

# Village of Lombard

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



## Minutes

**Wednesday, August 3, 2022**

**7:00 PM**

**Special Meeting**

**Village Hall**

## **Plan Commission**

***Commissioners:***

***Ruth Sweetser, Leigh Giuliano, Bill Johnston,***

***Kevin Walker, Tony Invergo,***

***Alissa Verson and Robert Spreenber***

***Staff Liaison: Jennifer Ganser***

## Call to Order

*Commissioner Giuliano called the meeting to order at 7:00 p.m*

## Pledge of Allegiance

*Commissioner Giuliano led the Pledge of Allegiance*

## Roll Call of Members

**Present** 6 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Kevin Walker, Tony Invergo, and Alissa Verson

**Absent** 1 - Robert Spreenberg

*Also present: Bill Heniff, AICP Director of Community Development, Anna Papke, AICP Senior Planner of Community Development, and Anne Skrodzki, Legal Counsel to the Plan Commission.*

*Commissioner Giuliano called the order of the agenda.*

*Ms. Papke read the Rules and Procedures as written by the Plan Commission.*

## Appoint an Acting Chair

*A motion was made by Commissioner Walker, seconded by Commissioner Johnston to appoint Commissioner Leigh Giuliano Chair. The motion passed by an unanimous*

## Public Hearings

[220236](#)

**PC 22-20: 4-44 Yorktown Center, Yorktown Commons Parcel 4 - D.R. Horton Townhomes (Continuance from the 7-18-22 Plan Commission Meeting)**

The petitioner, D. R. Horton, Inc. - Midwest, requests that the Village take the following actions on the subject property located within the B3PD Community Shopping District Planned Development (Yorktown Commons 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)

*After due notice and as required by law, the Plan Commission conducted a continuance of the public hearing for this petition on August 3, 2022. Sworn in to present the petition was Anna Papke, Senior Planner; William Heniff, Community Development Director; and Chris Funkhouser, Land Acquisition project manager for D.R. Horton, representing the petitioner.*

*Commissioner Walker stated that while he had not been present at the July 18, 2022, Plan Commission meeting, he had watched the recording of the meeting so was aware of all the previous testimony on the petition.*

*Acting Chair Giuliano read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, she proceeded with the petition.*

*Mr. Funkhouser introduced other members of the D. R. Horton team in attendance at the meeting. He then summarized the petition as presented at the July 18, 2022, Plan Commission meeting. At the July meeting, the Plan Commissioners had expressed concern that there would not be adequate lighting in the development, and asked for additional information on this topic.*

*In response, the D. R. Horton team had prepared a lighting plan*

*showing the proposed lighting on the site. This included carriage lights at the front doors of the townhome units as well as garage door lighting at the rear of each unit. The garage door lighting would be either a carriage light or an undermount unit, depending on the configuration of the garage door. Mr. Funkhouser said there would also be bollard lighting and street lights throughout the development. The D. R. Horton team had increased the number of bollard and street lights in response to the Plan Commission's concerns. Mr. Funkhouser noted the plans now called for 19 bollard lights throughout the development and 6 street lights along the private interior driveway. He described the design of the street lights, and explained the bollard lights would provide lighting in the green space, driveways, and at the corner of Grace Street and the Yorktown Ring Road.*

*Acting Chair Giuliano asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, she asked for the staff report.*

*Mr. Heniff presented the staff analysis. He said that the property is a unique site in that it is a redevelopment on the periphery of the Yorktown Center mall. Following the July 18, 2022, Plan Commission meeting, staff conducted a site visit to assess existing light conditions on the subject property. Staff had observed that lighting sources in the vicinity of the subject property include lighting in the convenience center parking lot and on the convenience center building, as well as lighting from the adjacent parking Yorktown Center parking lots. As a publicly owned street, Grace Street has lighting levels that reach the 0.2-foot candle minimum specification for residential streets. Mr. Heniff noted that the Design Guidelines for the Yorktown Commons Planned Development do not set required light levels for private residential property such as the proposed townhome development.*

