

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

2 YORKTOWN CENTER – SUMMIT TOWNHOMES PHASE II

November 17, 2025

Title

PC 25-14

Property Owner

YTC Landowner LLC
30 Hudson Yards
New York, NY 10001

Petitioner

D. R. Horton, Inc. – Midwest
1750 E. Golf Road, Suite 925
Schaumburg, IL 60173

Property Location

2 Yorktown Center

Zoning

B3PD Community Shopping
District Planned Development

Existing Land Use

Vacant furniture store

Comprehensive Plan

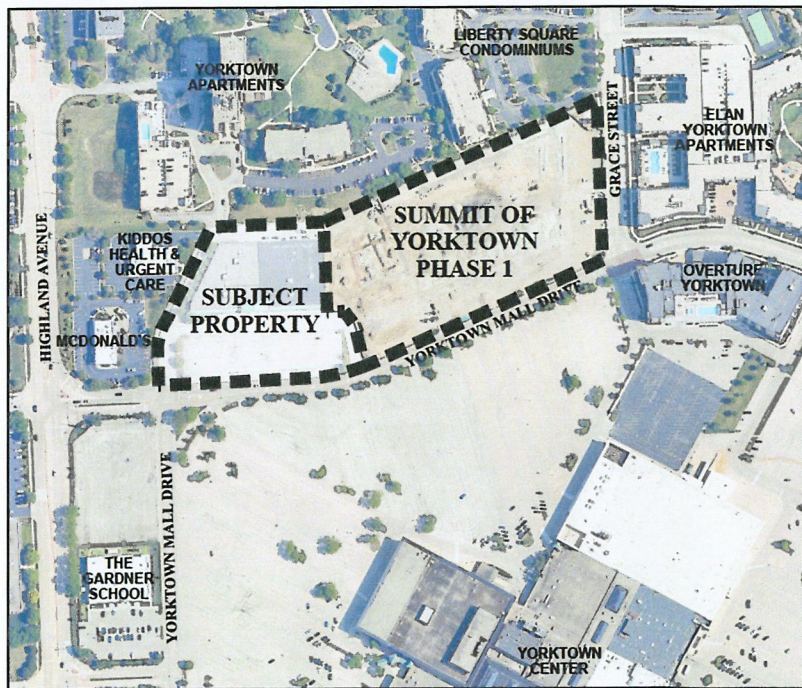
Regional Commercial

Approval Sought

Major change to the Yorktown Commons Planned Development to amend PD boundaries and build-to lines, approve signage deviations, site plan approval for a 90-unit townhome development, and approval of a preliminary plat of subdivision; companion amendment of boundaries of Yorktown Shopping Center PD.

Prepared By

Anna Papke, AICP
Planning and Zoning Manager



LOCATION MAP

DESCRIPTION

The petitioner, D. R. Horton, is the developer of the Summit townhome development located at the northwest corner of Grace Street and the Yorktown Center ring road. The petitioner has acquired the subject property located at 2 Yorktown Center (former Carson's Furniture store) and proposes to extend the Summit townhome development west onto the subject property. The proposed second phase of the development consists of 59 townhome units spread across 11 buildings. For comparison, Phase I consists of 90 townhomes spread across 16 buildings.

The subject property is in the Yorktown Shopping Center Planned Development. Phase I of the Summit development is in the Yorktown Commons Planned Development, which is subject to Yorktown Commons Planned Development Design Guidelines. To facilitate Summit Phase II as proposed, the petitioner is requesting amendments to the geographic boundaries of the planned developments to move the subject property into the Yorktown Commons PD and extend the Yorktown Commons Design Guidelines to the subject property. Additionally, the proposed development requires an amendment to the planned development to adjust to the build-to line and signage requirements in the Design Guidelines. Amendments to planned developments require a public hearing with the Plan Commission and approval by the Village Board.

Project Details – Phase II only

Parcel Size:	3.60 acres
Open space:	0.88 acres
Dwelling units:	59
Parking spaces:	242
Building height:	Three stories

Applicable Regulations

1. Yorktown Commons PD Design Guidelines (form-based code)
2. Lombard Zoning Ordinance

Submittals

1. Petition for public hearing;
2. Response to standards, prepared by the petitioner;
3. ALTA/NSPS land title survey, prepared by Manhard Consulting, dated 9/15/25;
4. Site plan, prepared by Gary E. Weber Associates, Inc., dated 11/5/25;
5. Final landscape plan, prepared by Gary R. Weber Associates, Inc., and Manhard Consulting, dated 11/12/25;
6. Final engineering, prepared by Manhard Consulting, dated 11/3/25;
7. Final plat of subdivision (draft), prepared by Manhard Consulting, dated 9/15/25;
8. Key lot plan, building renderings, elevations and floorplans, prepared by Premier Architecture, Inc., dated 10/10/25; and
9. Sign plans, prepared by Gary E. Weber Associates, Inc., dated February 2, 2023.

Yorktown Commons Planned Development Background:

In January 2016, the Village Board approved Ordinance 7177, establishing the Yorktown Commons Planned Development for four properties located at the intersection of Grace Street and the Yorktown Mall ring road (PC 15-27C). The Village also approved the Yorktown Commons Planned Development Design Guidelines, a form-based code containing site and building design standards for the properties within the Yorktown Commons Planned Development.

