petition on the December 4, 2025, Village Board of Trustees agenda for a first reading.

**Fiscal Impact/Funding Source:**

Review (as necessary)

Finance Director \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager \_\_\_\_\_ Date \_\_\_\_\_



## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** Anna Papke, AICP, Planning and Zoning Manager *AP*

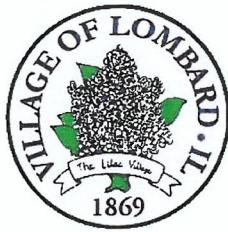
**MEETING DATE:** December 4, 2025

**SUBJECT:** **PC 25-14: 2 Yorktown Center – Summit Townhomes Phase II**

Please find the following items for Village Board consideration as part of the December 4, 2025, Village Board meeting:

1. Plan Commission referral letter
2. IDRC report for PC 25-14
3. An ordinance granting approval of a planned development amendment for the Yorktown Shopping Center Planned Development
4. An ordinance granting approval of a planned development amendment for the Yorktown Commons Planned Development
5. An ordinance granting approval of major changes to a planned development, site plan approval for a 59-unit townhome development, and approval of a final plat of subdivision for the property located at 2 Yorktown Center

The Plan Commission recommended approval of this petition by a vote of 8-0. Please place this petition on the December 4, 2025, Village Board of Trustees agenda for a first reading.



## VILLAGE OF LOMBARD

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[www.villageoflombard.org](http://www.villageoflombard.org)

December 4, 2025

**Village President**  
Anthony Puccio

**Village Clerk**  
Ranya Elkhatib

**Trustees**  
Brian LaVaque, Dist. 1  
Jessica Hammersmith, Dist. 2  
Bernie Dudek, Dist. 3  
Patrick Egan, Dist. 4  
Dan Militello, Dist. 5  
Bob Bachner, Dist. 6

**Village Manager**  
Scott R. Niehaus

*"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses 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."*

Mr. Anthony Puccio,  
Village President, and  
Board of Trustees  
Village of Lombard

### **Subject: PC 25-14: Summit Townhomes Phase II (2 Yorktown)**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition.

The petitioner, D. R. Horton, Inc. – Midwest, requests that the Village take the following actions on the subject property located within the B3PD Community Shopping District Planned Development (Yorktown Shopping Center and Yorktown Commons Planned Developments):

#### **1. For the Yorktown Shopping Center Planned Development:**

- a. Pursuant to Section 155.504(A) (major changes in a planned development) of the Village Code, amend the Yorktown Shopping Center Planned Development, as established by Ordinance No. 1172 and subsequently amended, to change the geographical extent of the Yorktown Shopping Center Planned Development to remove the property at 2 Yorktown Center from the planned development;

#### **2. For the Yorktown Commons Planned Development:**

- a. Pursuant to Section 155.504(A) (major changes in a planned development) of the Village Code, amend the Yorktown Commons Planned Development, as established by Ordinance No. 7177 and subsequently amended, as follows:
  - i. Change the geographical extent of the Yorktown Commons Planned Development to incorporate the property at 2 Yorktown Center into the planned development;

- ii. Amend the Yorktown Commons Planned Development Design Guidelines to incorporate the property at 2 Yorktown Center into the Design Guidelines as an extension of Yorktown Commons Parcel 4, with the requirements in the Design Guidelines applied to property at 2 Yorktown Center as a continuation of Parcel 4, except as provided for below;

**3. For the property located at 2 Yorktown Center (former Carson's Furniture):**

- a. 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:
  - i. 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;
  - ii. 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;
- b. 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
- c. Approve a final plat of subdivision.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on November 18, 2025. Sworn in to present the petition was Anna Papke, Planning and Zoning Manager, and Chris Funkhouser of D. R. Horton, Inc., petitioner.

Chairperson Giuliano read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, she proceeded with the petition.

Mr. Funkhouser addressed the Plan Commission. D. R. Horton is the developer of the Summit at Yorktown townhome project at the corner of Grace Street and Yorktown ring road. Phase I of this development is currently under construction. The petitioner is under contract to purchase the property adjacent to Phase I in order to construct a second phase of townhomes. Mr. Funkhouser said that the petition included removal of the subject property from the Yorktown Shopping Center Planned Development and incorporation of the subject property into the Yorktown Commons Planned Development. Mr. Funkhouser said the petitioner intended for Phase II to be a continuation of Phase I, with a seamless transition between the two phases. He noted that the project would be consistent with ongoing efforts to build more residential units near Yorktown Center.

The petitioner requested two changes to the Yorktown Commons Design Guidelines for the proposed development. The first was a change to the build-to line on the south side of the property. Phase I received a similar change, and the requested change for Phase II would allow for a consistent look across the development. The other change was to allow a taller project

identification sign than otherwise permitted by the Design Guidelines. This would allow for the same style of signs previously approved for Phase I.

Mr. Funkhouser said the site is 3.6 acres. Phase II will include 59 townhome units, which will accompany the 90 townhome units in Phase I. There will be 0.27 acres of open space in the center of Phase II. Overall, there are 0.8 acres of open space (includes landscape areas throughout the development). Mr. Funkhouser noted there is also common open space in Phase I. The total open space provided across Phases I and II will exceed the amount of open space required for the property by the Yorktown Commons Design Guidelines.

Mr. Funkhouser said each townhome will have two garage spaces plus two spaces in the driveway. There are also guest parking spaces throughout the development. In total, there will be 4.2 parking spaces per unit, which exceeds the code requirement for two spaces per unit. He said the townhome product in Phase II will be the same as Phase I in terms of design.

Mr. Funkhouser acknowledged there are open comments from Public Works and the Fire Department that will be addressed during permitting. He described the lighting throughout the development, including lighting on the townhome units and lighting around the central green area.

Chairperson Giuliano asked if any person would like to cross examine. Hearing none, she asked if anyone would like to speak in favor or against this petition, or for public comment.

Marymae Meyer addressed the Plan Commission. Ms. Meyer was concerned about recycling in multifamily developments. As a resident of Yorktown Green, she had found there was no recycling available in that development. She said it seems the individual developments need to manage recycling, and as a result many residents do not recycle. She said the problem intensified as more residential units were built. She suggested the Plan Commission or other committee with the Village could address these concerns.

Mr. Funkhouser said there would be a private contractor providing waste management and recycling within the Summit development.

Chan-Yu Wang addressed the Plan Commission. She is the HOA president of Club Croix, located on Oakton Drive, across Highland from Yorktown Center. She asked if a traffic study was done regarding increased traffic that might occur as a result of development around Yorktown. She was particularly concerned about the intersection at Highland Avenue and Majestic Drive and lack of turn signals for some traffic.

