

Village of Lombard

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



Minutes

Monday, April 17, 2023

7:00 PM

Village Hall

Plan Commission

Leigh Giuliano, Chairperson

Commissioners:

Ruth Sweetser, Bill Johnston, Kevin Walker,

Tony Invergo, Alissa Verson and

Robert Spreenberg

Staff Liaison: William Heniff

Call to Order

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

Pledge of Allegiance

Chairperson 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 Assistant Director of Community Development, Anna Papke, AICP Senior Planner of Community Development and Anne Skrodzki, Legal Counsel to the Plan Commission.

Chairperson Giuliano called the order of the agenda.

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

Public Hearings

[230142](#)

PC 23-08: Summit at Yorktown (D.R. Horton townhomes) - Signage

The petitioner, D. R. Horton, Inc. - Midwest, requests that the Village take the following action 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 to approve a deviation from Section 153.244(B) of the Lombard Sign Ordinance to allow project identification signs with a height of five feet two inches (5'2"), where a maximum height of four feet is permitted. (DISTRICT #3)

Sworn in to present the petition was Anna Papke, Senior Planner, and Chris Funkhouser with D.R. Horton, the petitioner.

Chairperson 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 presented the petition. D. R. Horton is proposing two project identification signs for the Summit Townhome development located in the Yorktown Commons Planned Development. The Design Guidelines for the Yorktown Commons PD and the Village Sign Ordinance permit project ID signs to be up to four feet tall. The proposed signs are 5'2" tall, so the petitioner is seeking a major change to the planned development to allow for the additional sign height. Mr. Funkhouser noted that the design guidelines do not provide for much flexibility in the size or height of signs in Yorktown Commons. However, the petitioner would like to install signs that are similar in design and scale to other signs located in and around the Yorktown Center area, many of which are fairly tall.

Mr. Funkhouser showed examples of other signage located near the subject property. He showed a site plan, noting that there would be a project ID sign located at the east entrance and the south entrance to the townhome development. The signs will be internally lit. There will also be a companion element on the opposite side of the driveway from each project ID sign. Mr. Funkhouser noted that Village staff had reviewed the proposed location and noted that the signs need to have adequate separation from underground utility lines. He said the design team had already modified the plans to relocate the signs so that there will be no utility conflicts.

Chairperson 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 proposes to construct two project identification signs at the entrances to the previously approved 90-unit townhome development known as the Summit at Yorktown, located on the site of the former Yorktown Convenience Center. There will be one sign at each entrance to the development.

The Village Code allows project identification signs to be a maximum of four feet tall. The petitioner is requesting a deviation to allow for the proposed signs to be 5'2" tall. The petitioner has stated that the signs are intended to be complementary in size and design to the signs located at the entrances to Yorktown Center shopping center as well as the townhome buildings. The sign face surface area is compliant with Village Code.

Staff has reviewed the petition and finds it meets the standards for a major change to the Yorktown Commons Planned Development and the standards for signage deviations. Staff supports the petitioner's intent to install signage that contributes to a sense of cohesiveness in the Yorktown Center area. Staff also notes that there have previously been a number of different signs installed on the subject property over the years when it was the Yorktown Convenience Center. The proposed signage is consistent with the scale of the most recent sign, and is smaller than other previous signs. Staff recommended approval of the petition subject to the conditions in the staff report.

Chairperson Giuliano asked if there were any questions or comments on the staff report. Hearing none, she opened the meeting to comments from the commissioners.

Commissioner Sweetser said she appreciates the petitioner's attempt to design signs that coordinate with existing signage in the area.

Commissioner Johnston agreed with Commissioner Sweetser and said the signs will blend in nicely.

On a motion by Commissioner Invergo, and a second by Commissioner Johnston, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 23-08 subject to the six (6) conditions in the staff report:

- 1. That the major change to a planned development and signage deviation are valid only for Parcel 4 in the Yorktown Commons Planned Development;**
- 2. That the petitioner shall develop the signs 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 sign foundation shall be at least five (5) feet horizontally from the water main; the Village shall not be responsible for damage to the sign due to maintenance/repair work on the water main if the sign is not located accordingly;**
- 4. That the petitioner shall apply for and receive building permits for the proposed signs;**
- 5. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and**
- 6. That 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

Business Meeting

Approval of Minutes

A motion was made by Commissioner Verson, seconded by Commissioner Invergo, that the minutes of the March 20, 2023 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

1. 2001 S. Highland

Ms. Ganser provided an overview of the memo that was transmitted to the Plan Commission. She said that the owner of the Sonesta Inn & Suites would like to convert the extended stay hotel into an apartment complex. The owner would like to keep number of buildings as-is, with each hotel unit being converted into an apartment unit. As an extended stay hotel, each room already has a kitchen and bathroom. Most of the rooms in the hotel would be converted to studio apartments, but there are some suites that could become one- or two-bedroom units.

