



**FRED BUCHOLZ**

DUPAGE COUNTY RECORDER

NOV.17,2016

12:03 PM

OTHER

\$12.00 06-29-200-050

**006 PAGES R2016-127723**

**ORDINANCE 7278**

**GRANTING A MAJOR CHANGE PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.504 OF THE LOMBARD ZONING ORDINANCE, AND PURSUANT TO CHAPTER IV, SECTION IV(E) OF THE YORKTOWN COMMONS PLANNED DEVELOPMENT DESIGN GUIDELINES, FOR PARCEL 1 OF THE YORKTOWN COMMONS PLANNED DEVELOPMENT, AS ESTABLISHED BY ORDINANCE 7177, TO ALLOW FOR AN AMENDED BUILD-TO LINE**

**PIN(s): 06-29-200-050**

**ADDRESS: Yorktown Commons Planned Development Parcel 1 (2277 S. Grace Street; the northeast corner of Grace Street and the Yorktown Ring Road), Lombard, IL 60148**

VACANT

**Prepared by and Return To:**

**Village of Lombard  
255 E. Wilson Avenue  
Lombard, IL 60148**



I, **Janet Downer**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a copy of

ORDINANCE 7278

GRANTING A MAJOR CHANGE PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.504 OF THE LOMBARD ZONING ORDINANCE, AND PURSUANT TO CHAPTER IV, SECTION IV(E) OF THE YORKTOWN COMMONS PLANNED DEVELOPMENT DESIGN GUIDELINES, FOR PARCEL 1 OF THE YORKTOWN COMMONS PLANNED DEVELOPMENT, AS ESTABLISHED BY ORDINANCE 7177, TO ALLOW FOR AN AMENDED BUILD-TO LINE

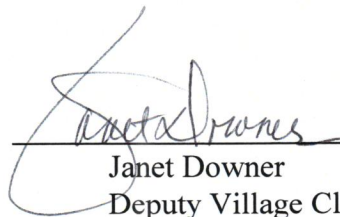
PIN(s): 06-29-200-050

ADDRESS: Yorktown Commons Planned Development Parcel 1 (2277 S. Grace Street: the northeast corner of Grace Street and the Yorktown Ring Road), Lombard, IL 60148

of the said Village as it appears from the official records  
of said Village duly approved this 6th  
day of October, 2016.

**In Witness Whereof**, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 15th day of November, 2016.



  
\_\_\_\_\_  
Janet Downer  
Deputy Village Clerk  
Village of Lombard  
DuPage County, Illinois

**ORDINANCE 7278  
PAMPHLET**

**PC 16-17: PARCEL 1, YORKTOWN COMMONS PLANNED DEVELOPMENT  
NORTHEAST CORNER OF GRACE STREET AND YORKTOWN RING ROAD**



**PUBLISHED IN PAMPHLET FORM THIS 7<sup>th</sup> DAY OF OCTOBER, 2016, BY ORDER  
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.**

*Sharon Kuderna*

**Sharon Kuderna  
Village Clerk**

**ORDINANCE NO. 7278**

**AN ORDINANCE GRANTING A MAJOR CHANGE PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.504 OF THE LOMBARD ZONING ORDINANCE, AND PURSUANT TO CHAPTER IV, SECTION IV(E) OF THE YORKTOWN COMMONS PLANNED DEVELOPMENT DESIGN GUIDELINES, FOR PARCEL 1 OF THE YORKTOWN COMMONS PLANNED DEVELOPMENT, AS ESTABLISHED BY ORDINANCE 7177, TO ALLOW FOR AN AMENDED BUILD-TO LINE**

(PC 16-17: Yorktown Commons Planned Development Parcel 1 – 2277 Grace Street)

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 Commons Planned Development Design Guidelines, as adopted by the President and Board of Trustees of the Village of Lombard by Ordinance 7177; and,

WHEREAS, an application has heretofore been filed requiring approval of the following major change to a portion of a planned development, commonly referred to as Parcel 1 of Yorktown Commons, pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code) and the Yorktown Commons Planned Development Design Guidelines:

1. Amend the build-to line for the eastern elevation of the proposed multiple-family residential development to a range of 15 feet to 23 feet, where a 13-foot build-to line was established by the Yorktown Commons Planned Development Design Guidelines; and

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on August 29, 2016, 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; 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 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. Amend the build-to line for the eastern elevation of the proposed multiple-family residential development to a range of 15 feet to 23 feet, where a 13-foot build-to line was established by the Yorktown Commons Planned Development Design Guidelines.

**SECTION 2:** That this ordinance is limited and restricted to the subject property generally located at 2277 S. Grace Street, Lombard, Illinois, and more specifically legally described as set forth below:

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.

PIN: 06-29-200-050 (2277 S. Grace Street; the northeast corner of Grace Street and the Yorktown Ring Road)

**SECTION 3:** This ordinance shall be granted subject to compliance with the following conditions:

1. That the major change to a planned development is valid only for Parcel 1 in the Yorktown Commons Planned Development;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code, or as provided as part of the original planned development approval set forth in Ordinance 7177;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
4. That the petitioner shall construct improvements in the Grace Street right-of-way as required by the Design Guidelines and approved by the Department of Public Works;
5. That the petitioner shall submit a final landscape plan incorporating screening elements along the north property line of the site, and that such landscape plan shall be subject to the approval of the Director of the Community Development Department; and
6. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall be come null and void unless a time extension has been granted by the Village Board.

Ordinance No. 7278

Re: PC 16-17

Page 3

**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 15<sup>th</sup> day of September, 2016.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2016.

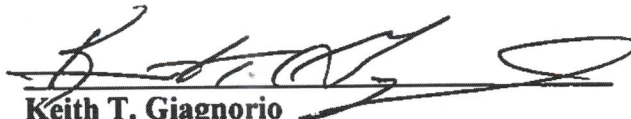
Passed on second reading this 6<sup>th</sup> day of October, 2016.

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

Nays: None

Absent: None

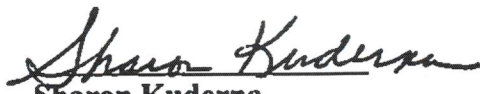
Approved this 6<sup>th</sup> day of October, 2016.

  
**Keith T. Giagnorio**  
**Village President**

ATTEST:

  
**Sharon Kuderna**  
**Village Clerk**

Published by me in pamphlet form on this 7<sup>th</sup> day of October, 2016.

  
**Sharon Kuderna**  
**Village Clerk**