Mr. Funkhouser said that staff had KLOA prepare a traffic study, which had found there would be no negative impact on traffic as a result of the proposed development.

Chairperson Giuliano asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, she asked for the staff report.

Ms. Papke presented the interdepartmental review committee report, which was entered into the public record in its entirety. The petitioner is the developer of the Summit Townhomes, a 90-unit townhome development currently under construction at the northwest corner of Grace Street and

the Yorktown ring road. The petitioner has acquired the adjacent property at 2 Yorktown for the purpose of constructing a second phase of the Summit townhomes. Phase II will consist of 59 additional townhome units and will be an extension of Phase I, with connected internal driveways and a continuation of the Phase I design scheme.

Phase I of the townhome development is in the Yorktown Commons Planned Development and is being built in conformance with the Yorktown Commons Design Guidelines. The subject property is currently in the adjacent Yorktown Shopping Center Planned Development. The petitioner is requesting that the subject property be moved into the Yorktown Commons Planned Development so that the property can be developed as a continuation of the first phase, in compliance with the Yorktown Commons Design Guidelines. The expansion of Yorktown Commons to encompass the subject property will allow for continued development of medium- to high-density residential land uses along the perimeter of Yorktown Center. This action is consistent with the Village's long-term strategy of encouraging redevelopment that supports Yorktown Center while increasing housing choice and encouraging sustainable development patterns.

The petitioner is requesting two changes to the Yorktown Commons Design Guidelines to build the project as proposed. The first is an amendment to the required build-to line, which would allow the buildings to be set back farther from the Yorktown ring road than required by the Design Guidelines. The increased setback allows for adequate space for utilities and other infrastructure on the south side of the property. The Village approved a similar setback amendment for Phase I of the development. The second change is a deviation to allow for a project identification sign that is taller than would otherwise be permitted. This deviation was also approved for the Phase I signage and will allow the developer to construct consistent signage across both phases of the development. Staff supports both requested changes as they will allow for cohesive development across both phases of the project.

The Village's traffic consultant, KLOA, reviewed the proposed development in comparison to the previous development to assess impacts to traffic. KLOA found no negative impacts would accrue to Yorktown Center or the adjacent roadway network as a result of the 59 townhome units. With respect to parking, each townhome is required by code to provide two parking spaces. The proposed units will have two garage spaces plus room for two cars in the individual driveways. Additional guest parking spaces are provided throughout the development.

Ms. Papke noted that there are several outstanding comments from Public Works, Engineering, and the Fire Department noted in the staff report. The petitioner is aware of these comments and will address them as they work on final engineering and permitting.

Staff recommended approval of the petition subject to the conditions in the staff report.

Chairperson Giuliano asked if there were any questions or comments on the staff report. Hearing none, she opened the meeting to comments from the Commissioners.

Commissioner Johnston asked if there had been a lot of buyer interest in Phase I of the development.

Mr. Funkhouser said there was a lot of interest in the last 20 units remaining in Phase I.

On a motion by Commissioner Spreenber, and a second by Commissioner Verson, the Plan Commission voted 8-0 to recommend that the Village Board approve the petition associated with PC 25-14 subject to the five (5) conditions in the staff report:

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).

Respectfully,

**VILLAGE OF LOMBARD**

Leigh Giuliano, Chairperson  
Lombard Plan Commission

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### 2 YORKTOWN CENTER – SUMMIT TOWNHOMES PHASE II

November 17, 2025

#### Title

PC 25-14

#### Property Owner

YTC Landowner LLC  
30 Hudson Yards  
New York, NY 10001

#### Petitioner

D. R. Horton, Inc. – Midwest  
1750 E. Golf Road, Suite 925  
Schaumburg, IL 60173

#### Property Location

2 Yorktown Center

#### Zoning

B3PD Community Shopping  
District Planned Development

#### Existing Land Use

Vacant furniture store

#### Comprehensive Plan

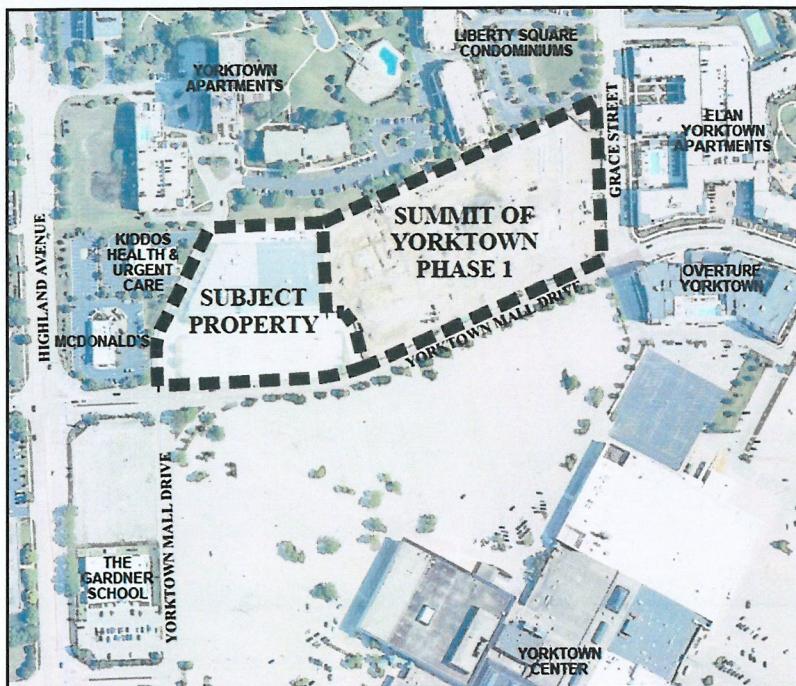
Regional Commercial

#### Approval Sought

Major change to the Yorktown Commons Planned Development to amend PD boundaries and build-to lines, approve signage deviations, site plan approval for a 90-unit townhome development, and approval of a preliminary plat of subdivision; companion amendment of boundaries of Yorktown Shopping Center PD.

#### Prepared By

Anna Papke, AICP  
Planning and Zoning Manager



LOCATION MAP

#### DESCRIPTION

The petitioner, D. R. Horton, is the developer of the Summit townhome development located at the northwest corner of Grace Street and the Yorktown Center ring road. The petitioner has acquired the subject property located at 2 Yorktown Center (former Carson's Furniture store) and proposes to extend the Summit townhome development west onto the subject property. The proposed second phase of the development consists of 59 townhome units spread across 11 buildings. For comparison, Phase I consists of 90 townhomes spread across 16 buildings.

