

Village of Lombard

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



Minutes

Monday, January 24, 2022

7:00 PM

Special Meeting

Village Hall

Plan Commission

Commissioners:

***Ruth Sweetser, Leigh Giuliano, Bill Johnston,
Kevin Walker, Tony Invergo,
Alissa Verson and Robert Spreenberg
Staff Liaison: Jennifer Ganser***

NOTICE OF MEETING MODIFICATION DUE TO COVID-19

In light of Public Act 101-0640, which created new Section 7(e) of the Open Meetings Act, and as a Disaster Declaration has been issued by the Governor of the State of Illinois relative to the COVID-19 pandemic, the Chairperson of the Plan Commission has determined that an in-person meeting of the Plan Commission, or a meeting conducted under the Open Meetings Act requirements, relative to a quorum of the members of the Plan Commission having to be physically present at a meeting when some members of the Plan Commission are participating remotely, is not practical or prudent because of the disaster. In this regard, members of the Plan Commission may be participating in the meeting through a virtual meeting platform.

While the public may attend the meeting and provide comments or participate in a public hearing in person, residents are invited to view and participate remotely through the means offered below. Residents may view the meeting live on television, at Comcast Channel 6 or AT&T Channel 99, or on online at www.villageoflombard.org/220/view-meetings-live.

Public comments may be submitted in advance of the meeting, via email to CD@villageoflombard.org or by calling and leaving a voicemail at (630) 620-5929. The Village requests that written comments be submitted to the Village by 3:00 p.m. on Monday, January 24, 2022. Notwithstanding this request, all written comments received before the public comment portion of the agenda will be read into the public meeting record.

Individuals who wish to speak during the live meeting, other than in person, should contact the Village by 4:00 p.m. on Monday, January 24th by calling (630) 620-5929, or via email to CD@villageoflombard.org. Individuals who sign up to speak during the live meeting, other than in person, by 4:00 p.m. on Monday, January 24th will receive information about how to join the meeting by e-mail or phone, based upon their request, after the sign-up time ends.

The remote attendance options in place for this meeting have been adopted to comply with Governor Pritzker's Executive Orders regarding social distancing and to provide opportunities for self-isolation to slow the spread of COVID-19 to the greatest extent possible.

Call to Order

Commissioner Sweetser called the meeting to order at 7:00 p.m

Pledge of Allegiance

Commissioner Sweetser led the Pledge of Allegiance

Roll Call of Members

Present 7 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Kevin Walker, Tony Invergo, Robert Spreenberg, and Alissa Verson

Also present: Jennifer Ganser, AICP Assistant Director of Community Development, Anna Papke, AICP, Senior Planner of Community Development, and Jason Guisinger, Legal Counsel to the Plan Commission.

Commissioner Sweetser called the order of the agenda.

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

Appoint an Acting Chair

A motion was made by Commissioner Johnston, seconded by Commissioner Spreenberg to appoint Commissioner Ruth Sweetser Chair. The motion passed by an unanimous vote.

Public Hearings

[220029](#)

**PC 22-02: Oak View Estates - 400 E. St. Charles Road
(Petitioner requests a continuance to the February 21, 2022
Plan Commission meeting)**

The petitioner requests that the Village take the following actions on the subject property located within the R4PD Planned Development (Oakview Estates Planned Development):

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Oakview Estates Planned Development, as established by Ordinance No. 5488 and amended by Ordinance No. 7342, as follows:

- a. For the property located at 400 E. St. Charles, change the

use from attached single-family (townhomes) to multiple-family dwellings. (DISTRICT #4)

On a motion by Commissioner Johnston, and a second by Commissioner Invergo, the Plan Commission voted 7-0 to continue PC 22-02 to the February 21, 2022 Plan Commission meeting.

