

**VILLAGE OF LOMBARD**  
**REQUEST FOR BOARD OF TRUSTEES ACTION**  
**For Inclusion on Board Agenda**

Resolution or Ordinance (Blue)       Waiver of First Requested  
 Recommendations of Boards, Commissions & Committees (Green)  
 Other Business (Pink)

**TO :** PRESIDENT AND BOARD OF TRUSTEES

**FROM:** Scott R. Niehaus, Village Manager

**DATE :** April 27, 2023      **(BOT) Date:** May 4, 2023

**SUBJECT:** PC 23-02: 230 Yorktown Center and a portion of 175 Yorktown  
Center -Yorktown Reserve

**SUBMITTED BY:** William J. Heniff, AICP, Director of Community Development *WJH*

**BACKGROUND/POLICY IMPLICATIONS:**

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition.

The petitioner requests that the Village take the following actions on the subject property located within the B3PD Community Shopping District Planned Development (Yorktown Shopping Center Planned Development):

1. Pursuant to Section 155.504(A) of the Lombard Village Code (major changes in a planned development) of the Lombard Zoning Ordinance, amend 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, to 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
  - c. 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.

The Plan Commission recommended approval of this petition by a vote of 7-0. Please place this petition on the May 4, 2023, Village Board of Trustees agenda for a first reading on items for Separate Action.

**Fiscal Impact/Funding Source:**

Review (as necessary):

Finance Director \_\_\_\_\_

Date *4/27/23*