

**VILLAGE OF LOMBARD**  
**REQUEST FOR BOARD OF TRUSTEES ACTION**  
**For Inclusion on Board Agenda**

     Resolution or Ordinance (Blue)         Waiver of First Requested  
  X   Recommendations of Boards, Commissions & Committees (Green)  
     Other Business (Pink)

**TO :** PRESIDENT AND BOARD OF TRUSTEES

**FROM:** Scott R. Niehaus, Village Manager

**DATE :** September 27, 2022                      **(BOT) Date:** October 6, 2022

**SUBJECT:** PC 22-20: 4-44 Yorktown Center (Yorktown Commons Parcel 4) – D.R. Horton Townhomes

**SUBMITTED BY:** William J. Heniff, AICP, Director of Community Development *WJH*

**BACKGROUND/POLICY IMPLICATIONS:**

Your Plan Commission transmits recommendation to approve:

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.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the October 6, 2022 Village Board of Trustees agenda.

**Fiscal Impact/Funding Source:** Review (as necessary):

Finance Director \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager \_\_\_\_\_ Date \_\_\_\_\_



## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development *WJH*

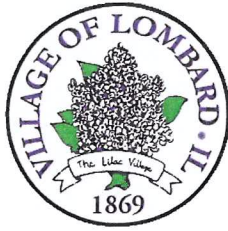
**MEETING DATE:** October 6, 2022

**SUBJECT:** **PC 22-20: 4-44 Yorktown Center (Yorktown Commons Parcel 4) – D.R. Horton Townhomes**

Please find the following items for Village Board consideration as part of the October 6, 2022 Village Board meeting:

1. Plan Commission referral letter
2. IDRC report for PC 22-20
3. An Ordinance granting approval of a major change to a portion of a planned development, site plan approval for a 90-unit townhome development, and approval of a preliminary plat of subdivision for the property located at 4-44 Yorktown Center.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the October 6, 2022 Village Board of Trustees agenda for a first reading.



## VILLAGE OF LOMBARD

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October 6, 2022

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Liz Brezinski

**Trustees**  
Brian LaVaque, Dist. 1  
Anthony Puccio, Dist. 2  
Bernie Dudek, Dist. 3  
Andrew Honig, Dist. 4  
Dan Militello, Dist. 5  
Bob Bachner, Dist. 6

**Village Manager**  
Scott R. Niehaus

*"Our shared **Vision** for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The **Mission** of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Mr. Keith T. Giagnorio,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 22-20: 4-44 Yorktown Center (Yorktown Commons Parcel 4) – D.R. Horton Townhomes**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition.

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.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on July 18, 2022. 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. Funkhouser 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 by Commissioner Johnston, seconded by Commissioner Sweetser, the Plan Commission voted 6-0 to continue PC 22-20 to the special meeting of the Plan Commission on August 3, 2022, at 7:00 p.m.

### **August 3, 2022 Plan Commission Meeting**

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.

Respectfully,


**VILLAGE OF LOMBARD**

Leigh Giuliano, Acting Chairperson  
Lombard Plan Commission



**VILLAGE OF LOMBARD**  
**INTER-DEPARTMENTAL REVIEW GROUP REPORT**  
**ADDENDUM REPORT**

**TO:** Leigh Giuliano, Acting Chair  
Plan Commission members

**FROM:** William J. Heniff, AICP, Director of Community Development 

**MEETING DATE:** August 3, 2022

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

At the July 18, 2022, Plan Commission meeting, the Plan Commission considered PC 22-20, a proposal for a 90-unit townhome development on the northwest corner of Grace Street and the Yorktown Ring Road. During Plan Commissioner discussion, the Plan Commission expressed concern that the level of lighting throughout the proposed development was not sufficient to address safety concerns. The Plan Commission voted 6-0 to continue the petition to August 3, 2022, with a request that the petitioner provide additional information and lighting alternatives for Plan Commission consideration.