The motion carried by the following vote:

Aye: 7 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Kevin Walker, Tony Invergo, Robert Spreenberg, and Alissa Verson

[210361](#)

PC 22-03: Text Amendment to the Zoning Ordinance regarding the Keeping Chickens as an Accessory Use

The petitioner, the Village of Lombard, is requesting text amendments to the following Sections of Village Code, and other relevant sections for clarity regarding the keeping of chickens as an accessory use:

1. Amend Section 155.212 to add chicken coops to the listed of permitted obstructions, in the rear yard;
2. Create a new Section 155.227: Keeping Chickens as an Accessory Use to establish regulations on bulk requirements such as setbacks and height; and
3. Amend Section 155.802 to add definitions related to chickens.
(DISTRICT ALL)

Sworn in to present the petition was Jennifer Ganser, Assistant Director.

Acting Chairperson Sweetser read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, she proceeded with the petition.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. Staff was contacted by a group of residents in September 2021 regarding chickens. They noted that Villa Park recently adopted an ordinance and hoped to see Lombard do the same. They noted that chickens promote sustainability and allows residents access to fresh food.

The Economic and Community Development Committee discussed chickens on November 17, 2021 and unanimously voted to recommend approval of the keeping of chickens as an accessory use. The Village Board directed staff to take the item to the Plan Commission at their December 16, 2021 meeting. Staff conducted comprehensive research, with assistance from the DuPage Mayors and Managers Conference, on chickens.

As the new Section of Code, amendments to Section 155.212, and new definitions would be in the Zoning Ordinance; the Plan Commission is

tasked with the review. Staff is proposing up to six chickens be allowed in rear yards of single-family lots with a setback of 10' from all lot lines. Enclosures would be limited to 150 square feet and 8' tall. Chicken coops would be an accessory structure and therefore only allowed on lots with a single-family home.

Text amendments to Sections 90.04 and 150.141 are included for reference, though they are not part of the purview of the Plan Commission. Section 90.04 will now allow for chickens and also set nuisance provisions for the chickens. Section 90.04 is enforced by Code Enforcement in the Community Development Department. Section 150.141 will establish a one-time permit fee of \$50. These edits will be brought forward to the Board of Trustees, with the companion zoning text amendments, for final consideration at a future date. As the Plan Commission may remember, other land uses are also regulated by additional sections of Code. Massage establishments, liquor stores, and restaurants that serve liquor are all referenced in the Zoning Code, as well as other sections of Code for additional regulations.

Staff supports the text amendment to allow for chickens as an accessory use, on properties zoned R0, R1, and R2.

Commissioner Johnston asked about the noise level. Ms. Ganser said staff contacted other communities that allow for chickens and they did not have any complaints on noise. She said that roosters are strictly prohibited. Commissioner Johnston asked about specifications on the coop. Ms. Ganser said there is not specification on the building. She said building permits with plans are required to also review the bulk requirements. She said there are also not design regulations on houses, sheds, or garages.

Commissioner Giuliano asked if there are requirements for inspections for the coops. Ms. Ganser said there is not an annual inspection process. She said applicants will be contacted yearly to ask if they want to renew their permit as there is a limit on 50 permits in the Village. An inspection would be required to close out the permit. She said if Code Enforcement was notified of a potential issue staff would come out to review the situation. Commissioner Giuliano asked if that would require a neighbor call, she asked if there is time frame to remediate the problem. Ms. Ganser said that much like other nuisance related items, a neighbor call would start the process. Staff responds to the complaints quickly and we contact the property owner to try to resolve

the issue as soon as possible.

Acting Chairperson Sweetser asked if any person would like to speak in favor or against this petition, or for public comment.

Ms. Kelly Walters said she is resident of District 6. She hopes they consider approving the ordinance. She said she is excited to have chickens.

Ms. Emily Prasad said she is in favor of the ordinance. She is happy to see the discussion. She said the ordinance is well written.

On a motion by Commissioner Johnston, and a second by Commissioner Walker, the Plan Commission voted 7-0 to recommend that the Village Board approve the petition associated with PC 22-03.