*Mr. Heniff noted that even with the redevelopment of the subject property, there would still be spillover light from the street lights on Grace Street. Additionally, the Yorktown Ring Road, though privately owned, did have light spill from the adjacent parking lots, which would also spill onto the subject property. Light levels along the Ring Road ranged from 0.2 to 2.0 foot candles.*

*Mr. Heniff said that it was important that light levels on the subject property not be so high that they impact the adjacent Liberty Square condo development, which has residential units with windows overlooking the subject property. He said that the adjacent Grace Street right-of-way already meets required lighting standards, and the petitioner had proposed additional lighting in response to the Plan Commission's concerns. He noted the location of the lighting would be subject to final engineering review by Village staff.*

*Mr. Heniff said staff still recommends approval of the petition, subject to conditions outlined in the addendum memo to the Plan Commission. The conditions of approval had been updated to reference the petitioner's lighting plan, as well as a scrivener's error that had made a reference to PC 22-02 instead of PC 22-20.*

*Acting Chair Giuliano asked if there were any questions or comments on the staff report. Hearing none, she opened the meeting for comments among the Commissioners.*

*Commissioner Sweetser asked if the lighting on the exterior of the buildings will be controlled by the homeowners' association or by individual unit owners. She also asked who would be responsible for fixing them if they burn out.*

*Mr. Funkhouser said the exterior building lighting will be controlled by the homeowners' association or management company. Individual unit owners would not be able to turn off these lights. The HOA or management company would also be responsible for repairing these lights as needed.*

*Commissioner Johnston asked if the garage door lighting will all be on one photocell. Mr. Funkhouser confirmed this is the case.*

*Commissioner Johnston said this was good, as it would prevent dark alleys throughout the development. He asked if there will be lighting in the center of the green space.*

*Mr. Funkhouser said there will be ambient light at the center of the green space provided by lighting elsewhere in the development and light spill from Grace Street and the Ring Road. He noted that D. R. Horton is trying to minimize light spill into the second and third story windows of the townhomes, which is where most of the living spaces will be.*

**On a motion by Commissioner Johnston, and a second by Commissioner Invergo, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 22-20 subject to the seven (7) conditions as amended in the addendum memo to the staff report:**

- 1. That the major changes to a planned development are valid only for Parcel 4 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 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. That the petitioner shall install lighting within the development consistent with the proposed light standards and companion photometric plans by the petitioner, prepared by Manhard Consulting, dated July 27, 2022, subject to review and approval by the Village as part of final engineering;
- 6. That this approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11); and
- 7. That with the approval of PC 22-20, the approval granted by SPA 19-02 for the subject property shall be null and void.

The motion carried by the following vote:

**Aye:** 6 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Kevin Walker, Tony Invergo, and Alissa Verson

**Absent:** 1 - Robert Spreenberg

## Business Meeting

### Approval of Minutes

A motion was made by Commissioner Invergo, seconded by Commissioner Johnsonson, that the minutes of the July 18, 2022 meeting be approved.

The motion carried by the following vote:

**Aye:** 6 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Kevin Walker, Tony Invergo, and Alissa Verson

**Absent:** 1 - Robert Spreenberg

### Public Participation

There was no public participation

### DuPage County Hearings

There was no DuPage County Hearings

### Chairperson's Report

The Chairperson deferred to the Director of Community Development

### Planner's Report

There was no Planners report

## **Unfinished Business**

There was no Unfinished Business

## **New Business**

There was no New Business

## **Subdivision Reports**

There was no Subdivision Reports

## **Site Plan Approvals**

There was no Site Plan Approvals

## **Workshops**

There was no Workshops

## **Adjournment**

**A motion was made by Commissioner Invergo, seconded by Commissioner Walker, to adjourn the meeting at 7:29 p.m. The motion passed by an unanimous vote.**

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*Leigh Giuliano, Commissioner  
Lombard Plan Commission*

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*Jennifer Ganser, AICP, Assistant Director  
Community Development*