

April 6, 2006

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

**Subject: PC 06-10: 615 & 617 W. Pleasant Lane (Buckingham Orchard
Subdivision) and 614, 618, 620, 622, 624 & 626 West Meadow Avenue
(Lyonhart Manor Subdivision)**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. 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').

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on March 20, 2006. Richard Dunn, planning consultant for the petitioner, Lyonhart Group, presented the petition. He presented his presentation in PowerPoint format to address the important issues relative to the petition. He described the property location and the surrounding roads and developments. He noted that the petition consisted of an amendment to the previously approved Buckingham Orchard development as well as the Lyonhart Manor development, which he was representing.

He then noted the requested actions. Most of the Lyonhart Manor development property is currently outside the village boundaries. Upon annexation, they request that the property be rezoned to R4 to allow for the townhome planned development and an R2 rezoning for the single family homes. The 25 townhouses will be in conformance with the Village ordinance except the rear yard variation from 30 feet to 15 feet for selected units along the stormwater outlot. The single family homes would be conforming except a rear yard setback on Lots 1 and 2, which requires a 35 foot rear yard setback and they are requesting a 25 foot setback in order to account for the roadway dedication in front of those lots. In the application materials, they answered the standards for variations.

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Regarding the cul-de-sac variation at the west end of Meadow Avenue, the existing right-of-way is 66 feet wide and they are proposing the right-of-way to be 96 feet in lieu of the required 124 feet. The paved area of the cul-de-sac would meet code.

Referencing an aerial photo he gave details about the site acreage and noted how the proposed stormwater detention area would be combined with the Lyonhart Manor site. He noted that the plan has been modified several times to address staff concerns.

He then introduced the building elevations, referring to the diagrams. He also noted that they would like the Plan Commission's thoughts on Alternate B, which is the same building elevation as was approved for the Buckingham Orchard development. This plan closely complements the development to the north, but they request that the Plan Commission grant approval for either design. Alternative A has more distinction and has turrets at the two ends of the buildings. These towers would be round and constructed in stone and he referenced a material board. It will add quality to the buildings, but they would like flexibility if the turrets cannot be constructed as proposed. The rear elevations would complement in the general area.

He concluded by noting that they have reviewed staff's comments on the petition and they support their recommendation of approval subject to the conditions in their report.

Vice Chairperson Flint then opened the meeting for public participation.

Patricia Guzman, 602 Glenwood, President of the Columbine Glen Homeowner's Association, stated that she was very pleased to hear that the proposed townhouses are to complement Columbine Glen, as they are interested in property values. She is also relieved that the development will not affect their pond. She is concerned about the current location of Buckingham Court running into a cul-de-sac which will put a large traffic burden through their development. It will increase traffic and requests that the Board consider having Buckingham Court extend to Meadow Avenue. This would relieve the traffic and not have it go through Columbine Glen. She mentioned the past Comprehensive Plan changes, but believes the changes could still provide Buckingham Court to be put through to Meadow. A traffic light at Meadow could also funnel traffic through their neighborhood. It could also improve Fire, Police and Public Works access to the site. The Association asks the Commissioners to look at big picture with this development and others which will occur in the area.

Dixie Hahn of All the Difference, the property manager for the Columbine Glen development, asked that the Commissioners remember the 64 existing townhome owners in Columbine Glen who could be impacted by the development. She mentioned the Enclave development on the west side of I-355 and noted that these new developments look like the making for future headaches. If Buckingham Court is modified to go straight through to Meadow, it will be a meaningful change for this development and for Columbine Glen. They see traffic already backed up and now adding 400 or more cars could create additional issues. She had meetings with staff and developer and it is one of the things they would like to see amended. She also suggested townhomes in lieu of the single family homes along Meadow.

Javier Millan, 312 Cimarron Rd., stated that he lives adjacent to the proposed detention pond. He asked about the length of time it will take for the water to be released and asked if it will be a breeding ground for mosquitoes. He asked about seepage of water through the ground. He also asked about landscape plantings proposed along the perimeter of the pond.

Mr. Dunn rebutted and noted that the roadway design makes good planning sense as it shortens the existing cul-de-sac bulb and follows the intent of the Comprehensive Plan by tying the two townhouse developments together via a stub street previously approved as part of the Columbine Glen development. He noted that their proposal makes planning sense and common sense. The lots along Meadow Avenue are intended to stay single-family residential.

Michael Mondus of Spaceco, the engineer for the project, noted the detention basin stormwater release rate has been designed to combine the Buckingham Orchard and the Lyonhart Manor developments. The detention provides 3.88 acre feet of storage. The release rate is set by Village Code. He did not know the exact time water would be in the detention pond, but for a 100-year event, it could be 3-4 days. Regarding water seepage, six soil borings were done on the Lyonhart Manor property and none of them encountered groundwater, but they did find a thin layer of clay. If they did encounter water, they would seal it off with a barrier and that is a common practice.