The motion carried by the following vote:

Aye: 7 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Kevin Walker, Tony Invergo, Robert Spreenberg, and Alissa Verson

[220028](#)

**PC 22-01: Norbury Crossings Subdivision - 14, 101, 104 and 112
E. 20th Street**

The petitioner request that the Village take the following actions on the subject property, located within the DuPage County R-4 Single Family Residence District:

1. In conjunction with a request for annexation into the corporate limits of the Village of Lombard, approve a map amendment from the R-4 Single Family Residence District (DuPage County) to the R2 Single-Family Residence District (Lombard);
2. Pursuant to Section 155.407(C) of Village Code, establish a new planned development for the property, including relief from the following standards, as set forth more fully as follows:
 - a. Pursuant to Section 154.507(D) of Village Code, approve variations for stormwater outlots as follows:
 - i. For Outlot A, a variation to allow an outlot with a frontage width of zero feet abutting an improved public street, where 20 feet is required; *(note: the petitioner is in the process of obtaining a cross-access easement from the controlling interest of the stormwater outlot located immediately north of the subject property in the Yorkshire Woods subdivision. This easement will provide access to Outlot A.)*

- ii. For Outlot C, a variation to allow an outlot with a frontage width of 10 feet abutting an improved public street, where 20 feet is required; and
 - iii. For Outlot D, a variation to allow an outlot with a frontage width of 12 feet abutting an improved public street, where 20 feet is required.
- b. Pursuant to Section 155.407(D) of Village Code, approve deviations for lot area as follows:
- i. For Lot 1, allow a lot area of 6,766 square feet, where 7,500 square feet is required;
 - ii. For Lot 2, allow a lot area of 6,906 square feet where 7,500 square feet is required;
 - iii. For Lot 7, allow a lot area of 6,644 square feet where 7,500 square feet is required;
 - iv. For Lot 9, allow a lot area of 7,444 square feet where 7,500 square feet is required;
 - v. For Lot 15, allow a lot area of 6,824 square feet where 7,500 square feet is required;
 - vi. For Lot 16, allow a lot area of 6,477 square feet where 7,500 square feet is required;
- c. Pursuant to Section 155.407(E) of Village Code, approve deviations for lot width as follows:
- i. For Lot 1, allow a lot width of 58 feet where 60 feet is required;
 - ii. For Lot 9, allow a lot width of 51.3 feet where 60 feet is required;
- d. Pursuant to Section 155.407(F)(1) of Village Code, approve a deviation to allow a minimum front yard setback of 30 feet for Lots 1 through 19, irrespective of the front yard setback of existing single-family dwellings on abutting lots;
- e. Pursuant to Section 155.407(H) of Village Code, approve deviations for open space as follows:
- i. For Lots 1, 2, 7, 9, 15 and 16, approve deviations for minimum open space in order to allow 3,750 SF of lot coverage, with the remaining lot area being provided as open space; and
3. Approve a preliminary plat of subdivision. (DISTRICT #3)

Sworn in to present the petition were: Robert Mueller, president of United Home Builders, petitioner; Andy Draus, attorney for petitioner; Jon Grzywa, engineer for petitioner; Anna Papke, Senior Planner, Community Development.

Acting Chairperson Sweetser read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine, and proceeded with the petition.

Andy Draus presented the petition. He noted he is the representative for United Home Builders and Bob Mueller. He noted that Mr. Mueller has been building homes since the 1970s, and has built over 200 home in Lombard. Mr. Mueller's homes are of a high quality. Mr. Draus said the proposed Norbury Crossings subdivision will be a 19-home single-family subdivision built to Mr. Mueller's usual high standards.

Mr. Grzywa presented the site plan. He described the overall configuration of the property with respect to lot layout and the stormwater management areas (outlots). He noted the proposed development includes three bioswales, which will provide a space for stormwater to collect and be filtered before moving into the detention basin south of 20th Street or the wetland on the northwest corner of the site. Mr. Grzywa said that the design team had worked with DuPage County to delineate the wetland and ensure the proposed development will meet the County's requirements for wetland protection. He said the wetland is intended to be an amenity for the development.

Mr. Grzywa noted the petitioner is requesting variations related to outlot access. He said Mr. Mueller is working with the neighboring property owner/Yorkshire Woods subdivision to obtain a cross access agreement to provide access to Outlot A. He presented photos showing examples of bioswales, and noted they will contain deep-rooted native plants to provide water filtration. He noted the proposed stormwater pond in Outlot D will provide all stormwater detention required by DuPage County and the Village. He ended the presentation by showing images of homes United Home Builders/Bob Mueller has previously built in Lombard.

