

**ORDINANCE 8417
PAMPHLET**

**PC 25-14: 2 YORKTOWN CENTER – SUMMIT TOWNHOME DEVELOPMENT
PHASE 2 – YORKTOWN SHOPPING CENTER 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 dark ink, appearing to read "Ranya Elkhatib".

Ranya Elkhatib
Village Clerk

ORDINANCE NO. 8417

**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 4th day of December 2025.

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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

Approved by me this 18th day of December 2025.



Anthony Puccio, Village President

ATTEST:



Ranya Elkhatab, Village Clerk

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



Ranya Elkhatab, Village Clerk

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EXHIBIT A

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

(SEE ATTACHED PAGE)

YORKTOWN SHOPPING CENTER PLANNED DEVELOPMENT