In addition to the supplemental information provided by the petitioner, staff undertook an analysis of lighting conditions in the general vicinity of the subject property. A summary of the petitioner's response and the staff analysis is provided below, followed by an updated staff recommendation for approval of PC 22-20, subject to an amended set of conditions.

**Petitioner's Response**

The petitioner has submitted a supplemental lighting plan for the subject property. The photometric plan and a specification sheet for the proposed lighting fixtures is attached to this memo.

The petitioner notes the following with respect to the lighting plan:

These plans show all the lighting fixtures that are controlled by photo cells and will automatically be turned on and off. The included lighting is outlined below. A specification sheet is also included for the fixtures.

1. All units have a carriage light at the front door

2. Each garage has either an under light above each garage door or a carriage light next to the garage door
3. Five (5) street lights were added to the site along the private drive
4. One (1) light was added to the open space along the west property edge adjacent to buildings 2 & 3
5. Thirteen (13) bollard lights were added around the central park
6. Four (4) accent lights were added at the entry drives (one light per side of entry drive)
7. Two (2) bollard lights were added at the corner of Yorktown Mall Drive and Grace Street

#### **Staff Analysis – Existing External Conditions**

Community Development staff analyzed existing lighting conditions for the subject property, to serve the following purposes:

1. Determine existing lighting standards and fixtures are currently situated in close geographical proximity to the subject property;
2. Compare existing lighting conditions and applicability for a proposed single family attached redevelopment of an existing commercial property; and
3. Assessment of ambient light conditions which would be unaffected by the project.

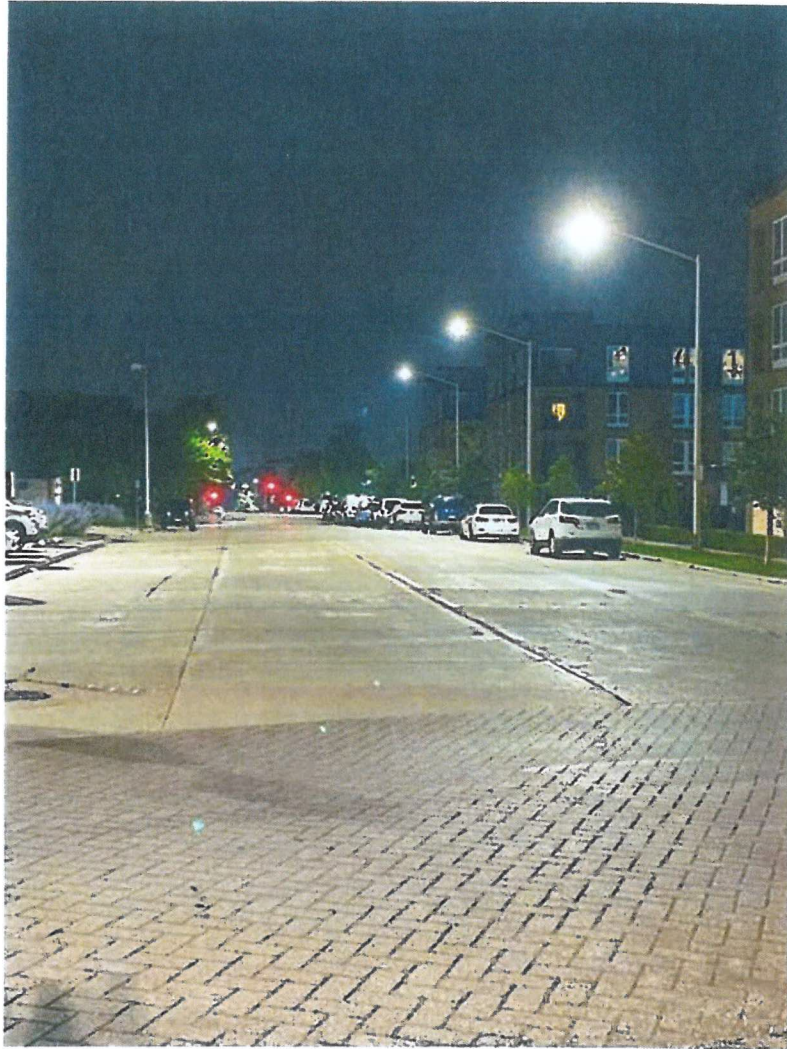
The site assessment was conducted by Village staff on Wednesday, July 20, 2022 between the hours of 11:00 p.m. and 12:00 a.m. This time was selected in order to assess evening and overnight conditions that would not be affected by other variable external lighting sources such as vehicle headlights, store lighting, and the like. The sky was clear and ground was dry.

