

**ORDINANCE 7176
PAMPHLET**

**PC 15-27B: YORKTOWN PERIPHERAL
PLANNED DEVELOPMENT**



PUBLISHED IN PAMPHLET FORM THIS 22nd DAY OF JANUARY, 2016, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.



Sharon Kuderna
Village Clerk

ORDINANCE NO. 7176

**GRANTING AN AMENDMENT TO ORDINANCE NUMBER
3962 GRANTING A CONDITIONAL USE FOR A PLANNED
DEVELOPMENT, AND AS SUBSEQUENTLY AMENDED BY
ORDINANCE NUMBERS 3963, 4039, 4310, 5397, 5581, 5632, 5741,
6059 AND 6059A**

(PC 15-27B: Yorktown Peripheral Planned Development)

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 19, 1995, the Corporate Authorities approved Ordinance Number 3962, granting approval of a conditional use for a planned development; and,

WHEREAS, on January 19, 1995, the Corporate Authorities approved Ordinance Number 3963, granting a map amendment (rezoning) from the R5 General Residence District to the B3 Community Shopping District; and,

WHEREAS, on June 15, 1995, the Corporate Authorities approved Ordinance Number 4039, granting amendments to the conditional use for a planned development to make certain corrections for clarification purposes and to finalize Section 4 of Ordinance Number 3962; and,

WHEREAS, on June 5, 1997, the Corporate Authorities approved Ordinance Number 4310, granting amendments to the conditional use for a planned development to repeal Ordinance Number 4292 in its entirety and to amend Section 3 of Ordinance Number 3962; and,

WHEREAS, on November 20, 2003, the Corporate Authorities approved Ordinance Number 5397, granting amendments to the conditional use for a planned development with variations and deviations and granting a conditional use for a hotel / convention hall facility, subsequently extended by Ordinance Numbers 5581 and 5632, located at 70 Yorktown Shopping Center and; and,

WHEREAS, on October 6, 2005, the Corporate Authorities approved Ordinance Number 5741, granting amendments to the conditional use for a planned development to allow for a building expansion and to allow for deviations from the Sign

Ordinance as well as conditions of approval associated with Lot 1 of the planned development associated with the Target department store at 60 Yorktown Shopping Center; and,

WHEREAS, on June 21, 2007, the Corporate Authorities approved Ordinance Numbers 6059 and 6059A, granting amendments to the conditional use for a planned development to amend the geographical extent of the previously approved planned development and a conditional use for an outdoor dining establishment at 70 Yorktown Shopping Center; and,

WHEREAS, on June 21, 2007, the Corporate Authorities approved Ordinance Number 6059A, granting a map amendment (rezoning) from O Office District to B3 Community Shopping District; and,

WHEREAS, Title 15, Chapter 155, Section 155.504 allows for amendment of an ordinance granting a conditional use for a Planned Development amendment 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, and any companion zoning approvals; and,

WHEREAS, pursuant to an application to amend Ordinance Number 3962, and as subsequently amended by Ordinance Numbers 3963, 4039, 4310, 5397, 5741, 6059, and 6059A, proper and legal notice was provided and a public hearing was held before the Village's Plan Commission on November 23, 2015; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the amendment 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 following amendment to the conditional use approval for the Yorktown Peripheral Planned Development, as established by Ordinance Number 3962 and as subsequently amended by Ordinance Numbers 3963, 4039, 4310, 5397, 5741, 6059, and 6059A, as set forth below is hereby granted for the Subject Property legally described in Section 2, subject to the three (3) conditions set forth in Section 5. Said amendment is a change to the geographical extent of the previously approved planned development and any companion zoning approvals.

SECTION 2: That this Ordinance is limited and restricted to the property generally located at 455-465 East 22nd Street and 60-70 Yorktown Center, Lombard, Illinois and more specifically legally described as follows:

Lot 1 in Yorktown Peripheral/Target Subdivision, being part of the Northeast 1/4 of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded November 17, 1995 as document R95-162762, in DuPage County, Illinois.
PIN No. 06-29-200-047

Lot 3 in Yorktown Peripheral/Target Subdivision, being part of the Northeast 1/4 of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded November 17, 1995 as document R95-162762, in DuPage County, Illinois.
06-29-200-049

Lot 4 in Yorktown Peripheral/Target Subdivision, being part of the Northeast 1/4 of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded November 17, 1995 as document R95-162762, in DuPage County, Illinois.
06-29-200-050

Outlot A in Yorktown Peripheral/Target Subdivision, being part of the Northeast 1/4 of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded November 17, 1995 as document R95-162762, in DuPage County, Illinois.
06-29-200-053

