




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.

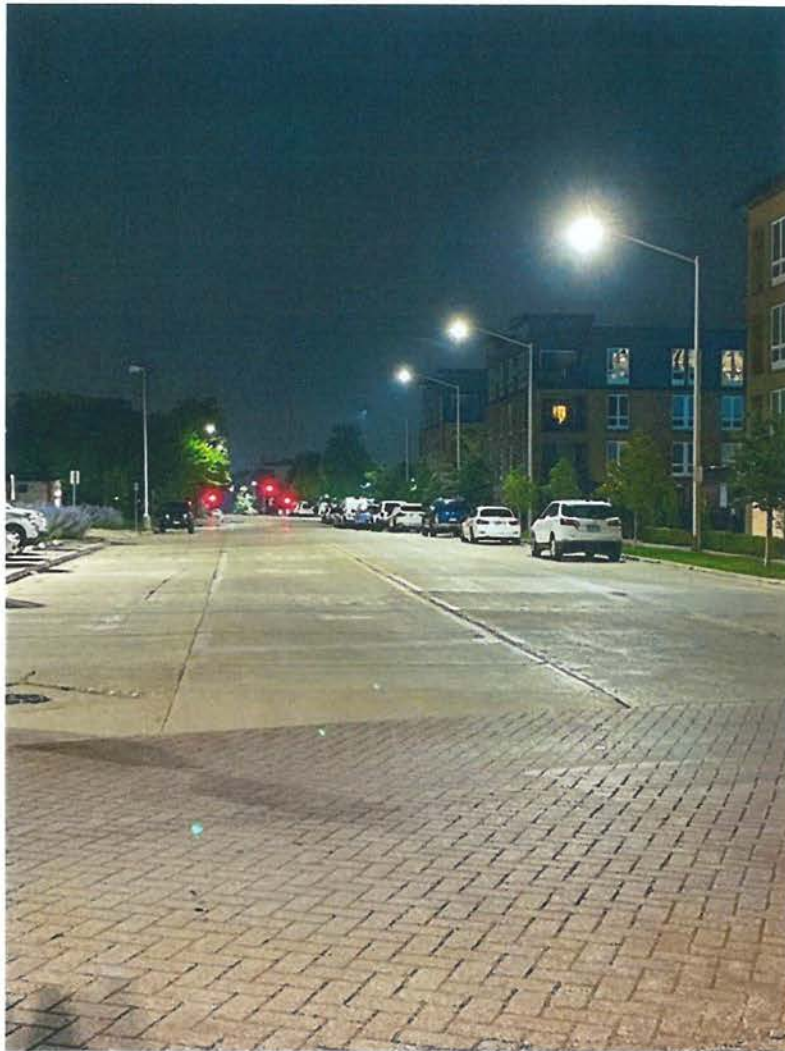
The site assessment was conducted by Village staff on Wednesday, July 20, 2022 between the hours of 11:00 p.m. and 12:00 a.m. This time was selected in order to assess evening and overnight conditions that would not be affected by other variable external lighting sources such as vehicle headlights, store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