Acting Chairperson Sweetser asked if anyone intended to cross examine the petitioner.

Faizeen Khandaker, 22 Venard Court, cross-examined the petitioner. Mr. Khandaker asked who the petitioner is working with from Yorkshire

Woods to obtain access to Outlot A from the Yorkshire Woods stormwater pond.

Mr. Mueller said he is working with Pete Gerardi, who currently has legal title to the Yorkshire Woods pond.

Mr. Khandaker asked how the petitioner will ensure that the plans in the bioswales will look nice, and will not be overtaken by weeds.

Mr. Mueller said he will select specific plants for the bioswales that will survive well in that environment. He noted he wants the bioswales to look nice, and to use them to feed the wetland with clean water.

Shakeel Rahman, 14 Vennard Court, cross-examined the petitioner. Mr. Rahman asked what type of analysis the petitioner had done related to stormwater management. He noted there are still five vacant lots in the Yorkshire Woods subdivision. Does the stormwater management plan for Norbury Crossings take account of future development on those lots? He also noted that the proposed lots in Norbury Crossings are smaller than the lots in Yorkshire Woods. He asked for more information on how the stormwater will be handled in Norbury Crossings.

Mr. Grzywa said the proposed cross access from the Yorkshire Woods stormwater pond outlot will only provide access to Outlot A; the cross access will not to allow additional stormwater into the Yorkshire Woods pond. He stated all stormwater management for Norbury Crossings will be self-contained on the Norbury Crossings site, and will serve the 19 proposed lots. Stormwater from Norbury Crossings will not go to Yorkshire Woods. The bioswales, underground pipes, and the pond in Outlot D are designed to serve the 19 lots when fully built out. Outlot D is sized to collect stormwater generated by a 100-year rainfall event, thereby meeting the County and Village requirements. A full hydraulic study was completed and submitted to the Village and the County.

Mr. Draus noted that the stormwater management on the Norbury Crossings site will improve the stormwater situation in Yorkshire Woods. Currently, the Norbury Crossings site has no stormwater management infrastructure, so water flows along natural drainage patterns. The proposed development will channel the stormwater from the site into the pond and underground stormwater pipes.

Mr. Rahman asked for clarification that the proposed development will

not make use of the stormwater pond or water retention areas in Yorkshire Woods, but will instead make use of bioswales and a pond in the proposed Norbury Crossings subdivision. Mr. Grzywa confirmed this is correct.

Mr. Mueller said he has built other subdivisions in town, including a development on Main Street and 20th Street. That development required Mr. Mueller to bring stormwater and sanitary sewer lines across Main Street and east onto 20th Street. He said any water from Norbury Crossings not going into the wetland will go into the pond on Outlot D, from which point it will be piped into the stormwater pipe system heading back toward Main Street. From there, the water will go further west, and will not impact Yorkshire Woods or other nearby properties.

Mansoor Broachwala, resident adjacent to proposed Outlot D, cross-examined the petitioner. He asked for details on the appearance of Outlot D.

Mr. Grzywa noted that in its current undeveloped state, the subject property drains stormwater from east to west. Post-development, Outlot D will have a retaining wall on four sides of the detention basin, with a fence on top of the retaining wall for additional safety. During dry periods the detention area will be dry. The area will fill with water during a storm event, but there will be no permanent pool of water in Outlot D.

Mr. Broachwala asked how quickly the water would drain from the detention basin following a storm.

Mr. Grzywa said it would depend on the size of the storm. Minor events would likely drain after a few hours. Larger storms would require longer for the basin to drain. The rate of drainage is set by DuPage County stormwater management standards.

Mr. Broachwala asked if the stormwater management calculations will be made public.

Mr. Grzywa said he would defer to the Village to determine whether the stormwater calculations could be released.

Mr. Broachwala stated he hoped the Village would release the stormwater calculations.

Mr. Broachwala asked if the site plan offered any information on traffic flow.