Yorktown Commons comprises four parcels of land (Figure 1). Parcels 1 and 2 contain the Elan and Overture multi-family apartment buildings. These developments received zoning entitlements in 2016 (PC 16-17 and 16-18) and were constructed in 2018/2019. Parcel 3 remains a surface parking lot. Parcel 4 is currently under development with Phase I of the petitioner's Summit townhome development. This project received zoning approvals in 2022 (PC 22-20).

The subject property is currently within the Yorktown Shopping Center Planned Development, which is not subject to the Yorktown Commons Design Guidelines. To facilitate development of the subject property as a continuation of the development already underway on Yorktown Commons Parcel 4, the petitioner requests the subject property be removed from the Yorktown Shopping Center Planned Development and added to the Yorktown Commons Planned Development. The Design Guidelines will be amended to apply to the subject property as a continuation of Yorktown Commons Parcel 4, with noted deviations.

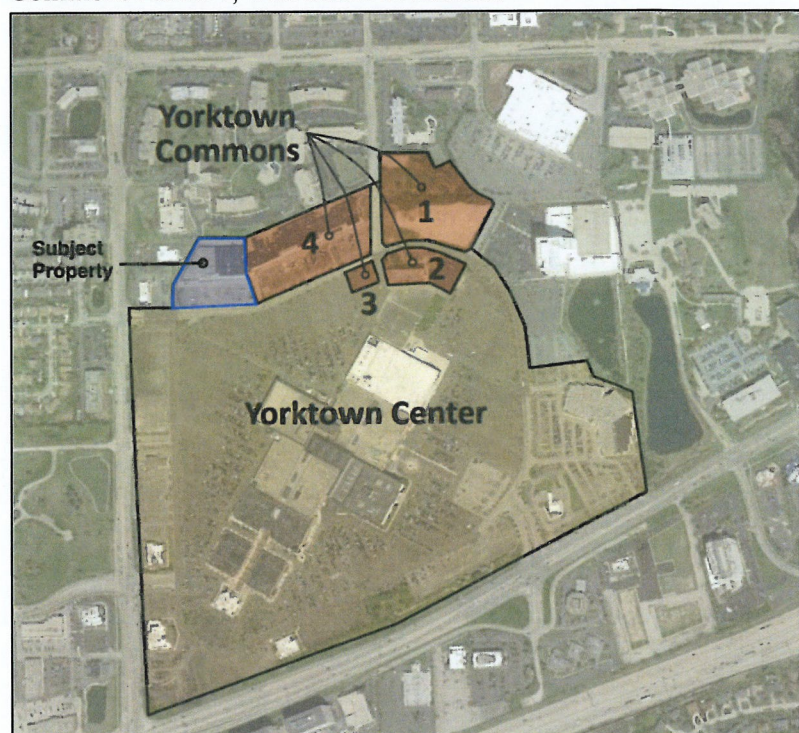


Figure 1. Yorktown Planned Developments

EXISTING CONDITIONS

The subject property is developed with a single-tenant retail building, previously operated as the Carson's Furniture store. The building has been vacant for several years.

APPROVAL(S) REQUIRED

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 Shopping Center and Yorktown Commons Planned Developments):

1. For the Yorktown Shopping Center Planned Development:

- a. Pursuant to Section 155.504(A) (major changes in a planned development) of the Village Code, amend the Yorktown Shopping Center Planned Development, as established by Ordinance No. 1172 and subsequently amended, to change the geographical extent of the Yorktown Shopping Center Planned Development to remove the property at 2 Yorktown Center from the planned development;

2. For the Yorktown Commons Planned Development:

- a. Pursuant to Section 155.504(A) (major changes in a planned development) of the Village Code, amend the Yorktown Commons Planned Development, as established by Ordinance No. 7177 and subsequently amended, as follows:
 - i. Change the geographical extent of the Yorktown Commons Planned Development to incorporate the property at 2 Yorktown Center into the planned development;
 - ii. Amend the Yorktown Commons Planned Development Design Guidelines to incorporate the property at 2 Yorktown Center into the Design Guidelines as an extension of Yorktown Commons Parcel 4, with the requirements in the Design Guidelines applied to property at 2 Yorktown Center as a continuation of Parcel 4, except as provided for below;

3. For the property located at 2 Yorktown Center (former Carson's Furniture):

- a. Pursuant to Section 155.504(A) (major changes in a planned development) of the Village Code, amend the Yorktown Commons Planned Development Design Guidelines, as stated in Section IV(E) and established by Ordinance No. 7177, as follows:
 - i. Amend the build-to lines for the proposed attached single-family (townhouse) residential development on the subject property to allow 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;
 - ii. 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;
- b. Approve an attached single-family residential development based upon the submitted plans, pursuant to Ordinance 7177 and Section 155.511 of the Village Code (site plan approvals); and
- c. Approve a final plat of subdivision.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has the following comment on the petition. Additional comments may be forthcoming during permit review.

1. The buildings would be required to be separated by at least 5 feet (wall to wall measurement). If the buildings were to have fire sprinklers installed, the distance could be reduced to 3 feet (wall to wall measurement). Note, the measurement of buildings can be reduced to 0 feet if 2-hour fire rated walls were to be installed as we have between units within the building (would reduce or eliminate windows and any other unrated openings in those walls).

Fire Department:

The Fire Department has the following comments on the petition. Additional comments may be forthcoming during permit review.