Lot 5 in Yorktown Peripheral/Target Subdivision, being a part of the Northeast 1/4 of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian,

according to the plat thereof recorded November 17, 1995 as document R95-162762, in DuPage County, Illinois.
06-29-200-051

Lot 6 in Yorktown Peripheral/Target Subdivision, being a part of the Northeast 1/4 of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded November 17, 1995 as document R95-162762, in DuPage County, Illinois.
06-29-200-052

Lot 1 of the Plat of Resubdivision of Lombard Westin Hotel and Convention Center, being a resubdivision of Lot 2 in Yorktown Peripheral/Target Subdivision per plat thereof recorded November 17, 1995 as document R95-162762, and part of Lot 1 in the Resubdivision of Northern Baptist Theological Seminary Subdivision per plat thereof recorded November 13, 1989 as document R89-143132, all in Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat of Resubdivision recorded April 17, 2009 as document R2009-57156, in DuPage County, Illinois.
06-29-200-057

SECTION 3: That the following legally described property is hereby removed from the geographical extent of the Yorktown Peripheral Planned Development as previously legally described in Section 2 above:

Lot 4 in Yorktown Peripheral/Target Subdivision, being part of the Northeast 1/4 of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded November 17, 1995 as document R95-162762, in DuPage County, Illinois.
06-29-200-050

SECTION 4: That with the removal of properties identified within Section 3 above being removed, the legal description the amended Yorktown Peripheral Planned Development shall be as set forth below and depicted as part of Exhibit A attached hereto and made a part hereof:

Lot 1 in Yorktown Peripheral/Target Subdivision, being part of the Northeast 1/4 of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded November 17, 1995 as document R95-162762, in DuPage County, Illinois.
PIN No. 06-29-200-047

Lot 3 in Yorktown Peripheral/Target Subdivision, being part of the Northeast 1/4 of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded November 17, 1995 as document R95-162762, in DuPage County, Illinois.
06-29-200-049

Outlot A in Yorktown Peripheral/Target Subdivision, being part of the Northeast 1/4 of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded November 17, 1995 as document R95-162762, in DuPage County, Illinois.
06-29-200-053

Lot 5 in Yorktown Peripheral/Target Subdivision, being a part of the Northeast 1/4 of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded November 17, 1995 as document R95-162762, in DuPage County, Illinois.
06-29-200-051

Lot 6 in Yorktown Peripheral/Target Subdivision, being a part of the Northeast 1/4 of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded November 17, 1995 as document R95-162762, in DuPage County, Illinois.
06-29-200-052

Lot 1 of the Plat of Resubdivision of Lombard Westin Hotel and Convention Center, being a resubdivision of Lot 2 in Yorktown Peripheral/Target Subdivision per plat thereof recorded November 17, 1995 as document R95-162762, and part of Lot 1 in the Resubdivision of Northern Baptist Theological Seminary Subdivision per plat thereof recorded November 13, 1989 as document R89-143132, all in Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat of Resubdivision recorded April 17, 2009 as document R2009-57156, in DuPage County, Illinois.

06-29-200-057

SECTION 5: This ordinance shall be granted subject to compliance with the following conditions:

1. That this relief is valid only with the subsequent approval of both PC 15-27A and PC 15-27C;
2. That this relief is limited to a change in the geographic boundaries for the Yorktown Peripheral Planned Development and any physical site improvements or alterations require approval through the Village; and
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.

SECTION 6: 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 7: 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 7th day of January, 2016.

First reading waived by action of the Board of Trustees this ____ day of _____, 2016.

Passed on second reading this 21st day of January, 2016, pursuant to a roll call vote as follows:

Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Johnston, Pike and Ware

Nays: None

Absent: None

Approved by me this 21st day of January, 2016.


Keith T. Giagnorio, Village President

Ordinance No. 7176

Re: PC 15-27B

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ATTEST:

A handwritten signature in cursive script, appearing to read "Sharon Kuderna", written over a horizontal line.

Sharon Kuderna, Village Clerk

Published in pamphlet from this 22nd day of January, 2016.

A handwritten signature in cursive script, appearing to read "Sharon Kuderna", written over a horizontal line.

Sharon Kuderna, Village Clerk

EXHIBIT A

**YORKTOWN PERIPHERAL/SUBDIVISION AFTER REMOVAL OF LEGALLY
DESCRIBED TRACTS**

(SEE ATTACHED PAGE)



EXA

**YORKTOWN CENTER /
SUBDIVISION
(EXCLUDING LOT 4)**

YORKTOWN COMMONS

[illegible]

VZ Composite
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