

**ORDINANCE 8418
PAMPHLET**

**PC 25-14: 2 YORKTOWN CENTER – SUMMIT TOWNHOME DEVELOPMENT
PHASE 2 – YORKTOWN COMMONS PLANNED DEVELOPMENT**



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

A handwritten signature in cursive script, appearing to read "Ranya Elkhatib".

Ranya Elkhatib
Village Clerk

ORDINANCE NO. 8418

**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 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

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Approved by me this 18th day of December 2025.



Anthony Puccio, Village President

ATTEST:



Ranya Elkhatib, Village Clerk

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



Ranya Elkhatib, Village Clerk

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EXHIBIT A

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

(SEE ATTACHED PAGE)

YORKTOWN COMMONS PLANNED DEVELOPMENT

22nd St

