

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission HEARING DATE: March 20, 2006
FROM: Department of Community PREPARED BY: William J. Heniff, AICP
 Development Senior Planner

TITLE

PC 06-10; 615 & 617 W. Pleasant Lane (Buckingham Orchard Subdivision) and 614, 618, 620, 622, 624 & 626 West Meadow Avenue (Lyonhart Manor Subdivision): The petitioner requests that the Village take the following actions:

- A. For the existing Buckingham Orchard planned development located at 615 and 617 W. Pleasant Lane:
1. Approve an annexation agreement amendment.
 2. Pursuant to Section 155.504 (A) of the Zoning Ordinance, approve a major change to an approved conditional use for a planned development.
- B. For the properties at 614, 618, 620, 622, 624 and 626 West Meadow Avenue:
1. Amend the Lombard Comprehensive Plan;
 2. Approve an annexation agreement.
- C. Annex the properties at 614, 618, 620, 624 and 626 West Meadow Avenue into the Village of Lombard.
- D. For the townhome portion of the proposed development as depicted on the preliminary plat of subdivision, approve the following actions:
1. Rezone the northern portion of the properties at 614, 618, 620, 624 and 626 West Meadow Avenue from the R1 Single-Family Residential District to the R4 Limited General Residential District;
 2. Rezone the north 417 feet of the property at 622 West Meadow Avenue from the R2 Single-Family Residential District to the R4 Limited General Residential District.
 3. Approve a conditional use for multiple structures on a lot and for a planned development for the proposed R4 properties with a deviation from Section 155.408(F)(3)(d) to reduce the rear yard setback for the townhouse units abutting

the proposed stormwater detention outlot and the south property line from thirty feet (30') to fifteen feet (15').

4. Grant site plan approval authority to the Lombard Plan Commission.
- E. For the single-family portion of the proposed development, approve the following actions:
1. For the proposed Lots 1 through 5 depicted on the preliminary plat of subdivision, rezone the southern portion of the properties at 618, 620, 624 and 626 West Meadow Avenue from the R1 Single-Family Residential District to the R2 Single-Family Residential District;
 2. A variation from Section 154.503(D)(1) of the Subdivision and Development Ordinance reducing the minimum required right-of-way width of a residential cul-de-sac turnaround diameter from one-hundred twenty four feet (124') to ninety-six feet (96') at the western terminus of Meadow Avenue;
 3. A variation from Section 155.408(F)(1)(d) of the Zoning Ordinance to reduce the rear yard setback for the proposed Lots 1 & 2 from thirty-five feet (35') to twenty feet (25').

GENERAL INFORMATION

Petitioner for the existing Buckingham Orchard development:
The Dearborn-Buckingham Group Inc.
1775 Winnetka Road
Northfield, IL 60093

Relationship to Property: Property Owner

Petitioner for the proposed Lyonhart Manor development:
Lyonhart Homes
c/o Tracy Eck
1550 Spring Road, Suite 108
Oak Brook, IL 60523

Property Owner(s): Steven & Mary Lieberg
620 W. Meadow Avenue
Lombard, IL 60148

Edward & Lyzette Mede
614 Meadow Avenue
Lombard, IL 60148

For the 618 W. Meadow Avenue property
Gina Ceaser
169 Henderson Street
Bensenville, IL 60106

James & Patricia House
622 W. Meadow Avenue
Lombard, IL 60148

Timothy & Peggy Tesch
624 W. Meadow Avenue
Lombard, IL 60148

For the 626 W. Meadow Avenue property
Eduardo Salazar, Jr.
18322 Red River Dawn
San Antonio, TX 78259

PROPERTY INFORMATION

Existing Land Use:	Vacant land and single-family residences to be developed as townhomes and/or developed as single family residences
Size of Property:	Buckingham Orchard development: 3.48 acres Lyonhart Manor development: 5.65 acres
Comprehensive Plan:	Buckingham Orchard: Low-Medium Density Residential Lyonhart Manor: recommends Estate Residential (a companion reclassification of the property is included as part of this request)
Existing Zoning:	Buckingham Orchard: R4PD Limited General Residence District, planned development Lyonhart Manor: Annexed property - R2 Single Family Residence District. Unincorporated properties – R-4 Single Family Residential District

