

Village of Lombard

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



Minutes

Monday, July 18, 2022

7:00 PM

Village Hall Boardroom

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, Tony Invergo, Robert Spreenberg, and Alissa Verson

Absent 1 - Kevin Walker

Also present: Jennifer Ganser, AICP Associate 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. Ganser read the Rules and Procedures as written by the Plan Commission.

Appoint an Acting Chair

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

Public Hearings

[220220](#)

PC 22-18: 600 - 690 E Butterfield Rd - Hoffman Lot 1

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

1. A major change to the Hoffmann Group Planned Development, pursuant to Section 155.504(A) of Village Code, and as established by Ordinance 7909 (PC 20-13), to provide for a change in the location of buildings by 10' or more.
2. An amendment to a previously granted conditional use, pursuant to Section 155.415(C) of Village Code to allow for one "drive through" for a car wash and one "drive through" for a fast-food

restaurant, as opposed to the two restaurant drive throughs shown on the previous approved plan (PC 20-13).

3. A perimeter lot landscaping variance pursuant to Section 155.709 of Village Code from five feet (5') to zero feet (0') on the west side of the subject property due to a possible cross access easement with the property to the west and the car wash relocation.
(DISTRICT #3)

Sworn in to present the petition were Michael Caldwell and Jen LaSota, petitioner and Jennifer Ganser, Assistant Director.

Acting Chairperson Giuliano read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine, and proceeded with the petition.

Ms. LaSota said she represents the owners. She said they are here to discuss the proposed changes to Lot 1. She said Mr. Caldwell will go through the presentation and changes. Mr. Caldwell said this is a revision to a planned development approved in 2021. He reviewed a PowerPoint and the eight points of revision.

Mr. Caldwell reviewed the updated circulation. Ms. LaSota said the traffic study was completed and noted concerns on the access points. The new access provides for a better traffic flow. She said the car wash building was moved and the restaurant/convenience center building was moved north. Mr. Caldwell discussed the traffic flow at the intersection, which was redesigned. He noted a public comment about adding another through lane. He said that was discussed with the traffic consultant and decided it was not needed. He discussed the convenience center building relocation and the drive through. Two drive throughs were approved in 2020 and now only one is needed. He showed the car wash building relocation. He discussed the enhanced parking on site including the ADA spaces. He discussed the proposed cross access to the west. He showed the landscape plan and the changes due to the site plan changes.

Acting Chairperson Giuliano asked if any additional person would like to speak in favor or against this petition, or for public comment.

Hearing none, Acting Chairperson Giuliano asked for the staff report.

Ms. Ganser presented the IDRC report for PC 22-18, which was entered into the public record in its entirety. In 2020 (PC 20-13), the petitioner received zoning entitlements for Lot 1. Since then, the site plan has

changed and a new public hearing is required. The petitioner is proposing a major change in the approved Planned Development to reflect a change in the relocation of the car wash building, a reduction of drive throughs from two to one, and reduced perimeter lot landscaping. Lot 1 will still consist of a gas station, car wash, convenience market with restaurant and drive through, and associated parking. The proposed uses would be consistent with the designation of the property as Mixed-Use Commercial Uses and the surrounding neighborhood.

A resident sent an email over the weekend and the email will be included in the public comment. The Plan Commission received the email. The email comments on the circulation of Lot 1. Staff notes that KLOA, the Village traffic consultant, reviewed the plan and is comfortable with the traffic circulation. There is an existing traffic light at Butterfield and Maxant Drive and that will stay when the road is renamed to Golf Social Drive.

Staff is supportive of the changes.

Acting Chairperson Giuliano opened the meeting to discussion by the Plan Commissioners.

Commissioner Sweetser asked about the traffic to the west and how the cross access could be used. Mr. Caldwell said he doesn't anticipate a huge volume of traffic but it would be for people who would use both facilities. He said the cross access is still under review by the property owners. Commissioner Sweetser asked if that would be guided by stop signs and Mr. Caldwell said most likely.

