

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda

  X   Resolution or Ordinance (Blue)   X   *Waiver of First Requested*  
  X   Recommendations of Boards, Commissions & Committees (Green)  
\_\_\_\_\_ Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE: June 29, 2017 (B of T) Date: July 20, 2017

TITLE: PC 17-21; Approval of a Major Plat of Subdivision with Companion Relief- 222 E. Windsor Avenue (Allied Drywall)

SUBMITTED BY: Department of Community Development *WA*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, DRH Cambridge Homes dba Emerald Homes (DRH), requests the Village approve a Major Plat of Subdivision located within the R2 Single-Family Residence District, with the following companion relief:

1. Variance from the Zoning Ordinance for the proposed Lot 11:
  - a. A variation from Section 155.407(F)(1) to reduce minimum required front yard setback from thirty (30) feet to fifteen (15) feet where adjacent to the arc of the cul-de-sac turnaround;
2. Variances from the Zoning Ordinance for the proposed Lot 12:
  - a. A variation from Section 155.407(F)(1) to reduce minimum required front yard setback from thirty (30) feet to fifteen (15) feet; and
  - b. A variation from Section 155.407(F)(4) to reduce minimum required rear yard setback from twenty-five (25) feet to fifteen (15) feet;
3. Variances from the Subdivisions and Development Ordinance:
  - a. A variation from Section 154.503(D)(1) to allow a cul-de-sac turnaround with a right-of-way diameter of 106 feet where a right-of-way diameter of 124 feet is required;

- b. A variation from Section 154.504(B) to allow a sidewalk that is two (2) feet from the street curb where a minimum separation of five (5) feet is required, for the sidewalk located adjacent to the north side of the cul-de-sac turnaround; and
- c. A variation from Section 154.304(D)(3) to eliminate the sidewalk from the new roadway adjacent to the south side of the cul-de-sac turnaround.

The Plan Commission recommended approval of this petition by a vote of 5-0.

The petitioner requests a waiver of first reading of the Ordinance.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X \_\_\_\_\_ Date \_\_\_\_\_

Finance Director X \_\_\_\_\_ Date \_\_\_\_\_


Village Manager X \_\_\_\_\_ Date \_\_\_\_\_

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development 

**MEETING DATE:** July 20, 2017

**SUBJECT:** **PC 17-21; 222 E. Windsor Avenue (Windsor Place Subdivision, former Allied Drywall site)**

Please find the following items for Village Board consideration as part of the July 20, 2017, Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 17-21;
3. An Ordinance granting approval of variations related to building setbacks and cul-de-sac design for the proposed 12-lot single-family home subdivision; and
4. A final plat of the proposed Windsor Place Subdivision.

The Plan Commission recommended approval of this petition by a vote of 5-0. Please place this petition on the July 20, 2017, Board of Trustees agenda with a waiver of first reading as requested by the petitioner.



## VILLAGE OF LOMBARD

255 E. Wilson Ave.  
Lombard, Illinois 60148-3926  
(630) 620-5700 Fax (630) 620-8222  
www.villageoflombard.org

July 20, 2017

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Sharon Kuderna

### Trustees

Dan Whittington, Dist. 1  
Michael A. Fugiel, Dist. 2  
Reid Foltyniewicz, Dist. 3  
Bill T. Johnston, Dist. 4  
Robyn Pike, Dist. 5  
William "Bill" Ware, Dist. 6

**Village Manager**  
Scott R. Niehaus

*"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Mr. Keith T. Giagnorio,  
Village President, and  
Board of Trustees  
Village of Lombard

### **Subject: PC 17-21 – 222 E. Windsor – Approval of a Major Plat of Subdivision**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, DRH Cambridge Homes dba Emerald Homes (DRH), requests the Village approve a Major Plat of Subdivision located within the R2 Single-Family Residence District, with the following companion relief:

1. Variance from the Zoning Ordinance for the proposed Lot 11:
  - a. A variation from Section 155.407(F)(1) to reduce minimum required front yard setback from thirty (30) feet to fifteen (15) feet where adjacent to the arc of the cul-de-sac turnaround;
2. Variances from the Zoning Ordinance for the proposed Lot 12:
  - a. A variation from Section 155.407(F)(1) to reduce minimum required front yard setback from thirty (30) feet to fifteen (15) feet; and
  - b. A variation from Section 155.407(F)(4) to reduce minimum required rear yard setback from twenty-five (25) feet to fifteen (15) feet;
3. Variances from the Subdivisions and Development Ordinance:
  - a. A variation from Section 154.503(D)(1) to allow a cul-de-sac turnaround with a right-of-way diameter of 106 feet where a right-of-way diameter of 124 feet is required;

- b. A variation from Section 154.504(B) to allow a sidewalk that is two (2) feet from the street curb where a minimum separation of five (5) feet is required, for the sidewalk located adjacent to the north side of the cul-de-sac turnaround; and
- c. A variation from Section 154.304(D)(3) to eliminate the sidewalk from the new roadway adjacent to the south side of the cul-de-sac turnaround.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on June 19, 2017. Sworn in to present the petition were: Anna Papke, Senior Planner; and Debbie Beaver, representing the petitioner.

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

Ms. Beaver presented the petition on behalf of the petitioner. She gave an overview of D.R. Horton, the developer who would be building the subdivision. She noted that D.R. Horton is a large builder with a diverse portfolio. The subject property would be developed under the Emerald Homes brand.

Ms. Beaver described the neighborhood around the subject property, noting that it is zoned R2. The proposed plan calls for 12 single-family home lots. These lots will meet or exceed the lot width and area requirements of the R2 zoning district. She also summarized the variances that the petitioner is requesting for the subdivision, including variances for setbacks on Lots 11 and 12, and variances for the cul-de-sac bulb to be constructed at the east end of Windsor Avenue. She noted that the setback variances will not impact neighboring properties, and that the cul-de-sac will have adequate pavement area for maneuvering of fire trucks. She noted that the overall plan for the subdivision is consistent with the concept plans discussed by the Plan Commission in a 2005 workshop relative to the subject property.

Ms. Beaver showed examples of the types of homes D.R. Horton will build in the subject property. She said the price point for the homes will be in the range of \$400-\$500K.

Acting Chairperson Flint asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked for the staff report.

Ms. Papke presented the staff report, which was submitted into the public record in its entirety. The petitioner proposes as 12-lot single-family home subdivision in the R2 zoning district. The subdivision will include improvements to the Windsor Avenue right-of-way to the east limits of the subject property.

The petition was reviewed by the Village's interdepartmental review committee. Comments from this review have been passed on to the petitioner, and will be addressed in the final review and permitting process.

The Planning Division notes that the proposed single-family homes are a permitted use in the R2 district, and the 12 lots will meet lot width and area requirements. The development as proposed will be consistent with the other single-family homes in the immediate neighborhood. The petitioner has requested several variances related to the cul-de-sac bulb and the setbacks for Lots 11 and 12. All variances are requested as a result of the need to install the cul-de-sac bulb within the existing platted Windsor Avenue right-of-way. Staff has reviewed these variances and is supportive of them.

Staff notes that the Plan Commission is reviewing a final plat. Village staff is in the process of reviewing final engineering, which is expected to be complete prior to the Village Board hearing on July 20, 2017.

Staff recommended approval of the petition subject to the conditions listed in the staff report.

Acting Chairperson Flint asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

On a motion by Commissioner Sweetser, and a second by Commissioner Olbrysh, the Plan Commission voted 5-0 to recommend that the Village Board approve the petition associated with PC 17-21, subject to the following three (3) conditions:

1. The petitioner shall develop the site in accordance with the plans submitted as part of this petition, including:
  - a. Preliminary plat of subdivision for Windsor Place, prepared by Wolf Pack Consulting, LLC, dated May 22, 2017;
  - b. Final Site Development Plans (preliminary engineering), prepared by CivWorks Consulting, LLC, dated May 22, 2017; and
  - c. Preliminary stormwater analysis, prepared by CivWorks Consulting, LLC, dated May 5, 2017;
2. The petitioner shall obtain a demolition permit and demolish all existing structures on the subject property prior to recording of the final plat; and
3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.