Mr. Draus said the Village had done a traffic study on the proposed extension of Norbury Avenue. He noted the Village had long planned for the extension of Norbury Avenue. The traffic study had found the proposed development would not create very much additional traffic. Mr. Draus noted there are multiple ways for traffic to flow through the neighborhood. He said Norbury Avenue will not become a cut-through street.

Mr. Broachwala asked if there are any plans for stop light or stop signs.

Mr. Draus said there are no current plans for stop lights or stop signs.

Acting Chairperson Sweetser asked if anyone else intended to cross examine the petitioner. Hearing none, she opened the meeting for public comment.

Mr. Kandaker said the Yorkshire Woods residents have two major concerns. The first concern is that the plan for Norbury Avenue to be extended originated in 2005. He said a lot has changed since 2005. Since 2005, Yorkshire Woods has developed with 24 new homes. Many of the residents had purchased lots and homes in Yorkshire Woods because Norbury Avenue come to a dead-end and Venard Court and Bracket Court end in cul-de-sacs. Most of the homes in Yorkshire Woods are 4,000 to 5,000 square feet in size. There are many children living in the neighborhood and they play outside. Residents are concerned that extending Norbury Avenue will increase traffic and result in safety concerns for the children.

Mr. Kandaker said the residents of Yorkshire Woods would prefer to keep the neighborhood closed off from other streets in the Village. He said residents had bought in Yorkshire Woods because they like the limited traffic in the neighborhood.

Mr. Kandaker said the Yorkshire Woods residents are also concerned that the smaller lots in Norbury Crossings will result in smaller homes, and that smaller homes nearby will devalue the homes in Yorkshire Woods.

Mr. Kandaker suggested the Village approve a roadway configuration that creates a connection for service vehicles between the two

subdivisions, but prohibits standard vehicle traffic traveling between Yorkshire Woods and Norbury Crossings.

Mr. Rahman said the proposed extension of Norbury Avenue has been a topic of discussion in Yorkshire Woods. He said the homeowners bought their homes because they liked that Norbury Avenue does not go through to 20th Street. He said the possibility of extending Norbury Avenue is not attractive to the Yorkshire Woods community. He said it would benefit the petitioner and the Village if they maintain a dead-end on Norbury. He said people prefer to live on dead-end streets and cul-de-sacs.

He said there is no issue with fire trucks being able to access Yorkshire Woods. He said the neighborhood is open to having a service access for emergency vehicles and service vehicles but does not want through traffic for private vehicles.

Ms. Papke said staff had received two emails with public comment prior to the meeting. These comments had been forwarded to the Plan Commissioners prior to the meeting. Ms. Papke read the comments into the record.

Acting Chair Sweetser asked if the Plan Commissioners had any questions or comments for the petitioner.

Commissioner Spreenberg asked how water will get from the biowales on the north side of the site to the pond on the south side of the site.

Mr. Grzywa said the water will drain from the bioswales through pipes into the pond on the south side of 20th Street. From there it will go to pipes in 20th Street that run west toward Main Street, and ultimately to the Glenbard Wastewater Authority.

Commissioner Spreenberg asked about the materials used for the retaining wall around the pond. Mr. Grzywa said the wall will likely be constructed of brick or blocks, rather than concrete. The wall will be designed to be compatible with the surrounding houses and landscape.

Commissioner Spreenberg said the petitioner is seeking to create lots that are smaller than required by Village Code. He asked if the petitioner had previously requested approval for lots that do not meet minimum Code requirements.

Mr. Mueller said he has not previously applied for a lot area deviation or variance. He said some of the lots proposed at Norbury Crossings are small because they are near the proposed bioswales. He wants keep the bioswales as separate outlots rather than part of the adjacent residential lots. He believes the maintenance of the bioswales and property taxes on them should be the responsibility of all the homeowners in the subdivision, rather than individual owners.

Commissioner Spreenberg asked how the lot sizes in Lombard compare to required lot sizes in other municipalities. Mr. Mueller said most of his work has been in Lombard. He has built in other communities, but he did not remember offhand what the minimum lot sizes were in other communities.

Commissioner Sweetser asked if the Plan Commissioners had any additional questions or comments for the petitioner. Seeing none, she asked for the staff report.