Ben Kell, landscape architect for the project, discussed landscaping issues. The landscape plan shows landscape shrubs around the eastern end of the pond. They want to be sensitive to the types of plant materials placed at this location as it could compromise the proposed retaining wall. Regarding concerns for mosquitoes, there could be some water in the pond for a short time, but the final plan will provide for wildlife habitat which will control the mosquito population.

Ms. Hahn questioned the fact that they are improving the traffic flow. She asked if a traffic study was done and if so, has it been analyzed.

William Heniff, Senior Planner, noted that he would discuss this issue in his presentation.

Vice-Chairperson Flint then asked for the staff report.

Mr. Heniff noted that staff received a letter on March 17 about open space and land use concerns and passed the letter out to the Plan Commissioners. He noted that staff is looking to keep Meadow Avenue single-family in nature, as it was originally developed. Staff believes the proposed 48,000 square feet of open space does create the appearance of a lower density development.

He then introduced a PowerPoint presentation summarizing the petition. The presentation followed the comments included within the staff report, provided a history of the project and the property. He then went through each of the public hearing request items and discussed the rationale for each request.

Mr. Heniff then discussed the public improvements associated with the project. He showed a graphic depicting the existing water, storm and sanitary sewer lines in the area and noted that these exhibits were also shown as part of the Buckingham Orchard development. He specifically noted that the stormwater from the development would by-pass the Columbine Glen pond and would be directed to exiting storm sewers on Meadow.

With respect to traffic concerns, he reviewed the Institute of Traffic Engineers trip generation model to determine the overall generation for the project. He noted the difference in trip generation between townhomes and single-family residences and stated that if the project was developed with 18 single-family residences in lieu of 25 townhomes, the average daily trips would be higher. All traffic from the development would access Route 53 from Pleasant Lane or Meadow Avenue. The traffic analysis project a 50/50 split between the two roadways based upon existing conditions. However, if a light was put at Meadow Avenue, this could shift the directional split of the traffic movements.

Ms. Hahn stated that there is a precedent set for townhomes and that they should continue that trend along Meadow. Mr. Heniff responded by noting that the intent of the previous workshops was to keep Meadow Avenue west of Cimarron as single-family residential. Ms. Hahn requested an alternative plan based on traffic study and the precedent that the undeveloped areas, with the Route 53 expansion.

Vice-Chairperson Flint then opened the meeting for discussion among the Commissioners.

Commissioner Burke asked about the pending lane configuration for Route 53. Mr. Heniff stated that no timeline for Route 53 improvements has been made – all staff has is the preliminary plan. He noted that the plan calls for the bridge over the Great Western Trail to be lowered and left turn lanes would be proved at Meadow. The traffic warrants needed to necessitate a light currently do not exist at the Meadow Avenue/Route53 intersection.

Commissioner Burke noted that the east-west road was envisioned as part of the Columbine Glen development. Mr. Heniff referenced the site plan and noted the public right-of-way extension that is currently landscaped. The 1993 approval assumed the Columbine Glen development would be tied into any future development and that is what we are trying to follow.

Commissioner Sweetser noted that the Subdivision Ordinance places limitations on the street length extent without adjacent street connections. She noted that this issue came up in the Plan Commission's consideration of the Brewster Avenue development. Mr. Heniff confirmed that our code does have such a limitation, but did not know off-hand if the proposed street reconfiguration would meet this code or not.

Ms. Hahn clarified that they do not have a problem with the proposed east-west street connecting to their neighborhood. Their concern is that the existing street layout would funnel all traffic from their development on to Cimarron Road.

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Commissioner Burke then discussed the building elevations. Does staff have a preference? Mr. Heniff noted that Alternate B is the approved Buckingham Orchard building elevation, so staff does not have a problem of adding this elevation in with the approval. Regarding Alternate A, the petitioner will meet the standards set forth in the Buckingham Orchard approvals but propose to add additional masonry and stone to the building elevation to draw greater attention to the residence itself.

Commissioner Olbrysh expressed some of the concerns about traffic flow as noted in the public comments. Looking at future development and the need for more than one north/south street, it would alleviate traffic going down Cimarron. His major concern is having more than one north/south access in this facility for the sake of the increased population.

Commissioner Sweetser noted that the Plan Commission previously supported the Comprehensive Plan amendment based on the relationship of the properties to I-355 and Columbine Glen. She was pleased that R2 lots were being proposed along Meadow.

Commissioner Burke then made a motion to approve the petition subject to the conditions noted in the staff report with an amendment to condition #5 noting that both building elevations submitted by the petitioner would be deemed acceptable. This motion was seconded by Commissioner Sweetser. Upon a roll call vote of the members present, the vote was 3-1 in favor of the petition. As there were not four votes in favor of the petition, the motion was defeated. A motion to deny was made by Commissioner Olbrysh, but lacking a second, it was defeated. Vice-Chairperson Flint noted that this petition would go to the Board with no recommendation from the Plan Commission.

Respectfully,

VILLAGE OF LOMBARD

Stephen Flint, Vice-Chairperson
Lombard Plan Commission

att-

c. Petitioner

Lombard Plan Commission