The subject property is in the Yorktown Shopping Center Planned Development. Phase I of the Summit development is in the Yorktown Commons Planned Development, which is subject to Yorktown Commons Planned Development Design Guidelines. To facilitate Summit Phase II as proposed, the petitioner is requesting amendments to the geographic boundaries of the planned developments to move the subject property into the Yorktown Commons PD and extend the Yorktown Commons Design Guidelines to the subject property. Additionally, the proposed development requires an amendment to the planned development to adjust to the build-to line and signage requirements in the Design Guidelines. Amendments to planned developments require a public hearing with the Plan Commission and approval by the Village Board.

### Project Details – Phase II only

Parcel Size:	3.60 acres
Open space:	0.88 acres
Dwelling units:	59
Parking spaces:	242
Building height:	Three stories

### Applicable Regulations

1. Yorktown Commons PD Design Guidelines (form-based code)
2. Lombard Zoning Ordinance

### Submittals

1. Petition for public hearing;
2. Response to standards, prepared by the petitioner;
3. ALTA/NSPS land title survey, prepared by Manhard Consulting, dated 9/15/25;
4. Site plan, prepared by Gary E. Weber Associates, Inc., dated 11/5/25;
5. Final landscape plan, prepared by Gary R. Weber Associates, Inc., and Manhard Consulting, dated 11/12/25;
6. Final engineering, prepared by Manhard Consulting, dated 11/3/25;
7. Final plat of subdivision (draft), prepared by Manhard Consulting, dated 9/15/25;
8. Key lot plan, building renderings, elevations and floorplans, prepared by Premier Architecture, Inc., dated 10/10/25; and
9. Sign plans, prepared by Gary E. Weber Associates, Inc., dated February 2, 2023.

### Yorktown Commons Planned Development Background:

In January 2016, the Village Board approved Ordinance 7177, establishing the Yorktown Commons Planned Development for four properties located at the intersection of Grace Street and the Yorktown Mall ring road (PC 15-27C). The Village also approved the Yorktown Commons Planned Development Design Guidelines, a form-based code containing site and building design standards for the properties within the Yorktown Commons Planned Development.

Yorktown Commons comprises four parcels of land (Figure 1). Parcels 1 and 2 contain the Elan and Overture multi-family apartment buildings. These developments received zoning entitlements in 2016 (PC 16-17 and 16-18) and were constructed in 2018/2019. Parcel 3 remains a surface parking lot. Parcel 4 is currently under development with Phase I of the petitioner's Summit townhome development. This project received zoning approvals in 2022 (PC 22-20).

The subject property is currently within the Yorktown Shopping Center Planned Development, which is not subject to the Yorktown Commons Design Guidelines. To facilitate development of the subject property as a continuation of the development already underway on Yorktown Commons Parcel 4, the petitioner requests the subject property be removed from the Yorktown Shopping Center Planned Development and added to the Yorktown Commons Planned Development. The Design Guidelines will be amended to apply to the subject property as a continuation of Yorktown Commons Parcel 4, with noted deviations.



Figure 1. Yorktown Planned Developments

## **EXISTING CONDITIONS**

The subject property is developed with a single-tenant retail building, previously operated as the Carson's Furniture store. The building has been vacant for several years.

## **APPROVAL(S) REQUIRED**

The petitioner, D. R. Horton, Inc. – Midwest, requests that the Village take the following actions on the subject property located within the B3PD Community Shopping District Planned Development (Yorktown Shopping Center and Yorktown Commons Planned Developments):

### **1. For the Yorktown Shopping Center Planned Development:**

- a. Pursuant to Section 155.504(A) (major changes in a planned development) of the Village Code, amend the Yorktown Shopping Center Planned Development, as established by Ordinance No. 1172 and subsequently amended, to change the geographical extent of the Yorktown Shopping Center Planned Development to remove the property at 2 Yorktown Center from the planned development;

### **2. For the Yorktown Commons Planned Development:**

- a. Pursuant to Section 155.504(A) (major changes in a planned development) of the Village Code, amend the Yorktown Commons Planned Development, as established by Ordinance No. 7177 and subsequently amended, as follows:
  - i. Change the geographical extent of the Yorktown Commons Planned Development to incorporate the property at 2 Yorktown Center into the planned development;
  - ii. Amend the Yorktown Commons Planned Development Design Guidelines to incorporate the property at 2 Yorktown Center into the Design Guidelines as an extension of Yorktown Commons Parcel 4, with the requirements in the Design Guidelines applied to property at 2 Yorktown Center as a continuation of Parcel 4, except as provided for below;

### **3. For the property located at 2 Yorktown Center (former Carson's Furniture):**

- a. 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:
  - i. 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;
  - ii. 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;
- b. 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
- c. Approve a final plat of subdivision.

## **INTER-DEPARTMENTAL REVIEW**

### **Building Division:**

The Building Division has the following comment on the petition. Additional comments may be forthcoming during permit review.

1. The buildings would be required to be separated by at least 5 feet (wall to wall measurement). If the buildings were to have fire sprinklers installed, the distance could be reduced to 3 feet (wall to wall measurement). Note, the measurement of buildings can be reduced to 0 feet if 2-hour fire rated walls were to be installed as we have between units within the building (would reduce or eliminate windows and any other unrated openings in those walls).

### **Fire Department:**

The Fire Department has the following comments on the petition. Additional comments may be forthcoming during permit review.

1. Asphalt or concrete surface is preferred for the emergency access lane to the north of buildings 7 and 8, but Fire would accept grasscrete or grassblock if approved by Public Works.
2. The sidewalk between buildings 7 and 8 should be eight feet wide to accommodate an ambulance in an emergency.
3. A fire hydrant will be required off the rear access driveway between buildings 7 and 8.

### **Private Engineering Services (PES):**

Private Engineering Services has the following comments on the petition. Additional comments may be forthcoming during permit review.

1. PES seeks clarification on the direction of flow in MH 125.
2. Village fire truck turning templates should be used to run Autoturn to check all turns into and within the subdivision (updated March 2025). Attached.
3. The proposed grading plan should have proposed contours, or more spot elevations/flow arrows (similar to the approved Phase 1 plans).

### **Public Works:**

The Department of Public Works has the following comments on the proposed project. Additional comments may be forthcoming during permit review.

1. Public Works is concerned about the proposed material for the emergency access lane to the north of buildings 7 and 8. Public Works would prefer asphalt or concrete surface but would accept a surface such as grasscrete or grassblock.
2. The proposed gazebo and other structural amenities east of Building 10 may not be placed within 15' of the proposed water main nor over water services.
3. A 30' easement will be required over the proposed water mains and sanitary sewers. The on-site storm sewers will remain privately owned and maintained.