Surrounding Zoning and Land Use:

- North: Unincorporated DuPage County property zoned R-4 Single Family Residential District; developed as single family residences
- South: R2 Single Family Residential District; developed as single family residences
Unincorporated DuPage County property zoned R-4 Single Family Residential District; developed as a single family residence
- East: R4 Limited General Residential District; developed as attached single-family residences (Columbine Glen townhomes)
- West: North-South Tollway (Interstate 355)

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development:

1. Petition for Public Hearing, with response to standards, received February 24, 2006.
2. Topographic Plat of Survey, dated November 23, 2005, prepared by Gentile & Associates.
3. Preliminary Site Improvement Plan packet (includes title sheet, preliminary geometric plan, grading plan and utility plans), revised dated March 8, 2006, prepared by Spaceco, Inc.
4. Preliminary Landscape Plan, dated March 9, 2006, prepared by Gary R. Weber Associates, Inc.

DESCRIPTION

This petition consists of a number of actions associated with a new townhome and single-family residential development. This proposal can be summarized as follows:

- The previously approved Buckingham Orchard planned development site plan is being amended to relocate the stormwater detention facility within the Lyonhart Manor development. The area previously approved for a detention outlot will be configured for two townhouse buildings, with a total of seven units. With the extension of Buckingham Court, the cul-de-sac bulb will be vacated and one additional townhouse building with five additional units will be constructed on the west side of Buckingham Court. This action will require a planned development amendment.

- The townhouse portion of the Lyonhart Manor development consists of seven buildings, totaling 25 units. Buckingham Court will be extended south and will end at a new bulb at its terminus. Buckingham Court will be connected directly to Cimarron Road by a new east-west public street. Stormwater detention for this development as well as the Buckingham Orchard development will be provided in a 48,307 square foot detention outlot along the west property line of the adjacent Columbine Glen development. Run-off from the facility will be directed toward Meadow Avenue. To facilitate this development, the property would be annexed, rezoned to R4 and a new planned development would be created. As the detention facility will be in a separate outlot (versus the rear yard of the units) a rear yard setback deviation for the townhouses is included in the petition.
- Five new single-family residential lots will be created fronting along Meadow Avenue. A new cul-de-sac bulb will be created at the western terminus of Meadow Avenue that will meet the Village's standard for pavement width but not right-of-way width. The unincorporated properties will be zoned R2 upon annexation.

For reference purposes, an aerial of the subject property is shown in Attachment A. Attachment B is an aerial photograph with an overlay of the proposed improvements.

INTER-DEPARTMENTAL REVIEW COMMENTS

Fire, Building, Public Works and Private Engineering staff have previously reviewed earlier versions of the proposed development plans for the site. Based upon these reviews, the petitioner has amended their plans (and the public hearing request) to address these concerns. Staff notes that upon submittal of final engineering plans for the project, staff will provide additional comments to ensure compliance with Village Codes and policies.

Regarding the proposed townhouse units, the Fire Department/Bureau of Inspectional Services notes that the development must comply with the Village's Title 15 Building Code regarding the specific requirements for townhome construction. The plans show one building containing six residential units. Where a building exceeds five dwelling units, the initial five units must be separated from adjacent units by an un-pierced four-hour fire rated masonry wall that extends from the foundation to a minimum of thirty-two inches above the roof.

The Planning Services Division offers the following analysis of each item associated with the petition.

Buckingham Orchard Amendment

The Plan Commission's review will pertain to the planned development amendment. The Village Board will consider the annexation agreement amendment concurrent with the recommendation from the Plan Commission of this petition.