Respectfully,

**VILLAGE OF LOMBARD**

Steve Flint, Acting Chairperson  
Lombard Plan Commission

c. Lombard Plan Commission

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### 222 E. WINDSOR AVENUE (FORMER ALLIED DRYWALL SITE)

June 19, 2017

#### Title

PC 17-21

#### Petitioner

DRH Cambridge Homes dba  
Emerald Homes (DRH)  
750 Bunker Ct., Suite 500  
Vernon Hills, IL 60061

#### Property Owner

Walter A Gross Terminating  
Trust and Carol C Gross  
Revocable Trust  
905 Fox Glen Drive  
St. Charles, IL 60174

#### Property Location

222 E. Windsor Avenue

#### Zoning

R2

#### Existing Land Use

Former industrial site, not  
currently in use

#### Comprehensive Plan

Low Density Residential

#### Approval Sought

Approval of a major plat of  
subdivision with variances

#### Prepared By

Anna Papke, AICP  
Senior Planner



LOCATION MAP

#### PROJECT DESCRIPTION

The petitioner proposes a 12-lot single-family home subdivision in the R2 zoning district. The subdivision will include improvements to the Windsor Avenue right-of-way to the east limits of the subject property. Due to site constraints, the petitioner requests several variances related to building setbacks and right-of-way improvements.

#### APPROVAL(S) REQUIRED

The petitioner, DRH Cambridge Homes dba Emerald Homes (DRH), requests the Village approve a Major Plat of Subdivision located within the R2 Single-Family Residence District, with the following companion relief:

1. Variance from the Zoning Ordinance for the proposed Lot 11:
  - a. A variation from Section 155.407(F)(1) to reduce minimum required front yard setback from thirty (30) feet to fifteen (15) feet where adjacent to the arc of the cul-de-sac turnaround;
2. Variances from the Zoning Ordinance for the proposed Lot 12:
  - a. A variation from Section 155.407(F)(1) to reduce minimum required front yard setback from thirty (30) feet to fifteen (15) feet; and
  - b. A variation from Section 155.407(F)(4) to reduce minimum required rear yard setback from twenty-five (25) feet to fifteen (15) feet;

**Project Stats**

**Lot & Bulk**

Parcel Size            Approximately  
                                 2.2 acres

**Submittals**

1. Petition for Public Hearing;
2. Response to Standards;
3. Preliminary plat of subdivision for Windsor Place, prepared by Wolf Pack Consulting, LLC, dated May 22, 2017;
4. Final Site Development Plans (preliminary engineering), prepared by CivWorks Consulting, LLC, dated May 22, 2017;
5. Preliminary stormwater analysis, prepared by CivWorks Consulting, LLC, dated May 5, 2017;
6. Natural Resource Review from IDNR, dated May 18, 2017; and
7. Sample elevations provided by applicant.

3. Variances from the Subdivisions and Development Ordinance:

- a. A variation from Section 154.503(D)(1) to allow a cul-de-sac turnaround with a right-of-way diameter of 106 feet where a right-of-way diameter of 124 feet is required;
- b. A variation from Section 154.504(B) to allow a sidewalk that is two (2) feet from the street curb where a minimum separation of five (5) feet is required, for the sidewalk located adjacent to the north side of the cul-de-sac turnaround; and
- c. A variation from Section 154.304(D)(3) to eliminate the sidewalk from the new roadway adjacent to the south side of the cul-de-sac turnaround.

**EXISTING CONDITIONS**

The subject property is the site of the former Allied Drywall business, which has been out of operation for a number of years. There are two buildings on the property, and portion of the property is paved.