Commissioner Johnston asked if they will have diesel fuel. Ms. LaSota said she is not certain and perhaps 1 or 2 pumps might. Commissioner Johnston asked if trucks would fuel there and Ms. LaSota said no. Commissioner Johnston asked if the flow is better with the moved car wash and Ms. LaSota said yes.

Commissioner Spreenberg said he had concerns about the cross access. Mr. Caldwell discussed the area and noted that Butterfield has a raised median and the turning access is limited.

Commissioner Johnston said this is the only gas station within miles and will be probably be used frequently. Ms. LaSota said the cross access could assist if there was a back-up exiting the property.

Commissioner Spreenberg asked if KLOA reviews the cross access and Mr. Caldwell said yes. Ms. LaSota noted it has not been finalized yet. It was placed on the plans so they wouldn't have to come to the Plan Commission again.

Commissioner Sweetser asked if the owners to the west are aware of the possible cross access and Ms. LaSota said yes.

Acting Chairperson Giuliano asked if there were any additional comments. Hearing none, she asked for a motion from the Commissioners.

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 22-18, subject to the following three (3) conditions:

- 1. That the petitioner shall develop the site in accordance with amended plans submitted as part of this request;**
- 2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;**
- 3. The petitioner shall address all comments in the KLOA traffic report and any such improvements located within the Butterfield Road right-of-way and the intersection approaches shall be subject to review and approval by the Illinois Department of Transportation (IDOT). Village staff and KLOA shall review any proposed changes as part of the final permit submittal effort.**

The motion carried by the following vote:

Aye: 6 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Tony Invergo, Robert Spreenberg, and Alissa Verson

Absent: 1 - Kevin Walker

[220225](#)

PC 22-19: 401 Crescent Blvd - Day Care Center

The petitioner requests a conditional use pursuant to Section 155.414(C) (5) of the Lombard Village Code to allow for a day care center to operate on the subject property located within the B2PD General Neighborhood Shopping District. (DISTRICT # 1)

Sworn in to present the petition were Maryam Bozai, petitioner and Jennifer Ganser, Assistant Director.

Acting Chairperson Giuliano read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and proceeded with the petition.

Ms. Bozai said she is looking to open a child care center. She has

been a special education teacher for 10 years and has 5 children of her own. She said day care is a growing need in the community. She has a center in Skokie and opened to a full center. She said it's a faith-based center and this is also a growing need in Lombard. She has received requests to open in Lombard especially for the under 3 age group. She said there is a max. capacity for about 42 children. She discussed drop off and pick up.

Acting Chairperson Giuliano asked if any additional person would like to speak in favor or against this petition, or for public comment.

Hearing none, Acting Chairperson Giuliano asked for the staff report.

Ms. Ganser presented the IDRC report for PC 22-19, which was entered into the public record in its entirety. The petitioner proposes to operate a day care center. The petition includes interior renovations and a new outdoor play area. The location was a former 7-Eleven convenience store. The day care center use is compatible with the surrounding zoning and the Comprehensive Plan. Staff supports the petition.

Acting Chairperson Giuliano opened the meeting to discussion by the Plan Commissioners.

Commissioner Johnston asked if she lives in Skokie and has a management team. Ms. Bozai said she lives in Morton Grove and will hire 11 employees. She said a director is required per DCFS.

Commissioner Sweetser asked about the outside play groups. Ms. Bozai reviewed the DCFS guidelines on spaces per group of children. She had they have more space per child group than required and children are taken outside in groups. She said they are licensed up to age 5. Commissioner Sweetser said she liked the parking spaces being used for drop off. She asked if there are plans for signage. Ms. Bozai said the drop off and pick up procedures are reviewed at an open house.

Commissioner Verson said she is happy that the space is being filled.

Acting Chairperson Giuliano asked if there were any additional comments. Hearing none, she asked for a motion from the Commissioners.

On a motion by Commissioner Spreenber, and a second by Commissioner Invergo, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 22-19, subject to the following four (4)

conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. The relief is only granted to the tenant space at 401 Crescent Blvd; and
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

The motion carried by the following vote:

Aye: 6 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Tony Invergo, Robert Spreenberg, and Alissa Verson

Absent: 1 - Kevin Walker

[220236](#)

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

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)

Sworn in to present the petition was Anna Papke, Senior Planner; Jennifer Ganser, Assistant Director; Chris Funkhouser, Land Acquisition project manager for D.R. Horton, representing the petitioner. Patrick Cook of D.R. Horton and Monica Goshorn-Maroney, landscape architect, were also sworn in representing the petitioner.

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 said they are here for the requested relief and introduced his team. He gave background on D. R. Horton Inc., noting that they have a large share of the residential construction market.

Mr. Funkhouser presented the proposed development, known as the Summit at Yorktown. He said the property is subject to the Yorktown Commons Design Guidelines and showed the location on a map. The subject property was previously the Yorktown Convenience Center. Mr. Funkhouser said they would demolish the former convenience center and construct a 90-unit townhome development on the site. He noted that the proposed site plan was very similar to the concept plan shown for the site in the Design Guidelines, and that it would realize the vision in the Design Guidelines to create a walkable, dynamic development.

Mr. Funkhouser showed the proposed site plan for the 90 townhome units. He said there are 16 buildings with 5-7 units per building. The petitioner is requesting for a variance from the build-to line specified in the Design Guidelines due to an existing utility easement. Mr. Funkhouser showed the four key lots that will have additional architectural features along the side elevations, as required by the Design Guidelines. He discussed the landscaping, such as pavers, street trees, and fencing required by the Design Guidelines. He pointed out a 0.9-acre private park space in the middle of the development. He showed the trails that will link the parcel to Grace Street. He said there are 2.58 acres of open space throughout the six-acre site, which exceeds the amount of open space required by the Design Guidelines. He discussed the architecture and showed a front and rear elevation of the proposed townhome units. He noted that the proposed development would contain fewer units than the 330-unit multifamily development a previous developer had proposed for the site in 2019.

Acting Chair Giuliano asked if any person would like to speak in favor or against this petition, or for public comment.

Ms. Chan-Yu Wang asked for the starting price of the units. Mr. Funkhouser said prices would start in the upper \$300,000s, and could go into the \$400,000s. Ms. Wang asked about the construction timeline. Mr. Funkhouser said the foundation for the model unit could go in this year or in spring of 2023.

Ms. Karen Parent asked if there is street parking for guests. Mr. Funkhouser said there will be 16 spaces for guest parking within the site. On-street parking will not generally be available.

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.

Ms. Papke presented the staff report, which was submitted to the public record in its entirety. The petitioner is requesting zoning entitlements in order to construct a 90-unit townhome development on Parcel 4 of the Yorktown Commons Planned Development. The development will consist of the 90 units with two-car attached garages, a central open space feature, front lawn space for each unit, and guest parking available throughout the site. The subject property is currently the site of a portion of the Yorktown Convenience Center.

The property is subject to the Yorktown Commons Planned Development Design Guidelines as well as the underlying B3 zoning district requirements. The submitted plans are compliant with the majority of the standards in the Design Guidelines. Unit count, building height, architectural design, open space and parking requirements are all consistent with the Design Guidelines. The petitioner is requesting a major change to the planned development to allow for a building setback that is greater than the build-to line specified in the Design Guidelines. The increased setback will accommodate an existing utility easement and other site constraints. Staff supports the requested major change.

The development will have access to Grace Street and the Yorktown Ring Road. A private drive will handle internal circulation on the site. Access to the townhome unit garages will occur from the internal drive; there will be no vehicles backing into Grace Street or the Ring Road. The Village's traffic consultant, KLOA, conducted a comparison of the

amount of traffic generated by the previously existing convenience center and the proposed townhome development. KLOA concluded that the townhomes will generate significantly less traffic than the convenience center at full occupancy.

The petitioner intends to subdivide the property into individual townhome units with common areas owned and maintained by a homeowners' association. The petitioner has submitted a preliminary plat for approval by the Village. The petitioner will submit a final plat after completing final engineering.

