

**ORDINANCE 8159
PAMPHLET**

**PC 23-08: SUMMIT AT YORKTOWN (D.R. HORTON TOWNHOMES)
SIGNAGE**



PUBLISHED IN PAMPHLET FORM THIS 19TH DAY OF MAY, 2023, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.


Elizabeth Brezinski
Village Clerk

ORDINANCE NO. 8159

**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 FOR PARCEL 4 OF
THE YORKTOWN COMMONS PLANNED DEVELOPMENT,
AS ESTABLISHED BY ORDINANCE 7177, TO ALLOW FOR A
SIGNAGE DEVIATION FOR PROJECT IDENTIFICATION
SIGNS**

(PC 23-08: Yorktown Commons Planned Development Parcel 4 – Summit at Yorktown,
300-398 Summit Circle, formerly 4-44 Yorktown 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 B3 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 approval, pursuant to the Lombard Zoning Ordinance and the Design Guidelines, of a major change to the Design Guidelines to approve a signage deviation from Section 153.244(B) of the Lombard Sign Ordinance to allow for project identification signs with a height of five feet two inches (5’2”), for the Subject Property, as described in Section 2 below, being that portion of the Yorktown Commons planned development referred to in the Design Guidelines as Parcel 4 of the Yorktown Commons Planned Development; and

WHEREAS, a public hearing on the aforesaid application has been conducted by the Village of Lombard Plan Commission (“Plan Commission”) on April 17, 2023, 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 change and signage deviation (“Findings and Recommendations”); 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, 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 and deviation, 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) and established by Ordinance No. 7177 to 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.

SECTION 2: That this ordinance is limited and restricted to the subject property generally located at 300-398 Summit Circle (formerly 4-44 Yorktown Center), Lombard, Illinois, and more specifically legally described as set forth below ("Subject Property"):

LOTS 1011 THROUGH 1161 AND COMMON AREA LOTS 9000-9006 IN THE SUMMIT AT YORKTOWN SUBDIVISION, BEING A RESUBDIVISION OF LOT 4 IN YORKTOWN COMMONS PHASE 1, BEING A RESUBDIVISION OF PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 20, 2023 AS DOCUMENT R2023-003991, IN DUPAGE COUNTY, ILLINOIS.

PINs: 06-29-101-052 through -148

FORMERLY KNOWN AS PIN: 06-29-101-047

COMMON ADDRESS AND LOCATION: 300-398 Summit Circle (formerly 4-44 Yorktown Center); the northwest corner of Grace Street and the Yorktown Ring Road

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

1. That the major change to a planned development and signage deviation are valid only for Parcel 4 in the Yorktown Commons Planned Development;
2. That the petitioner shall develop the signs 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 sign foundation shall be at least five (5) feet horizontally from the water main; the Village shall not be responsible for damage to the sign due to maintenance/repair work on the water main if the sign is not located accordingly;
4. That the petitioner shall apply for and receive building permits for the proposed signs;
5. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
6. 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 May, 2023.

First reading waived by action of the Board of Trustees this _____ day of _____, 2023.

Passed on second reading this 18th day of May, 2023, pursuant to a roll call vote as follows:

Ayes: Trustee LaVaque, Puccio, Dudek, Honig, Militello and Bachner

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Re: PC 23-08

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Nays: None

Absent: None

Approved by me this 18th day of May, 2023.


Keith T. Giagnorio, Village President

ATTEST:


Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 19th day of May, 2023.


Elizabeth Brezinski, Village Clerk