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division has no comments on this petition. Additional comments may be forthcoming during permit review.

**Fire Department:**

The Fire Department has no comments on this petition. Additional comments may be forthcoming during permit review.

**Private Engineering Services (PES):**

PES has the following comments. All these comments will need to be addressed during final engineering along with any other comments that may come up due to final engineering design to meet Village standards.

1. The site will need to comply with the applicable stormwater ordinances. Based on the preliminary information provided, BMPs nor detention may be required as the net new impervious calculation may be under the threshold to require either of those. Preliminary calculations show a substantial reduction from the current impervious coverage. This will need to be verified during final engineering.
2. Although the cul-de-sac bulb ROW is proposed to be substandard, the actual cul-de-sac pavement bulb is shown to meet the Village's requirements.



3. As long as Public Works agrees, with the very slim likelihood that the U.S. Post Office will redevelop, PES does not see an issue with a variance to the right-of-way reduction or the reduced sidewalk around the end of the cul-de-sac bulb. The intent is to provide an access point to the regional trail immediately north of the subdivision, at such point as the "gap" area issue(s) can be rectified.
4. The watermain is already extended through the Windsor Ave. right-of-way fronting the entire property. However, storm and sanitary mains will need to be extended.
5. The individual homes when developed will need their sump pumps to comply with Village code section 50.027 and connect the sump pump discharge lines into the storm sewer system. Stubs for the sump pump connections should be added to the rear yard storm structures. The only lots that look like that could be an issue is Lots 11 & 12 and an additional storm structure may be needed for connection for those 2 lots.
6. The sanitary cleanouts will need to either be relocated or add an additional cleanout on private property near the front property lines.
7. Water service b/boxes will need to be relocated into the parkway and not on private property.
8. The proposed storm sewer in Windsor will need to show it meets the 10-yr, 24-hr storm conveyance requirement without surcharging.
9. Street lighting will be required for the new Windsor street extension.

**Public Works:**

The Department of Public Works concurs with the comments provided by the Private Development Engineer. In addition, Public Works wishes to advise the petitioner to directionally bore the water services in order to avoid replacing full panels of the concrete street. The water main and sanitary sewer were installed in the parkways in 2010 to facilitate connections without impacting the roadway pavement.

**Planning Services Division:**

**1. Surrounding Zoning & Land Use Compatibility**

	<b>Zoning Districts</b>	<b>Land Use</b>
<b>North</b>	R2	Single-family residential and Great Western Trail
<b>South</b>	R2 and B2	Single-family residential and undeveloped commercial
<b>East</b>	B2	Post office
<b>West</b>	R2	Single-family residential

The subject property is located within an established neighborhood of single-family homes. The proposed 12-lot single-family subdivision will be consistent with this pattern of development.

**2. Comprehensive Plan Compatibility**

The Comprehensive Plan designates the subject property as suitable for low density residential development. The proposed subdivision is consistent with this designation.

### **3. Zoning Ordinance Compatibility**

The property is presently zoned R2. Single-family homes are a permitted use in this district. All 12 of the proposed lots will meet lot width and lot area requirements in the R2 district.

### **4. Variances**

#### *A. Variances from the Subdivisions and Development Ordinance for Right-of-Way Improvements*

The petitioner will be making improvements to the Windsor Avenue right-of-way, which runs along the south side of the subject property. Though Windsor Avenue is an existing platted right-of-way, it is paved only up to the point where it intersects with Craig Place. Therefore, the petitioner will extend the pavement to the east end of the subject property, at which point Windsor Avenue will terminate in a cul-de-sac turnaround. Due to space constraints within the Windsor Avenue right-of-way and the presence of a gap strip between Windsor Avenue and the post office to the east, the petitioner is proposing a cul-de-sac turnaround with a 106-foot right-of-way diameter, as compared to a diameter of 124 feet required by the Subdivision Ordinance. Staff notes that while the right-of-way diameter will be reduced, the petitioner will provide the 90-foot pavement diameter required by the Subdivision Ordinance. Emergency and other vehicles will have adequate space to maneuver the turnaround. Staff further notes that the Village granted a similar variance for the Lyonhart Manor Subdivision on Meadow Avenue (PC 06-10). Staff supports this request.