1. Asphalt or concrete surface is preferred for the emergency access lane to the north of buildings 7 and 8, but Fire would accept grasscrete or grassblock if approved by Public Works.
2. The sidewalk between buildings 7 and 8 should be eight feet wide to accommodate an ambulance in an emergency.
3. A fire hydrant will be required off the rear access driveway between buildings 7 and 8.

Private Engineering Services (PES):

Private Engineering Services has the following comments on the petition. Additional comments may be forthcoming during permit review.

1. PES seeks clarification on the direction of flow in MH 125.
2. Village fire truck turning templates should be used to run Autoturn to check all turns into and within the subdivision (updated March 2025). Attached.
3. The proposed grading plan should have proposed contours, or more spot elevations/flow arrows (similar to the approved Phase 1 plans).

Public Works:

The Department of Public Works has the following comments on the proposed project. Additional comments may be forthcoming during permit review.

1. Public Works is concerned about the proposed material for the emergency access lane to the north of buildings 7 and 8. Public Works would prefer asphalt or concrete surface but would accept a surface such as grasscrete or grassblock.
2. The proposed gazebo and other structural amenities east of Building 10 may not be placed within 15' of the proposed water main nor over water services.
3. A 30' easement will be required over the proposed water mains and sanitary sewers. The on-site storm sewers will remain privately owned and maintained.

Planning Services Division:

The Planning Services Division notes the following:

1. *Surrounding Zoning & Land Use Compatibility*

	Zoning	Land Use
North	R5PD	Yorktown Apartments
South	B3PD	Yorktown Reserve Apartments Phase I (under construction)
East	B3PD	Summit Townhomes Phase I (under construction)
West	B3PD	McDonald's and medical office

Development in the vicinity of the subject property consists of large-scale commercial development (Yorktown Center mall), townhomes, and multi-family residential development. The townhome development proposed on the subject property is consistent with the zoning and land uses of surrounding properties.

2. *Consistency with the Comprehensive Plan and the intent of the Yorktown Commons Planned Development*

Historically, the subject property has been developed with commercial uses complimentary to the adjacent Yorktown Center mall. In response to changing trends in the commercial retail sector, in 2015 the Yorktown Center owner petitioned the Village to create the Yorktown Commons Planned Development (PC 15-27C). The stated intent of the Yorktown Commons PD is to “establish a pedestrian friendly mixed-use neighborhood that acts as a gateway to the Shopping Center from the north.” During the 2015 public hearing process, Village staff and the Plan Commission found Yorktown Commons to be consistent with the Comprehensive Plan’s recommendation of a Regional Commercial land use on the subject property. Particular emphasis was placed on the role that redevelopment of the properties on the periphery of the shopping center would have in maintaining and enhancing existing commercial development within the Village (Comprehensive Plan Vision 3).

The proposed expansion of the Yorktown Commons Planned Development to allow for the extension of the Summit townhome development is consistent with the intent of the Yorktown Commons Planned Development to act as a residential gateway to Yorktown Center. Further, the redevelopment of the subject property is consistent with the broader vision of the Comprehensive Plan to promote a diverse housing stock and sustainable land use patterns (Vision 2).

3. *Compatibility with Yorktown Commons Planned Development Design Guidelines*

Following the proposed amendments to the boundaries of the Yorktown Shopping Center and Yorktown Commons planned developments, this development will be subject to the standards contained in the Yorktown Commons Planned Development Design Guidelines. The Design Guidelines include provisions for land uses, build-to lines, open space requirements, parking, landscaping and architectural design.

Staff has analyzed the plans submitted by the petitioner against the requirements of the Design Guidelines. Staff finds the development to be compliant with the Design Guidelines, apart from the requested major

changes to adjust the required build-to lines and the maximum sign height. The following table summarizes staff's review of the proposed development against the standards of the Design Guidelines.

	<u>Design Guidelines Requirement</u>	<u>4 – 44 Yorktown Center (Yorktown Commons Parcel 4)</u>
Vision		
<i>Project Description</i>	Creation of a new pedestrian-friendly neighborhood that includes a mix of uses and a strong residential component. Key elements include: entry from the north along Grace Street with residential buildings lining the street; new public urban spaces; new residential uses with high quality architecture; new neighborhood open spaces.	The Summit Phase II development consists of 59 townhomes. Phase II will continue the site layout and design pattern established in Phase I on the adjacent property. The site design enhances pedestrian friendliness by bringing building façades into proximity with the Yorktown Ring Road and confining vehicle service areas to the rear of the units. The Design Guidelines include several illustrative scenarios of potential development, including a townhome concept which is very similar to the petitioner's proposal for both phases of the Summit development (see Figures 2 and 3 below).
Land Use		
<i>Permitted Uses</i>	Permitted uses in the planned development include: office and business uses permitted in the B3 Community Shopping district; residential uses, including townhouses and multi-family; hotel; daycare as accessory use; mixed-use buildings.	Petitioner proposes to build 59 townhome units.
<i>Density</i>	Maximum number of dwelling units in planned development = 970.	Elan = 295 units Overture = 175 units Summit I = 90 units <u>Summit II = 59 units</u> Total = 619 units
Regulating Plan		
<i>Open Space</i>	Minimum 12.5% of total site area in the planned development to be maintained as open space. Parcel 4 is required to have 0.2 acres (8,712 SF) open space.	Summit Phase I provides a central greenspace of 0.9 acres, plus lawn space in front of individual units. The second phase includes a 0.3-acre central greenspace plus landscaping in front of the units. Total proposed open space across both phases is 2.56 acres (111,514 SF).
<i>Build-to Line</i>	Build-to line along Yorktown Ring Road: 6', 9', or 12'.	Townhome units will have a setback of 20' from the Yorktown Ring Road, measured to the building foundation. Front stoops project several feet in front of the building wall. The petitioner is requesting a major change to the planned development to accommodate these building setbacks, which are larger than the setbacks mandated by the design guidelines.