**Planning Services Division:**

The Planning Services Division notes the following:

**1. Surrounding Zoning & Land Use Compatibility**

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	R5PD	Yorktown Apartments
<b>South</b>	B3PD	Yorktown Reserve Apartments Phase I (under construction)
<b>East</b>	B3PD	Summit Townhomes Phase I (under construction)
<b>West</b>	B3PD	McDonald's and medical office

Development in the vicinity of the subject property consists of large-scale commercial development (Yorktown Center mall), townhomes, and multi-family residential development. The townhome development proposed on the subject property is consistent with the zoning and land uses of surrounding properties.

**2. Consistency with the Comprehensive Plan and the intent of the Yorktown Commons Planned Development**

Historically, the subject property has been developed with commercial uses complimentary to the adjacent Yorktown Center mall. In response to changing trends in the commercial retail sector, in 2015 the Yorktown Center owner petitioned the Village to create the Yorktown Commons Planned Development (PC 15-27C). The stated intent of the Yorktown Commons PD is to "establish a pedestrian friendly mixed-use neighborhood that acts as a gateway to the Shopping Center from the north." During the 2015 public hearing process, Village staff and the Plan Commission found Yorktown Commons to be consistent with the Comprehensive Plan's recommendation of a Regional Commercial land use on the subject property. Particular emphasis was placed on the role that redevelopment of the properties on the periphery of the shopping center would have in maintaining and enhancing existing commercial development within the Village (Comprehensive Plan Vision 3).

The proposed expansion of the Yorktown Commons Planned Development to allow for the extension of the Summit townhome development is consistent with the intent of the Yorktown Commons Planned Development to act as a residential gateway to Yorktown Center. Further, the redevelopment of the subject property is consistent with the broader vision of the Comprehensive Plan to promote a diverse housing stock and sustainable land use patterns (Vision 2).

**3. Compatibility with Yorktown Commons Planned Development Design Guidelines**

Following the proposed amendments to the boundaries of the Yorktown Shopping Center and Yorktown Commons planned developments, this development will be subject to the standards contained in the Yorktown Commons Planned Development Design Guidelines. The Design Guidelines include provisions for land uses, build-to lines, open space requirements, parking, landscaping and architectural design.

Staff has analyzed the plans submitted by the petitioner against the requirements of the Design Guidelines. Staff finds the development to be compliant with the Design Guidelines, apart from the requested major

changes to adjust the required build-to lines and the maximum sign height. The following table summarizes staff's review of the proposed development against the standards of the Design Guidelines.

	<u>Design Guidelines Requirement</u>	<u>4 – 44 Yorktown Center (Yorktown Commons Parcel 4)</u>
<b>Vision</b>		
<i>Project Description</i>	Creation of a new pedestrian-friendly neighborhood that includes a mix of uses and a strong residential component. Key elements include: entry from the north along Grace Street with residential buildings lining the street; new public urban spaces; new residential uses with high quality architecture; new neighborhood open spaces.	The Summit Phase II development consists of 59 townhomes. Phase II will continue the site layout and design pattern established in Phase I on the adjacent property. The site design enhances pedestrian friendliness by bringing building façades into proximity with the Yorktown Ring Road and confining vehicle service areas to the rear of the units. The Design Guidelines include several illustrative scenarios of potential development, including a townhome concept which is very similar to the petitioner's proposal for both phases of the Summit development (see Figures 2 and 3 below).
<b>Land Use</b>		
<i>Permitted Uses</i>	Permitted uses in the planned development include: office and business uses permitted in the B3 Community Shopping district; residential uses, including townhouses and multi-family; hotel; daycare as accessory use; mixed-use buildings.	Petitioner proposes to build 59 townhome units.
<i>Density</i>	Maximum number of dwelling units in planned development = 970.	Elan = 295 units Overture = 175 units Summit I = 90 units <u>Summit II = 59 units</u> Total = 619 units
<b>Regulating Plan</b>		
<i>Open Space</i>	Minimum 12.5% of total site area in the planned development to be maintained as open space. Parcel 4 is required to have 0.2 acres (8,712 SF) open space.	Summit Phase I provides a central greenspace of 0.9 acres, plus lawn space in front of individual units. The second phase includes a 0.3-acre central greenspace plus landscaping in front of the units. Total proposed open space across both phases is 2.56 acres (111,514 SF).
<i>Build-to Line</i>	Build-to line along Yorktown Ring Road: 6', 9', or 12'.	Townhome units will have a setback of 20' from the Yorktown Ring Road, measured to the building foundation. Front stoops project several feet in front of the building wall. The petitioner is requesting a major change to the planned development to accommodate these building setbacks, which are larger than the setbacks mandated by the design guidelines.

<i>Frontage Occupancy</i>	Yorktown Ring Road = 60-90%	Frontages along the Yorktown Ring Road are consistent with these requirements.
<i>Building Height</i>	Maximum building height = six stories, not to exceed 100 feet.	Proposed buildings will be three stories, or approximately 33'8 7/8".
<i>Urban Design and Architectural Features</i>	South 150' of building facades along the west property line required to be designed to primary façade standards.	Submitted building elevations show primary façade materials will include brick veneer and hardie siding. The petitioner has provided a "key lot" side elevation that includes a brick veneer wainscoting along the base of the side building facades where adjacent to the perimeter of the development.
<i>Front Yard Types</i>	Front Yard Type II required along Yorktown Ring Road.	Landscape plan consistent with Type II requirements.
<b>Development Standards</b>		
<i>Parking and Loading</i>	Number and size of off-street parking spaces and loading spaces as required by Section 155.602 of Lombard Village Code. Attached single-family dwellings are required to provide a minimum of two spaces per unit.	Each townhome will have a two-car attached garage, with the ability to park an additional two cars on the driveway. Additional spaces for guest parking are provided throughout the site.
<b>Architectural Standards</b>		
<i>All</i>	Primary building facades to be oriented to the street; primary entry to be located along primary building façade and designed with architectural features communicating entry; service areas to be located in rear of building; primary facades to have windows of appropriate proportion and spacing; building facade materials to be consistent across facades and continue along secondary facades for 16 inches in depth; utilities and mechanical equipment to be located in interior of block or alongside of buildings.	Developer proposes to meet these architectural standards. See building elevations and renderings in petitioner's submittal.
<i>Multi-family</i>	Townhouses shall be designed as a composed building rather than individual independent facades. Breaks and recesses between units shall not alternate back and forth between every dwelling unit.	Proposed townhouses comply with acceptable townhouse configurations in the Design Guidelines.



