

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Woodmoor Subdivision (formerly Ken Loch Golf Course) 1S535 Finley Road

JUNE 15, 2015

Title

SUB 15-02

Petitioner (Contract Purchaser)

Woodmoor Development LLC
DonVen Homes
6428 Joliet Road
Countryside, IL 60525

Property Owner

Kensinger Realty Investment LLC
1S535 Finley Road
Lombard, IL 60148

Property Location

1S535 and 1S601 Finley Road
(PIN 06-19-400-011 and -031)

Zoning

Unincorporated (DuPage County R4 multi-family residential)

Existing Land Use

Golf Course (closed)

Comprehensive Plan

Open Space and Recreational

Approval Sought

Major plat of subdivision for unincorporated development

Prepared By

William Heniff, AICP
Community Development Director



LOCATION MAP

PROJECT DESCRIPTION

The existing site is 30.91 acres in area and was improved with a “Par 3” golf course until it closed in 2015. The property remains unincorporated.

In December 2013, the subject property was rezoned by the DuPage County Board to provide for a multiple family development by DonVen Homes, entitled the Woodmoor Subdivision. The zoning entitlement provides for approval of a planned development of 4 multiple-family buildings of 72 units each (i.e., 288 units in total) as well as 100 townhome units.

DonVen Homes is working with their development team to complete the final engineering associated with the project. At the same time, and as required as part of the DuPage County approvals, they are obligated to submit a Final Plat of Subdivision for the Woodmoor Subdivision. The final plat approval is one of the last steps needed to allow for the development to proceed. As the subdivision is within the extraterritorial jurisdiction of the Village of Lombard, the Village’s Plan Commission and Village Board will be requested to sign off on the final plat.

RECENT HISTORY

- 12/10/2013: The DuPage County Board approved the map amendment and conditional use request for the proposed DonVen Homes multiple-family development.
- 7/26/2013: Village of Lombard's Board of Trustees approved Resolution to Object: DuPage County Zoning Boards of Appeals case Z-13-040 requesting rezoning from R4 (single-family residential) to R6 (multi-family residential).
- PC 12-18: 1S535 Finley Road (Ken-Loch Golf Course): The petitioner, the Village of Lombard, requested approval of amendments to the Village Comprehensive Plan pertaining to the Land Use recommendation for the Ken Loch Golf Course.

Ordinance 6842: Annexation recommendation to ensure that the property remains in use as open space.

Ordinance 6500: Amendment to the Open Space Plan, a component of the Comprehensive Plan, to clarify the phase "open space/golf course amenity" for the Ken-Loch Golf Links property and that the property be designated primarily Open Space with a preference for golf course and an option of accessory land use that complement and facilitate the preservation of the property, not to exceed 25% of the principal open space use.

FINAL PLAT REVIEW

State Statutes provide for the Village to review plats of subdivision that are within a municipality's extraterritorial jurisdiction (generally a 1.5 mile area around the perimeter of a municipality, unless within another ultimate jurisdiction). The DuPage County Subdivision Ordinance and the Village's Subdivision and Development Ordinance (Chapter 154 of the Village Code) also provide for this review and consideration. The intent of this regulation is to help ensure that the division of land is being done in a manner that is consistent with the land division provisions of the applicable municipality. As an unincorporated development, the final plat is not regulated by the Lombard Zoning Ordinance, rather the matter before the Village Plan Commission and the Board would be the consideration of the land division and easement elements that are depicted on the final plat itself.

It is important to note that the Village does not have any legal obligation to annex the subject property at any point in the future.

PLAT ELEMENTS

Village staff has been discussing the final design considerations of the final plat with the developer's team and County officials to help ensure that if the project is constructed that it is done so in a manner that would not adversely affect properties within the incorporated area, or the project itself, should the Village seek to annex the property at some point in the future. As such, staff notes the following:

1. The final plat consists of a multiple-family tract (lot 4) with stormwater detention easement areas, a separate stormwater tract with an easement (Lot 3), 16 townhome lots (Lots 5-20) with corresponding utility easements, a lot for stormwater overflow and natural areas and wetlands (Lot 2), and a lot for off-site stormwater detention and a companion pathway (Lot 1).
2. Woodmoor Drive and Woodmoor Court will be publicly dedicated rights-of-way. They will be generally constructed to Village of Lombard standards but would not be maintained by the Village unless

the development is annexed to the Village. While unincorporated, they will be maintained by York Township, which will also be a plat signatory.

3. The Village and the developer are exploring options to provide public water and sanitary sewer to the project. This would be undertaken through a separate utilities agreement that would be considered by the Village Board – likely with final consideration of the attached plat. This would mean that the Village would be applying its standard utility easement language to the plat similarly to easements that would be applied to incorporated plats.
4. The final plat also includes blanket easements for the use and benefit of the Village to access and maintain publicly dedicated watermains and sanitary sewers.
5. Stormwater detention associated with the project will be accommodated within Lot 3 as well as the designated portion of Lot 4.
6. To the far east of the development, Lot 1 is intended to provide an opportunity to address past stormwater drainage issues within the subdivision to the east. The property will be improved with a stormwater detention facility specifically to address such off-site drainage issues. Additionally, an existing bicycle/pedestrian pathway will be relocated from the existing Elizabeth Street right of way and incorporated into the Lot 1 of the project. Additional landscaping, per the developer's final plans, and an existing conservation easement for the existing tree row will also be provided as part of the project.
7. The Woodmoor Drive cul-de-sac does exceed the length of such streets as set forth within the County and Village Code. However, this design configuration was done to ensure that the proposed roadway would not connect to the adjacent Knolls of Yorktown neighborhood and create additional pass-through traffic. To address fire issues (the reason for the regulation) an additional linked private driveway is being added to the project on the proposed Lot 4 between N.E.A. 2 & 3, which will allow vehicles to access the apartment complex and go back to Finley Road.

FINDINGS & RECOMMENDATIONS

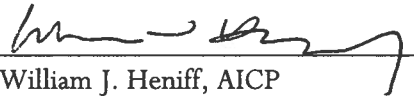
Staff finds that the proposed Final Plat of Subdivision meets the requirements of the Subdivision and Development Ordinance. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of SUB 15-02:

Based on the submitted petition and the testimony presented, the proposed Final Plat of Subdivision meets the requirements of the Lombard Subdivision and Development Ordinance and therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of SUB 15-02, subject to the following conditions:

1. That prior to final consideration by the Village Board, the petitioner provide a mylar copy of the final plat for signature.
2. The recommendation for approval is based upon the submitted Final Plat of Subdivision for Woodmoor subdivision, prepared by IG Consulting, Inc. dated January 20, 2015 and updated June 9, 2015 and made a part of this petition. For purposes of the recommendation of approval, any change that may occur to the final plat prior to recording that do not change lot dimensions or

easement or covenant rights to the Village as depicted on the updated plat shall not be considered to be a major change to the final plat.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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