<i>Frontage Occupancy</i>	Yorktown Ring Road = 60-90%	Frontages along the Yorktown Ring Road are consistent with these requirements.
<i>Building Height</i>	Maximum building height = six stories, not to exceed 100 feet.	Proposed buildings will be three stories, or approximately 33'8 7/8".
<i>Urban Design and Architectural Features</i>	South 150' of building facades along the west property line required to be designed to primary façade standards.	Submitted building elevations show primary façade materials will include brick veneer and hardie siding. The petitioner has provided a "key lot" side elevation that includes a brick veneer wainscoting along the base of the side building facades where adjacent to the perimeter of the development.
<i>Front Yard Types</i>	Front Yard Type II required along Yorktown Ring Road.	Landscape plan consistent with Type II requirements.
Development Standards		
<i>Parking and Loading</i>	Number and size of off-street parking spaces and loading spaces as required by Section 155.602 of Lombard Village Code. Attached single-family dwellings are required to provide a minimum of two spaces per unit.	Each townhome will have a two-car attached garage, with the ability to park an additional two cars on the driveway. Additional spaces for guest parking are provided throughout the site.
Architectural Standards		
<i>All</i>	Primary building facades to be oriented to the street; primary entry to be located along primary building façade and designed with architectural features communicating entry; service areas to be located in rear of building; primary facades to have windows of appropriate proportion and spacing; building facade materials to be consistent across facades and continue along secondary facades for 16 inches in depth; utilities and mechanical equipment to be located in interior of block or alongside of buildings.	Developer proposes to meet these architectural standards. See building elevations and renderings in petitioner's submittal.
<i>Multi-family</i>	Townhouses shall be designed as a composed building rather than individual independent facades. Breaks and recesses between units shall not alternate back and forth between every dwelling unit.	Proposed townhouses comply with acceptable townhouse configurations in the Design Guidelines.



Figure 2. Illustrative scenario from Design Guidelines

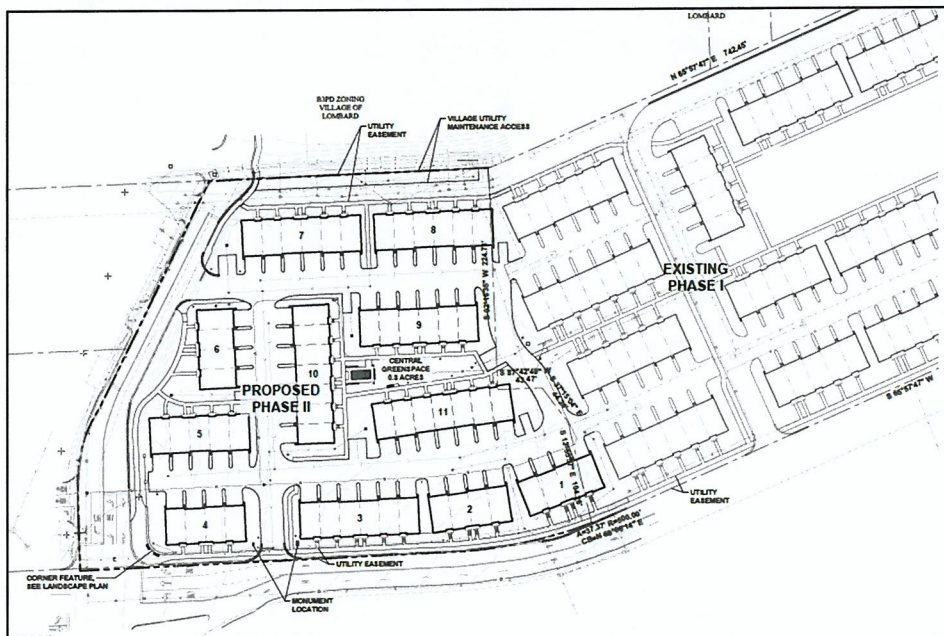


Figure 3. Proposed site plan

4. *Request for major change to a planned development – amend the build-to lines*

The Design Guidelines require townhomes to meet a build-to line (specified setback) of 6', 9', or 12' relative to the south property line (Yorktown Ring Road). The proposed site plan shows the townhome buildings will be set back 20' from the south property line. The petitioner is proposing an increased setback from the south property line to address existing site constraints. The increase in the building setback on the south side will allow for adequate space for proposed water service lines along the south property line.