Figure 2. Illustrative scenario from Design Guidelines

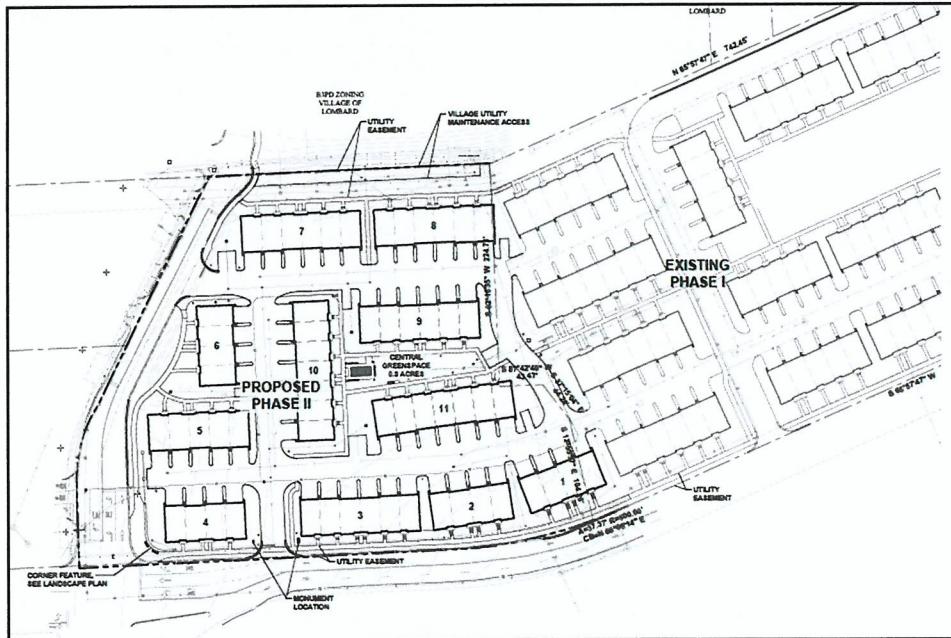


Figure 3. Proposed site plan

**4. Request for major change to a planned development – amend the build-to lines**

The Design Guidelines require townhomes to meet a build-to line (specified setback) of 6', 9', or 12' relative to the south property line (Yorktown Ring Road). The proposed site plan shows the townhome buildings will be set back 20' from the south property line. The petitioner is proposing an increased setback from the south property line to address existing site constraints. The increase in the building setback on the south side will allow for adequate space for proposed water service lines along the south property line.

Summit Phase I received similar setback relief with respect to the Ring Road in 2022. The requested setback relief for Phase II will ensure that the townhomes maintain a standard distance from the Yorktown Ring Road, providing for a consistent look along the street façade. Further, the proposed setback is consistent with the setbacks for the other developments within the Yorktown Commons Planned Development. The Elan building, located on the northeast corner of the Grace Street and the Yorktown Ring Road intersection, has a setback from the Ring Road ranging from 26' to 37'. The Ring Road setback of the Overture building on the southeast corner of the intersection ranges from 23' to 68'. Staff finds the proposed setbacks for the townhomes will contribute to a cohesive feel within the planned development. Staff supports this major change.

**5. Request for major change to a planned development – deviation for project identification sign height**

The petitioner proposes to install a monument sign and companion design element at the driveway entrance from the Yorktown Ring Road into Phase II. The proposed sign will be installed at 5'2" above grade (measured to the highest point of the sign face containing text). The maximum allowable height for project identification signs is four feet, measured from grade. The petitioner is requesting a deviation to allow for the sign at the proposed height.

The Phase II signage is identical to the signage used for Phase I of the development. The Phase I signage received zoning relief in 2023 (PC 23-08). As noted in the PC 23-08 IDRC report, the Summit signage is designed to complement the architecture of the townhomes as well as the larger monument signs located at the entrances to Yorktown Center (Figure 4). Staff further noted that the size of the Summit signs is similar to the size of the signs that were previously displayed on the property when it was developed with the Yorktown Convenience Center. For the sake of consistency, staff recommends the signage relief granted to Phase I in 2023 be extended to Phase II.

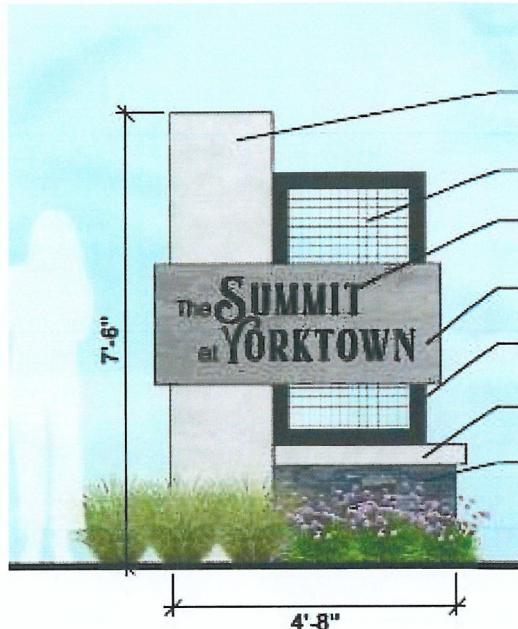
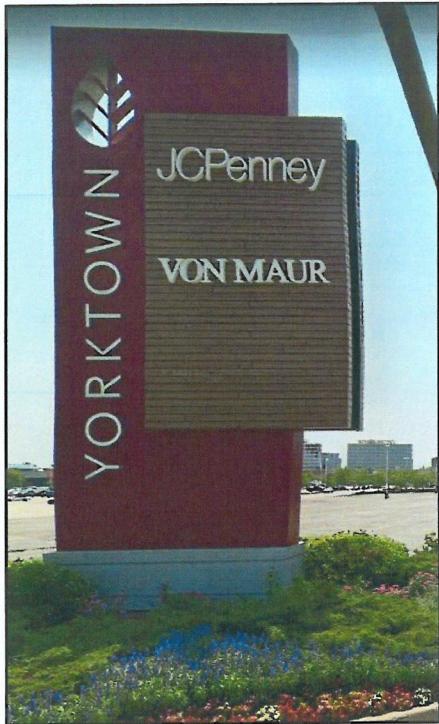


Figure 4. Yorktown Center sign and Summit at Yorktown sign

#### 6. **Traffic volume, access, circulation and parking**

The subject property is currently developed with a commercial building with approximately 54,000 square feet of retail space. Though the building has been vacant for several years, it previously operated as the Carson's Furniture store. The Village's traffic consultant, KLOA, conducted a trip generation comparison to analyze how the traffic generated by the proposed townhome development would compare to the traffic generated by the former furniture store. The trip generation comparison table shows that the townhomes will produce slightly more trips during the weekday peak hours than the furniture store. Weekend peak hour trips are fewer than the furniture store during the weekend peak hour. Based on this information, KLOA concludes traffic generated by the proposed development will not have a negative impact on Yorktown Center or the adjacent roadway network.