The existing parking lot on the subject property has five parking lot light pole standards with two light fixtures on each pole base. Three of the fixtures were not illuminated at the survey time. Each of these will be removed as part of the redevelopment project.

Along the east and north side of the existing retail building are a series of external light wall packs. However, at survey time all but three wall pack lights were not illuminated. Of the illuminated lights, they were at very low illumination levels and did not provide lighting for the rear alley. Light spillover onto the adjacent Liberty Square Condominiums was nonexistent. To the west of the subject property, the wall pack lights on the northern wall of the former Cason's Furniture store were fully illuminated and provided full light coverage of the rear alley.

Along Grace Street, a publicly dedicated right-of-way maintained by the Village of Lombard, the street has been improved with cobra streetlights, which are situated on the west side of Grace Street north of the subject property and on the east side of the street adjacent to the subject property and next to the Elan apartment building.

Section 600.02 of the Village's Specifications Manual requires that local residential streets be illuminated to a minimum maintained level of 0.2 foot candles. As shown on the submitted photometric plan, the lighting along Grace Street meets the 0.2 foot candle requirement. The below photo, taken after nightfall on Grace Street, shows the illumination level along Grace Street.



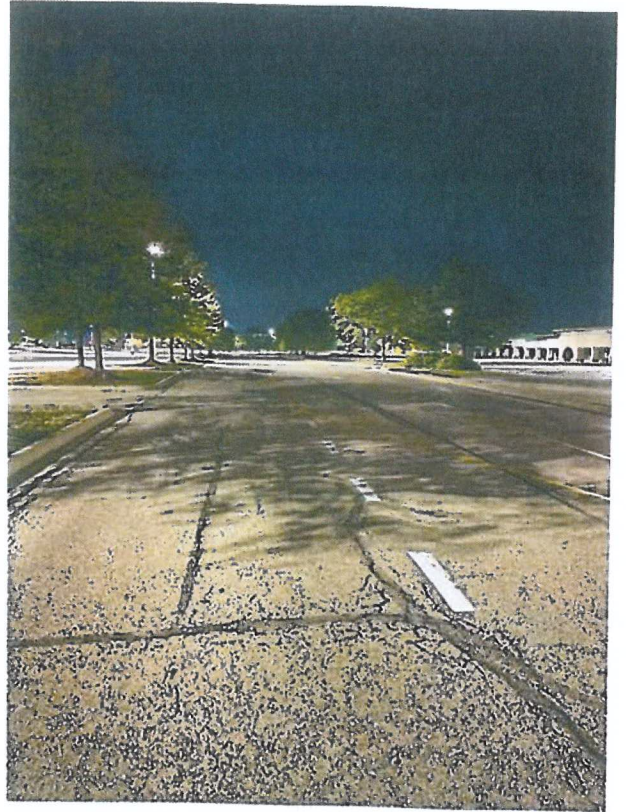
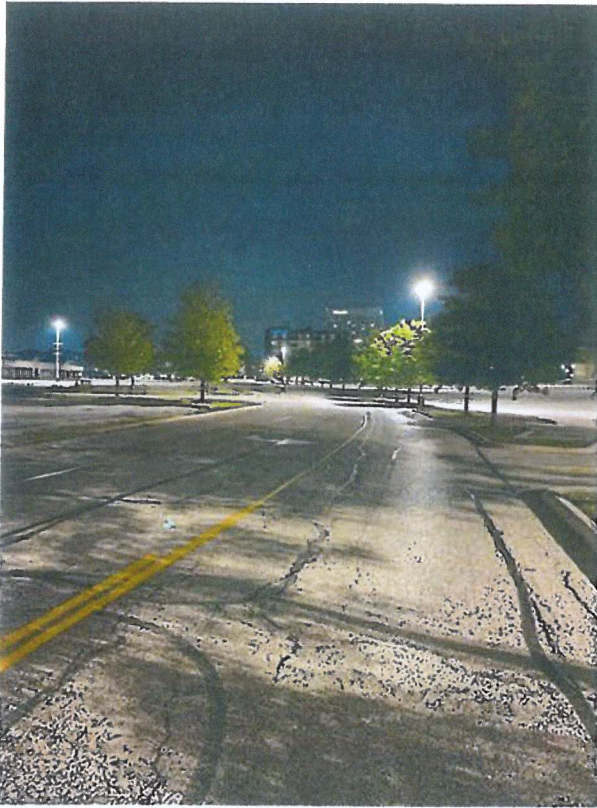
When the Yorktown Commons Form-Based Code provisions were being considered in 2015, internal discussion was raised as to whether the light standards within the planned development should be changed to the Village's standard residential light specification. However, to ensure consistency along the block face and due to anticipated excessive costs, this design element was not further considered.

