

# Village of Lombard

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



## Minutes

**Monday, October 17, 2022**

**7:00 PM**

**Village Hall Board Room**

## Plan Commission

***Commissioners:***

***Ruth Sweetser, Leigh Giuliano, Bill Johnston,  
Kevin Walker, Tony Invergo,  
Alissa Verson and Robert Spreenberg  
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** 7 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Kevin Walker, Tony Invergo, Robert Spreenberg, and Alissa Verson

*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 Invergo, seconded by Commissioner Johnston to appoint Commissioner Leigh Giuliano Acting Chair. The motion passed by an unanimous vote.*

## Public Hearings

[220338](#)

### **PC 22-25 Text Amendments to the Zoning Ordinance - Cultural Facilities and Institutions**

The petitioner, the Village of Lombard, is requesting text amendments to Chapter 155 of the Village Code (the Zoning Ordinance), and any other relevant sections for clarity and consistency, as it pertains to cultural facilities and institutions in the following Districts: B1 Limited Neighborhood Shopping District; B2 General Neighborhood Shopping District; B3 Community Shopping District; B4 Corridor Commercial District; Roosevelt Road Corridor B4A District; B5 Central Business District; and B5A Downtown Perimeter District. (DISTRICT ALL)

*Sworn in to present the petition was Anna Papke, Senior Planner, and Bill Heniff, Community Development Director*

*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.*

*Ms. Papke presented the petition and staff report. The IDRC report for PC 22-25 was entered into the public record in its entirety. Ms. Papke said that staff is proposing to amend the Zoning Ordinance as it pertains to cultural facilities and institutions. These uses are currently conditional uses in the Business Districts. The proposed text amendments would make them permitted uses in the Business Districts. In support of the amendments, staff notes that cultural facilities and institutions, which include libraries, museums and other such entities, are commonly located in Business Districts. This change was one that staff had identified should be included as part of the comprehensive land use amendments considered by the Plan Commission in September 26 (PC 22-23), but was inadvertently left out of the earlier text amendment. These amendments would correct that omission.*

*Staff recommended approval of the proposed text amendments.*

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

**On a motion by Commissioner Spreenberg, and a second by Commissioner Invergo, the Plan Commission voted 6-0, with one commissioner abstaining from the vote, to recommend that the Village Board approve the petition associated with PC 22-25**

**The motion carried by the following vote:**

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

**Abstain:** 1 - Kevin Walker

## **Business Meeting**

### **Approval of Minutes**

**A motion was made by Commissioner Johnston, seconded by Commissioner Walker, that the minutes of the September 19, 2022 meeting be approved.**

**The motion carried by the following vote:**

**Aye:** 7 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Kevin Walker, Tony Invergo, Robert Spreenberg, and Alissa Verson

## 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

Yorktown Reserve (Synergy Redevelopment at Yorktown, former Carson's Anchor Store).

*Mr. Heniff presented the workshop. The purpose of the workshop was to provide an update to the Plan Commission about the status of the Yorktown Reserve project to redevelop the site of the former Carson's anchor store at Yorktown Center. Mr. Heniff provided background on the mall's history and changing trends in the retail industry. He noted the purpose of the workshop is to inform the Plan Commissioners of the project status and gather feedback from them on items that would be under the Plan Commission's purview during future public hearings for zoning entitlements.*

*Mr. Heniff noted that the Plan Commission had previously held a workshop in March 2022 on this project as well as the D. R. Horton townhome development that was planned for the site of the former convenience center in the Yorktown Commons Planned Development. The Plan Commission had held the public hearing on zoning entitlements for the townhome project during the summer of 2022, and final approval was scheduled for the Village Board meeting on October 20, 2022.*

*Mr. Heniff presented the current concept plan for the Yorktown Reserve project. He noted that the development team would be finalizing the plans in the coming weeks, with the intent to apply for zoning entitlements in the next six weeks. Staff expected the Plan Commission would hold the public hearing on the project in late 2022 or early 2023.*

