



Village of Lombard

Village Hall
255 East Wilson Ave.
Lombard, IL 60148
villageoflombard.org

Legislation Details (With Text)

File #:	220236	Version:	3	Name:	
Type:	Ordinance	Status:		Passed	
File created:	7/7/2022	In control:		Village Board of Trustees	
On agenda:		Final action:		10/20/2022	
Title:	<p>PC 22-20: 4-44 Yorktown Center, Yorktown Commons Parcel 4 - D.R. Horton Townhomes The Plan Commission submits its recommendation to approve an Ordinance granting the following actions on the subject property located within the B3PD Community Shopping District Planned Development: Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Yorktown Commons Planned Development Form Based Code, as stated in Section IV(E) and established by Ordinance No. 7177, as follows:</p> <ol style="list-style-type: none">1. Amend the build-to lines for the proposed attached single-family (townhouse) residential development to be located on Lot 4 of the Yorktown Commons Phase I Subdivision in the following respects:<ol style="list-style-type: none">a. To account for required separation distances between buildings and public utilities, provide for a major change to the southern build-to line to allow for the exterior building elevation to be located more than 12 feet behind the south property line, where a 12-foot build-to line was established for townhouses;b. To account for required separation distances between buildings and public utilities, provide for a major change to the eastern build-to line to allow for the exterior building elevation to be located more than 30 feet behind the east property line, where a 12-foot build-to line was established for townhouses;2. Approve an attached single-family residential development based upon the submitted plans, pursuant to Ordinance 7177 and through Section 155.511 of the Lombard Zoning Ordinance (Site Plan Approvals) and as deemed appropriate; and3. Approve a preliminary plat of subdivision. (DISTRICT #3)				

Sponsors:

Indexes:

Code sections:

Attachments:	1. 220236_PC 22-20 4-44 Yorktown Center - Yorktown Commons Parcel 4, 2. 220236_PC 22-20 4-44 Yorktown Center - Yorktown Commons Parcel 4 - 8-3-22 Special Meeting 1, 3. BOARD MEETING 10-06-22 220236 PC 22-20 Yorktown Center (Yorktown Commons Parcel 4) D.R. Horton Townhomes, 4. BOARD MEETING 10-20-22 220236 PC 22-20 4-44 Yorktown Center Yorktown Commons Parcel r DR Horton - Revised Final Ordinance, 5. Ordinance 8092 PC 22-20 4-44 Yorktown Center, Yorktown Commons Parcel 4 D.R. Horton Townhomes.pdf, 6. Cover Page 220236.pdf, 7. Ordinance 8092 Recorded.pdf
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Date	Ver.	Action By	Action	Result
1/20/2023	3	Recorder	Recorded	
10/20/2022	3	Village Board of Trustees	passed on second reading	Pass
10/6/2022	3	Village Board of Trustees	passed on first reading	Pass
8/3/2022	2	Plan Commission	recommended to the Corporate Authorities for approval subject to conditions	Pass
7/18/2022	1	Plan Commission	continued	Pass

PC 22-20: 4-44 Yorktown Center, Yorktown Commons Parcel 4 - D.R. Horton Townhomes

The Plan Commission submits its recommendation to approve an Ordinance granting the following actions on the subject property located within the B3PD Community Shopping District Planned Development:

Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Yorktown Commons Planned Development Form Based Code, as stated in Section IV(E) and established by Ordinance No. 7177, as follows:

1. Amend the build-to lines for the proposed attached single-family (townhouse) residential development to be located on Lot 4 of the Yorktown Commons Phase I Subdivision in the following respects:
 - a. To account for required separation distances between buildings and public utilities, provide for a major change to the southern build-to line to allow for the exterior building elevation to be located more than 12 feet behind the south property line, where a 12-foot build-to line was established for townhouses;
 - b. To account for required separation distances between buildings and public utilities, provide for a major change to the eastern build-to line to allow for the exterior building elevation to be located more than 30 feet behind the east property line, where a 12-foot build-to line was established for townhouses;
 2. Approve an attached single-family residential development based upon the submitted plans, pursuant to Ordinance 7177 and through Section 155.511 of the Lombard Zoning Ordinance (Site Plan Approvals) and as deemed appropriate; and
 3. Approve a preliminary plat of subdivision. (DISTRICT #3)
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