Summit Phase I received similar setback relief with respect to the Ring Road in 2022. The requested setback relief for Phase II will ensure that the townhomes maintain a standard distance from the Yorktown Ring Road, providing for a consistent look along the street façade. Further, the proposed setback is consistent with the setbacks for the other developments within the Yorktown Commons Planned Development. The Elan building, located on the northeast corner of the Grace Street and the Yorktown Ring Road intersection, has a setback from the Ring Road ranging from 26' to 37'. The Ring Road setback of the Overture building on the southeast corner of the intersection ranges from 23' to 68'. Staff finds the proposed setbacks for the townhomes will contribute to a cohesive feel within the planned development. Staff supports this major change.

5. *Request for major change to a planned development – deviation for project identification sign height*

The petitioner proposes to install a monument sign and companion design element at the driveway entrance from the Yorktown Ring Road into Phase II. The proposed sign will be installed at 5'2" above grade (measured to the highest point of the sign face containing text). The maximum allowable height for project identification signs is four feet, measured from grade. The petitioner is requesting a deviation to allow for the sign at the proposed height.

The Phase II signage is identical to the signage used for Phase I of the development. The Phase I signage received zoning relief in 2023 (PC 23-08). As noted in the PC 23-08 IDRC report, the Summit signage is designed to complement the architecture of the townhomes as well as the larger monument signs located at the entrances to Yorktown Center (Figure 4). Staff further noted that the size of the Summit signs is similar to the size of the signs that were previously displayed on the property when it was developed with the Yorktown Convenience Center. For the sake of consistency, staff recommends the signage relief granted to Phase I in 2023 be extended to Phase II.

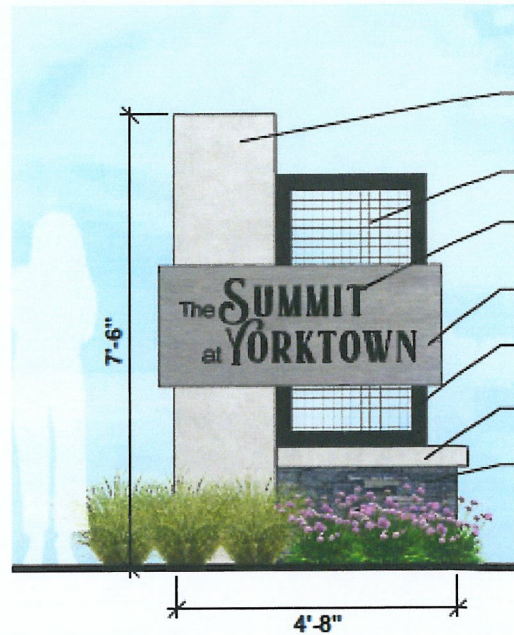


Figure 4. Yorktown Center sign and Summit at Yorktown sign

6. *Traffic volume, access, circulation and parking*

The subject property is currently developed with a commercial building with approximately 54,000 square feet of retail space. Though the building has been vacant for several years, it previously operated as the Carson's Furniture store. The Village's traffic consultant, KLOA, conducted a trip generation comparison to analyze how the traffic generated by the proposed townhome development would compare to the traffic generated by the former furniture store. The trip generation comparison table shows that the townhomes will produce slightly more trips during the weekday peak hours than the furniture store. Weekend peak hour trips are fewer than the furniture store during the weekend peak hour. Based on this information, KLOA concludes traffic generated by the proposed development will not have a negative impact on Yorktown Center or the adjacent roadway network.

The Phase II development will have one driveway connection to the Yorktown Ring Road and an additional connection to the Yorktown access drive to the west of the development, adjacent to McDonalds. Private internal drives within Phase II connect to the internal drives in Phase I, providing additional points of connection with the Ring Road and Grace Street. Access to the townhome garages and guest parking spaces will occur from the private internal drive.

The Village Code requires two parking spaces for each townhome unit. All townhomes include a two-car garage, plus parking spaces for two cars in each driveway. A total of six guest parking spaces are provided throughout the Phase II portion of the development.

7. Final plat of subdivision

The petitioner intends to subdivide the property into individual townhome units with common areas owned and maintained by a homeowners' association. The same approach was used for Phase I. The petitioner has submitted a draft final plat of subdivision for review by the Plan Commission and Village Board. Staff has reviewed the draft final plat and has no significant comments on it at this time. Some small items may require additional review and possible revision prior to signature and recording. Staff recommends approval of the final plat.

SITE HISTORY

1966: Yorktown Shopping Center Planned Development

Establishment of the Yorktown Shopping Center Planned Development via Ordinance No. 1172. Note that within the originally approved site plan, Parcel 1 was identified for multi-family residential development and Parcel 4 was designated for use as an office complex.

PC 94-14: Yorktown Peripheral Planned Development

Amendment to the geographic boundaries of the Yorktown Shopping Center Planned Development to remove approximately 15.6 acres to establish the Yorktown Peripheral Planned Development. Staff notes that within the originally approved site plan, Parcel 1 was identified for use as a 100,000 square foot retail structure.

PC 15-27A: Amendment to the Yorktown Shopping Center Planned Development

Amendment to the geographic boundaries of the Yorktown Shopping Center Planned Development to remove approximately 8.3 acres from this planned development in order to establish the Yorktown Commons Planned Development (PC 15-27C). Also amended the number of parking spaces required in the Yorktown Shopping Center PD.

PC 15-27B: Amendment to the Yorktown Peripheral Planned Development

Amendment to the geographic boundaries of the Yorktown Peripheral Planned Development to remove approximately 5.9 acres from this planned development in order to establish the Yorktown Commons Planned Development (PC 15-27C).

