

ORDINANCE 8259  
PAMPHLET

PC 23-02: YORKTOWN SHOPPING CENTER: REAPPROVING A PRELIMINARY  
PLAT OF RESUBDIVISION ORIGINALLY APPROVED BY ORDINANCE 8158



PUBLISHED IN PAMPHLET FORM THIS 17TH DAY OF MAY, 2024, BY ORDER OF THE  
CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY,  
ILLINOIS.

A handwritten signature in blue ink that appears to read "Elizabeth Brezinski".  
Elizabeth Brezinski  
Village Clerk

**ORDINANCE NO. 8259**

**AN ORDINANCE READOPTING A PRELIMINARY PLAT OF  
RESUBDIVISION PREVIOUSLY APPROVED AS ORDINANCE  
8158 FOR THE PROPERTY AT 230 YORKTOWN CENTER AND  
SA PORTION OF 175 YORKTOWN CENTER, LOMBARD,  
ILLINOIS**

**(PC 23-02: 230 and 175 Yorktown Center, Yorktown Reserve)**

WHEREAS, on May 18, 2023, the President and Board of Trustees of the Village of Lombard adopted Ordinance 8158 which granted approval of preliminary plat of resubdivision which was companion to approval of a planned development amendment with companion conditional uses, and variations; and,

WHEREAS, pursuant to 65 ILCS 5/11-12-8, final approval of a plat shall be made not later than one year after preliminary approval has been granted, with said final plat being supported by such drawings, specifications and bond as may be necessary to demonstrate compliance with all requirements of State Statute and as the Corporate Authorities may provide by Ordinance; and

WHEREAS, pursuant to Section 154.203(A)(4) of the Lombard Village Code (the Subdivision and Development Ordinance), otherwise known as Title 15, Chapter 154 of the Code of Lombard, Illinois, Preliminary plat approval shall be null and void unless a final plat of subdivision is submitted within one year of the Board of Trustees approval of the preliminary plat; and,

WHEREAS, while the petitioner has acquired part of the Subject Property and is in the process securing project financing to undertake the approved development in which the preliminary plat of resubdivision was approved, the Village has not received final engineering plans for the resubdivision, the requisite surety, nor the final plat of resubdivision in order for the Village to approve a final plat of resubdivision; and

WHEREAS, in order to meet the provisions of State Statute and Village Code, a request is being made to readopt the Ordinance readopting the previously approved Ordinance 8158 attached hereto as Exhibit A and made a part hereof; and

WHEREAS, the President and Board of Trustees have determined that it is in the best interests of the Village of Lombard to readopt an Ordinance to reapproved the Preliminary Plat of Resubdivision.

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: Ordinance 8158 which approved a Preliminary Plat of Resubdivision is hereby readopted.

SECTION 2: That all other provisions associated with Ordinance 8158 not amended by this Ordinance shall remain in full force and effect.

SECTION 3: That this Ordinance is limited and restricted to the property generally located at 230 Yorktown Center and the west portion of 175 Yorktown Center, Lombard, Illinois, and more specifically legally described as set forth below:

THAT PART OF LOT 1 IN CARSON'S ASSESSMENT PLAT OF YORKTOWN SHOPPING CENTER, RECORDED AUGUST 8, 2000 AS DOCUMENT R2000-120890, TOGETHER WITH THAT PART OF PARCEL 2 IN HIGHLAND AVENUE ASSESSMENT PLAT, RECORDED JANUARY 30, 2012 AS DOCUMENT, BOTH IN SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWEST CORNER OF SAID LOT 1 IN CARSON'S ASSESSMENT PLAT; THENCE NORTH 02 DEGREES 22 MINUTES 47 SECONDS WEST, 352.27 FEET; THENCE ALONG A CURVE HAVING A CHORD BEARING OF NORTH 47 DEGREES 22 MINUTES 48 SECONDS WEST, A RADIUS OF 25.00 FEET, AND AN ARC LENGTH 39.27 FEET; THENCE SOUTH 87 DEGREES 37 MINUTES 13 SECONDS WEST, 114.00 FEET; THENCE ALONG A CURVE HAVING A CHORD BEARING OF SOUTH 66 DEGREES 52 MINUTES 57 SECONDS WEST, A RADIUS OF 77.00 FEET, AND AN ARC LENGTH OF 55.74 FEET; THENCE NORTH 02 DEGREES 22 MINUTES 47 SECONDS WEST, 89.15 FEET; THENCE ALONG A CURVE HAVING A CHORD BEARING OF SOUTH 75 DEGREES 07 MINUTES 13 SECONDS EAST, A RADIUS OF 90.00 FEET, AND AN ARC LENGTH OF 54.22 FEET; THENCE NORTH 87 DEGREES 37 MINUTES 13 SECONDS EAST, 114.00 FEET; THENCE ALONG A CURVE HAVING A CHORD BEARING OF NORTH 42 DEGREES 37 MINUTES 13 SECONDS EAST, A RADIUS OF 25.00