Ms. Ganser said that if the property were converted to apartments as proposed, the property owner would require a number of zoning entitlements, including a comprehensive plan amendment and map amendment (rezoning) from B3 to either R4 or R5. If rezoned, the property would also require: a variance for density (if each hotel unit became an apartment unit, the site will exceed allowable densities in R4 and R5); a variance for parking (the site would not meet parking requirements for multi-family developments); and a variance for open space (R Districts require more open space than the current B3 District). The property owner could potentially reduce the need for variances by removing buildings or reconfiguring them to reduce the unit count. The property owner has indicated they would prefer not to do this. Staff is seeking input from the Plan Commissioners on the potential change of use, comprehensive plan amendment, rezoning, and variances.

Commissioner Sweetser asked if there are districts other than R4 or R5 that would be appropriate for an apartment building. Ms. Ganser explained that R0 through R3 are lower intensity districts that would not provide for an apartment complex of this size. R6 is located only in Downtown Lombard.

Commissioner Johnston said he likes the idea of additional housing. He said there would be some hurdles to overcome for the property owner to convert the site as proposed. He said that parking is important, as it can be a huge problem if there is not enough parking on site. He said open space is a hard one. He noted there are places in Chicago without yards, and apparently there is a market for that type of development. However, he believes open space is very important for family living, that people want to enjoy outside time. Density is something to consider. He is open to some density in the area, but said it should not be too crowded, as this is not the downtown. He said parking is the major concern.

Commissioner Verson said if the property is going to be converted from a hotel to an apartment complex, it would need to feel less like a

hotel and more like a residential community. It would make sense to create more open space and not have all the variances. Keeping the development as-is would make it still feel like a hotel.

Chairperson Giuliano said open space is important and removing a building could create more open space. This would also lessen the parking demand.

Commissioner Invergo said removing a building could help create more open space, reduce parking need, and overall make the development less cramped.

Commissioner Sweetser noted that for the Village to approve variances, there needs to be a hardship. She asked about the standards for variances and hardships. Ms. Ganser explained that variances require a petitioner to prove that there is a hardship that justifies the variances. Hardships must be related to a specific feature of the property, such as a change in topography that impacts how a site can be developed. The property owner's preference for a type or scale of development is not a hardship.

Commissioner Spreenberg asked about the density and how it would apply to the property. Ms. Ganser said that the property would exceed the maximum density allowed in both R4 and R5 if the property were converted to have the same number of apartments as there are currently hotel rooms.

Commissioner Spreenberg said he is concerned about parking. Even if the building ends up being mostly efficiency (studio) units that perhaps had fewer occupants than two-bedroom apartments, it would still be a concern. He is indifferent to open space. He said the density is an as-is condition, but he is still concerned about it as it relates to parking. He commented that the development is 40 years old.

Commissioner Invergo asked about the size of the existing parking spaces. The memo from staff mentioned they are larger than required. Ms. Ganser said the parking spaces are wider than the required 8'3" for residential spaces. The property owner may be able to add some parking spaces to the site by re-striping the spaces.

Commissioner Johnston said he is concerned about parking, and open space is still important. He asked about the number of studio units. He said two-bedroom units could require more parking for occupants and visitors.

Commissioner Sweetser asked if there would be opportunities for additional landscaping, either by future tenants or the property owner. Ms. Ganser said the property currently had landscaping on it, which the property would will need to maintain regardless of the future use of the site. The property would not necessarily require a new landscaping plan if converted to apartments.

Commissioner Spreenberg asked if the building could be either apartments or condos. Ms. Ganser said the Zoning Ordinance does not differentiate between condos and apartments, both are considered multiple-family development.

Commissioner Johnston asked if after the building were converted to apartments, could the apartments be rented out short-term on sites like VRBO. Ms. Ganser said that if the property were rezoned to R4 or R5, short-term rentals would not be allowed. Short-term rentals are considered to be similar to hotels/motels, which are not permitted in the R Districts.

Commissioner Johnston said he is concerned with the unit mix and creating a development of mostly studio apartments.

Chairperson Giuliano said the neighborhood around the site has a mixture of development types. She noted people who work in nearby office buildings may want to live there. She asked if drivers can park on nearby streets. Ms. Ganser said there is no parking on 22nd Street and Highland Avenue. She was unsure whether other nearby streets permit parking. In any case, there is no parking on any Village streets between 2am and 5am.

Commissioner Spreenberg said he is not opposed to the conversion to apartments, but he does not like the parking situation. He would favor removing a building to reduce unit counts and reduce the need for variances.

Commissioner Sweetser asked if there is any issue with having different size units in the same building. Ms. Ganser said this would not be an issue.

Commissioner Sweetser noted the proposed apartment density would not meet density requirements in either R4 or R5. She said there could be options to reconfigure the units in the buildings to reduce the number of apartment units.

Adjournment

A motion was made by Commissioner Johnston, seconded by Commissioner Invergo, to adjourn the meeting at 7:52 p.m. The motion passed by an unanimous vote.

Leigh Giuliano, Chairperson
Lombard Plan Commission

Anna Papke, AICP, Senior Planner
Community Development