PC 15-27C: Yorktown Commons Planned Development

Established the Yorktown Commons Planned Development via Ordinance 7177. Also adopted the Yorktown Commons Planned Development Design Guidelines as the form-based code regulating development within the Yorktown Commons Planned Development.

SPA 19-02: Parcel 4 Site Plan Approval

Site plan approval for a 300+ unit apartment building on the subject property. Proposed development approved by the Plan Commission in August 2019. *Not constructed.*

PC 22-20: Parcel 4 – Summit Phase I Approval

Approval of a 90-unit townhome development with companion major changes to the Yorktown Commons Planned Development

PC 23-08: Summit Signs

Approval of a major change to the Yorktown Commons Planned Development to allow proposed freestanding project identification signs.

FINDINGS & RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards for major changes to a planned development and standards for site plan approval, as established by the Lombard Zoning Ordinance and the Yorktown Commons Planned Development Design Guidelines. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

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 25-14, subject to the following conditions:

1. That the major changes to a planned development are valid only for the subject property within 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; and
5. That this approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).



Trevor Dick, FAICP

Director of Economic Development and Planning

Attachment: Memorandum from KLOA to Village of Lombard re: Trip Generation Comparison Proposed Summit at Yorktown – Phase II, dated October 28, 2025.

c. Petitioner

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**Project Narrative, Responses to Standards of Review for
Major Changes to the Yorktown Center Planned Development and
Responses to Standards of Review for Sign Variation**

(The Summit at Yorktown - Phase 2/Lot 3)

As contract purchaser of the approximately 3.6-acre site commonly known as 2 Yorktown Mall Drive located at the northeast corner of the intersection of (a) the northern, east-west segment of the Yorktown Mall Drive ring road and (b) the western, north-south segment of that private roadway, which site is legally described on Exhibit A attached hereto and made a part hereof and currently improved with the remaining portion of the Yorktown Commons vacant retail center development thereon ("Subject Property"), D.R. Horton, Inc. – Midwest ("DRH") respectfully requests the following Village of Lombard actions in connection with its proposed redevelopment of the Subject Property as an additional phase ("Summit Phase 2") and logical extension of the 90-unit *The Summit at Yorktown* community located east of and contiguous to the Subject Property ("Summit Phase 1"):

- (i) an amendment to the *Yorktown Commons Planned Development Design Guidelines*, dated December 23, 2015 ("Guidelines"), to incorporate the Subject Property into the boundary of the Yorktown Commons Planned Development as "Parcel 5" thereof, thereby subjecting the Subject Property to the Design Guidelines;
- (ii) a major change to the Design Guidelines pursuant to Section IV(E) thereof and in accordance with Section 155.504(A) of the *Lombard Zoning Ordinance* ("Zoning Code") to allow an increase in the "Build-to-Line" (i.e., the minimum and maximum building setback line), as specified in the Design Guides, from 12 feet to not less than 19 feet and not more than 35 feet as identified on the plans and specifications submitted herewith and more fully described below ("Build-to-Line Major Change");
- (iii) a major change to the Design Guidelines pursuant to Section IV(E) thereof and an associated variation from Section 153.244(B) of the *Village of Lombard Sign Ordinance* ("Sign Code") to allow an increase in the maximum permitted height of a free-standing, monument, project identification sign ("Monument Sign") to be increased from 4' 0" to 5'-2" as measured from grade to the top of the sign panel of the Monument sign as identified on the plans and specifications submitted herewith and more fully described below ("Signage Major Change");
- (iv) final plan approval pursuant to Section 155.511 of the Zoning Code and Section IV(B) of the Design Guidelines in accordance with the plans and specifications submitted herewith; and
- (v) preliminary and final plat of subdivision approval.

The Summit Phase 2 is proposed to consist of 59 dwelling units across 11 buildings of the same urban-style rowhome architectural design, character and color scheme as the 90-unit Summit Phase 1 community currently being constructed to the immediate east of the Subject Property. Redevelopment of the Subject Property in accordance with the Summit Phase 2 plans and specifications submitted herewith will bring to fruition the long-term vision to redevelop the entirety of the former Yorktown Commons retail center, inclusive of that portion now being redeveloped on the Summit Phase 1 property, into a unified, walkable and conveniently located community. Consistent with the Summit Phase 1, the Summit Phase 2 will provide pedestrian-friendly corridors inclusive of parkways, parkways trees, an approximately one-third acre centralized, private park, and building design and massing that evokes urban design principles in keeping with the vision established by the Design Guidelines.



In connection with the Build-to-Line Major Change referenced in item (ii) above, DRH presents the following responses to the applicable standards of review to allow redevelopment of the Subject Property as the Summit Phase 2 in accordance with the plans and specifications submitted herewith:

- 1. That the establishment, maintenance, or operation of the (Build-to-Line) Major Change will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;***

The establishment, maintenance, or operation of the (Build-to-Line) Major Change will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. To the contrary, the proposed Build-to-Line Major Change will be beneficial to the comfort and general welfare of the public by enabling redevelopment of the Subject Property in a manner that is consistent with the design scheme of the redevelopment of the Summit Phase 1 property, and the Major Change will have no detrimental impact upon the public health, safety or morals.