The proposed modifications to the Buckingham Orchard development constitute major changes to the annexation agreement and the planned development approval. The proposed amendment will ultimately create 34 units (22 in the original approval plus additional 12 units) in the Buckingham Orchard development. This amendment would create a gross density of 9.8 units per acre (34 units/3.48 acres), which is still within the density requirements established in the R4 District. From the Village's perspective, a principal benefit of this petition is that the sanitary sewer line will be able to be re-routed through the Lyonhart Manor development. This reconfiguration will benefit the Columbine Glen residents as it will remove the need to excavate Cimarron Road, disconnect all of the existing sanitary sewer connections and reinstall the sanitary sewer line.

While overland stormwater run-off originating north of Pleasant Lane will still be routed into the Columbine Glen detention facility, stormwater from the Buckingham Orchard development itself will be re-routed out of the Columbine Glen facility and into a shared facility located within the Lyonhart Manor development.

Lyonhart Manor Development

Comprehensive Plan Amendment

The Comprehensive Plan recommends Estate Residential for the Lyonhart Manor property (see Attachment C). Estate Residential is defined as a residential area with a net density of four or fewer dwelling units per acres and primarily consists of single-family detached residences. The Lyonhart Manor development is approximately 5.31 units per acre for both the detached and attached single family areas, which is larger than the suggested number in the Comprehensive Plan.

As part of the Plan Commission workshop session in November, 2003 as well as the amendments considered as part of PC 04-28 (the original approval of the Buckingham Orchard development), staff noted that single family residential designation within the plan may not be appropriate for the subject property, as it is located between Interstate 355 and the Columbine Glen townhome development to the east. As the subject property borders an area similar in density to the proposed development, staff finds that the proposed development is suitable for the surrounding area. The Plan Commission expressed a conceptual support for a townhouse development plan that is compatible in both architecture and development density to the Columbine Glen development.

When reviewing the approved subdivision plan for Columbine Glen, staff notes that dedicated public right-of-way extensions were provided within the development to connect the townhouse development to unincorporated properties both east and west of the development. This strongly suggests that the intention was to have future developments integrated into the Columbine Glen

development. As such, establishing development densities and design elements that are compatible with the existing townhouses would be appropriate.

With respect to the lots along Meadow Avenue, staff notes that past development patterns for this area has been for single family residential uses. The property at 622 West Meadow is already zoned as R2 single-family residential and the properties south of Meadow are also developed as low density residential. Therefore, for the Meadow Avenue lots, staff supports a change from estate residential to low density residential in the Comprehensive Plan (see Attachment D).

Annexation/Annexation Agreement

But for the property at 622 West Meadow Avenue, all of the subject properties are currently unincorporated, with continuity to the Village on all four sides of the development. The Village Board will consider a companion annexation agreement associated with this petition.

Map Amendments

Attachment E shows the existing zoning around the subject property. For the townhome portion of the development depicted on the preliminary plat of subdivision, the northern portion of the properties at 618, 620, 624 and 626 West Meadow Avenue (i.e., the rear yards of these properties) would be rezoned from the R1 Single-Family Residential District to the R4 Limited General Residential District. Additionally, the north 417 feet of the property at 622 West Meadow Avenue from the R2 Single-Family Residential District to the R4 Limited General Residential District. These map amendments are intended to mirror the previously approved R4 zoning established within the Columbine Glen and the Buckingham Orchard Developments (see Attachment F). This designation is also intended to reflect the Comprehensive Plan amendment. As this portion of the development will be directly tied to the adjacent townhome projects, its rezoning is appropriate.

For the unincorporated area along Meadow Avenue, the properties are proposed to be rezoned to the R2 District. This zoning designation is consistent with the zoning established in the adjacent Providence Oaks and Woodlands of Lombard developments.

Planned Development Request

Included with the petition is a request for conditional use approval for a planned development. The planned development would only be established for the townhome portion of the development and the associated stormwater outlot. Since the proposed development meets the minimum lot width and area requirements for a planned development, staff recommends the establishment of a planned development for this site. Creation of the planned development will give the Village an opportunity to review any future modifications of the subject property through the site plan approval process as requested by the petitioner.

The planned development also provides for approval of multiple structures on a lot and a deviation to reduce the rear yard setback for the townhouse units abutting the proposed

stormwater detention outlot and the south property line from thirty feet (30') to fifteen feet (15'). As a practical matter, the yard deviation is really intended to allow for the detention facility to be established within a separate outlot and is not intended to create additional density or bulk in the development.

Meadow Avenue Residences

In addition to the rezoning to the R2 District, the request includes relief to allow for a reduction in the rear yard setback for Lots 1 and 2 from 35 feet to 25 feet. Staff added this request within the overall petition in order to ensure that a sufficient building area is provided for the proposed lots in light of the request for additional public right-of-way for Meadow Avenue (discussed later).

Compliance with the Subdivision and Development Ordinance

This development is both a major subdivision and a major development as expressed in the Subdivision and Development Ordinance. Therefore, the petitioner will be required to meet the provisions of Section 154.304 and 154.306. This includes, but is not limited to, sidewalks, landscaping, parkway trees and street lighting along the proposed new street as well as along the portion of Meadow Avenue abutting the site. The companion subdivision plat will be submitted to the Board of Trustees upon approval of final engineering for the subject property.

Also associated with the petition, the petitioner is seeking a variation from the Subdivision and Development Ordinance reducing the minimum required right-of-way width of a residential cul-de-sac turnaround diameter from one-hundred twenty four feet (124') to ninety-six feet (96') at the western terminus of Meadow Avenue. Meadow Avenue currently terminates at the North-South Tollway. However, the terminus does not include a cul-de-sac bulb, as required by Village Code. The petitioner's development attempts to improve the existing nonconformity by providing a full pavement width for the bulb as well as a landscape parkway on the north side of the roadway and sidewalks per code.

FINDINGS AND RECOMMENDATIONS

Staff has reviewed and concurs with the petitioner's response to standards. Staff finds that the proposed use is appropriate at the subject location and is compatible with surrounding uses. Based on the above considerations, 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 the testimony presented, the proposal does comply with the standards required by the Lombard Zoning and Subdivision and Development Ordinances and that establishing a planned development is in the public interest; and therefore, I move that the Plan Commission find that the findings included as part of the Inter-department Review Report be the findings of the Plan Commission and therefore, I

recommend to the Corporate Authorities **approval** of PC 06-10, subject to the following conditions:

1. The petitioner shall develop the site in accordance with the submitted plans prepared by Spaceco Inc., dated March 8, 2006 and the landscape plan prepared by Gary R. Weber, dated March 9, 2006 and made part of this request.
2. The petitioners shall enter into an annexation agreement and/or an annexation agreement amendment with the Village for the proposed development.
3. The petitioner shall submit a final engineering and final landscape plan for review and approval for the proposed site improvements for the project. Said plan shall meet all provisions of Village Code, except as varied by this petition. The landscape plan shall meet the landscape planting requirements as required by the Zoning and Subdivision and Development Ordinances.
4. The petitioner shall also provide the Village with a final plat of subdivision. The final plat shall also depict any utility and/or drainage easements necessary to construct the subdivision per Village policies and code.
5. The petitioner shall submit revised architectural drawings depicting the final proposed design palette of the structures, the design of which shall be subject to the approval of the Director of Community Development.

Furthermore, the Plan Commission recommends to the Corporate Authorities that site plan approval be granted to the Plan Commission for the planned development.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH/WJH:

att
c. Petitioner

ATTACHMENT A
AERIAL PHOTOGRAPH OF SUBJECT AREA



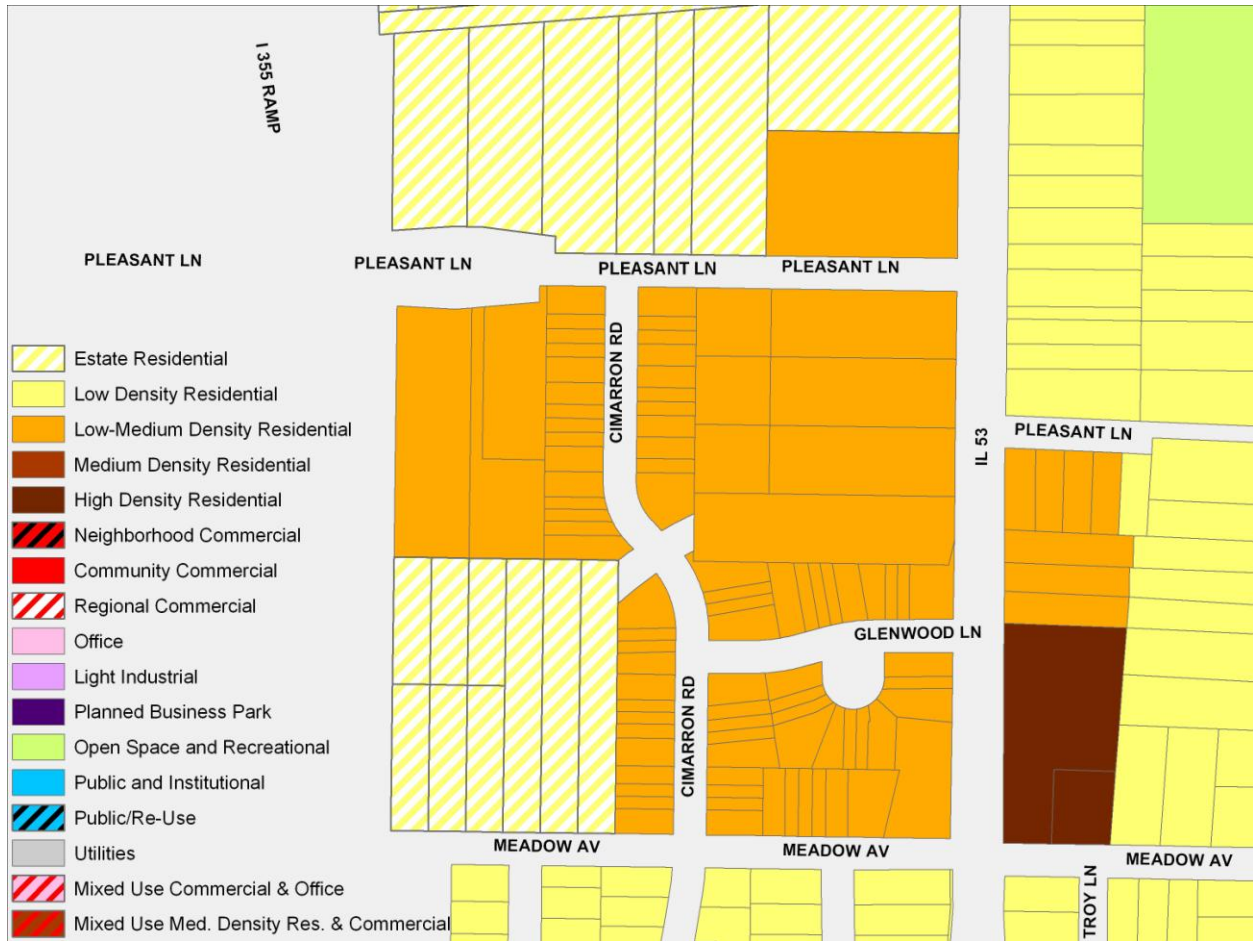
ATTACHMENT B

AERIAL PHOTOGRAPH OF SUBJECT AREA WITH THE PROPOSED SITE PLAN