The Plan Commission previously considered an early concept plan for this development at a workshop session in March 2022. The petitioner held a neighborhood meeting on June 15, 2022, to present the concept plans to interested members of the public. Staff has not received any public comment on the public hearing petition. Staff recommended approval of the petition subject to the conditions in the staff report. Ms. Papke noted that one of the conditions of approval refers to PC 22-02 in error. She asked that any motion from the Plan Commission include a motion to amend the sixth condition of approval to reference PC 22-20.

Acting Chair Giuliano asked if there were any questions or comments on the staff report.

Commissioner Spreenberg asked about the access drive and why it will be a private drive rather than a public right-of-way. Ms. Papke said this is typical for access drives that serve only the residents of a particular development rather than the general public.

Commissioner Johnston asked if the homeowners' association will be responsible for snow removal along the private access drive. Ms. Papke said the homeowners' association will remove snow from the private access drive on the site. Grace Street along the east side of the site is a public street, maintained and plowed by the Village. The Yorktown Ring Road on the south side of the site is owned and maintained by the Yorktown Mall ownership.

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 noted the trees are wonderful and asked what

percentage of the trees along Grace and the Yorktown Ring Road could survive and do well in that location. Mr. Funkhouser said they hope all the planted trees would survive. He said trees were picked that could survive a harsh winter and the environment. He said these are all private and will be maintained by the homeowners' association.

Commissioner Johnston asked about the size of trees when first planted. Mr. Funkhouser said they meet the Village's standards. Monica Goshorn-Maroney, the landscape architect for the project, said the trees will be 2.5-inch caliper size at planting. This is an ideal planting size for the tree to adapt to its new environment and grow. Ms. Goshorn-Maroney said the evergreens would be 6 or 8 feet tall at planting, which is an ideal size for this environment.

Commissioner Spreenberg said staff had identified several key buildings that required additional façade treatments on the side façade. He asked what these treatments would look like. Mr. Funkhouser showed the key façade side elevations and noted they would have extra brick wainscoting.

Commissioner Johnston asked about lighting on the buildings and street lights within the development. Mr. Funkhousesr said there are entrance lights at the front doors of the units, and lights at the garage doors on the rear of the building. He said there are not street lights as they were not required by the Village.

Commissioner Johnston said that some neighborhoods in the Village would like more street lights than are installed, and street lights are costly to put in after development has been completed. He wondered if the proposed development would be illuminated enough.

Commissioner Spreenberg said he agrees there may need to be additional lighting for the guest parking spaces and the open space.

Commissioner Johnston asked if the petitioner would consider adding additional lighting to the site, or if it had been a consideration in the design process.

Mr. Funkhouser said they had done more lighting in some other D. R. Horton Developments. He said they could look into additional lighting on the site.

Commissioner Johnston said he thought that was a good idea. He said

the question on lighting should be answered before the Plan Commission voted on the matter.

Acting Chair Giuliano asked if anyone had any issues with Commissioner Johnston's suggestion.

Ms. Papke asked for clarification on whether Commissioner Johnston was seeking additional information from the petitioner before making a motion at the meeting, or if he was proposing to continue the petition to a later meeting.

Commissioner Johnston said he wanted to know why a community of the size of the proposed development would not have streetlighting, and if there were any guidelines for streetlighting in this type of development. He said that he knows community members have concerns about streetlighting and feeling safe.

Commissioner Verson said she was concerned for safety because the development will be adjacent to a commercial area that is vacant at night. Acting Chair Giuliano noted lighting in the green space in the center of the development might also be a concern.

Acting Chair Giuliano asked if Commissioner Johnston wanted to continue the petition to get an answer about the appropriate amount of streetlighting. Mr. Johnston said he wanted to continue the petition.

Mr. Funkhouser suggested the development team could consider adding lighting to the curves in the internal access drive and additional lighting in the green space. He said the team could work with staff on the final engineering for these types of changes, subject to final engineering. He asked if that would address Commissioner Johnston's concerns.

Commissioner Johnston said he did not know if that amount of lighting would be sufficient for the development. He asked if the Village had any standards for lighting a private drive, and if not, perhaps the Village should look into whether such standards were necessary.