FEET, AND AN ARC LENGTH OF 39.27 FEET; THENCE NORTH 02 DEGREES 22 MINUTES 47 SECONDS WEST, 448.23 FEET; THENCE NORTH 87 DEGREES 15 MINUTES 23 SECONDS EAST, 51.21 FEET; THENCE ALONG A CURVE HAVING A CHORD BEARING OF NORTH 50 DEGREES 02 MINUTES 53 SECONDS EAST, A RADIUS OF 219.00 FEET, AND AN ARC LENGTH OF 288.43 FEET; THENCE NORTH 87 DEGREES 46 MINUTES 43 SECONDS EAST, 107.83 FEET; THENCE ALONG A CURVE HAVING A CHORD BEARING OF NORTH 79 DEGREES 56 MINUTES 16 SECONDS EAST, A RADIUS OF 506.00 FEET, AND AN ARC LENGTH OF 138.49 FEET; THENCE NORTH 72 DEGREES 07 MINUTES 03 SECONDS EAST, 23.60 FEET; THENCE NORTH 66 DEGREES 11 MINUTES 57 SECONDS EAST, 155.55 FEET; THENCE SOUTH 17 DEGREES 28 MINUTES 24 SECONDS EAST, 258.76 FEET; THENCE SOUTH 28 DEGREES 01 MINUTES 44 SECONDS WEST, 62.53 FEET; THENCE SOUTH 62 DEGREES 02 MINUTES 17 SECONDS EAST, 276.72 FEET; THENCE SOUTH 27 DEGREES 57 MINUTES 43 SECONDS WEST, 419.93 FEET; THENCE NORTH 62 DEGREES 01 MINUTES 04 SECONDS WEST, 218.43 FEET; THENCE SOUTH 27 DEGREES 57 MINUTES 43 SECONDS WEST, 254.10 FEET; THENCE SOUTH 57 DEGREES 57 MINUTES 43 SECONDS WEST, 165.00 FEET; THENCE SOUTH 27 DEGREES 57 MINUTES 43 SECONDS WEST, 177.29 FEET; THENCE SOUTH 87 DEGREES 37 MINUTES 13 SECONDS WEST, 188.55 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PINS: 06-29-101-038 (230 Yorktown Center) and a portion of 06-29-101-044 (175 Yorktown Center)

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 \_\_\_\_\_, 2024.

First reading waived by action of the Board of Trustees this 16<sup>th</sup> day of May 2024.

Passed on second reading this 16th day of May 2024, pursuant to a roll call vote as follows:

Ayes: Trustee LaVaque, Honig, Militello and Bachner

Ordinance No. 8259

Re: PC 23-02 – Readopting a Preliminary Plat of Resubdivision – Yorktown Reserve

Page 4

Nays: None

Absent: Trustee Dudek, Puccio

Approved by me this 16th day of May 2024.



Keith T. Giagnorio, Village President

ATTEST:



Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 17th day of May 2024.



Elizabeth Brezinski, Village Clerk

Ordinance No. 8259

Re: PC 23-02 – Readopting a Preliminary Plat of Resubdivision – Yorktown Reserve

Page 5

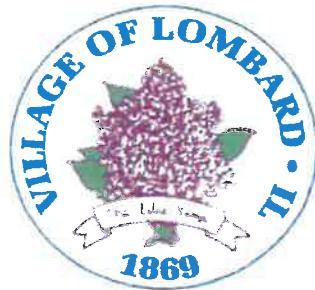
**ORDINANCE 8158**

**AN ORDINANCE APPROVING A PRELIMINARY PLAT OF RESUBDIVISION  
FOR THE PROPERTY AT 230 YORKTOWN CENTER AND THE WEST  
PORTION OF 175 YORKTOWN CENTER, LOMBARD, ILLINOIS,**