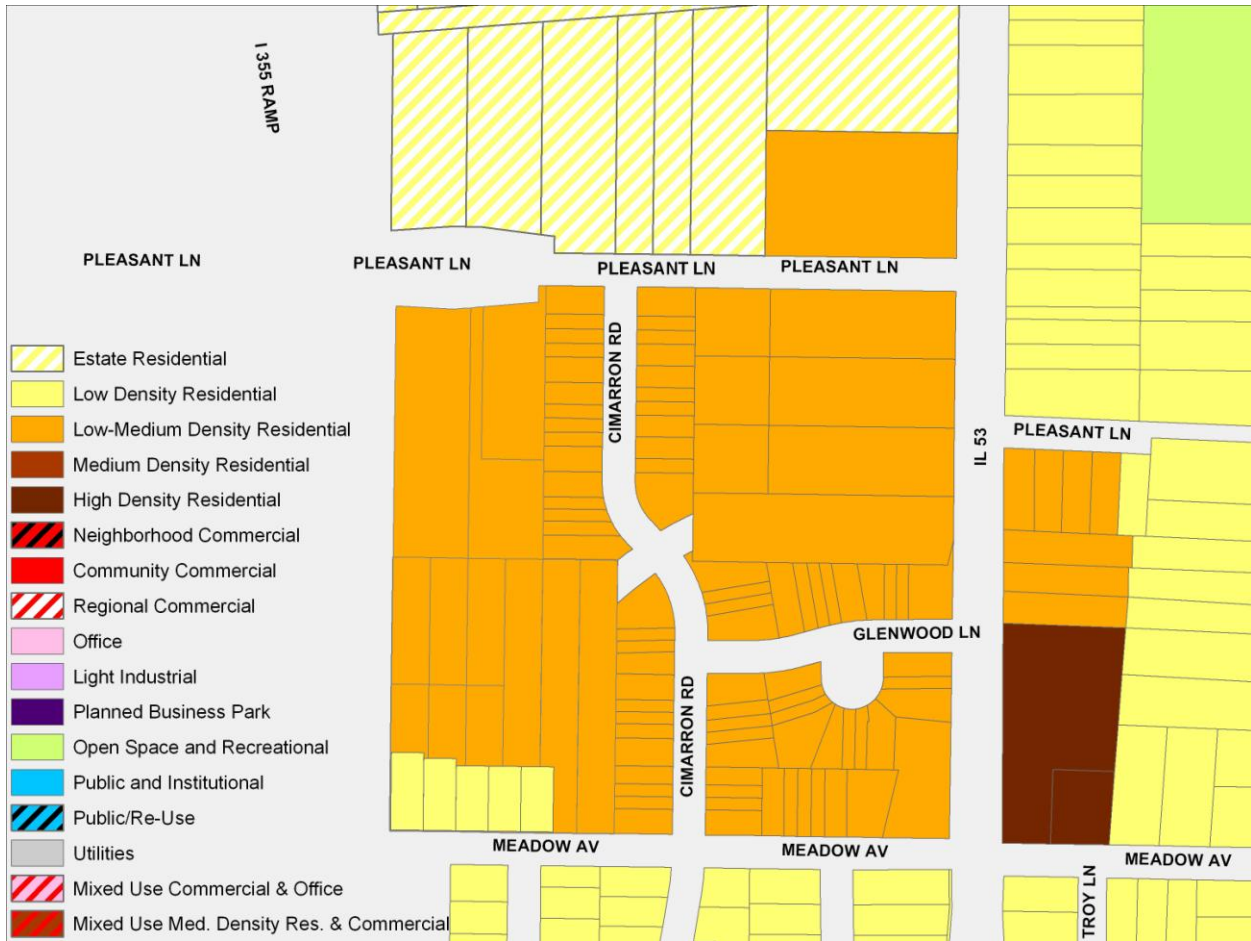
ATTACHMENT C

EXISTING COMPREHENSIVE PLAN DESIGNATION FOR SUBJECT AREA



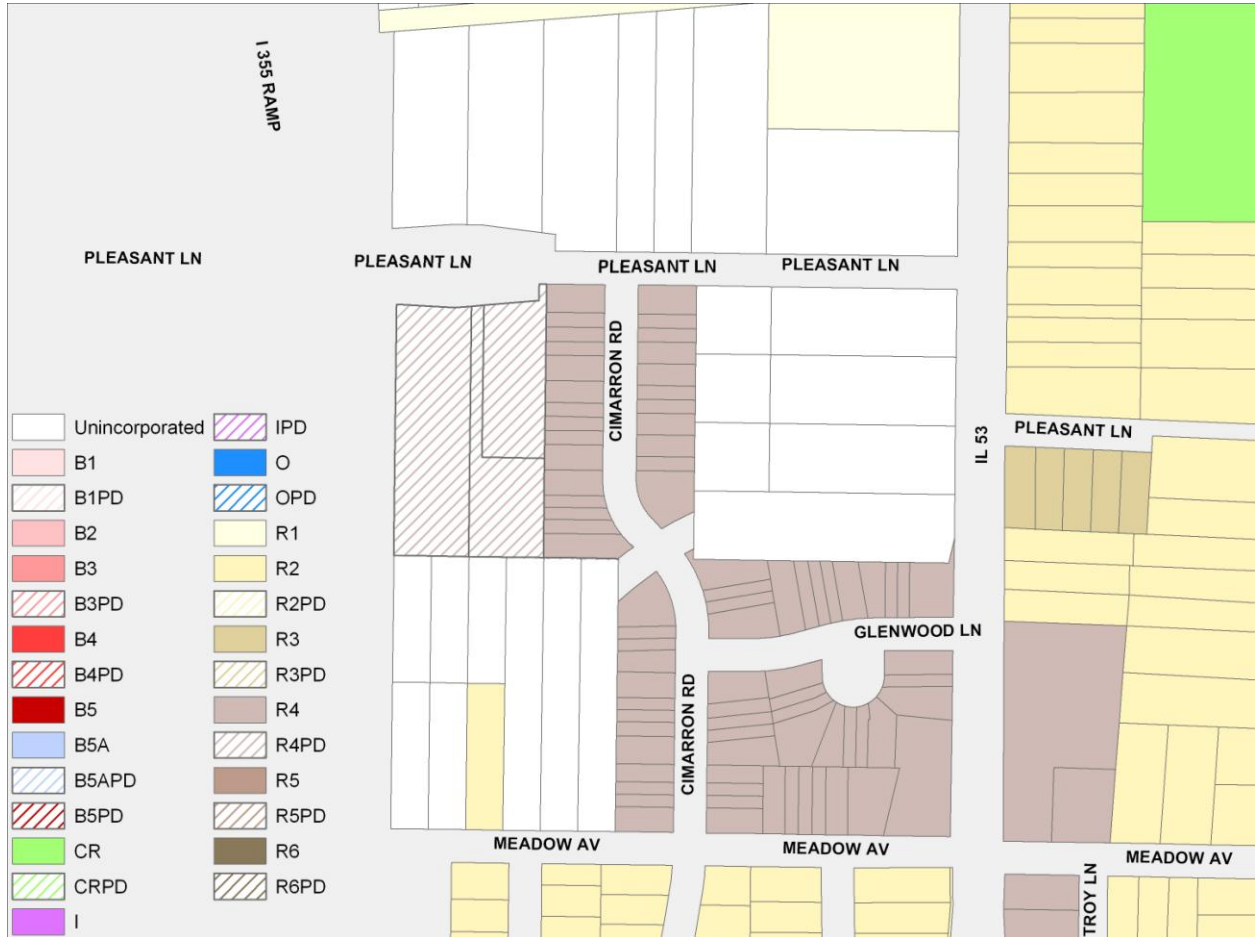
ATTACHMENT D

PROPOSED COMPREHENSIVE PLAN DESIGNATION FOR SUBJECT AREA



ATTACHMENT E

EXISTING ZONING DESIGNATIONS AROUND THE SUBJECT PROPERTY



ATTACHMENT F

PROPOSED ZONING DESIGNATIONS AROUND THE SUBJECT PROPERTY