Commissioner Sweetser noted there were open areas shown for parking. She asked if any of these spaces could be set aside for activities other than parking, such as a basketball hoop. She said if this was a possibility, then it would be useful to light those areas as well.

Mr. Funkhouser asked if Commissioner Sweetser was suggesting active recreational uses in the central green area on the site. She said she was suggesting that it could be possible.

Mr. Funkhouser said that based on the target demographic for the development, he did not anticipate a demand for active recreation. The green space was designed to be used for passive recreation, which would be controlled through the homeowners' association.

Commissioner Johnston asked if the Plan Commission could hold a special meeting to allow time to gather more information on the lighting.

Ms. Ganser noted that if the petition was continued, it would need to be continued to a date certain. She said the Plan Commission could also add a condition of approval noting that the petitioner add lights at certain points within the development.

Acting Chair Giuliano said she was comfortable with directing the petitioner to work with staff on the lighting issue. She did not think the Plan Commission could accurately say where lighting should be on the site, and noted concern that doing so could have unintended consequences such as light pollution.

Commissioner Johnston said that was the reason he was asking for a study that would provide information on the appropriate amount of lighting. He said that if the petitioner added lights to each corner of the driveway but it ended up not being enough light, then that would not address the concerns of the Plan Commission. He noted that there were concerns with lighting in the open areas as well. He said he thought the concern was important enough for the Plan Commission to look into the matter further.

Commissioner Spreenberg asked if Ms. Papke had been going to make a point earlier about the lighting. Ms. Papke said that in response to Commissioner Johnston's earlier question, the Village Code does not have standards for lighting on this development, where the driveway and the open space are privately owned. She agreed with Ms. Ganser that the Plan Commission could consider a condition of approval that the developer look at adding lighting at key points within the development.

Commissioner Spreenberg said the Plan Commission needed to give

guidance to the petitioner on whether they were concerned about lighting in the green space, the driveway, or both. Several Commissioners said they were concerned about lighting in both areas. Commissioner Invergo mentioned lighting at the entrance to the development.

Commissioner Johnston said he did not have a lot of background information on lighting but knew that community members appreciated lighting. He noted safety concerns with the open space if it was not well-lit. He said the development should have a responsible level of lighting.

Commissioner Verson agreed with Acting Chair Giuliano that the Plan Commission could have a condition of approval for the petitioner to work with staff on the lighting. She suggested that the Plan Commissioners make a condition that was definitive.

Acting Chair Giuliano asked if this was acceptable to staff. Ms. Papke clarified that the Plan Commission was looking to add a condition of approval that the developer look at adding lighting to the central green space. Acting Chair Giuliano said yes, as well as looking at lighting on the driveway.

Commissioner Invergo asked how bright the lighting on the back of the garages would be. Patrick Cook, with D.R. Horton, said they could produce a photometric plan for staff to review. They would also look at adding light to the central green area.

Acting Chair Giuliano asked if there were other questions from the Commissioners or if someone was ready to make a motion.

Commissioner Johnston asked if the idea was to postpone the petitioner pending more information, or if there was enough information to have staff work with the petitioner on lighting. He suggested staff could review a lighting plan.

Acting Chair Giuliano thought the Plan Commission needed to be more specific in the recommendation they were making.

Commissioner Johnston said the photometric plan would provide the needed information to the Plan Commission and to staff.

Ms. Papke noted that the Village Code had standards for lighting levels

in commercial parking lots. One option might be a condition of approval requiring the private drive be lit to those standards, in order for staff to have a metric to review a lighting plan against. She noted, however, that commercial parking lot lighting levels may not be appropriate for a residential driveway, and that the petitioner may have some feedback on that idea.

Commissioner Spreenberg said he was sensing reservation on the part of staff to review a lighting plan without additional feedback from the Plan Commission. He suggested the Plan Commission continue the petition in order for the Plan Commission to review a lighting plan.

Ms. Papke said that if the Plan Commission continued the petition, they should give direction to the petitioner on what items the petitioner should produce to satisfy the Plan Commission's questions.