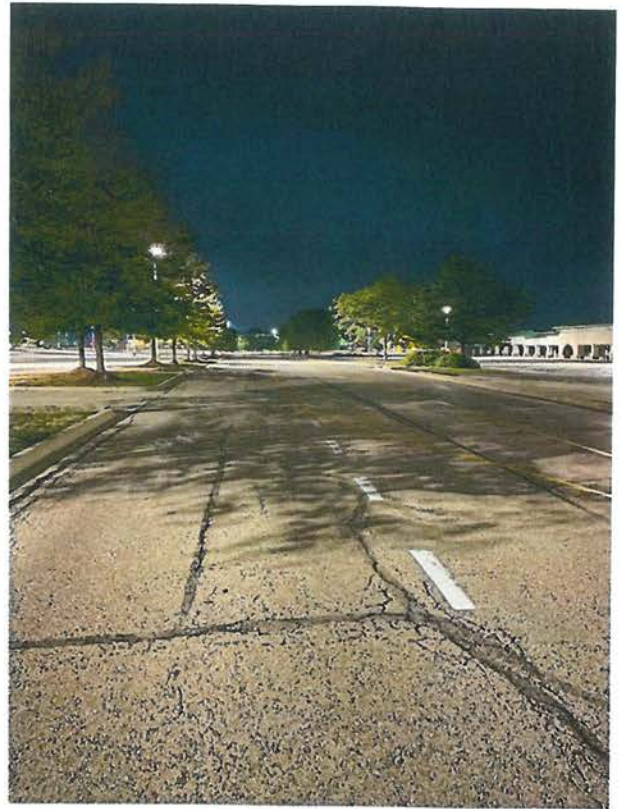
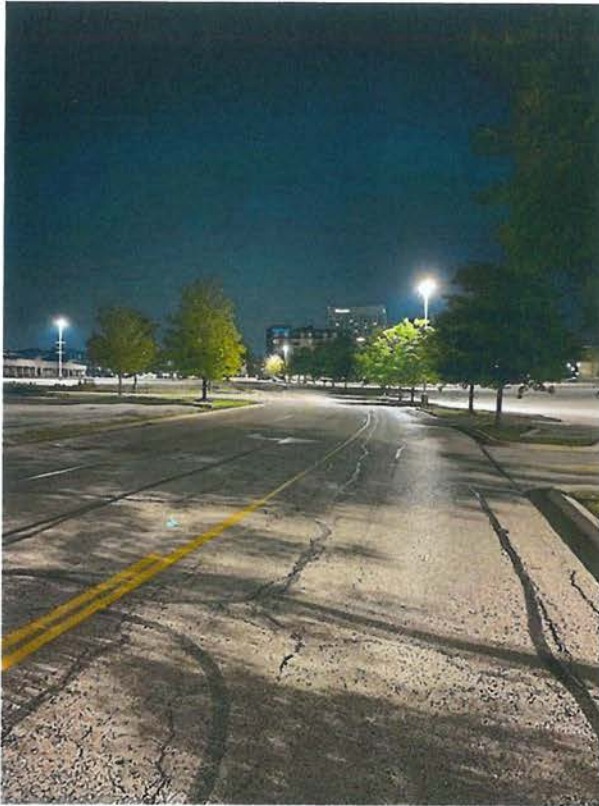


When the Yorktown Commons Form-Based Code provisions were being considered in 2015, internal discussion was raised as to whether the light standards within the planned development should be changed to the Village's standard residential light specification. However, to ensure consistency along the block 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)

101. Lighting

- 101.1. Parking lots shall be illuminated according to the standards listed below at all times during the opening of a spot for general use.
- 101.2. Private lot lighting shall be provided at a minimum intensity of 0.5 foot-candles at points within the parking lot and at an average intensity of no less than 2.0 foot-candles. All parking lots shall be illuminated at a minimum intensity of 0.5 foot-candles at points within the parking lot and at an average intensity of no less than 2.0 foot-candles. Every 15' increments of the parking lot shall be covered by a continuous lighting system. A continuous lighting system shall be installed in the parking lot with a minimum of 15' increments of the parking lot covered by a continuous lighting system. A continuous lighting system shall be installed in the parking lot with a minimum of 15' increments of the parking lot covered by a continuous lighting system. A continuous lighting system shall be installed in the parking lot with a minimum of 15' increments of the parking lot covered by a continuous lighting system.
- 101.3. Light fixtures which are used for parking lot lighting shall be enclosed in a light fixture enclosure which is designed for parking lot lighting. The enclosure shall be designed to prevent tampering and vandalism. The enclosure shall be designed to prevent tampering and vandalism. The enclosure shall be designed to prevent tampering and vandalism.



THE LIGHTING EXHIBIT NOTES:
 1. EXISTING LIGHTING DATA AND PHOTOMETRIC DATA SHEETS PROVIDED TO DESIGNER.
 2. FROM MANUFACTURER'S DATA SHEETS.
 3. FROM MANUFACTURER'S DATA SHEETS.
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DATE	REVISION	DRAWN BY

TORKTOWN COMMONS TOWNHOMES
 LOMBARD, IL
 SITE LIGHTING/PHOTOMETRIC EXHIBIT

1 of 2 SHEETS

DATE: 1/23/24
 DRAWN BY: JLS

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