- 2. That the (Build-to-Line) Major Change will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located;***

The proposed Build-to-Line Major Change will not negatively impact the use and enjoyment of adjacent property nor negatively diminish and impair property values. To the contrary, the proposed Build-to-Line Major Change will enable redevelopment of the Subject Property in a manner that is consistent with the design scheme of the redevelopment of the Summit Phase 1 property and bring renewed investment and vibrancy to the Subject Property in replacement of the shuttered remaining portion of the Yorktown Commons retail center, which is located on the Subject Property.

- 3. That the establishment of the (Build-to-Line) Major Change will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the Yorktown Commons Planned Development;***

The proposed Build-to-Line Major Change will not impede development of the surrounding property but will instead enable redevelopment of the Subject Property in a manner that is consistent with the design scheme of the redevelopment of the Summit Phase 1 property without any detrimental impact upon surrounding properties. The proposed development and associated Build-to-Line Major Change are collectively a logical extension of the redevelopment of the Summit Phase 1 property.

- 4. That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;***

All required public utilities, access roads, drainage and other necessary facilities have or will be provided in conjunction with the proposed redevelopment of the Subject Property. The proposed Build-to-Line Major Change will not affect the public infrastructure required for site development.



- 5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;***

The requested Build-to-Line Major Change will not affect the planned ingress and egress to and from the Subject Property or existing or currently proposed access of surrounding properties. Site access and parking on the Subject Property is designed to minimize traffic congestion in the public streets.

- 6. *That the proposed (Build-to-Line) Major Change is not contrary to the objectives of the Yorktown Commons Planned Development; and***

The requested Build-to-Line Major Change does not alter the purpose and intent of the Yorktown Commons Planned Development. The Regulating Plan set forth in Section VII of the Design Guidelines establishes a framework for development of Yorktown Commons while also recognizing the need for flexibility in the layout of such development. The proposed development of the Subject Property will result in the creation of a new residential use on the Subject Property with high-quality architecture, pedestrian-scaled streetscape, and placemaking site amenities, all consist with the ongoing redevelopment of the Summit Phase 1 property and in a manner that is consistent with the objectives of the Design Guidelines.

- 7. *That the (Build-to-Line) Major Change shall, in all other respects, conform to the applicable regulations of the District in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.***

The requested Build-to-Line Major Change will in all other respects conform to the applicable regulations of the B3PD Community Shopping District Planned Development in which the Subject Property is located with the exception of the Signage Major Change identified above and discussed below, which latter change is sought simply for the purpose of allowing construction of a sign that is in keeping with the style and character of the previously approved and erected signage for the Summit Phase 1 property to best enable uniformity of signage throughout that property and the Subject Property as a unified development.

In connection with the Signage Major Change referenced in item (iii) above, DRH presents the following responses to the applicable standards of review to allow installation of the Monument Sign in conjunction with redevelopment of the Subject Property as the Summit Phase 2 in accordance with the plans and specifications submitted herewith:

- 1. *That the establishment, maintenance, or operation of the major change will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.***

The proposed major change to allow the Monument Sign will not be detrimental to or create an endangerment in any respect. Rather, the proposed Monument Sign will allow construction of a sign that is in keeping with the style and character of the previously approved and erected signage for the Summit Phase 1 property to best enable uniformity of signage throughout that property and the Subject Property as a unified development.



2. ***That the (Signage) Major Change will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.***

The proposed major change to allow the Monument Sign will not be injurious to the uses and enjoyment of other property or diminish or impair property values in any respect. To the contrary, the proposed major change will allow construction of sign that is in keeping with the style and character of the previously approved and erected signage for the Summit Phase 1 property to best enable uniformity of signage throughout that property and the Subject Property as a unified development.

3. ***That the establishment of the Major Change will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the Yorktown Commons Planned Development.***

The proposed major change to allow the Monument Sign will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the Yorktown Commons Planned Development. The Monument Sign will merely serve as a supplement of and a tasteful means of identifying and branding the Subject Property in a manner that is in keeping with the style and character of the previously approved and erected signage for the Summit Phase 1 property to best enable uniformity of signage throughout that property and the Subject Property as a unified development.

4. ***That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided.***

The proposed major change to allow the Monument Sign does not require any utilities other than electricity to enable internal illumination thereof. In conjunction with its redevelopment of the Subject Property, DRH will provide electrification of the Monument Sign in compliance with all applicable codes and ordinances just as it did for the existing signage for the Summit Phase 1 property.

5. ***That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.***

The proposed major change to allow the Monument Sign will not have any impact on traffic congestion in the public streets. Such major change is of no consequence to traffic congestion.

6. ***That the proposed Major Change is not contrary to the objectives of the Yorktown Commons Planned Development.***

The proposed major change to allow the Monument Sign is not contrary to the objectives of the Yorktown Commons Planned Development. To the contrary, the proposed major change will (i) be consistent with the vision of the Guidelines to establish a pedestrian-friendly, mixed-use neighborhood that acts as a gateway to the Yorktown Shopping Center from the north thereof and (ii) enable appropriate identification and branding of the Subject Property in a manner that is in keeping with the style and character of the previously approved and erected signage for the Summit Phase 1 property to best enable uniformity of signage throughout that property and the Subject Property as a unified development.