Yorktown Center Ring Road, a private access driveway maintained by Yorktown as common area element. As an extension of the overall adjacent parking lots, the road is illuminated in a manner required by Village Code and consistent with the adjacent parking lots.





Abutting the parking fields, the road is primarily illuminated by two light poles with two light fixtures on each pole. The western light pole is located close to the proposed residential subdivision entrance, while the eastern pole is situated closer to Grace Street. These two light poles, as well as other ambient lighting in the parking lot, cast light into both the parking lot and the road itself. A walk along the road along the curb lines found light meter reading between 0.2 and above 2.0 foot candles (fc) near the light poles, depending on location.



Staff Comments

1. Given the existing low light levels on the subject property, increased lighting along the north property line should receive special consideration as there are existing first and second floor residential units in close proximity to the anticipated.
2. The petitioner will be installing centrally controlled garage wall packs which will be managed and maintained by the proposed homeowner's association. This approach will give a uniform appearance and coverage. Such light should be considered in review of the overall lighting and photometric plans of the internal alley streets that are a part of the project. For reference, the Village does not have a lighting specification for public alley rights-of-way and the proposed lighting will serve as ambient lighting for the project.
3. Grace Street already meets code provisions for lighting. The lighting level seen along Grace Street exceeds the lighting levels one would expect along the internal private drive serving a single-family residential townhome development (i.e., minimum of 0.2 fc, per the Village's adopted Roadway Illumination Specifications Manual).
4. Along the ring road and recognizing that single-family residents may be more concerned about excessive light spill from the mall parking lot, additional lighting is not necessary.

5. Per the photometric plan and narrative submitted by the petitioner, the petitioner will install additional lighting at the driveways into the development, as well as at points of intersection or curvature along the internal circulation drive. The final location and placement of such lighting will be subject to final engineering review. Additionally, final lighting placement will be reviewed to ensure that light spill on to the adjacent Liberty Square condominium development will be minimized, either by location or additional shielding.
6. The photometric plan shows walking paths within the development will be lit with a combination of bollard lighting and spillover from the wall packs at the front doors of the townhome units. The petitioner did offer concept light standard and bollard plans that are intended to meet the desired intent of additional accent and general illumination of targeted areas on the proposed private driveway. These light stands would be installed by the developer and would be maintained by the association (i.e., not the Village).