Ms. Papke presented the IDRC report for PC 22-01, which was entered into the public record in its entirety. The petitioner proposes to develop the subject property with a 19-lot single-family home subdivision. The property is currently located in unincorporated DuPage County. United Home Builders has petitioned the Village of Lombard requesting annexation of the property into the corporate limits of Lombard along with companion zoning entitlements.

Annexation requests are under the purview of the Village Board. Zoning entitlement requests require a public hearing with the Plan Commission, which will make a recommendation to the Village Board for final action. Any recommendations of the Plan Commission relative to this petition will be forwarded to the Village Board for consideration concurrently with the request for annexation.

The subject property consists of five parcels totaling 6.63 acres. The proposed development includes 19 single-family residential lots, four stormwater management outlots, a wetland protection area, and the extension of Norbury Avenue. Gross density of the proposed development is 2.87 dwelling units per acre, with a net density of 5.41 units per acre. In order to develop the site as proposed, the petitioner is requesting approval of a map amendment to rezone the property to R2 Single-Family Residence District, approval of a planned development with companion deviations and variations, and approval of a preliminary plat of subdivision.

The Interdepartmental Review Committee has reviewed the submittal. The Fire Department, Public Works Department, and Private Engineering Services have no comments on the petition at this time, but may offer additional comments during permit review. Staff notes that the petitioner has developed the proposed plans over a period of several years, during which time all three of these departments and divisions have offered extensive comments, which the petitioner has incorporated into the submitted plans.

The Planning Division notes that this property is located on 20th Street east of Main Street, and is part of a cluster of unincorporated properties surrounded by incorporated Lombard. The Comprehensive Plan identifies this area as a potential area of annexation and redevelopment with low-density residential uses. The petitioner's proposal complies with the Comp Plan's recommendation of development with a net density of six or fewer units per acre, and furthers the stated goal of increasing infill development complementary with the scale and character of surrounding residential uses.

Access to the subdivision will be provided by 20th Street as well as Norbury Avenue. Norbury Avenue currently dead-ends at the south end of the Yorkshire Woods subdivision, immediately north of the subject property. The petitioner will extend Norbury Avenue to connect to 20th Street. The extension of Norbury Avenue is consistent with the Village's long-term planning efforts and past zoning approvals in this neighborhood. The development of the Yorkshire Woods subdivision in 2005 included extending Norbury Avenue south from 17th Street into Yorkshire Woods. In anticipation of the redevelopment of the subject property at a future date, the Yorkshire Woods developer requested a variation to the Subdivisions and Development Ordinance to allow Norbury Avenue to come to a dead-end at the south end of Yorkshire Woods without having a cul-de-sac bulb. The Village granted this variation with the intention that the dead-ending of Norbury would be a temporary condition until such time as the subject property redeveloped.

Much of the existing residential development within the Village is organized around a grid system of north/south and east/west streets. The Village has historically encouraged development that connects to and extends the existing street network, as the proposed development would do. The Village's traffic consultant, KLOA, has reviewed the proposed extension of Norbury Avenue in order to assess the impact of

the development on neighboring properties. KLOA concludes the proposed subdivision will generate traffic similar to that already generated by the Yorkshire Woods subdivision. They further note the connection of Norbury Avenue to 20th Street is consistent with good traffic engineering and planning principles. A memo from KLOA providing further detail on their conclusions is attached to the IDRC report.

Property annexed into the Village is automatically assigned R0 Single-Family Residence District zoning. The petitioner is requesting the property be rezoned to R2 Single-Family Residence District zoning in order to support the proposed development. Staff analysis shows the proposed development will meet the density requirements of the R2 District while being generally in character with the type and scale of development in other R2 zones. A number of properties in the vicinity of the subject property are zoned R2. Staff supports the requested zoning change.

The petitioner is requesting approval of a planned development with companion deviations and variations. The Village Code provides for the use of planned developments with bulk deviations as a zoning mechanism to accommodate development that is deemed to be in the public interest but that would not otherwise be permitted in the underlying zoning district. In the case of this petition, the subject property contains a wetland on the northwest corner of the site. As a special management area, the wetland and any development that impacts it is subject to the regulatory control of both the Village and DuPage County.