The Phase II development will have one driveway connection to the Yorktown Ring Road and an additional connection to the Yorktown access drive to the west of the development, adjacent to McDonalds. Private internal drives within Phase II connect to the internal drives in Phase I, providing additional points of connection with the Ring Road and Grace Street. Access to the townhome garages and guest parking spaces will occur from the private internal drive.

The Village Code requires two parking spaces for each townhome unit. All townhomes include a two-car garage, plus parking spaces for two cars in each driveway. A total of six guest parking spaces are provided throughout the Phase II portion of the development.

7. *Final plat of subdivision*

The petitioner intends to subdivide the property into individual townhome units with common areas owned and maintained by a homeowners' association. The same approach was used for Phase I. The petitioner has submitted a draft final plat of subdivision for review by the Plan Commission and Village Board. Staff has reviewed the draft final plat and has no significant comments on it at this time. Some small items may require additional review and possible revision prior to signature and recording. Staff recommends approval of the final plat.

## **SITE HISTORY**

### **1966: Yorktown Shopping Center Planned Development**

Establishment of the Yorktown Shopping Center Planned Development via Ordinance No. 1172. Note that within the originally approved site plan, Parcel 1 was identified for multi-family residential development and Parcel 4 was designated for use as an office complex.

### **PC 94-14: Yorktown Peripheral Planned Development**

Amendment to the geographic boundaries of the Yorktown Shopping Center Planned Development to remove approximately 15.6 acres to establish the Yorktown Peripheral Planned Development. Staff notes that within the originally approved site plan, Parcel 1 was identified for use as a 100,000 square foot retail structure.

### **PC 15-27A: Amendment to the Yorktown Shopping Center Planned Development**

Amendment to the geographic boundaries of the Yorktown Shopping Center Planned Development to remove approximately 8.3 acres from this planned development in order to establish the Yorktown Commons Planned Development (PC 15-27C). Also amended the number of parking spaces required in the Yorktown Shopping Center PD.

### **PC 15-27B: Amendment to the Yorktown Peripheral Planned Development**

Amendment to the geographic boundaries of the Yorktown Peripheral Planned Development to remove approximately 5.9 acres from this planned development in order to establish the Yorktown Commons Planned Development (PC 15-27C).

### **PC 15-27C: Yorktown Commons Planned Development**

Established the Yorktown Commons Planned Development via Ordinance 7177. Also adopted the Yorktown Commons Planned Development Design Guidelines as the form-based code regulating development within the Yorktown Commons Planned Development.

### **SPA 19-02: Parcel 4 Site Plan Approval**

Site plan approval for a 300+ unit apartment building on the subject property. Proposed development approved by the Plan Commission in August 2019. *Not constructed.*

### **PC 22-20: Parcel 4 – Summit Phase I Approval**

Approval of a 90-unit townhome development with companion major changes to the Yorktown Commons Planned Development

**PC 23-08:      Summit Signs**

Approval of a major change to the Yorktown Commons Planned Development to allow proposed freestanding project identification signs.

**FINDINGS & RECOMMENDATIONS**

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards for major changes to a planned development and standards for site plan approval, as established by the Lombard Zoning Ordinance and the Yorktown Commons Planned Development Design Guidelines. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and testimony presented, the proposed site plan with companion major changes to a planned development **complies** with the standards required by the Village of Lombard Zoning Ordinance and Yorktown Commons Planned Development Design Guidelines; and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 25-14, subject to 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).



Trevor Dick, FAICP  
Director of Economic Development and Planning

Attachment: Memorandum from KLOA to Village of Lombard re: Trip Generation Comparison Proposed Summit at Yorktown – Phase II, dated October 28, 2025.

c. Petitioner

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

**GRANTING AN AMENDMENT TO ORDINANCE NUMBER  
1172 GRANTING A CONDITIONAL USE FOR A PLANNED  
DEVELOPMENT, AND AS SUBSEQUENTLY AMENDED BY  
ORDINANCE NUMBERS 3964, 6053, 6180, 6230, 7067, 7175, 7214,  
AND 8158**

(PC 25-14: Summit Townhomes Phase II – 2 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 Subject Property, as described in Section 2 below, is zoned B3PD – Community Shopping District Planned Development; and,

WHEREAS, on May 9, 1966, the Corporate Authorities approved Ordinance Number 1172, granting approval of a conditional use for a planned development; and,

WHEREAS, on January 19, 1995, the Corporate Authorities approved Ordinance Number 3964, granting an amendment to the conditional use for a planned development to remove property from said planned development and associated with the creation of the Yorktown Peripheral Planned Development; and,

WHEREAS, on June 21, 2007, the Corporate Authorities approved Ordinance Number 6053, granting a variation from Section 153.226 (F) of the Lombard Sign Ordinance to allow for an off-premise sign to be located on a property with an existing structure, building, and use associated with a Westin sign at 98 Yorktown Shopping Center; and,

WHEREAS, on May 15, 2008, the Corporate Authorities approved Ordinance Number 6180, granting variations from Section 155.226 (A),(B), and (F) of the Lombard Sign Ordinance for off-premises signage as well as a deviation from Section 153.509 (B)(19) of the Lombard Sign Ordinance to allow a total of three (3) wall signs were no wall signs are permitted associated with the Cole Taylor / MB Financial Bank building at 3 Yorktown Shopping Center; and,

WHEREAS, supplementing Ordinance Number 6180, on September 4, 2008, the Corporate Authorities approved Ordinance Number, 6230, granting approval to waive the transitional landscape yard requirements of Section 155.707 (B) and the perimeter lot

landscaping requirements of Section 155.709 of the Lombard Zoning Ordinance associated with the Cole Taylor / MB Financial Bank building at 3 Yorktown Shopping Center; and,

WHEREAS, on May 7, 2015, the Corporate Authorities approved Ordinance Number 7067, granting a major amendment to the conditional use for a planned development to allow for an amended roadway configuration associated with the Fairfield Avenue entrance; and,

WHEREAS, on January 22, 2016, the Corporate Authorities approved Ordinance Number 7175, granting amendments to Ordinance 1172 to approve a change to the geographical extent of the Yorktown Shopping Center Planned Development, a change to the number of off-street parking spaces required in the Planned Development, and a major plat of subdivision; and,

WHEREAS, on May 19, 2016, the Corporate Authorities approved Ordinance Number 7214, granting an amendment to Ordinance 1172 to approve a change to the geographical extent of the Yorktown Shopping Center Planned Development, variances to the required interior side yard setback for land adjacent to the Yorktown Commons Planned Development, and a major plat of subdivision; and,

WHEREAS, on May 4, 2023, the Corporate Authorities approved Ordinance 8158, granting a major change to the Yorktown Shopping Center Planned Development to approve the Yorktown Reserve multifamily residential development; 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, the petitioner is requesting a planned development amendment to amend the geographic boundaries of the previously approved planned development in order to remove and exclude the subject property, as legally described in Section 2, from the Yorktown Shopping Center Planned Development; and,

WHEREAS, pursuant to an application to amend Ordinance Numbers 1172 and subsequent amendments thereto, proper and legal notice was provided and a public hearing was held before the Village's Plan Commission on November 17, 2025; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the amendments described herein; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard approve and adopt the findings and recommendation of the Plan Commission and incorporate such findings and recommendation 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, DUPAGE COUNTY, ILLINOIS, as follows:

**SECTION 1:** That the real estate legally described and identified by PIN 06-29-101-046 in Section 2 hereto is hereby removed and excluded from the Yorktown Shopping Center Planned Development (Ordinance No. 1172, as amended), and all references to the boundaries of said Planned Development in Ordinance No. 1172, as amended, shall be deemed amended accordingly, as depicted on the Revised Yorktown Shopping Center PUD Boundary Exhibit attached hereto as Exhibit A.