*Mr. Heniff described the concept site plan. The project will consist of around 639 multi-family apartment units, constructed over two phases. The total dwelling unit count is subject to change as the plans are refined. The project will include a three-acre open space between the apartment buildings and the mall. The redevelopment will be a cooperative process between Synergy Construction and Pacific Retail Capital Partners (PRCP), the owners of the mall. As part of this endeavor, PRCP is negotiating agreements with anchor tenants at the mall and other property owners affected by the redevelopment.*

*Mr. Heniff said the development team would request an economic incentive from the Village to help facilitate the project. The Village's Economic and Community Development Committee (ECDC) is responsible for reviewing economic incentive agreements and making recommendations about them to the Village Board. The ECDC had already had two introductory discussions about the potential economic incentive agreement.*

*Mr. Heniff said that the Plan Commission role in the project would be to hold public hearings about any zoning entitlements the development team may request. Issues under Plan Commission purview would include traffic, parking, site design, and bulk requirements. He explained how the proposed project would fit in with the Yorktown Planned Development, and how the Planned Development would likely be amended as part of the entitlement process. The development team anticipated construction would start in 2023.*

*Mr. Heniff said there had been several stories in local media recently about the project. He clarified that the project would redevelop the former Carson's anchor store, but the rest of the mall would remain. The project is meant to be a catalyst to strengthen Yorktown Center and position it for the future. He opened the discussion for questions and comments from the Plan Commissioners.*

*Commissioner Johnston said he supports Yorktown Center and understands the need to encourage development that will help the mall. He said the proposed plan seemed to be based on the idea that the 639 proposed dwelling units would support the mall. But he wondered if this would be enough.*

*Commissioner Johnston said he liked the green space in the center of the development. He hoped the green space would have programming to attract people to the area. He mentioned Ravinia as a possible model for programming the space.*

*Commissioner Johnston said he was concerned that the project would not be sustainable 10 or 15 years into the future, and that it may not attract visitors in the long term. He said that the development team seemed to be trying to invest in a community around Yorktown Center. He thought the proposed development should be tied together with other components in the area to create a neighborhood, such as sidewalks and bike infrastructure.*

*In response, Mr. Heniff said that the Yorktown Reserve project may not be the only investment needed to sustain Yorktown Center over the long term, but it would be a component. The project is expected to bring other investment to the area. He noted that Synergy Construction has conducted market studies showing the viability of the project as a long-term investment, and PRCP has embraced the concept as well. He said sidewalk and bike amenities may also be part of a larger vision for the Yorktown area. He said the Yorktown Reserve project was part of an overall concept for redevelopment in the Yorktown area.*

*Commissioner Sweetser said it is challenging to find projects that will stand the test of time. She said it seems the residential component is needed to help sustain the mall. She said there are multiple components of a potential development that may be necessary for it to be successful, such as outdoor space and amenities that create a community. She said there may be examples of other malls that have done something similar to what is proposed at Yorktown.*

*Mr. Heniff said there are plenty of examples of malls in the Chicago region that have incorporated a residential use into a redevelopment project. He said the proposed project is intended to reposition the mall in response to market changes over time which have shown that traditional retail is not going to continue to grow indefinitely. He said the proposed redevelopment would attempt to bring more interest and users to the Yorktown area, and to create a neighborhood around the mall.*

*Commissioner Spreenberg said he was intrigued by the open space component of the proposed development. He noted it is similar to the green space at the Rosemont outlet mall. He was concerned the open space being adjacent to the apartments would have limited appeal to visitors. He suggested the open space should have seating and restaurants nearby. He said traffic circulation around the open space would be important.*

*Mr. Heniff said programming of the open space is still under consideration by the development team. It is intended to be a way to draw visitors into the Yorktown area.*

*Commissioner Spreenberg said multi-family development makes sense for the mall, but the development team should ensure the open space is a draw to visitors.*

## **Adjournment**

**A motion was made by Commissioner Johnston, seconded by Commissioner Verson, to adjourn the meeting at 8:00p.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*