Commissioner Johnston said that while the Village does not have any lighting requirements for this situation, there must be standards somewhere. He said the petitioner would probably have a recommendation for the required lighting. He asked about a standard lighting plan for this type of development.

Commissioner Verson noted the petitioner had mentioned building other developments with streetlighting. Mr. Funkhouser said this was correct.

Commissioner Johnston asked if the Plan Commission was leaning toward having the Plan Commission make a decision after reviewing a lighting study. Commissioner Spreenberg agreed and said he did not think staff was confident they could determine the type of lighting the Plan Commission wanted without additional information.

Commissioner Johnston agreed that staff would not be able to determine how much lighting the Plan Commission wanted on the site without additional direction from the Plan Commission.

Commissioner Sweetser said the Plan Commission, the petitioner, and staff needed to be involved in discussion on lighting.

Commissioner Spreenberg said the Prairie Path had lighting along it. He suggested that might be a reasonable amount of light for the proposed development.

Commissioner Johnston suggested the Plan Commission ask the

petitioner to bring back more information on lighting for the development so that the Plan Commission could consider it and make a decision on the petition.

Ms. Ganser said if the Plan Commission made a motion to continue the petition, it should include a description of the type of information the Plan Commission was seeking from the petitioner.

The Village Attorney, Anne Skrodzki, said that the minimum requirement was that the Plan Commission continue the petition to a date certain. However, the Plan Commission could provide the petitioner with guidance.

Acting Chair Giuliano asked if the petitioner had any questions about the type of information the Plan Commission was seeking.

Mr. Funkhouser asked if the petition was going to be continued, could the Plan Commission hold a special meeting to keep the development project on the current approval timeline.

Mr. Funkhouser verified that the Plan Commission wanted to see a photometric plan. Commissioner Johnston asked that the petitioner also provide information on what they believed would be the right amount of lighting based on their experience with other developments.

Mr. Funkhouser noted that final engineering was not complete, and that staff would review final engineering at a later date. He asked if the Plan Commission would consider making incorporating lighting into the final plan a condition of approval.

Commissioner Johnston said he did not want to put the responsibility on staff to try to determine if a lighting plan met the Plan Commission's approval.

Ms. Skrodzki said that the Plan Commission could make a condition of approval that the lighting plan be reviewed as part of final engineering. She noted the condition could specify the amount of lighting the Plan Commission wanted. Commissioner Johnston said it was difficult to know the appropriate amount of lighting at this point.

Ms. Skrodzki said that the petition would end up before the Village Board, so it would receive additional consideration.

Acting Chair Giuliano said it was the job of the Plan Commission to prepare the petition for Village Board consideration. If the Plan Commission did not have enough information to make a recommendation on the petition to the Village Board, the Commission should not pass it on.

Additional discussion ensued about the possibility of a special meeting. The Plan Commission determined to hold a special meeting on August 3, 2022, to consider additional information about lighting on the proposed development.

Commissioner Spreenberg suggested the petitioner provide a photometric plan and a proposed lighting plan for the development, for the Plan Commission to review at the special meeting.

On a motion made by Commissioner Johnston, seconded by Commissioner Sweetser, the Plan Commission voted 6-0 to continue the petition associated with PC 22-20 to the August 3, 2022 Special Plan Commission meeting at 7:00 pm.

The motion carried by the following vote:

Aye: 6 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Tony Invergo, Robert Spreenberg, and Alissa Verson

Absent: 1 - Kevin Walker

Business Meeting

Approval of Minutes

A motion was made by Commissioner Johnston, seconded by Commissioner Invergo, that the minutes of the June 20, 2022 meeting be approved.

The motion carried by the following vote:

Aye: 6 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Tony Invergo, Robert Spreenberg, and Alissa Verson

Absent: 1 - Kevin Walker

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 Planner's 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 Johnston, seconded by Commissioner Invergo, to adjourn the meeting at 8:39 p.m. The motion passed by an unanimous vote.

*Leigh Giuliano, Commissioner
Lombard Plan Commission*

*Jennifer Ganser, AICP, Assistant Director
Community Development*