**SECTION 2:** That this Ordinance is limited and restricted to the property located at 2 Yorktown Center, Lombard, Illinois and legally described as follows:

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:** All other conditions of approval set forth by previous Ordinances and Site Plan Approvals not affected by this approval shall remain in full force and effect.

**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 \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Ordinance No. \_\_\_\_\_  
Re: PC 25-14  
Page 4

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

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2025, pursuant to a roll call vote as follows:

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

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

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

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Anthony Puccio, Village President

ATTEST:

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Ranya Elkhatib, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Ranya Elkhatib, Village Clerk

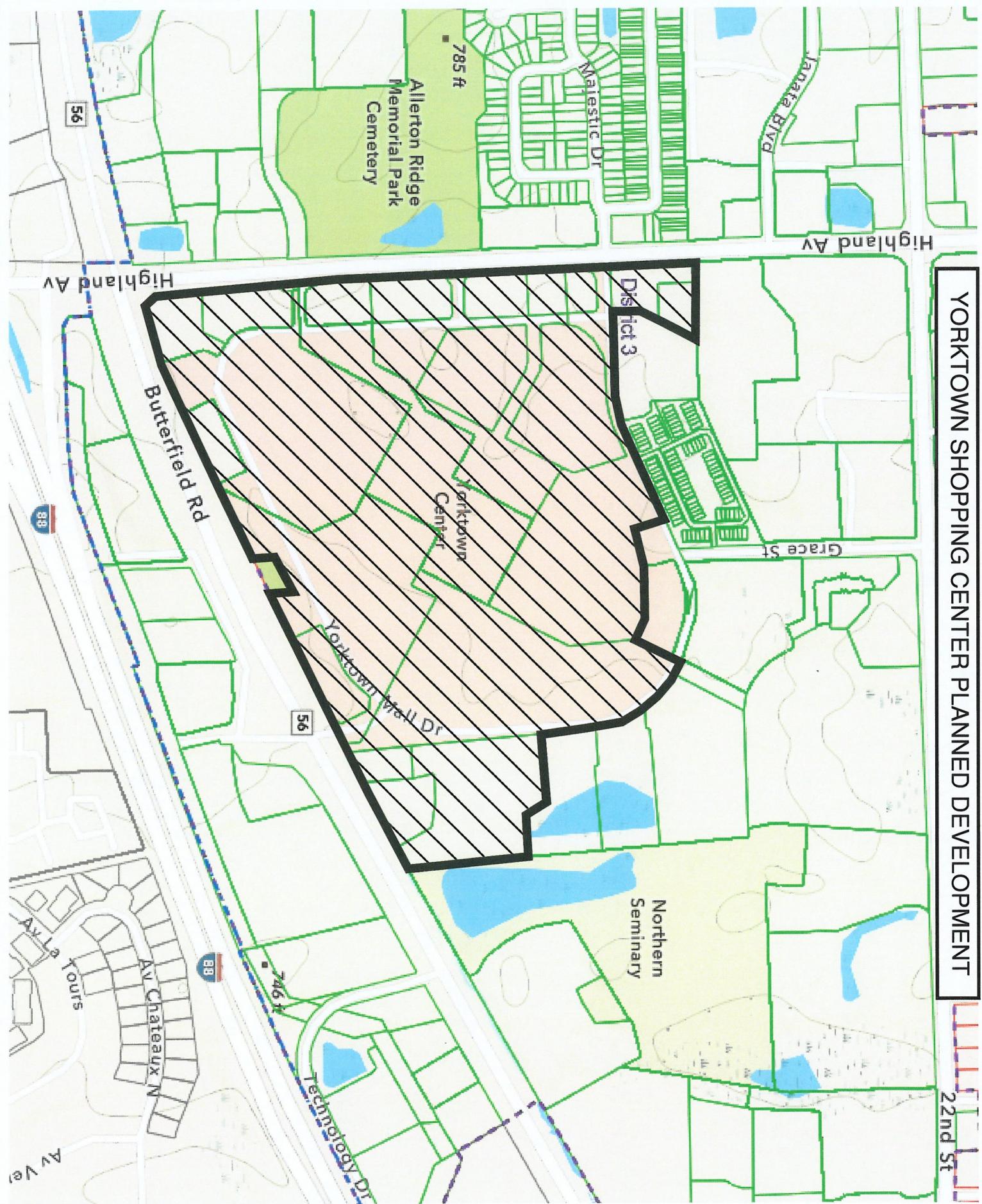
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Page 5

**EXHIBIT A**

**YORKTOWN SHOPPING CENTER PLANNED DEVELOPMENT AFTER  
REMOVAL OF LEGALLY DESCRIBED TRACT**

(SEE ATTACHED PAGE)

## YORKTOWN SHOPPING CENTER PLANNED DEVELOPMENT



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

**GRANTING AN AMENDMENT TO ORDINANCE NUMBER  
7177 GRANTING A CONDITIONAL USE FOR A PLANNED  
DEVELOPMENT, AND AS SUBSEQUENTLY AMENDED BY  
ORDINANCE NUMBERS 7278, 7279, 8092, AND 8159**

(PC 25-14: Summit Townhomes Phase II – 2 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 Subject Property, as described in Section 2 below, is zoned B3PD – Community Shopping District Planned Development; and,

WHEREAS, on January 22, 2016, the Corporate Authorities approved Ordinance Number 7177, granting approval of a conditional use for a planned development; and,

WHEREAS, on October 6, 2016, the Corporate Authorities approved Ordinance Number 7278, granting a major change to the conditional use for a planned development to amend the build-to line for a property within the planned development; and,

WHEREAS, on October 6, 2016, the Corporate Authorities approved Ordinance Number 7279, granting major changes and variations to the conditional use for a planned development to provide for development on a property within the planned development; and,