(ATTACHED)

**ORDINANCE 8158  
PAMPHLET**

**PC 23-02: YORKTOWN RESERVE (REDEVELOPMENT OF FORMER CARSON'S  
ANCHOR STORE AND RELATED FAÇADE IMPROVEMENTS TO ADJACENT  
YORKTOWN CENTER)**



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*  
Elizabeth Brezinski  
Village Clerk

**ORDINANCE NO. 8158**

**AN ORDINANCE GRANTING A MAJOR CHANGE PURSUANT  
TO TITLE 15, CHAPTER 155, SECTION 155.504 OF THE  
LOMBARD VILLAGE CODE, FOR A PORTION OF THE  
YORKTOWN SHOPPING CENTER PLANNED  
DEVELOPMENT, AS ESTABLISHED BY ORDINANCE 1172  
AND SUBSEQUENTLY AMENDED, TO APPROVE A USE  
EXCEPTION PURSUANT TO SECTION 155.508(B)(3) OF THE  
LOMBARD VILLAGE CODE TO PROVIDE FOR MULTIPLE-  
FAMILY RESIDENTIAL BUILDINGS WITH DWELLING  
UNITS ON THE FIRST FLOOR; AND APPROVING A  
PRELIMINARY PLAT OF SUBDIVISION WITH VARIATIONS**

(PC 23-02: Yorktown Reserve – 230 Yorktown Center and a portion of 175 Yorktown 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 B3 Community Shopping District Planned Development; and,

WHEREAS, the Subject Property, as described in Section 2 below, is subject to the Yorktown Shopping Center Planned Development Design Guidelines, as adopted by the President and Board of Trustees of the Village of Lombard by Ordinance 1172 and subsequently amended by Ordinances 3964, 6053, 6180, 6230, 7067, and 7175; and,

WHEREAS, an application has heretofore been filed requiring approval of a major change to a portion of a planned development, consisting of 230 Yorktown Center and a portion of 175 Yorktown Center, pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code); approval of certain variations under both the Lombard Zoning Ordinance and the Lombard Subdivisions and Development Ordinance (Title 15, Chapter 154 of the Village Code); and approval of a preliminary plat of subdivision;

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on February 20, 2023, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the major change, the variations, and approval of a preliminary plat of subdivision; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations 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, DU PAGE COUNTY, ILLINOIS, as follows:

**SECTION 1:** That a major change for a portion of a planned development, certain variations, and a preliminary plat of subdivision, as set forth below, is hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3:

1. Pursuant to Section 155.504(A) of the Lombard Village Code (major changes in a planned development) of the Lombard Zoning Ordinance, the Yorktown Shopping Center Planned Development as established by Ordinance Number 1172 and subsequently amended by Ordinance Numbers 3964, 6053, 6180, 6230, 7067, and 7175, is hereby amended to:
  - a. Approve the preliminary plan documents for Yorktown Reserve;
  - b. Approve a variation from Section 155.415(E) to allow a lot with a lot width of less than 100 feet, to provide for a driveway connection to Highland Avenue; and
  - c. Approve a use exception pursuant to Section 155.508(B)(3) of the Lombard Village Code to provide for a multiple-family residential building with dwelling units on the first floor;
2. Pursuant to Chapter 154 of the Lombard Village Code (the Subdivisions and Development Ordinance) approve a preliminary plat of subdivision with the following variations:
  - a. A variation from Section 154.506(D) to allow for lots that do not have frontage on a public street;
  - b. A variation from Section 154.506(F) to allow lots that are not at right angles or radial to street lines; and

**SECTION 2:** That this ordinance is limited and restricted to the subject property generally located at 230 Yorktown Center and the west portion of 175 Yorktown Center, Lombard, Illinois, and more specifically legally described as set forth below:

THAT PART OF LOT 1 IN CARSON'S ASSESSMENT PLAT OF YORKTOWN SHOPPING CENTER, RECORDED AUGUST 8, 2000 AS DOCUMENT R2000-

120890, TOGETHER WITH THAT PART OF PARCEL 2 IN HIGHLAND AVENUE ASSESSMENT PLAT, RECORDED JANUARY 30, 2012 AS DOCUMENT R2012-012175, BOTH IN SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWEST CORNER OF SAID LOT 1 IN IN CARSON'S ASSESSMENT PLAT; THENCE NORTH 02 DEGREES 22 MINUTES 47 SECONDS WEST, 352.27 FEET; THENCE ALONG A CURVE HAVING A CHORD BEARING OF NORTH 47 DEGREES 22 MINUTES 48 SECONDS WEST, A RADIUS OF 25.00 FEET, AND AN ARC LENGTH 39.27 FEET; THENCE SOUTH 87 DEGREES 37 MINUTES 13 SECONDS WEST, 114.00 FEET; THENCE ALONG A CURVE HAVING A CHORD BEARING OF SOUTH 66 DEGREES 52 MINUTES 57 SECONDS WEST, A RADIUS OF 77.00 FEET, AND AN ARC LENGTH OF 55.74 FEET; THENCE NORTH 02 DEGREES 22 MINUTES 47 SECONDS WEST, 89.15 FEET; THENCE ALONG A CURVE HAVING A CHORD BEARING OF SOUTH 75 DEGREES 07 MINUTES 13 SECONDS EAST, A RADIUS OF 90.00 FEET, AND AN ARC LENGTH OF 54.22 FEET; THENCE NORTH 87 DEGREES 37 MINUTES 13 SECONDS EAST, 114.00 FEET; THENCE ALONG A CURVE HAVING A CHORD BEARING OF NORTH 42 DEGREES 37 MINUTES 13 SECONDS EAST, A RADIUS OF 25.00 FEET, AND AN ARC LENGTH OF 39.27 FEET; THENCE NORTH 02 DEGREES 22 MINUTES 47 SECONDS WEST, 448.23 FEET; THENCE NORTH 87 DEGREES 15 MINUTES 23 SECONDS EAST, 51.21 FEET; THENCE ALONG A CURVE HAVING A CHORD BEARING OF NORTH 50 DEGREES 02 MINUTES 53 SECONDS EAST, A RADIUS OF 219.00 FEET, AND AN ARC LENGTH OF 288.43 FEET; THENCE NORTH 87 DEGREES 46 MINUTES 43 SECONDS EAST, 107.83 FEET; THENCE ALONG A CURVE HAVING A CHORD BEARING OF NORTH 79 DEGREES 56 MINUTES 16 SECONDS EAST, A RADIUS OF 506.00 FEET, AND AN ARC LENGTH OF 138.49 FEET; THENCE NORTH 72 DEGREES 07 MINUTES 03 SECONDS EAST, 23.60 FEET; THENCE NORTH 66 DEGREES 11 MINUTES 57 SECONDS EAST, 155.55 FEET; THENCE SOUTH 17 DEGREES 28 MINUTES 24 SECONDS EAST, 258.76 FEET; THENCE SOUTH 28 DEGREES 01 MINUTES 44 SECONDS WEST, 62.53 FEET; THENCE SOUTH 62 DEGREES 02 MINUTES 17 SECONDS EAST, 276.72 FEET; THENCE SOUTH 27 DEGREES 57 MINUTES 43 SECONDS WEST, 419.93 FEET; THENCE NORTH 62 DEGREES 01 MINUTES 04

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PINS: 06-29-101-038 (230 Yorktown Center) and a portion of 06-29-101-044 (175 Yorktown Center)

**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 Shopping Center Planned Development;
2. That the petitioner shall develop the site in substantial accordance with the preliminary plans submitted as part of aforementioned application and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
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;
5. The petitioner shall address KLOA's comments on internal traffic circulation and control, with revised plans to be reviewed during permit review by engineering staff; 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.

Ordinance No. 8158

Re: PC 23-02

Page 5

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

Nays: None

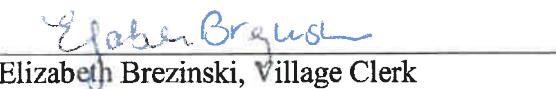
Absent: None

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



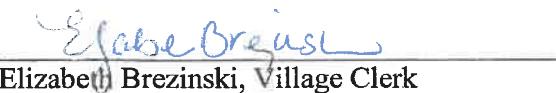
Keith T. Giagnorio, Village President

ATTEST:



Elizabeth Brezinski, Village Clerk

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



Elizabeth Brezinski, Village Clerk