

**January 24, 2022**

**Title**

PC 22-01

**Property Owner**

Robert H. Mueller  
738 S. Elizabeth Street  
Lombard, IL 60148

**Petitioner – Developer**

United Home Builders, Inc.  
738 S. Elizabeth Street  
Lombard, IL 60148

**Property Location**

14, 101, 104 and 112 E. 20<sup>th</sup>  
Street (unincorporated Lombard)

**Zoning**

R-4 Single Family Residence  
District (DuPage County)

**Existing Land Use**

Single-family homes/vacant

**Comprehensive Plan**

Low Density Residential

**Approval Sought**

In conjunction with a request to annex into the Village, approval of a planned development with companion deviations and variations to allow for a 19-lot single-family home subdivision.

**Prepared By**

Anna Papke, AICP  
Senior Planner



**LOCATION MAP**

**DESCRIPTION**

The petitioner, United Home Builders, Inc., 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 petitioner held a neighborhood meeting on January 12, 2022, at which time attendees were able to view the plans and ask questions of the developer in an informal manner.

**EXISTING CONDITIONS**

The subject property consists of five parcels, totaling 6.63 acres. Two of the parcels have existing single-family homes on them. The remaining three parcels are vacant.



**Project Details**

|                      |              |
|----------------------|--------------|
| Gross site area:     | 6.63 acres   |
| Wetland/outlot area: | 1.74 acres   |
| Roadway area:        | 1.38 acres   |
| Net site area:       | 3.51 acres   |
| Lots:                | 19           |
| Gross density:       | 2.87 du/acre |
| Net density:         | 5.41 du/acre |

**Requested Actions**

1. In conjunction with request for annexation, rezone property from R0 to R2;
2. Approve a planned development for a 19-lot single-family residential subdivision with companion deviations and variations; and
3. Approve a preliminary plat of subdivision.

**Submittals**

1. Petition for public hearing, dated 12/20/21;
2. Response to standards for map amendments, planned developments, and variations submitted by petitioner 12/23/21;
3. Plat of survey, prepared by Gentile and Associates, Inc., dated 12/16/21;
4. Site Improvement Plans Norbury Crossing, prepared by Woolpert, dated 01/17/20 and last revised 01/01/22; and
5. Norbury Crossings Subdivision preliminary plat, prepared by Gentile and Associates, Inc. dated 12/23/21.

**APPROVAL(S) REQUIRED**

The petitioner requests 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, upon annexation, approve a map amendment to rezone the property from the R0 Single-Family Residence District to the R2 Single-Family Residence District;
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;
    - 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;
    - 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 square feet of lot coverage, with the remaining lot area being provided as open space; and
3. Approve a preliminary plat of subdivision.

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division has no comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

**Fire Department:**

The Fire Department has no comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

**Public Works:**

The Department of Public Works has no comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

**Private Engineering Services (PES):**

Private Engineering Services has no comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

**Planning Services Division:**

The Planning Services Division notes the following:

*1. Surrounding Zoning & Land Use Compatibility*

|              | <b>Zoning</b>       | <b>Land Use</b>              |
|--------------|---------------------|------------------------------|
| <b>North</b> | R2PD                | Yorkshire Woods subdivision  |
| <b>South</b> | O, R2, R-4 (county) | Single-family homes, offices |
| <b>East</b>  | O                   | Office building              |
| <b>West</b>  | R-4 (county)        | Single-family homes          |



The area surrounding the subject property is developed with a mixture of office buildings and single-family residences. A fair amount of new single-family development has occurred in the surrounding neighborhood over the last 20 years. The Yorkshire Woods subdivision immediately north of the subject property was platted in 2005; construction of new homes in this neighborhood continues as individual lots are purchased. In recent years, the petitioner has built five new homes at the northeast corner of Main Street and 20<sup>th</sup> Street. The proposed 19-lot single-family subdivision will continue this trend of residential redevelopment in the surrounding neighborhood.

## 2. Comprehensive Plan Compatibility

The subject property is part of a cluster of unincorporated properties surrounded by incorporated Lombard (Figure 1). The Comprehensive Plan identifies this area as a potential area for annexation and residential redevelopment, and recommends the subject property be developed with low-density residential development with a net density of six or fewer dwelling units per acre. The net density of the proposed subdivision is 5.41 dwelling units per acre (excludes land area associated with rights-of-way and stormwater detention areas).

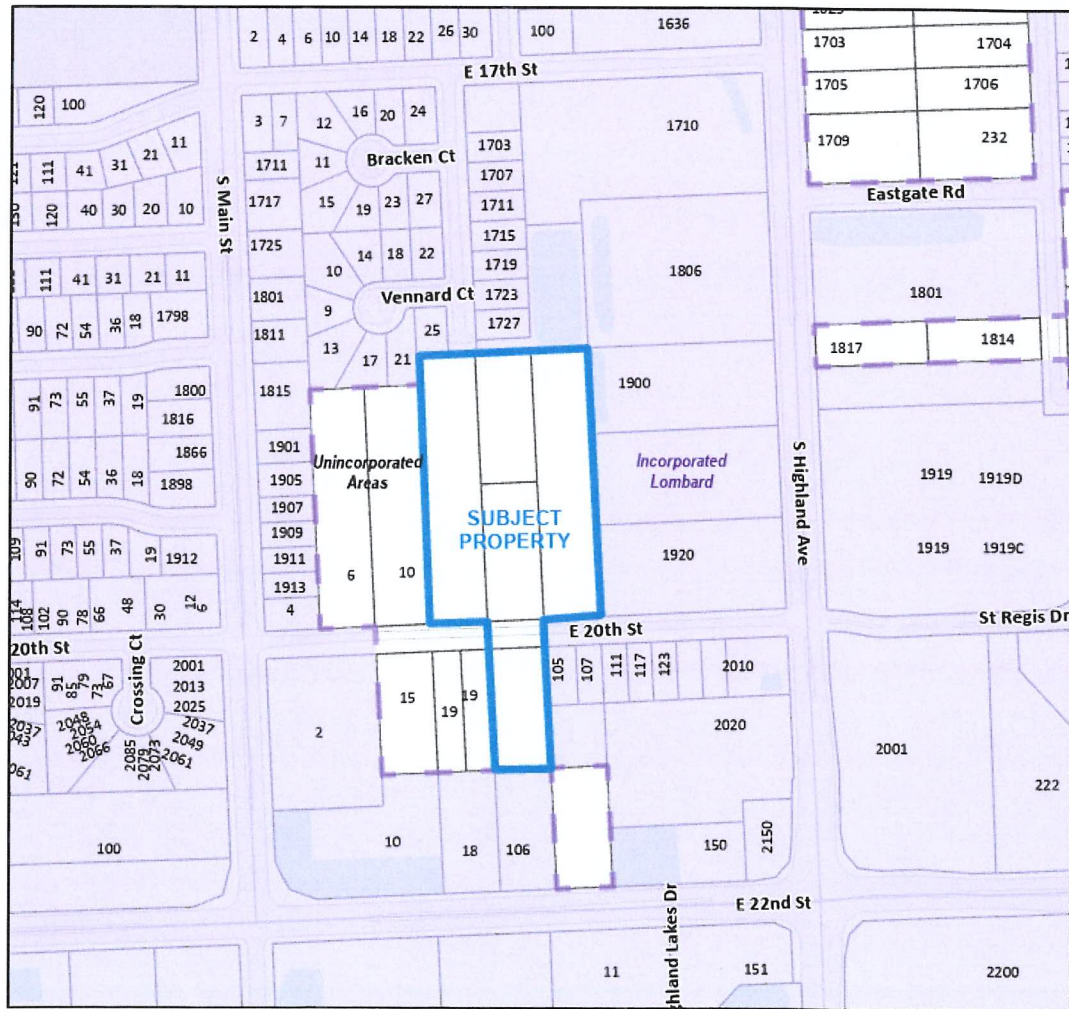


Figure 1. Subject property relative to Lombard corporate limits (purple shading).



The Comprehensive Plan further recommends the Village encourage infill development that is complementary with the scale and character of surrounding residential uses. Existing conditions on the subject property reflect a historical development pattern of single-family houses on large lots connected to well and septic systems in unincorporated DuPage County. More recent residential development within incorporated Lombard has trended toward smaller residential lots served by municipal utilities, as seen to the west and north of the subject property.

The subject property is well-positioned to benefit from the extension of existing municipal infrastructure. The developer intends to extend Norbury Avenue from the Yorkshire Woods subdivision south to connect with 20<sup>th</sup> Street. Water and sewer lines in place along Main Street and 20<sup>th</sup> Street will be extended to served the proposed development. The overall design of the proposed subdivision with respect to lot sizes, lot layout, and continuity of the street grid is similar to that of nearby residential development (Figure 2). As such, staff finds the proposed 19-lot single-family subdivision is consistent with the Comprehensive Plan's recommendations with respect to residential infill development.



Figure 2. Proposed subdivision and surrounding neighborhood.

### 3. *Norbury Avenue Extension and Traffic Circulation*

Primary access to the proposed subdivision will be via 20<sup>th</sup> Street as well as Norbury Avenue between 17<sup>th</sup> and 20<sup>th</sup> Streets. Currently, Norbury Avenue comes to a dead-end at the south end of the Yorkshire Woods subdivision, immediately north of the subject property. Per the proposed plan, Norbury Avenue will be extended south through the subject property to connect to 20<sup>th</sup> Street. A short street with a cul-de-sac will extend east from Norbury Avenue to provide access to four lots.

The extension of Norbury Avenue to connect with 20<sup>th</sup> Street is consistent with the the Village's long-term planning efforts and past zoning approvals in this neighborhood. The Yorkshire Woods subdivision was platted in 2005 (PC 05-09), and included the extension of Norbury Avenue from 17<sup>th</sup> Street south into the subdivision. In 2005, the developer and the Village anticipated the redevelopment of the subject property at a future date, at which point it would be desirable to have Norbury further extended to connect with 20<sup>th</sup> Street. Accordingly, the Yorkshire Woods developer requested the Village approve 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 the otherwise-required cul-de-sac bulb. The developer agreed to improve the dead-end with a paved turnaround area (hammerhead) to provide a means for vehicles to turn around if needed. 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 was redeveloped.

At the neighborhood meeting held on January 12, 2022, residents from the Yorkshire Woods subdivision expressed concerns that the extension of Norbury Avenue to connect to 20<sup>th</sup> Street will result in increased traffic within Yorkshire Woods. As an alternative, they suggested that Norbury Avenue could consist of two cul-de-sac bulbs, one at the south end of Yorkshire Woods and one at the north end of the proposed subdivision.

Staff has reviewed the alternative configuration for Norbury Avenue suggested at the neighborhood meeting against the Comprehensive Plan, Village Code, and the Village's policies. In response, staff notes the following:

- The Comprehensive Plan notes that the Village is served by a basic grid pattern of north/south and east/west streets. Existing single-family residential development within the Village is predominantly organized around such a grid pattern.
- The Subdivisions and Development Ordinance (Village Code Chapter 154) supports an approach to subdivision development that prioritizes enhancing the existing street network and limiting the use of cul-de-sacs. Relevant Code references include:
  - 154.503(B)(4): Existing street patterns should be continued and enhanced by new subdivisions. Where appropriate to accommodate existing conditions or to otherwise improve the subdivision design, curvilinear streets and cul-de-sacs may be used.
  - 154.503(B)(5): Proposed streets shall be extended to the boundary lines of the tract to be subdivided or developed unless prevented by topography or other physical conditions, or unless in the opinion of the Director of Community Development such extension is not necessary or desirable for the coordination of the subdivision or





connection of Norbury Avenue to 20<sup>th</sup> Street is consistent with good engineering and planning principles. The memo from KLOA is attached to this report for further reference.

#### 4. Request for Map Amendment – Rezoning to R2 Single-Family Residence District

Properties annexed into the Village are automatically assigned R0 Single-Family Residence District zoning. The petitioner is requesting the Village rezone the property to R2 Single-Family Residence District in order to support the proposed development. The R2 District is intended to accommodate single-family residential development on mid-sized lots, in comparison with the R0 and R1 Districts, where development is characterized by large-lot (estate) residential development. The majority of single-family residential development in the Village is located in the R2 District.

The maximum density permitted in the R2 District is 5.8 dwelling units per acre. The proposed 19-lot subdivision will have a net density of 5.41 dwelling units per acre, with a gross density of 2.87 dwelling units per acre. The majority of the lots will meet minimum lot size (7,500 square feet) and lot width (60 feet) requirements in the R2 District. The petitioner is requesting some lot area and lot width deviations in order to address site-specific considerations related to a wetland and proposed stormwater management areas. These deviations are discussed in detail later in this report. Overall, staff considers the proposed development to be broadly consistent with the type and scale of development permitted in the R2 District

Other land uses in the vicinity of the subject property include single-family homes, townhomes and office development. Property immediately north and east of the subject property is zoned R2. Staff finds the proposed rezoning of the subject property to R2 will be compatible with surrounding zoning districts and land uses.

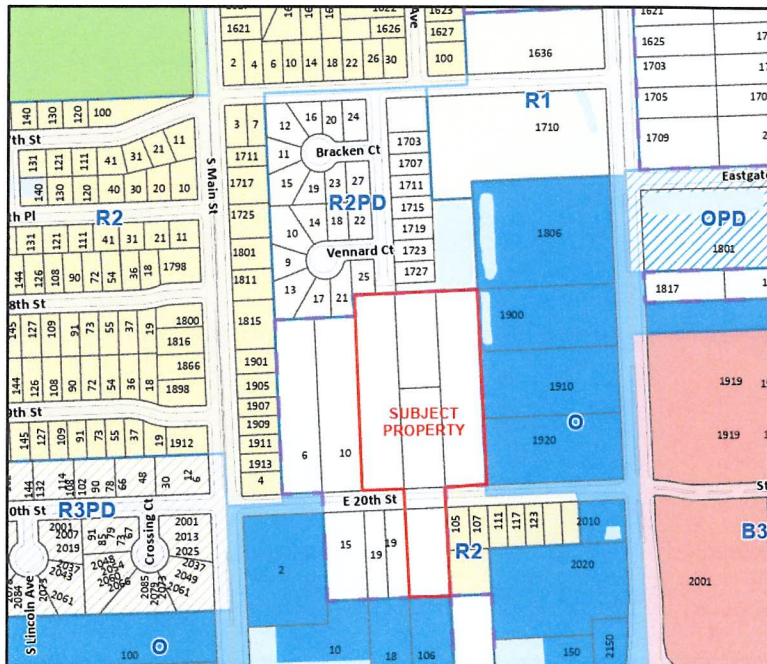


Figure 4. Zoning map.



5. *Request for approval of a planned development with deviations and variations*

The petitioner has requested approval of a planned development with companion deviations and variations. The Village Code provides for the use of planned developments 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. Planned developments offer a mechanism for the Village to be flexible in the application of certain development regulations when doing so will result in a public benefit in the form of improved site design and higher quality of development.

Several unique features on the subject property have driven design decisions in the layout of the 19-lot subdivision. Chief among these is a wetland on the northwest corner of the subject property. DuPage County has regulatory authority over wetlands throughout the County, and has designated this portion of the subject property a special management area. Developments that contain special management areas are subject to permitting requirements through DuPage County as well as the Village of Lombard. Buildings, fencing and other forms of development are prohibited in wetlands. Further, the development must be designed in such a way that it does not negatively affect the flow or absorption of water into the wetland. The petitioner has worked closely with DuPage County and the Village to develop a stormwater management plan that will protect the wetland while meeting other development standards. DuPage County has signaled conceptual approval of the plan.

Protection of the wetlands and other stormwater management considerations have impacted the layout of the proposed subdivision. The Norbury Avenue extension has been designed to avoid the wetland and the delineated wetland buffer area. The development also contains three bioswales that will collect rainwater runoff and filter it through a bed of native plantings. Some of the water collected in the bioswales will be piped into the wetland, while the remainder will flow into stormwater pipes underneath Norbury Avenue and 20<sup>th</sup> Street. The three bioswales are located to the rear of several of the lots within the subdivision. The petitioner proposes to plat the bioswales as separate outlots, rather than leaving them as portions of individual lots overlaid with a stormwater easement. The outlots will be deeded to an eventual homeowners' association that will maintain them along with the stormwater pond located south of 20<sup>th</sup> Street. This approach reduces the chance that an individual homeowner inadvertently places a fence or other obstruction within a bioswale.

The petitioner has requested a number of deviations and variations from Village Code in order to accommodate the lot layout of the development as proposed. These requests are discussed in more detail below. On the whole, staff finds that the requested relief is reasonable and will enable the petitioner to develop a site plan that makes efficient use of available land while advancing environmental protection objectives and adequately managing stormwater. Staff finds the proposed development meets the standards for planned developments with deviations.

A. *Deviations for lot area and lot width*

The petitioner has requested the below deviations for lot area and lot width.

|        | <i>Lot Area (7,500 sq. ft. required)</i> | <i>Lot Width (60 feet required)</i> |
|--------|--|-------------------------------------|
| Lot 1  | 6,766 sq. ft.                            | 58'                                 |
| Lot 2  | 6,906 sq. ft.                            | No deviation                        |
| Lot 7  | 6,644 sq. ft.                            | No deviation                        |
| Lot 9  | 7,444 sq. ft.                            | 51.3'                               |
| Lot 15 | 6,824 sq. ft.                            | No deviation                        |
| Lot 16 | 6,477 sq. ft.                            | No deviation                        |

Staff has reviewed these requested deviations and notes that most of the above lots are located adjacent to a proposed bioswale. As previously discussed, the petitioner proposes to plat the bioswales as separate outlots rather than part of the residential lots to ensure the stormwater management areas remain free of fences and other obstructions. The need for many of the requested lot area deviations arises from this platting decision.

The overall density of the development will remain consistent with the density requirements in the underlying R2 District. R2 allows for a maximum density of 5.8 units per acre. The net density of the proposed development, the calculation of which does not include the bioswales or wetland areas, is 5.41 units per acre. Gross density, which is based on the entire development area, is 2.87 units per acre.

The petitioner has designed the lot layout in order to maximize the health of the wetland and comply with stormwater management regulations. The deviations for lot area and lot width do not impact the ability of the overall development to meet the intent of the underlying zoning district. Staff recognizes the proposed lot layout provides a clear public benefit in the protection of natural resources and the efficient use of land. Staff supports the requested relief.

B. *Deviations for open space*

The petitioner has requested open space deviations for the six lots with less than 7,500 square feet of lot area. The requested deviations will allow the petitioner or a future owner of these lots to develop a maximum of 3,750 square feet of lot coverage on each lot, with the balance of the lot remaining open space. The underlying R2 District requires a minimum of 50% open space per lot. On a standard 7,500 square-foot lot, this would allow for up to 3,750 square feet of lot coverage. Thus, the petitioner is requesting deviations that would allow Lots 1, 2, 7, 9, 15, and 16 to be developed with the same amount of lot coverage that would be permitted on a typical lot.

The below table shows the lot areas for the 19 proposed residential lots plus the wetland, bioswales and detention pond. Calculations for lot coverage and open space accounting for the proposed open space deviations are included. The site area reserved for the right-of-way is not included in this calculation. Under this scenario, 66% of the site will remain open space.



|                            | <i>Lot Area (sq. ft.)</i> | <i>Max Lot Coverage (proposed, sq. ft.)</i> | <i>Open Space (proposed, sq. ft.)</i> |
|----------------------------|---------------------------|---|---------------------------------------|
| *Lot 1                     | 6,766                     | 3,750                                       | 3,016                                 |
| *Lot 2                     | 6,906                     | 3,750                                       | 3,156                                 |
| Lot 3                      | 9,373                     | 4,687                                       | 4,687                                 |
| Lot 4                      | 8,317                     | 4,159                                       | 4,159                                 |
| Lot 5                      | 9,637                     | 4,819                                       | 4,819                                 |
| Lot 6                      | 7,923                     | 3,962                                       | 3,962                                 |
| *Lot 7                     | 6,644                     | 3,750                                       | 2,894                                 |
| Lot 8                      | 8,157                     | 4,079                                       | 4,079                                 |
| *Lot 9                     | 7,444                     | 3,750                                       | 3,694                                 |
| Lot 10                     | 8,432                     | 4,216                                       | 4,216                                 |
| Lot 11                     | 9,716                     | 4,858                                       | 4,858                                 |
| Lot 12                     | 9,686                     | 4,843                                       | 4,843                                 |
| Lot 13                     | 8,606                     | 4,303                                       | 4,303                                 |
| Lot 14                     | 7,546                     | 3,773                                       | 3,773                                 |
| *Lot 15                    | 6,824                     | 3,750                                       | 3,074                                 |
| *Lot 16                    | 6,477                     | 3,750                                       | 2,727                                 |
| Lot 17                     | 7,592                     | 3,796                                       | 3,796                                 |
| Lot 18                     | 8,426                     | 4,213                                       | 4,213                                 |
| Lot 19                     | 8,397                     | 4,199                                       | 4,199                                 |
| Wetland                    | 29,992                    | No development                              | 29,992                                |
| Outlot A (bioswale)        | 7,609                     | No development                              | 7,609                                 |
| Outlot B (bioswale)        | 9,197                     | No development                              | 9,197                                 |
| Outlot C (bioswale)        | 7,340                     | No development                              | 7,340                                 |
| Outlot D (detention basin) | 21,529                    | No development                              | 21,529                                |
| <b>Total development</b>   | <b>228,536</b>            | <b>78,404</b>                               | <b>150,132</b>                        |
| <b>Percent development</b> |                           | <b>34%</b>                                  | <b>66%</b>                            |

*\*deviation requested*

The site design and platting considerations related to stormwater detention and protection of the wetland that were discussed in relation to the deviations for lot area and lot width are also relevant to the requested open space deviations. The proposed deviations will not result in an overall deficit of open space. At 66% open space, the development will provide more open space than the 50% required in the R2 District. The petitioner is seeking to ensure that future property owners have the ability to construct the same amount of lot coverage as would be typical for a standard single-family home property. Staff understands this concern on the part of the petitioner and finds the requested relief to be reasonable in its degree. Staff supports the requested relief.

*C. Deviation for front yard setbacks*

The R2 District states that front yard setbacks for new single-family homes shall be determined by taking a mean of the existing front yard setbacks of the single-family dwellings on the abutting lots, with a minimum front setback of 30 feet. The averaging formula is intended to address situations where new homes are constructed adjacent to existing homes that have a deep setback, so as to avoid a newer home obstructing the street view of an existing home. The regulation is most relevant in areas of the Village that have deep lots with existing homes set back 50 or more feet from the front property line.

The petitioner expects the lots in the proposed subdivision to be developed within a few years of final platting. Given the fairly modest lot depths of the proposed lots, all the houses in the subdivision will likely have front setbacks of 30 to 35 feet as prospective homebuyers seek to maximize the space available for a rear yard. The petitioner has requested the planned development set a standard 30-foot front yard setback requirement in lieu of the averaging formula in order to allow for reasonable flexibility in development of individual lots. As the circumstances the averaging requirement is designed to address will not be present in the proposed subdivision, staff has no objection to the relief.

*D. Variations for stormwater outlots*

The petitioner requests variations to reduce the required frontage for three outlots in the proposed subdivision. Outlots C and D will have frontages of 10 and 12 feet, respectively.

Outlot A will have no frontage. However, Outlot A is immediately adjacent to the stormwater outlet located on the south end of the Yorkshire Woods subdivision. The Yorkshire Woods outlet is accessible by 30 feet of frontage on Norbury Avenue. The petitioner is in the process of obtaining a cross-access easement from the controlling interest of the Yorkshire Woods stormwater outlet to provide access to Outlot A.

Staff has reviewed the outlots and has no objection to the proposed variations. Should the Plan Commission recommend approval of the petition, staff recommends the recommendation include a condition of approval that requires the cross-access easement for Outlot A be finalized and recorded prior to the final plat approval. The recorded easement should be referenced on the final plat.

**6. *Approval of Preliminary Plat of Subdivision***

The petitioner has submitted a preliminary plat of subdivision for review by the Plan Commission and Village Board. Should the preliminary plat be approved by the Village, the petitioner will then undertake final engineering. Once final engineering is approved by Village staff, the petitioner will submit a final plat to the Village Board for approval and signature.

Staff has reviewed the preliminary plat and has no significant comments on it at this time. Some small items will require additional review and possible revision prior to final platting. Staff will work with the petitioner on any needed revisions. Staff recommends approval of the preliminary plat.



**SITE HISTORY**

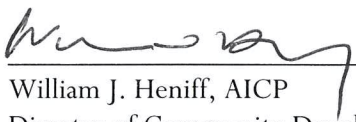
The subject property has not formally appeared before the Plan Commission previously, but has been the subject of several Plan Commission workshops in recent years.

**FINDINGS & RECOMMENDATIONS**

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards for map amendments, planned developments with deviations and variations, and the standards for subdivisions and development, as established by the Lombard Village Code. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and testimony presented, the requested map amendment and the proposed planned development with companion deviations and variations for a 19-lot single-family residential subdivision **complies** with the standards required by the Village of Lombard Village Code; and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 22-01, subject to the following 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).




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William J. Heniff, AICP  
 Director of Community Development

Attachment: Memorandum from KLOA to Village of Lombard re: Norbury Avenue Extension, dated January 18, 2022.

c. Petitioner

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MEMORANDUM TO: Anna Papke, AICP  
Village of Lombard

FROM: Javier Millan  
Principal

DATE: January 18, 2022

SUBJECT: Norbury Avenue Extension  
Lombard, Illinois

This memorandum summarizes the results of a site plan and access evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed plans to develop 19 single-family homes and extend Norbury Avenue south from its current terminus to connect with 20<sup>th</sup> Street. The proposed extension would comply with the Village of Lombard 2005 approval of Yorkshire Woods that envisioned Norbury Avenue to temporarily end as a hammerhead until land to the south would be developed and a connection to 20<sup>th</sup> Street would be constructed.

## Existing Conditions

The site is located on the north side of 20<sup>th</sup> Street (except for two single-family lots that will be located on the south side of 20<sup>th</sup> Street) east of the Anvil Office Center. The site is mostly vacant land except for three single-family homes and is bordered to the north, west, and south by single-family homes and general office to the east. It is important to note that the Yorkshire Woods subdivision located north of the site was approved for 25 single-family lots of which 20 have been built. The site location is shown in **Figure 1**.

The principal roadways in the vicinity of the site are described in the following paragraphs.

*17<sup>th</sup> Street* is an east-west, two-lane residential road that extends from the Knolls of Yorkshire east to its terminus at Highland Avenue. The road is under stop sign control at its intersections with Main Street and Highland Avenue and is under the jurisdiction of the Village of Lombard.

*20<sup>th</sup> Street* is an east-west, two-lane residential road that extends from Elizabeth Street east to Highland Avenue where it becomes St. Regis Drive. 20<sup>th</sup> Street has a posted speed limit of 25 mph and is under stop sign control at its intersections with Main Street and Highland Avenue.

*Norbury Avenue* is a north-south, two-lane residential road that extends from 17<sup>th</sup> Street south for approximately 600 feet where it ends as a hammerhead cul-de-sac. Norbury Avenue is under stop sign control at its intersection with 17<sup>th</sup> Street and is under the jurisdiction of the Village of Lombard.





Aerial View of Site

Figure 1



## Proposed Development Plan

As previously indicated, the plans call for razing the existing three single-family homes, developing the site with 19 single-family homes, and extending Norbury Avenue south to 20<sup>th</sup> Street. The estimates of traffic to be generated by the proposed development was estimated using data published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11<sup>th</sup> Edition. **Table 1** tabulates the vehicle trips anticipated with this development.

Table 1  
ESTIMATED SITE-GENERATED TRAFFIC VOLUMES

| ITE Land Use Code | Type/Size  | Weekday Morning Peak Hour |           |           | Weekday Evening Peak Hour |           |           |
|-------------------|--|---------------------------|-----------|-----------|---------------------------|-----------|-----------|
|                   |  | In                        | Out       | Total     | In                        | Out       | Total     |
| 210               | Single-Family Homes<br>(19 Homes)                | 4                         | 12        | 16        | 13                        | 8         | 21        |
|                   | <i>Single-Family Homes to be Razed (3 Homes)</i> | <u>-1</u>                 | <u>-2</u> | <u>-3</u> | <u>-3</u>                 | <u>-1</u> | <u>-4</u> |
|                   | <b>Residential Net New Trips</b>                 | <b>3</b>                  | <b>10</b> | <b>13</b> | <b>10</b>                 | <b>7</b>  | <b>17</b> |

For comparison purposes, the trips that the full buildout of the Yorkshire Woods subdivision will generate were also calculated and are shown in **Table 2**.

Table 2  
YORKSHIRE WOODS ESTIMATED GENERATED TRAFFIC VOLUMES

| ITE Land Use Code | Type/Size                         | Weekday Morning Peak Hour |     |       | Weekday Evening Peak Hour |     |       |
|-------------------|-----------------------------------|---------------------------|-----|-------|---------------------------|-----|-------|
|                   |                                   | In                        | Out | Total | In                        | Out | Total |
| 210               | Single-Family Homes<br>(25 Homes) | 5                         | 16  | 21    | 17                        | 10  | 27    |

As can be seen from Tables 1 and 2, the traffic to be generated by the proposed development will be similar to that of the Yorkshire Woods subdivision.



## Evaluation

Planning and traffic engineering principles strongly encourage the connection of neighborhoods. The type of connection varies and is determined by land use, size, site configuration, safety, and convenience. In this situation, the extension of Norbury Avenue is recommended and adequate based on the following:

- It was planned, envisioned, and approved by the Village since 2005.
- It will avoid having two separate neighborhoods.
- It will improve connectivity and emergency vehicle accessibility.
- It is consistent with other connections throughout the Village of Lombard such as:
  - Norbury Avenue between 16<sup>th</sup> Street and 17<sup>th</sup> Street
  - Elizabeth Street between Central Avenue and Morris Avenue
- Traffic along Norbury Avenue should remain very similar to what it is under existing conditions, given that the existing Yorkshire Woods traffic along with the proposed development's traffic will have the option to either travel to/from the north or to/from the south, thus dispersing traffic in a more efficient manner.

Further inspection of the adjacent intersections and the travel patterns in the area indicate that cut-through traffic along the proposed extension of Norbury Avenue will be unlikely given that:

- The proposed extension is between two residential streets and not between arterials.
- Driving through the neighborhood is slower than traveling along the two north-south main arterials of Main Street and Highland Avenue.

## Conclusion

The Village of Lombard is considering a proposal for the development of 19 single-family homes and the extension of Norbury Avenue from its current terminus south to connect with 20<sup>th</sup> Street. to allow two-way traffic flow between the existing Yorkshire Woods subdivision and the proposed development. Based on a review of the site plan and the area, the following is concluded:

- The traffic to be generated by the proposed development will be similar to that generated by the existing Yorkshire Woods subdivision.
- Connecting/extending Norbury Avenue to 20<sup>th</sup> Street follows good engineering and planning principles.
- The extension will disperse traffic for both the existing Yorkshire Woods subdivision and the proposed subdivision in a more efficient manner and enhance the emergency vehicle accessibility and response time.
- The potential for cut-through traffic will be very unlikely given that the proposed extension is between two residential streets and not between arterials.
- Driving through the neighborhood streets is slower than traveling along the two north-south main arterials of Main Street and Highland Avenue.
- The proposed connection was planned and approved as part of the Yorkshire Woods subdivision and is consistent and similar to other connections throughout the Village of Lombard.