WHEREAS, on October 20, 2022, the Corporate Authorities approved Ordinance Number 8092, granting a major change to the conditional use for a planned development to amend the build-to line for a property within the planned development; and,

WHEREAS, on May 18, 2023, the Corporate Authorities approved Ordinance Number, 8159, granting a major change to the conditional use for a planned development to amend the sign requirements for a property within the planned development; 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, the petitioner is requesting a planned development amendment to amend the geographic boundaries of the previously approved planned development in order to add the subject property, as legally described in Section 2, to the Yorktown Commons Planned Development; and,

WHEREAS, the petitioner is requesting a planned development amendment to incorporate the subject property, as legally described in Section 2, into the Yorktown Commons Planned Development Design Guidelines as an extension of Yorktown Commons Parcel 4, with the requirements in the Design Guidelines applied to the subject property as a continuation of Parcel 4; and,

WHEREAS, pursuant to an application to amend Ordinance Numbers 7177 and subsequent amendments thereto, proper and legal notice was provided and a public hearing was held before the Village's Plan Commission on November 17, 2025; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the amendments described herein; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard approve and adopt the findings and recommendation of the Plan Commission and incorporate such findings and recommendation 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, DUPAGE COUNTY, ILLINOIS, as follows:

**SECTION 1:** That the real estate legally described and identified by PIN 06-29-101-046 in Section 2 hereto is hereby added to and included within the Yorktown Commons Planned Development (Ordinance No. 7177, as amended), and said real estate shall hereafter be subject to all terms, conditions, design guidelines, and development standards of the Yorktown Commons Planned Development, as depicted on the Revised Yorktown Commons PD Boundary Exhibit attached hereto as Exhibit A.

**SECTION 2:** That this Ordinance is limited and restricted to the property located at 2 Yorktown Center, Lombard, Illinois and legally described as follows:

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:** All other conditions of approval set forth by previous Ordinances and Site Plan Approvals not affected by this approval shall remain in full force and effect.

**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 \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2025, pursuant to a roll call vote as follows:

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

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

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

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

---

Anthony Puccio, Village President

ATTEST:

Ordinance No. \_\_\_\_\_  
Re: PC 25-14  
Page 4

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Ranya Elkhatib, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Ranya Elkhatib, Village Clerk

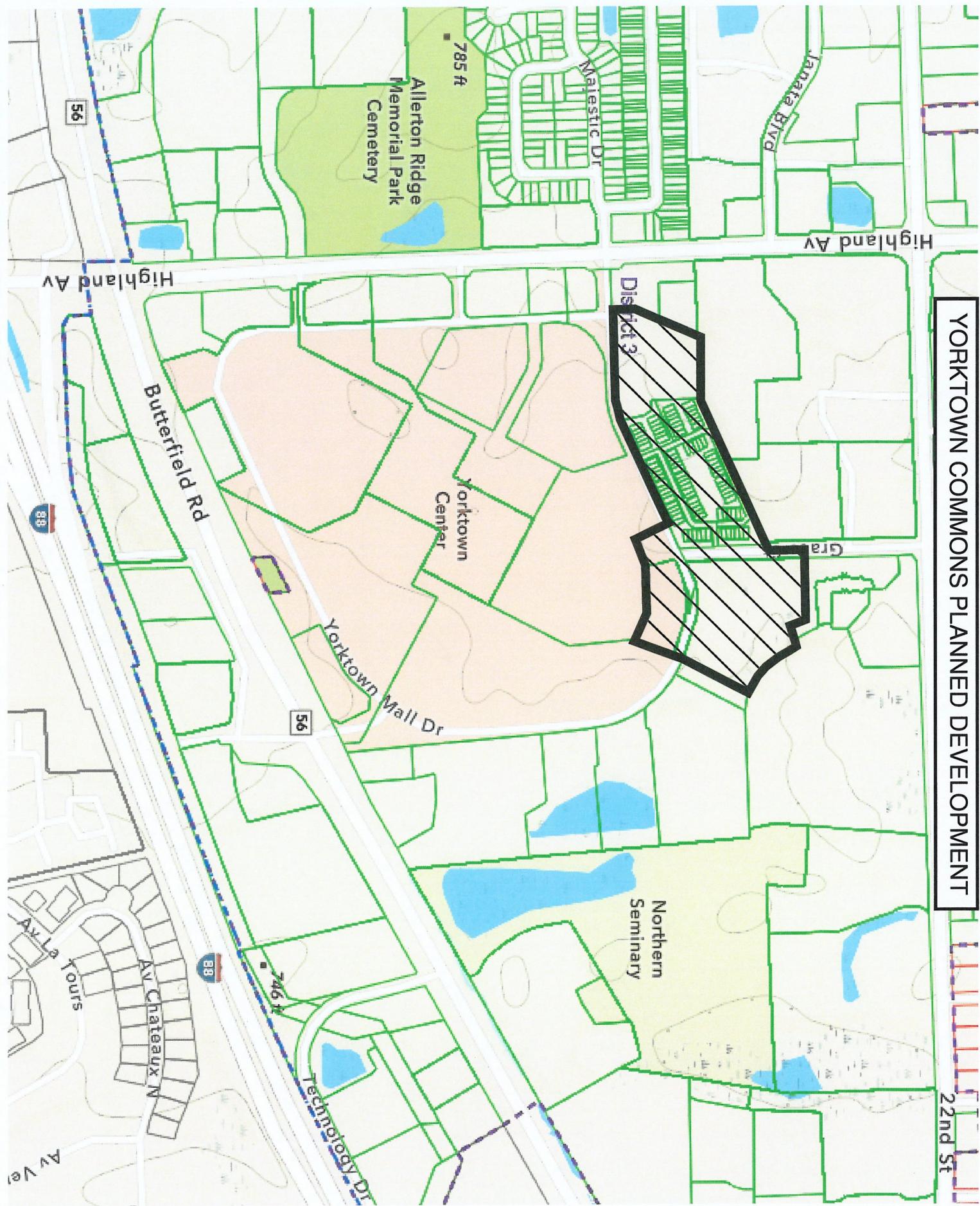
Ordinance No. \_\_\_\_\_  
Re: PC 25-14  
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**EXHIBIT A**

**YORKTOWN COMMONS PLANNED DEVELOPMENT AFTER ADDITION OF  
LEGALLY DESCRIBED TRACT**

(SEE ATTACHED PAGE)

## **YORKTOWN COMMONS PLANNED DEVELOPMENT**



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

**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 \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2025, pursuant to a roll call vote as follows:

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

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

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

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

Re: PC 25-14

Page 4

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Anthony Puccio, Village President

ATTEST:

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Ranya Elkhatib, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Ranya Elkhatib, Village Clerk