The petitioner also requests variances to allow a reduction in the distance between the sidewalk on the north side of the cul-de-sac turnaround and the street curb, and to eliminate the sidewalk on the south side of the cul-de-sac turnaround. These requests are the result of the reduced right-of-way width discussed above. Staff notes that the property to the south of the cul-de-sac bulb is the unimproved Stewart Avenue right-of-way. A sidewalk on this side of the cul-de-sac would provide no benefit in terms of pedestrian access to existing development. Staff supports these requests, while noting that sidewalk placement issues could be revisited in the future if Windsor Avenue were to be extended to the east, or the Stewart Avenue right-of-way to be improved.

#### *B. Setback Variances for Lots 11 and 12*

The cul-de-sac turnaround will reduce the depth of Lot 12, and will also impact a portion of the front lot line of Lot 11. The petitioner is requesting setback variances to accommodate the unusual shapes of these lots. Staff supports these requests.

### **5. Plat**

This division is considered a major plat of subdivision as it is greater than one (1) acre in size and will include public improvements. Major plats require review and approval by the Plan Commission and Village Board of Trustees. The Plan Commission is reviewing a final plat. The plat is scheduled to be considered by the Board of Trustees at the July 20, 2017, Board meeting, at which point the petitioner will have provided final engineering for staff review and approval. Staff supports the subdivision.

### **SITE HISTORY**

#### **October 2005**

The Plan Commission conducted a workshop to consider development options for the subject property. The proposed subdivision is consistent with many of the comments expressed during this workshop.

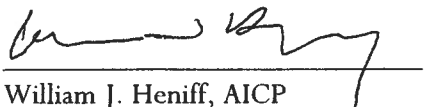
## **FINDINGS & RECOMMENDATIONS**

Based on the above findings, the Inter-Departmental Review Committee has reviewed the request for approval of a final plat of subdivision with companion variances and finds that it **complies** with the standards established by the Village of Lombard Zoning Ordinance and Subdivisions and Development Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 17-21.

Based on the submitted petition and the testimony presented, the proposed request for approval of a final plat of subdivision with companion variances does comply with the standards required by the Village of Lombard Zoning Ordinance and Subdivisions and Development Ordinance, and granting said request is in the public interest, 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 PC 17-21, subject to the following conditions:

1. The petitioner shall develop the site in accordance with the plans submitted as part of this petition, including:
  - a. Preliminary plat of subdivision for Windsor Place, prepared by Wolf Pack Consulting, LLC, dated May 22, 2017;
  - b. Final Site Development Plans (preliminary engineering), prepared by CivWorks Consulting, LLC, dated May 22, 2017; and
  - c. Preliminary stormwater analysis, prepared by CivWorks Consulting, LLC, dated May 5, 2017;
2. The petitioner shall obtain a demolition permit and demolish all existing structures on the subject property prior to recording of the final plat; and
3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

H:\CD\WORDUSER\PCCASES\2017\PC 17-21\PC 17-21\_IDRC Report.docx

## Nowakowski, Tamara

---

**From:** Papke Anna  
**Sent:** Wednesday, June 28, 2017 3:31 PM  
**To:** Nowakowski, Tamara  
**Subject:** FW: Waiver of first reading for Windsor Place

	<p><b>Anna Papke, AICP</b> Senior Planner Village of Lombard 255 E Wilson Ave. Lombard, IL 60148</p> <p>Phone: (630) 620-5758 Fax: (630) 620-2374 Email: <a href="mailto:papkea@villageoflombard.org">papkea@villageoflombard.org</a> Web: <a href="http://www.villageoflombard.org">www.villageoflombard.org</a></p> <p>Follow us:   </p>
--	---

---

**From:** Deborah Beaver [<mailto:DABeaver@drhorton.com>]  
**Sent:** Thursday, June 22, 2017 12:07 PM  
**To:** Papke Anna  
**Subject:** Waiver of first reading for Windsor Place

Hi Anna! (I've never requested a waiver before, so if you feel my explanation is incorrect, please let me know)

As discussed on Monday night, DR Horton would like to request a waiver of the first reading for the ordinance governing the plat, engineering and variances/variations for Windsor Manor on July 20, 2017.

The reason we ask for this is consideration is because of timing. As you're aware, we spent considerable time in negotiations with the Veterinary Clinic in hopes of solving the cul-de-sac issues so that we would not need to ask for any variances and variations. That time has now pushed us up against getting foundations in the ground before winter. Waiving the first reading will allow us to begin construction and road improvements sooner and more in line with the original expectations of getting 8 foundations in the ground before winter.

We also believe that since 10 of the 12 lots are unaffected by variances and only our own 2 lots are affected by the variance as the prairie path, post office and clinic are virtually unaffected by the variance along with the fact that no residents were present for the plan commission meeting, we therefore feel the first reading is unnecessary.

We truly appreciate the consideration.

*~Deb*

**Deborah Beaver**  
**Area Manager**  
**EMERALD**

H O M E S by D.R. Horton Cambridge Homes

c: 224-223-4957 | [www.drhorton.com/Emerald-Homes](http://www.drhorton.com/Emerald-Homes) | Like us on Facebook

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING VARIATIONS FROM THE LOMBARD ZONING ORDINANCE, TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS; AND GRANTING VARIATIONS FROM THE LOMBARD SUBDIVISIONS AND DEVELOPMENT ORDINANCE, TITLE 15, CHAPTER 154 OF THE CODE OF LOMBARD, ILLINOIS**

**(PC 17-21; 222 E. Windsor Avenue (Windsor Place Subdivision))**

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Subdivisions and Development Ordinance, otherwise known as Title 15, Chapter 154 of the Code of Lombard, Illinois; and,

WHEREAS, the subject property is zoned R2 Single Family Residence District; and,

WHEREAS, an application has been filed with the Village of Lombard requesting approval of a Major Plat of Subdivision with the following variations:

1. Variance from the Zoning Ordinance for the proposed Lot 11:
  - a. A variation from Section 155.407(F)(1) to reduce minimum required front yard setback from thirty (30) feet to fifteen (15) feet where adjacent to the arc of the cul-de-sac turnaround;
2. Variances from the Zoning Ordinance for the proposed Lot 12:
  - a. A variation from Section 155.407(F)(1) to reduce minimum required front yard setback from thirty (30) feet to fifteen (15) feet; and
  - b. A variation from Section 155.407(F)(4) to reduce minimum required rear yard setback from twenty-five (25) feet to fifteen (15) feet;
3. Variances from the Subdivisions and Development Ordinance:
  - a. A variation from Section 154.503(D)(1) to allow a cul-de-sac turnaround with a right-of-way diameter of 106 feet where a right-of-way diameter of 124 feet is required;
  - b. A variation from Section 154.504(B) to allow a sidewalk that is two (2) feet from the street curb where a minimum separation of five (5) feet is required, for the sidewalk located adjacent to the north side of the cul-de-sac turnaround; and
  - c. A variation from Section 154.304(D)(3) to eliminate the sidewalk from the new roadway adjacent to the south side of the cul-de-sac turnaround; and

WHEREAS, a public hearing has been conducted by the Plan Commission on June 19, 2017, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has forwarded its findings to the Board of Trustees with a recommendation of approval for the requested variations; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village of Lombard to approve the requested variations.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

**SECTION 1:** That the following variations are hereby granted:

1. Variance from the Zoning Ordinance for the proposed Lot 11 of the Windsor Place Subdivision:
  - a. A variation from Section 155.407(F)(1) to reduce minimum required front yard setback from thirty (30) feet to fifteen (15) feet where adjacent to the arc of the cul-de-sac turnaround;
2. Variances from the Zoning Ordinance for the proposed Lot 12 of the Windsor Place Subdivision:
  - a. A variation from Section 155.407(F)(1) to reduce minimum required front yard setback from thirty (30) feet to fifteen (15) feet; and
  - b. A variation from Section 155.407(F)(4) to reduce minimum required rear yard setback from twenty-five (25) feet to fifteen (15) feet;
3. Variances from the Subdivisions and Development Ordinance for the Windsor Place Subdivision:
  - a. A variation from Section 154.503(D)(1) to allow a cul-de-sac turnaround with a right-of-way diameter of 106 feet where a right-of-way diameter of 124 feet is required;
  - b. A variation from Section 154.504(B) to allow a sidewalk that is two (2) feet from the street curb where a minimum separation of five (5) feet is required, for the sidewalk located adjacent to the north side of the cul-de-sac turnaround; and
  - c. A variation from Section 154.304(D)(3) to eliminate the sidewalk from the new roadway adjacent to the south side of the cul-de-sac turnaround.

**SECTION 2:** This ordinance shall be granted subject to compliance with the following conditions:

1. The petitioner shall develop the site in accordance with the plans submitted as part of this petition, including:
  - a. Preliminary plat of subdivision for Windsor Place, prepared by Wolf Pack Consulting, LLC, dated May 22, 2017;
  - b. Final Site Development Plans (preliminary engineering), prepared by CivWorks Consulting, LLC, dated May 22, 2017; and
  - c. Preliminary stormwater analysis, prepared by CivWorks Consulting, LLC, dated May 5, 2017;
2. The petitioner shall obtain a demolition permit and demolish all existing structures on the subject property prior to recording of the final plat; and
3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.

**SECTION 3:** This ordinance is limited and restricted to the property generally located at 222 E. Windsor Avenue, Lombard, Illinois, and legally described as follows:

PARCEL 1:  
LOT 11 IN WINDSOR AVENUE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 1985 AS DOCUMENT R85-63738 AND CERTIFICATE OF CORRECTION RECORDED AUGUST 22, 1985 AS DOCUMENT R85-69763. IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2:  
THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUND AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EASTERLY LINE OF H.O. STONE AND COMPANY'S ADDITION TO LOMBARD, DISTANT 150 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF MINNESOTA AND NORTHWESTERN RAILROAD COMPANY (LATER THE CHICAGO GREAT WESTERN RAILWAY COMPANY, NOW THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SAID SECTION 5: THENCE WESTERLY PARALLEL WITH SAID ORIGINAL MAIN TRACK CENTER LINE, SAID PARALLEL LINE BEING ALSO THE NORTHERLY LINE OF WINDSOR AVENUE, A DISTANCE OF 420.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUING WESTERLY ALONG THE NORTHERLY LINE OF SAID WINDSOR AVENUE A DISTANCE OF 160 FEET, MORE OR LESS, TO A POINT DISTANT 1 FOOT EASTERLY, MEASURED AT RIGHT ANGLES, FROM A FENCE, OR THE SOUTHERLY EXTENSION THEREOF, OWNED BY HINES LUMBER COMPANY; THENCE NORTHERLY PARALLEL WITH SAID FENCE A DISTANCE OF 120 FEET, MORE OR LESS, TO A POINT DISTANT 30 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY (FORMERLY THE CHICAGO GREAT WESTERN RAILWAY COMPANY), AS SAID MAIN TRACK IS NOW LOCATED; THENCE EASTERLY PARALLEL WITH SAID MAIN TRACK CENTER LINE A DISTANCE OF 200 FEET, MORE OR LESS, TO A POINT DISTANT 9 FEET SOUTHERLY, MEASURED RADIALLY FROM THE CENTER LINE OF THE MOST SOUTHERLY SIDE TRACK OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY (FORMERLY THE CHICAGO GREAT WESTERN RAILWAY COMPANY), AS SAID SIDE TRACK IS NOW LOCATED; THENCE WESTERLY PARALLEL WITH SAID SIDE TRACK CENTER LINE A DISTANCE OF 45 FEET, MORE OR LESS, TO A POINT ON A LINE DRAWN PARALLEL WITH THE NORTHERLY EXTENSION OF THE CENTER LINE OF CRAIG PLACE, THROUGH THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID LAST DESCRIBED PARALLEL LINE A DISTANCE OF 110 FEET, MORE OR LESS, TO THE POINT OF BEGINNING (SAID LAST DESCRIBED PARALLEL LINE FORMS AN ANGLE OF 94 DEGREES 57 MINUTES 20 SECONDS, MEASURED COUNTERCLOCKWISE, FROM THE NORTHERLY LINE OF WINDSOR AVENUE). ALL IN DU PAGE COUNTY, ILLINOIS.

Ordinance No. \_\_\_\_\_

Re: PC 17-21

Page 4

PARCEL 3:

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY LINE OF H.O. STONE AND COMPANY'S ADDITION TO LOMBARD, DISTANT 150.0 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE MINNESOTA AND NORTHWESTERN RAILROAD COMPANY (LATER THE CHICAGO GREAT WESTERN RAILWAY COMPANY, NOW THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SAID SECTION 5; THENCE WESTERLY PARALLEL WITH SAID ORIGINAL MAIN TRACK CENTER LINE, SAID PARALLEL LINE BEING ALSO THE NORTHERLY LINE OF WINDSOR AVENUE, A DISTANCE OF 420.0 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 94 DEGREES 57 MINUTES 20 SECONDS MEASURED COUNTERCLOCKWISE, FROM THE LAST DESCRIBED COURSE, AND PARALLEL WITH THE CENTER LINE, EXTENDED NORTHERLY, OF CRAIG PLACE, A DISTANCE OF 117.0 FEET, MORE OR LESS, TO A POINT DISTANT 9.0 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MOST SOUTHERLY SIDE TRACK OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY (FORMERLY THE CHICAGO GREAT WESTERN RAILWAY COMPANY), AS SAID SIDE TRACK IS NOW LOCATED; THENCE EASTERLY PARALLEL WITH SAID SIDE TRACK CENTER LINE A DISTANCE OF 48.0 FEET, MORE OR LESS, TO A POINT DISTANT 30.0 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF SAID TRANSPORTATION COMPANY, AS NOW LOCATED; THENCE EASTERLY PARALLEL WITH SAID LAST DESCRIBED MAIN TRACK CENTER LINE A DISTANCE OF 390.0 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF SAID H.O. STONE AND COMPANY'S ADDITION; THENCE SOUTHERLY ALONG SAID EASTERLY LINE, WHICH FORMS AN ANGLE OF 85 DEGREES 53 MINUTES 20 SECONDS, MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 120.39 FEET TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 11 IN WINDSOR AVENUE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 1985 AS DOCUMENT R85-63730; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 11, 120.00 FEET TO A POINT WHICH IS 30.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE GREAT WESTERN TRAIL; THENCE EASTERLY 20.62 FEET, PARALLEL WITH THE NORTH LINE OF WINDSOR AVENUE; THENCE SOUTH 120.00 FEET TO THE NORTH LINE OF WINDSOR AVENUE TO A POINT WHICH IS 27.46 FEET EAST OF THE SOUTHEAST CORNER OF SAID LOT 11; THENCE WEST ALONG THE NORTH LINE OF WINDSOR AVENUE, 27.46 TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.

Parcel No: 06-05-323-015 and 06-05-322-013

**SECTION 4:** This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Ayes: \_\_\_\_\_

Nayes: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Keith Giagnorio, Village President



Ordinance No. \_\_\_\_\_

Re: PC 17-21

Page 5

ATTEST:

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

Published by me this \_\_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