7. ***That the Major Change shall, in all other respects, conform to the applicable regulations of the District in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.***

The proposed major change to allow the Monument Sign will conform with the applicable regulations of the B3PD Community Shopping District Planned Development in which the Subject Property is located with the exception of the Build-to-Line Major Change identified above, which latter change is sought simply for the purpose of allowing redevelopment of the Subject Property in keeping with the style and character of the redevelopment of the Summit Phase 1 property to best enable uniformity throughout that property and the Subject Property as a unified development.

In connection with the Signage Major Change referenced in item (iii) above, DRH presents the following responses to the applicable standards of review for a variation to allow installation of the Monument Sign in conjunction with redevelopment of the Subject Property as the Summit Phase 2 in accordance with the plans and specifications submitted herewith:

1. ***Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.***

DRH seeks to install the Monument Sign at the Subject Property in a manner that is in keeping with the style and character of the previously approved and erected signage for the Summit Phase 1 property to best enable uniformity of signage throughout that property and the Subject Property as a unified development. In the absence of the requested variation, DRH will suffer a hardship in being unable to brand the redevelopment of the Subject Property in a manner that is in keeping with such style and character to best enable uniformity of signage throughout that property and the Subject Property as a unified development. Such hardship is of no benefit to the Village, its residents or property owners.

2. ***The conditions upon which an application for a variation is based are unique to the property for which the variation is sought and are not generally applicable to other property within the same zoning classification.***

The conditions upon which the requested variation is sought are unique in that the Subject Property in that it, along with the Summit Phase 1 property, are together the only of the properties composing the Yorktown Commons Planned Development that will be redeveloped with multiple buildings and as a unified development. The proposed variation is sought to install the Monument Sign at the Subject Property in a manner that is in keeping with the style and character of the previously approved and erected signage for the Summit Phase 1 property to best enable uniformity of signage throughout that property and the Subject Property as a unified development.

3. ***The purpose of the variation is not based primarily upon a desire to increase financial gain.***

The purpose of the requested variation does not in any way pertain to financial gain. The requested variation is instead borne out of a desire to provide signage that is in keeping with both the style and character of the previously approved and erected signage for the Summit Phase 1 property to best enable uniformity of signage throughout that property and the Subject Property as a unified development, as stated above.



4. ***The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.***

As previously stated, the difficulty upon which the requested variation is sought is based simply upon a desire to provide signage that is in keeping with both the style and character of the previously approved and erected signage for the Summit Phase 1 property to best enable uniformity of signage throughout that property and the Subject Property as a unified development.

5. ***The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.***

The granting of the requested variation will not in any way be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the Subject Property is located. The Monument Signage will simply identify and brand *The Summit at Yorktown* as a gateway to the Yorktown Shopping Center in accordance with the vision identified in the Guidelines and be consistent with the previously approved and erected signage for *The Summit at Yorktown* on the Summit Phase 1 property.

6. ***The granting of the variation will not alter the essential character of the neighborhood.***

The granting of the variation will not alter the essential character of the Yorktown Shopping Center. Instead, such variation will allow the Monument Signage to be constructed in a manner that is in keeping with both the style and character of the previously approved and erected signage for *The Summit at Yorktown* and the existing Yorktown Shopping Center monument signage located adjacent to Highland Avenue and Butterfield Road while being significantly shorter than such existing shopping center signage so as to be secondary thereto and yet appropriate for the scale of the townhome buildings at *The Summit at Yorktown*.

7. ***The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.***

The proposed variation will not in any way impair the supply of light or air, increase congestion in the public streets, increase the danger of fire, impact any drainage, endanger the public safety or detrimentally impact property values. The proposed variation does not have the ability to create any impact on any of the foregoing.



EXHIBIT A

Legal Description of Subject Property

LOT 3 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.

P.I.N.: 06-29-101-046

Common Address: 2 Yorktown Mall Drive, Lombard, Illinois 60148

MEMORANDUM TO: Anna Papke, AICP
Planning and Zoning Manager

FROM: Javier Millan
Principal

DATE: October 28, 2025

SUBJECT: Trip Generation Comparison
Proposed The Summit at Yorktown – Phase II
Lombard, Illinois

As requested, Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) has prepared the attached trip generation comparison table between the former Carsons Pirie Scott Furniture store and a proposed 58 townhome unit development. Based on information provided to KLOA, Inc., the gross square floor area of the former furniture store 53,924 square feet. The trip generation comparison was completed for the weekday morning, weekday evening and Saturday midday peak hours.

The estimate of the traffic to be generated by the existing land use and the proposed plan was based on trip generation rates found the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 12 Edition. **Table 1** shows the estimated weekday morning and evening peak hour and daily traffic to be generated by the approved commercial plan and the proposed commercial plan.

Inspection of the trip generation table indicates that the proposed townhome development will generate approximately 13 more total (in and out) trips during the weekday morning peak hour, four (4) more total trips during the weekday evening peak hour and 36 less total trips during the Saturday midday peak hour. Therefore, the new trips to be generated by the proposed development of 58 townhomes will be very similar to what the furniture store used to generate when it was fully operational.

Based on the above, the proposed townhome development will not have a negative impact on traffic operations within the Yorktown Center or the adjacent roadway network.

Table 1
TRIP GENERATION COMPARISON

Land Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Saturday Midday Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
220	58 Townhomes	8	25	33	22	13	35	11	17	28
890	53,924 s.f. Furniture Store	14	6	20	15	16	31	34	30	64
	Difference	-6	+19	+13	+7	-3	+4	-23	-13	-36