The petitioner has laid out the subdivision in a manner that protects the wetland and meets stormwater management standards. The Norbury Avenue extension has been routed around the perimeter of the wetland buffer. Three bioswales will collect stormwater runoff and filter it into the wetland and underground stormwater pipes in the right-of-way. The petitioner proposes to plat the bioswales as separate outlots under the maintenance of an eventual homeowners' association, so that individual property owners are not responsible for maintaining these areas. These considerations have impacted the size and layout of the proposed residential lots, and the petitioner is requesting several deviations and variations to accommodate the development as proposed. The deviation requests are discussed in detail in the staff report. In consideration of them, staff finds that the requested relief is reasonable, and will provide a public benefit in the form of an efficient

lot layout that advances environmental protection objectives. Staff notes that the overall development will comply with the density and open space requirements of the underlying zoning district, though some of the individual lots require deviations for lot area, lot width, and open space. Staff supports the requested relief.

Finally, the petitioner is requesting approval of a preliminary plat of subdivision. Staff has reviewed the preliminary plat and has no significant comments on it at this time, though the petitioner may need to make some revisions prior to submitting a plat for final approval.

In summary, staff has reviewed the petition and finds it complies with the relevant standards in Chapter 154 and 155 of the Village Code. Staff recommended approval of the request subject to the conditions in the staff report.

Acting Chair Sweetser opened the meeting to discussion by the Plan Commissioners.

Commissioner Johnston said he appreciates the concern the Yorkshire Woods residents have for the safety of their children. He recommended that, should the petition be approved, the Transportation and Public Safety Committee review the development to assess the need for stop signs or other traffic calming measures.

Commissioner Verson asked if there will be a sign for the subdivision entrance on 20th Street. Will 20th Street be the official entrance to the subdivision?

Mr. Mueller said he does not plan to install a sign on 20th Street.

Commissioner Spreenberg asked if the proposed easement to allow access to Outlot A will need to be a contingency of any approval of the subdivision. Ms. Papke said staff has proposed a condition of approval that requires the petitioner to execute and record the easement, then reference it on the final plat of subdivision, prior to approval of the final plat by the Village Board.

Commissioner Spreenberg said the development looks tight, but that the bioswales and water management will require maintenance and upkeep, which will require enough residences contributing to HOA fees to fund the maintenance. He said the proposed development seems reasonable.

Acting Chairperson Sweetser asked if there were any additional comments. Hearing none, she asked for a motion from the Commissioners.

On a motion by Commissioner Johnston, and a second by Commissioner Giuliano, the Plan Commission voted 7-0 to recommend that the Village Board approve the petition associated with PC 22-01, subject to the following four (4) conditions:

1. 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;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. The cross-access easement providing access to Outlot A shall be finalized and recorded with DuPage County prior to submittal of the final plat of subdivision for approval by the Village Board, with said cross-access easement referenced on the final plat of subdivision; and
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

The motion carried by the following vote:

Aye: 7 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Kevin Walker, Tony Invergo, Robert Spreenberg, and Alissa Verson

Business Meeting

Approval of Minutes

A motion was made by Bill Johnston , seconded by Tony Invergo, that the minutes of the December 20, 2021 meeting be approved. The motion carried by the following vote:

Aye: 7 - Ruth Sweetser, Leigh Giuliano, Bill Johnston, Kevin Walker, Tony Invergo, Robert Spreenberg, and Alissa Verson

Public Participation

There was no public participation

DuPage County Hearings

There was no DuPage County Hearings

Chairperson's Report

The Chairperson deferred to the Director of Community Development

Planner's Report

There was no Planners report

Unfinished Business

There was no Unfinished Business

New Business

There was no New Business

Subdivision Reports

There was no Subdivision Reports

Site Plan Approvals

There was no Site Plan Approvals

Workshops

There was no Workshops

Adjournment

A motion was made by Commissioner Johnston, seconded by Commissioner Sweetser, to adjourn the meeting at 8:27 p.m. The motion passed by an unanimous vote.