### **Findings & Recommendation**

Based on the findings in PC 22-20 IDRC report dated July 18, 2022, the petitioner's submitted supplemental information relative to lighting, and the staff analysis of lighting conditions discussed above, staff recommends the Plan Commission make the following motion recommending approval of this petition, subject the conditions noted below. These conditions have been updated from those offered in the PC 22-20 IDRC report to reflect the additional lighting information.

Based on the submitted petition and testimony presented, the proposed site plan with companion major changes to a planned development **complies** with the standards required by the Village of Lombard Zoning Ordinance and Yorktown Commons Planned Development Design Guidelines; and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 22-20, subject to the following conditions, as amended:

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.

**VILLAGE OF LOMBARD CODE - COMMERCIAL PARKING LOT LIGHTING REQUIREMENTS  
(DOES NOT APPLY TO PRIVATE STREETS)**

1. The purpose of this code is to regulate the lighting of commercial parking lots and to ensure that lighting is installed in a manner that is safe, efficient, and does not cause light pollution or glare. This code applies to all commercial parking lots located within the Village of Lombard, Illinois, regardless of whether the lot is owned, leased, or controlled by a private individual or entity. This code does not apply to private streets, residential streets, or streets within residential subdivisions. The Village of Lombard reserves the right to amend this code at any time without notice.



**16 LIGHTING FIXTURES**

1. Fixtures intended to illuminate a building, driveway, or other structure shall be labeled as follows: Lighting 20, Lighting 30, Lighting 40, Lighting 50, Lighting 60, Lighting 70, Lighting 80, Lighting 90, Lighting 100, Lighting 110, Lighting 120, Lighting 130, Lighting 140, Lighting 150, Lighting 160.

**VILLAGE OF LOMBARD CODE - COMMERCIAL PARKING LOT LIGHTING REQUIREMENTS  
(DOES NOT APPLY TO PRIVATE STREETS)**

1. Any lighting fixture installed in a commercial parking lot shall be shielded to prevent light spillage onto the adjacent property or street.

2. The lighting fixture shall be shielded to prevent light spillage onto the adjacent property or street.

3. The lighting fixture shall be shielded to prevent light spillage onto the adjacent property or street.

4. The lighting fixture shall be shielded to prevent light spillage onto the adjacent property or street.

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13. The lighting fixture shall be shielded to prevent light spillage onto the adjacent property or street.

14. The lighting fixture shall be shielded to prevent light spillage onto the adjacent property or street.

15. The lighting fixture shall be shielded to prevent light spillage onto the adjacent property or street.

16. The lighting fixture shall be shielded to prevent light spillage onto the adjacent property or street.



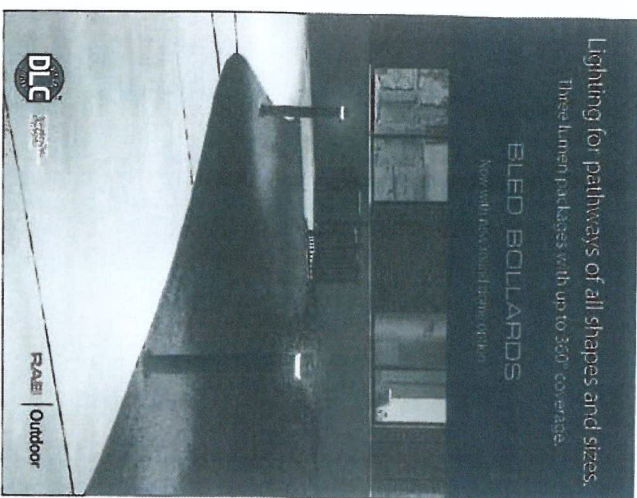
ALL LIGHT FIXTURES SHOWN ARE CONTROLLED BY PHOTOCELL SENSORS

**SEE LIGHTING CONTROL PLAN.**  
 1. LIGHT INTENSITY IS SHOWN PER PERMITS SELECTION AND PHOTOMETRIC DATA AND SHOULD BE CORRECTED TO THE PROPOSED LIGHTING FIXTURES TO DETERMINE THE ACTUAL LIGHT LEVELS FROM EACH LIGHT SOURCE. 2. ALL LIGHT SOURCES ARE ASSUMED TO BE POINT SOURCES UNLESS OTHERWISE NOTED. 3. ALL LIGHT SOURCES ARE ASSUMED TO BE UNBLENDED UNLESS OTHERWISE NOTED. 4. ALL LIGHT SOURCES ARE ASSUMED TO BE UNBLENDED UNLESS OTHERWISE NOTED.

Project No.	100-0000
Client	MANHARD CONSULTING
Sheet	1 OF 2
<b>TORTKOWN COMMONS TOWNHOMES</b> LOMBARD, IL <b>SITE LIGHTING/PHOTOMETRIC EXHIBIT</b>	

100 Spring Drive, Lombard, IL 60148	PH: 630.931.9200	F: 630.931.9195
Civil Engineers   Surveyors   Water Resources Engineers   Project & Process Management Engineers Construction Managers   Environmental Scientists   Landscape Architects   Planners		

BOLLARD LIGHTING FIXTURE



RECESSED BOLLARD		BOLLARD		BOLLARD		BOLLARD		BOLLARD	
Input Watts	Output Lumens	Input Watts	Output Lumens	Input Watts	Output Lumens	Input Watts	Output Lumens	Input Watts	Output Lumens
21	2943	21	2943	21	2943	21	2943	21	2943
21	2943	21	2943	21	2943	21	2943	21	2943
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21	2943	21	2943	21	2943	21	2943	21	2943

BUILDING FRONT EXTERIOR LIGHTING FIXTURE

**MAXIM**

300 NORTH WINDLAND AVENUE, SUITE 100, CHICAGO, IL 60610  
 773.462.4000 | 1.800.462.4000 | www.maximlighting.com

PRIVATE DRIVE LIGHTING FIXTURE

**HOLOPHANE**

300 NORTH WINDLAND AVENUE, SUITE 100, CHICAGO, IL 60610  
 773.462.4000 | 1.800.462.4000 | www.maximlighting.com

**MAXIM**

300 NORTH WINDLAND AVENUE, SUITE 100, CHICAGO, IL 60610  
 773.462.4000 | 1.800.462.4000 | www.maximlighting.com

ORDINANCE NO. \_\_\_\_\_

**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 4 OF THE YORKTOWN COMMONS PLANNED DEVELOPMENT, AS ESTABLISHED BY ORDINANCE 7177, TO ALLOW FOR AN AMENDED BUILD-TO LINE; GRANTING SITE PLAN APPROVAL FOR A 90-UNIT TOWHOME DEVELOPMENT; AND APPROVING A PRELIMINARY PLAT OF SUBDIVISION**

(PC 22-20: Yorktown Commons Planned Development Parcel 4 – 4-44 Yorktown Center)

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 a major change to a portion of a planned development, commonly referred to as Parcel 4 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; site plan approval for a 90-unit townhome development; and approval of a preliminary plat of subdivision;

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on July 18, 2022, and August 3, 2022, 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, site plan approval, and approval of a preliminary plat of subdivision; 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, site plan approval, and approval of a preliminary plat of subdivision, 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:

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.

**SECTION 2:** That this ordinance is limited and restricted to the subject property generally located at 4-44 Yorktown Center, Lombard, Illinois, and more specifically legally described as set forth below:

LOT 4 IN YORKTOWN COMMONS PHASE 1, BEING A RESUBDIVISION OF PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 2016 AS DOCUMENT R2016-093310, IN DUPAGE COUNTY, ILLINOIS.

PIN: 06-29-101-047 (4-44 Yorktown Center; the northwest 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 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.

**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.

Ordinance No. \_\_\_\_\_  
Re: PC 22-20  
Page 4

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2022, pursuant to a roll call vote as follows:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Keith T. Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk