



NORBURY CROSSINGS SUBDIVISION BOT 22-01 AND PC 22-01

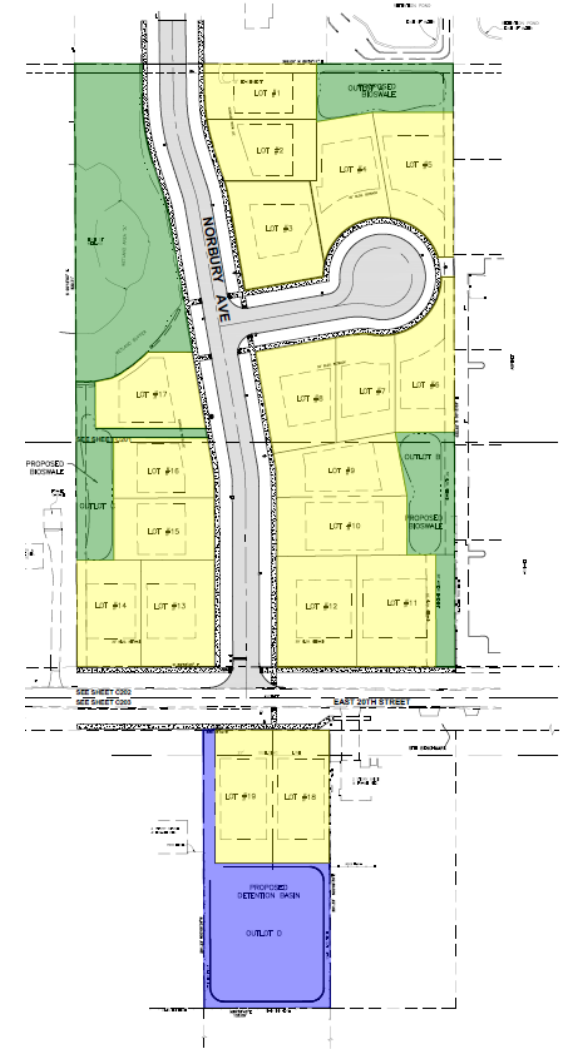
BOARD OF TRUSTEES

MARCH 3, 2022



NORBURY CROSSINGS SUBDIVISION

- BOT 22-01: Annexation Agreement
- BOT 22-01: Annexation
- PC 22-01: Zoning Entitlements
 - Rezone from R0 Single-Family to R2 Single-Family District
 - Planned Development with deviations and variation
 - Plan Commission recommended approval on January 24, 2022



SUBJECT PROPERTY: EXISTING CONDITIONS



ANNEXATION AGREEMENT

- An agreement entered into by the Village and the owner(s) of the property being annexed into the corporate limits
- A negotiated agreement that identifies the rights and responsibilities of the Village and the property owner
- Ensures developer will construct required public improvements
- Details the zoning entitlements the Village will grant upon annexation

ANNEXATION AGREEMENT DATED _____, 2022
FOR THE
NORBURY CROSSINGS SUBDIVISION, LOMBARD, IL

Parcel Nos.: 06-20-301-017, 06-20-301-019, 06-20-301-072, 06-20-301-073, 06-20-302-005

Common Addresses: 14, 101, 104 and 112 E. 20th Street, Lombard, Illinois

ANNEXATION AGREEMENT

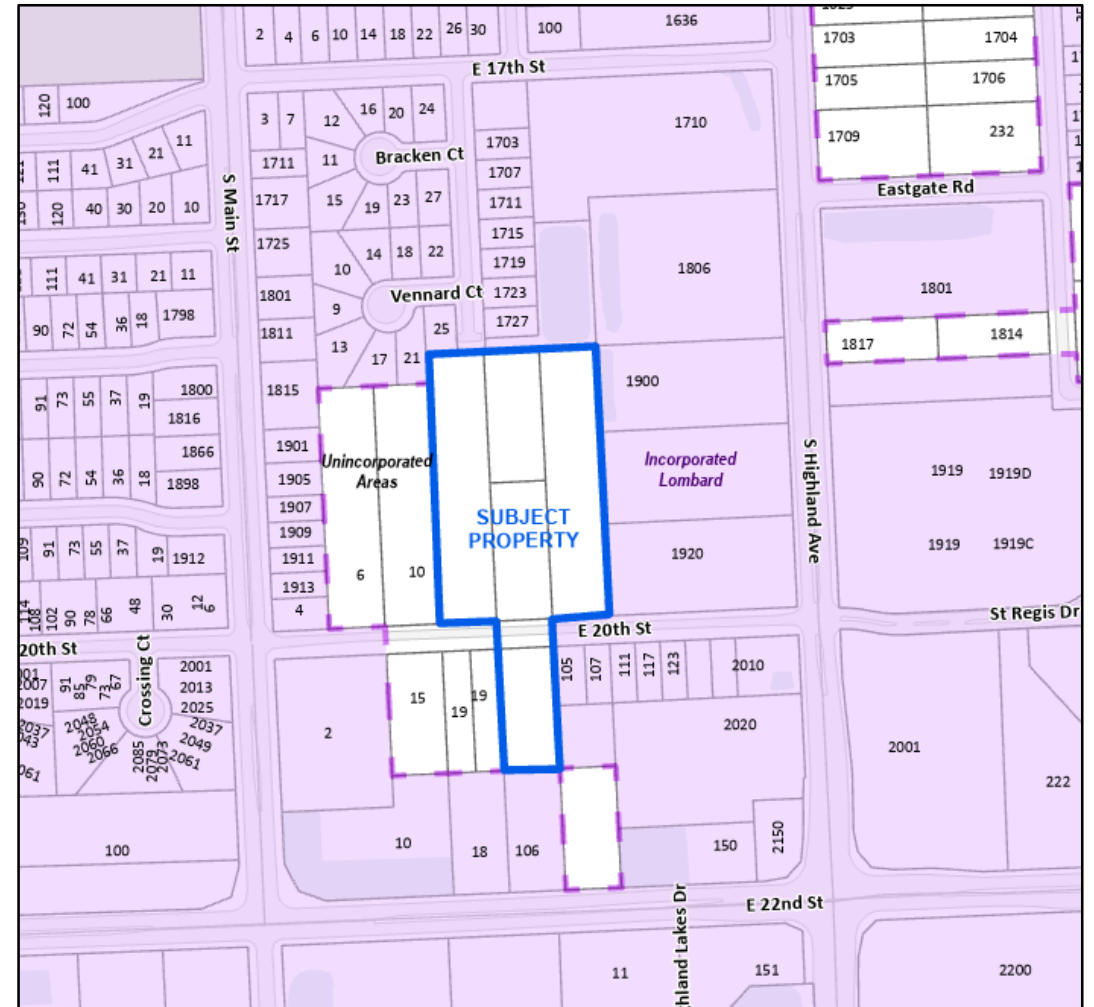
- Under the authority of the Village Board
- Public hearing required
- Annexation agreements must be approved by a super majority of the Village Board (five out of seven members)

ANNEXATION AGREEMENT – NORBURY CROSSINGS

- Draft agreement, reviewed by Village staff, Village Attorney, and petitioner (owner/developer)
- Village will rezone property and approve zoning entitlements per PC 22-01
- Developer will install public improvements (streets, sidewalks, underground utilities), and develop the site in accordance with the submitted plans (Exhibit C)
- Development Agreement (Exhibit D): Detailed framework for development of site (specs, timing, etc.)
- Recapture Agreement (Exhibit E): Mechanism for developer to be reimbursed if adjacent properties tie into new utility lines in the future

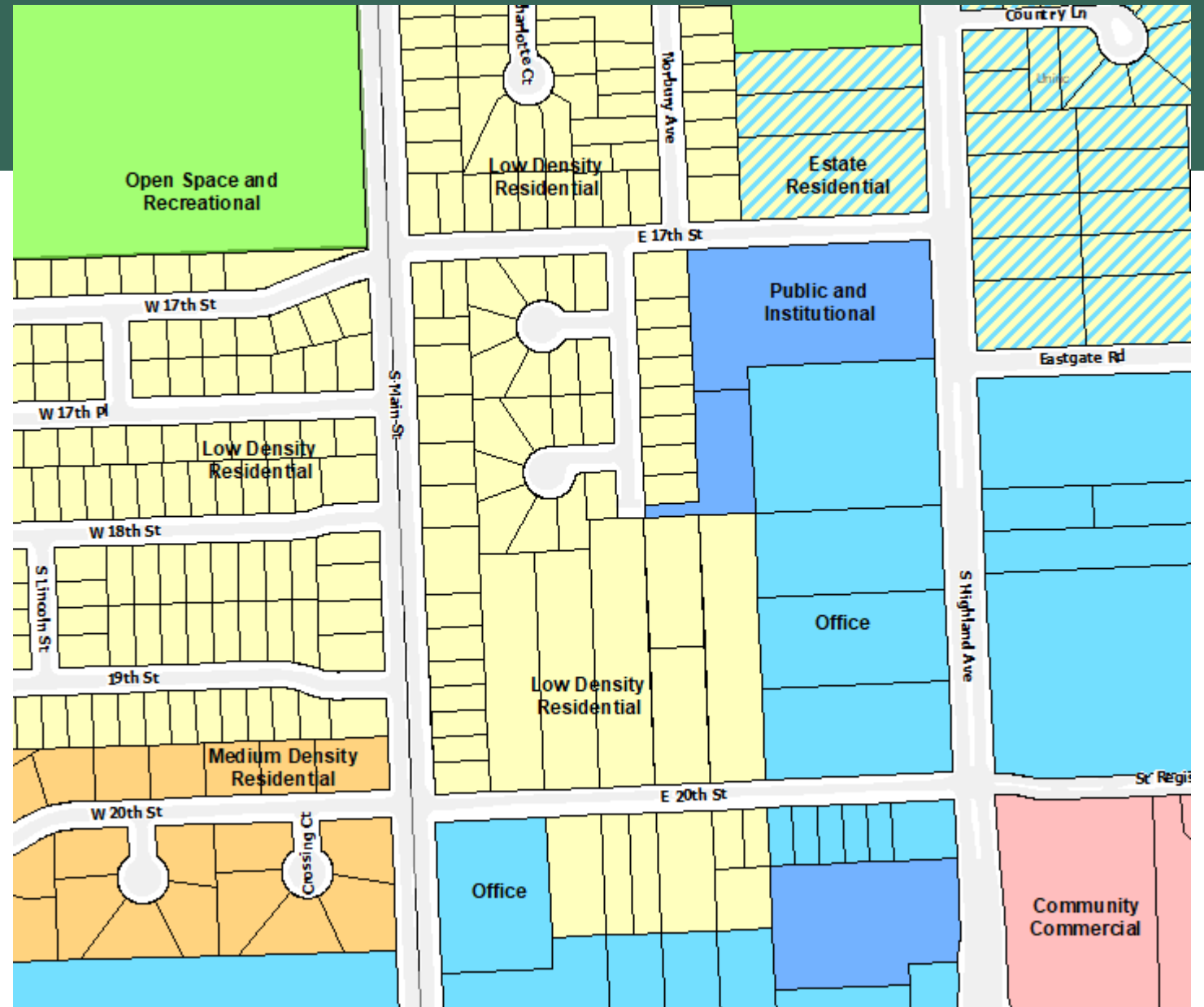
ANNEXATION

- Notices of annexation sent to York Township and Glenbard Fire Protection District prior to Board meeting
- Annexation would need to be approved via Ordinance



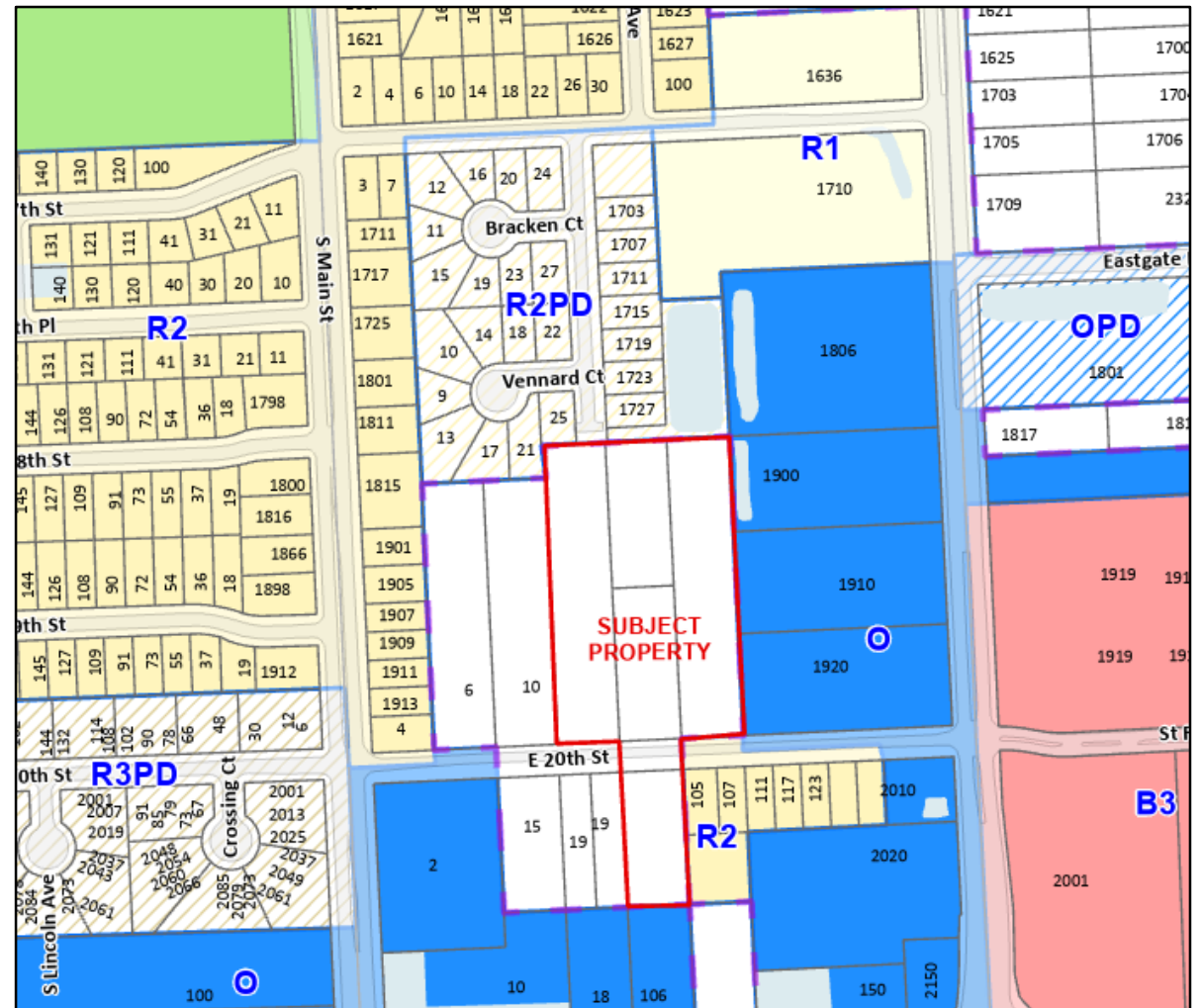
COMPREHENSIVE PLAN

- Subject property identified for Low Density Residential development (< 6 du/acre).
- Yorkshire Woods and other nearby single-family residential neighborhoods also identified for Low Density Residential development



ZONING ENTITLEMENTS REZONING

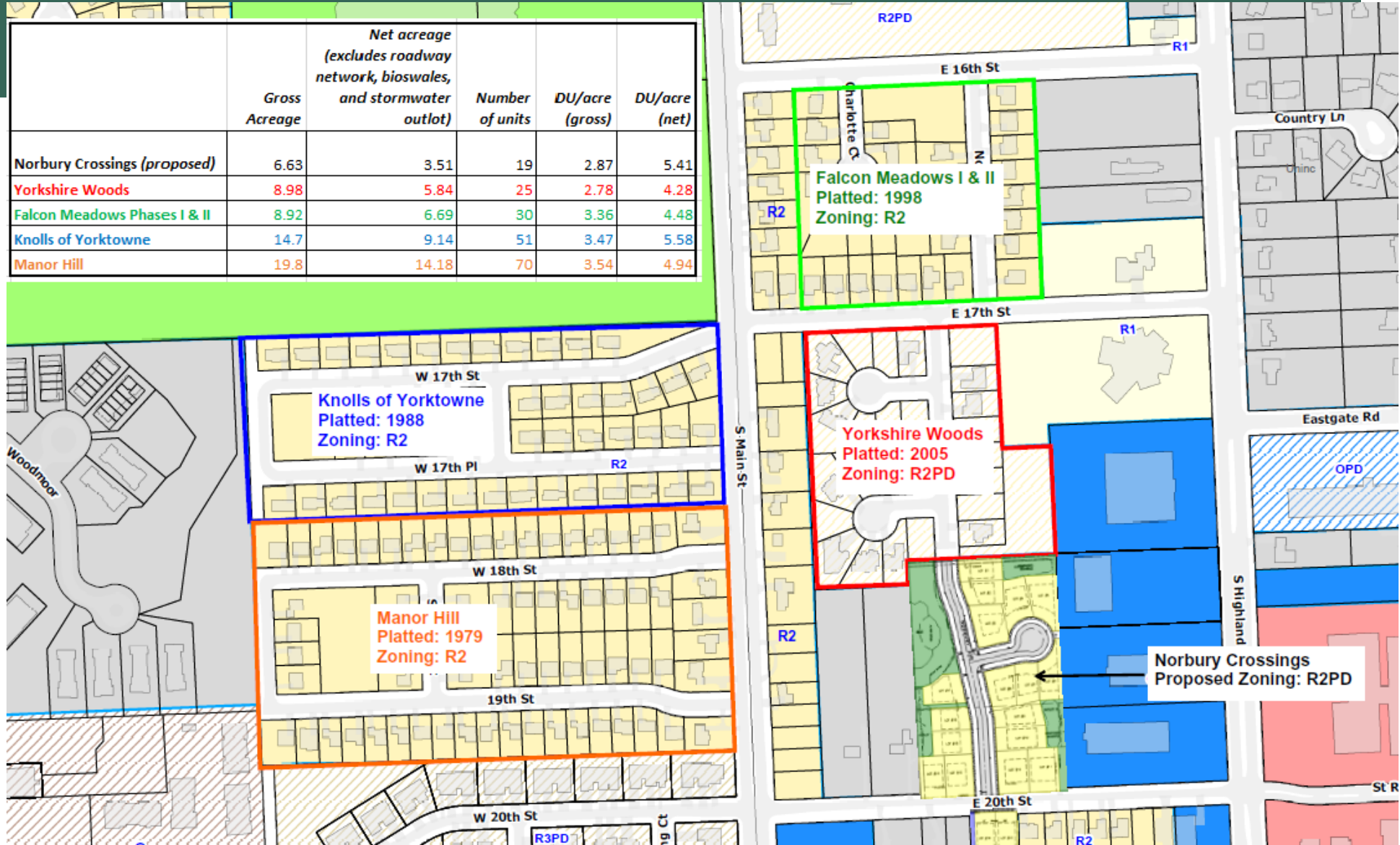
- All property annexed to the Village assigned default R0 Single-Family Residence District zoning.
- Petitioner requests rezoning to R2 Single-Family Residence District
 - 19-lot single-family home subdivision
 - Stormwater outlots
- Plan Commission recommended approval of rezoning
- Site surrounded by other properties with R2 zoning



ZONING ENTITLEMENTS REZONING

	Gross Acreage	Net acreage (excludes roadway network, bioswales, and stormwater outlot)	Number of units	DU/acre (gross)	DU/acre (net)
Norbury Crossings (proposed)	6.63	3.51	19	2.87	5.41
Yorkshire Woods	8.98	5.84	25	2.78	4.28
Falcon Meadows Phases I & II	8.92	6.69	30	3.36	4.48
Knolls of Yorktowne	14.7	9.14	51	3.47	5.58
Manor Hill	19.8	14.18	70	3.54	4.94

- Abutting single-family residences within the Village to the north, west and south all have R2 zoning designation
- Comparable development densities relative to nearby neighborhoods



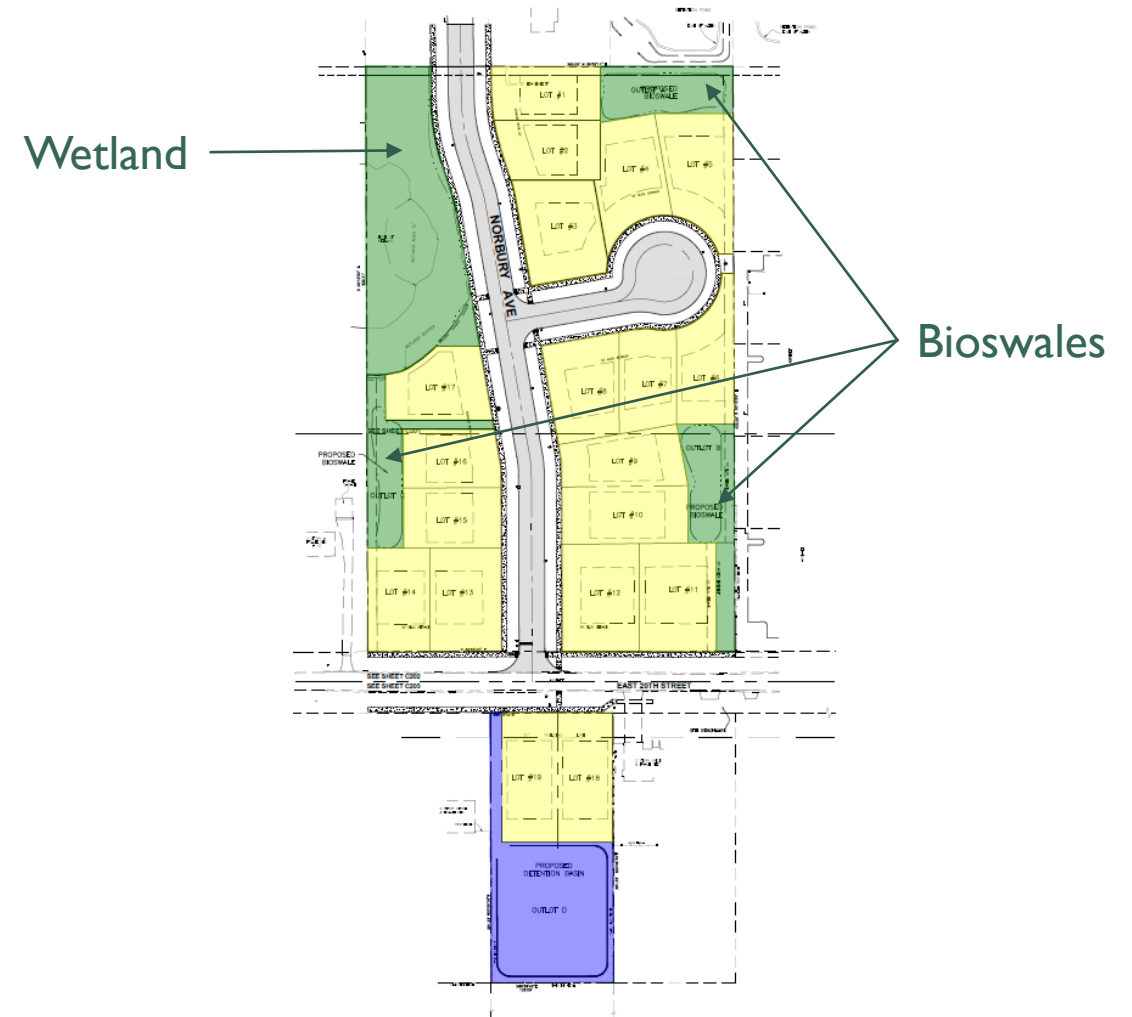
ZONING ENTITLEMENTS

PLANNED DEVELOPMENT

- Planned Development with Deviations
 - Zoning mechanism to provide for development that is in the public interest but that the underlying zoning would not otherwise allow
 - Development provides a benefit to the public in exchange for flexibility on some bulk requirements
 - Many examples of planned developments with deviations throughout the Village

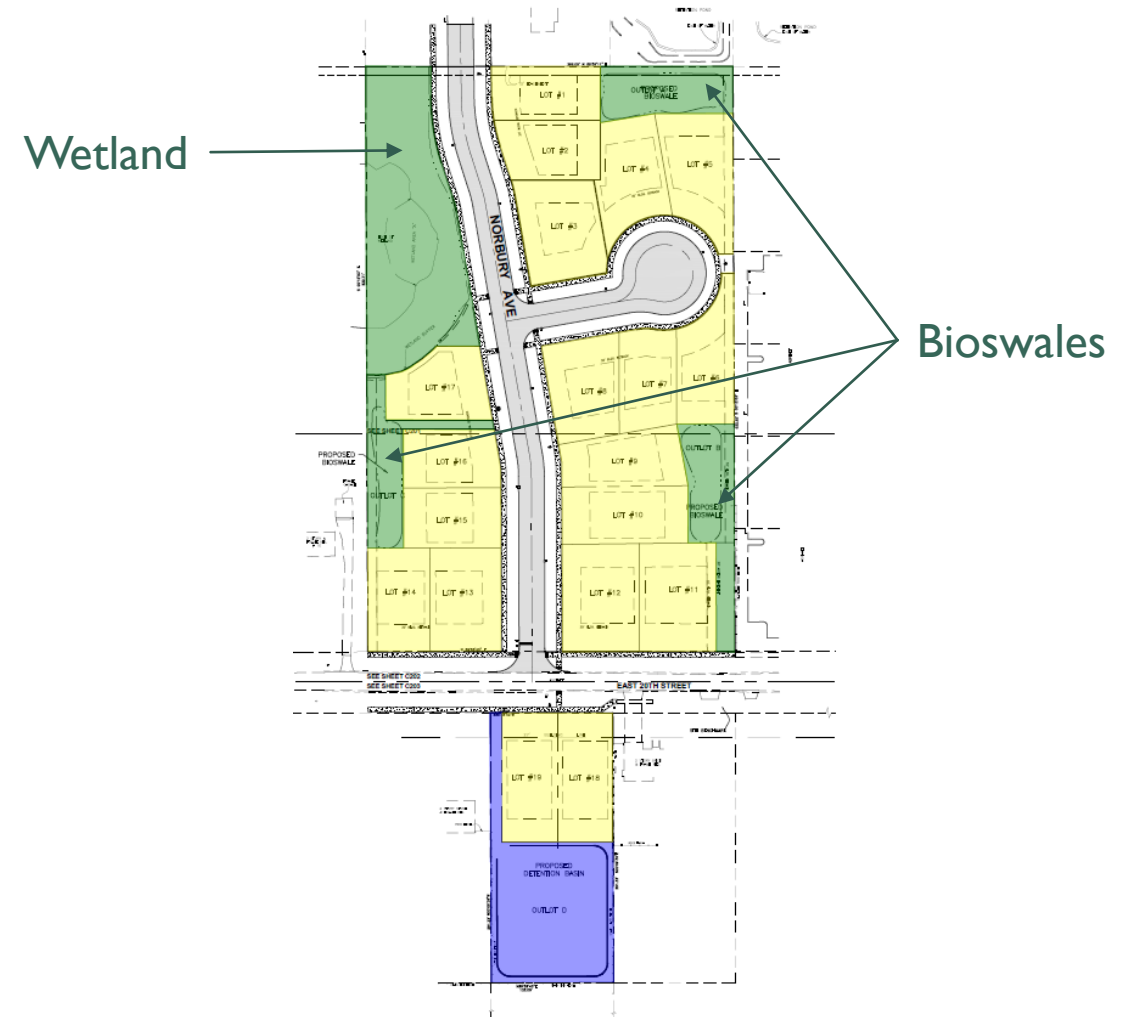
ZONING ENTITLEMENTS WETLAND → LOT LAYOUT

- Wetland on northwest corner of property
 - DuPage County special management areas
 - No development permitted in wetland
 - Bioswales throughout development direct water to wetland
- County requirements to protect wetland → bioswales → lot layout



ZONING ENTITLEMENTS WETLAND → LOT LAYOUT

- Final engineering review must occur by Village AND DuPage County, as wetlands are under County jurisdiction and monitoring
- County has been reviewing wetland issues on subject property over the past 5 years
- County staff is aware of concept plan and bioswale concept to direct water to wetland and provide for water quality



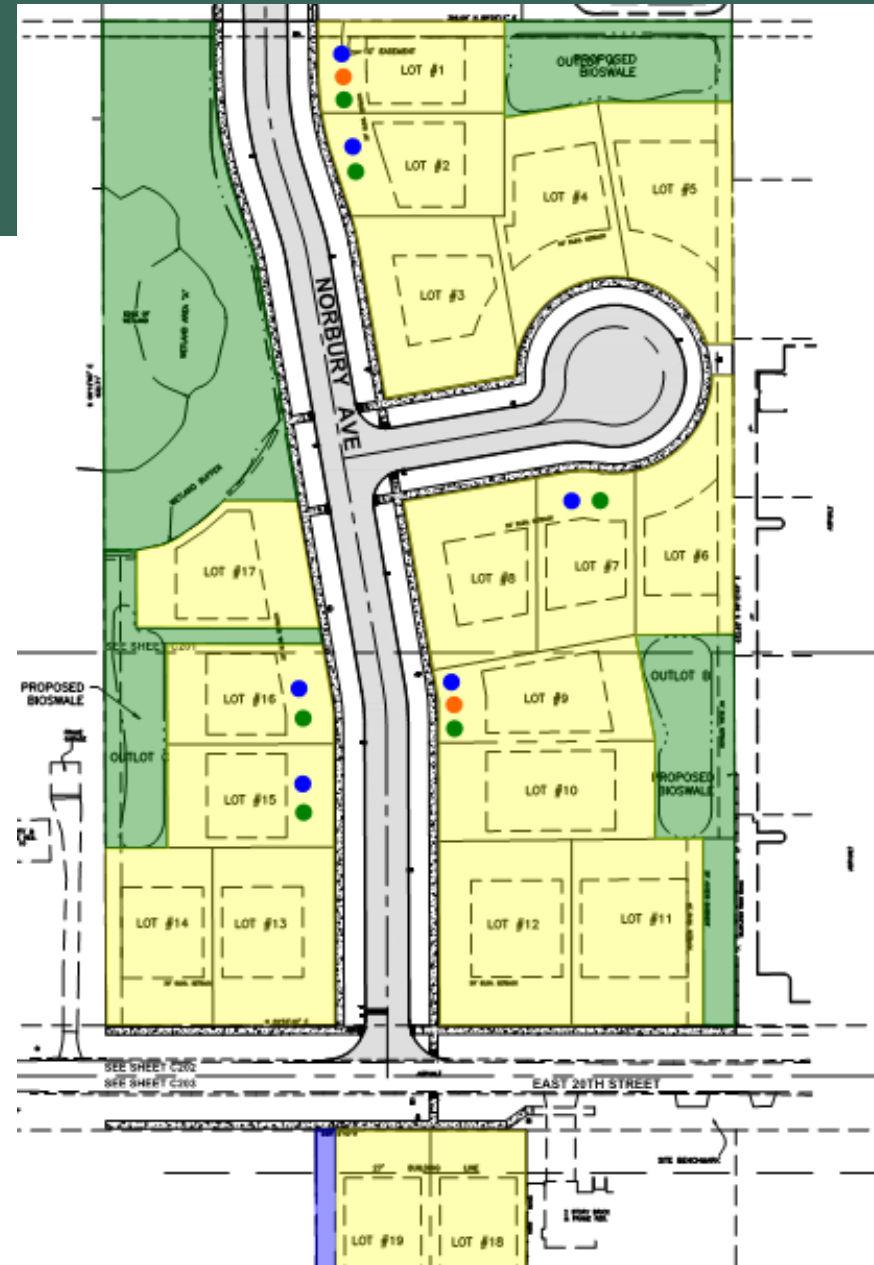
BIOSWALES

- Depressional areas with native plantings
- Collect stormwater runoff
- Provide filtration
- Convey water to wetland
- Platted as outlots
- Will guarantee that no new buildings or structures will be located in these areas



REQUESTED LOT BULK DEVIATIONS

- Lot area deviations
 - Six lots less than 7,500 SF
- Lot width deviations
 - Two lots less than 60 feet wide
- Open space deviations
 - Six lots (overlaps with lot area deviations)

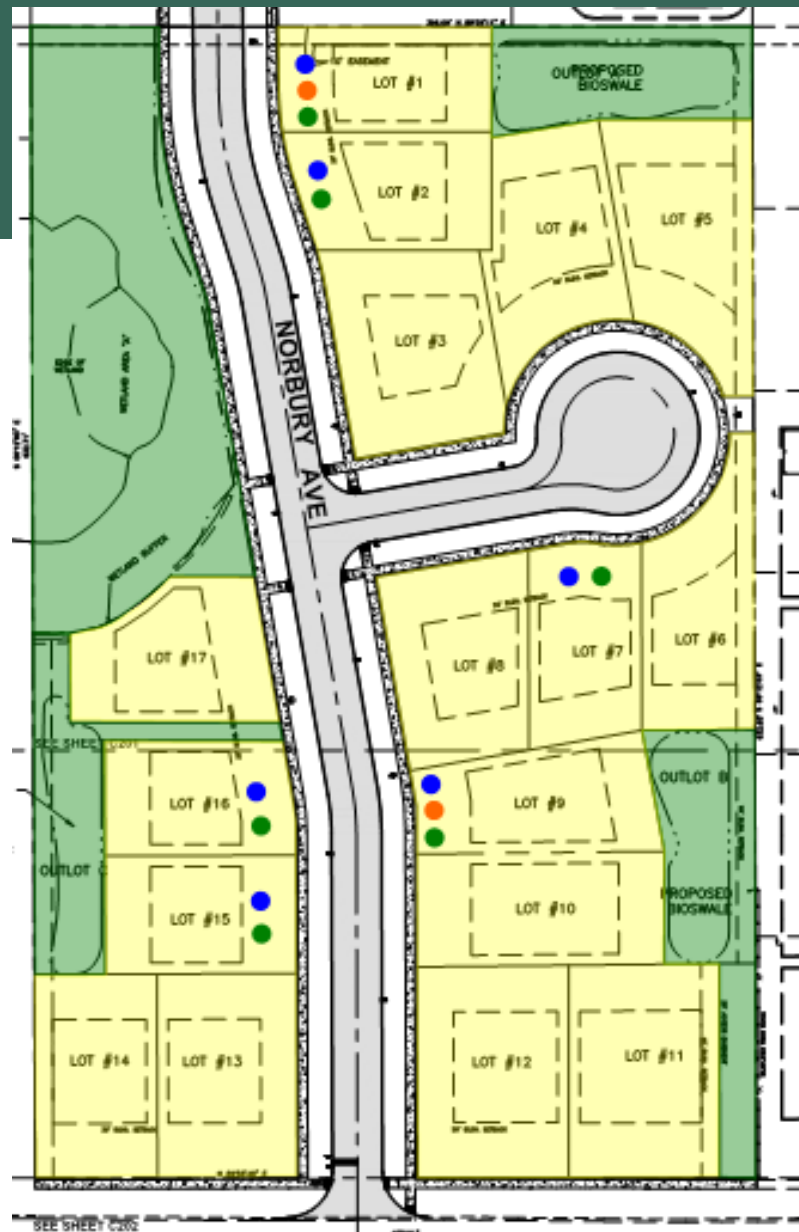


- Lot area deviation
- Lot width deviation
- Open space deviation

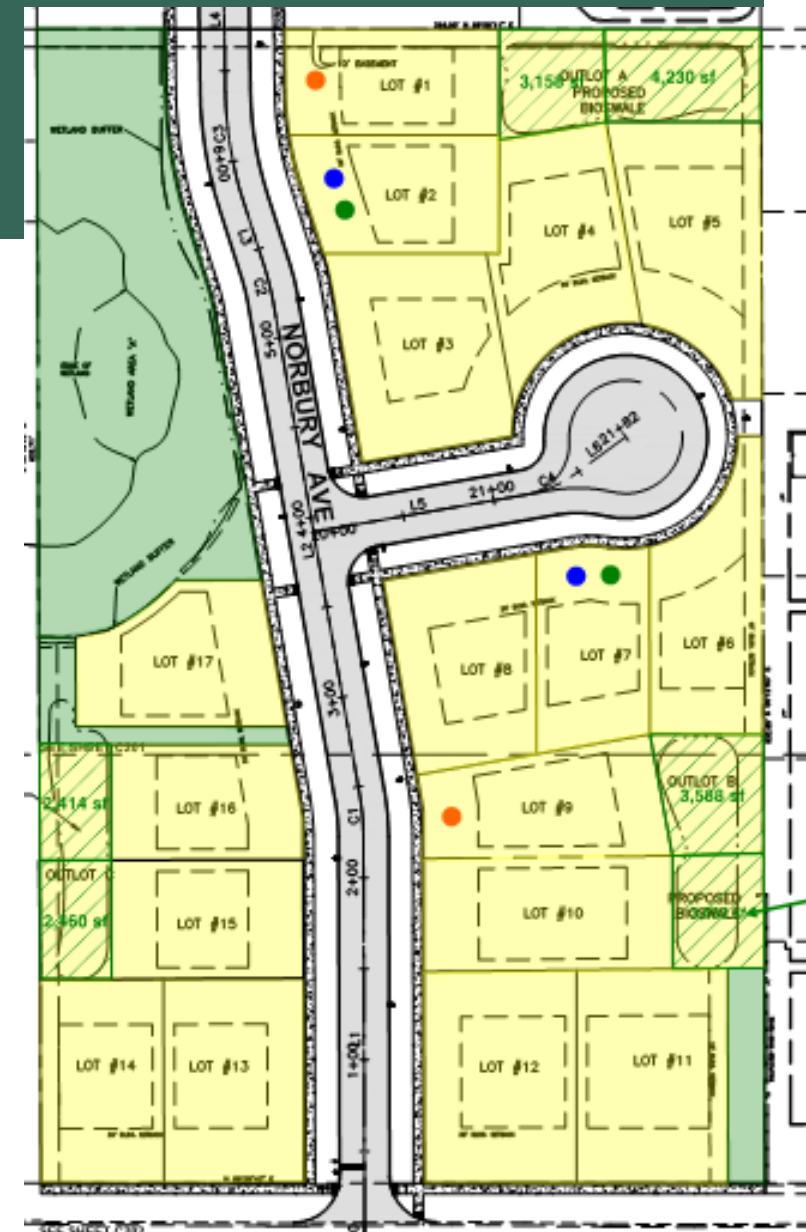
BIOSWALES – IMPACT ON LOT BULK DEVIATIONS

- Bioswales platted as outlots
- If bioswales were incorporated into individual lots, majority of requested lot area and open space relief is not needed

- Lot area deviation
- Lot width deviation
- Open space deviation



Bioswales in outlots



Bioswales part of residential lots

BIOSWALES – IMPACT ON OPEN SPACE

- Bioswales platted as outlots
 - Avoids accidental encroachment of structures or removal of required vegetation if owned/maintained by individuals

- Guarantees outlots remain free of development

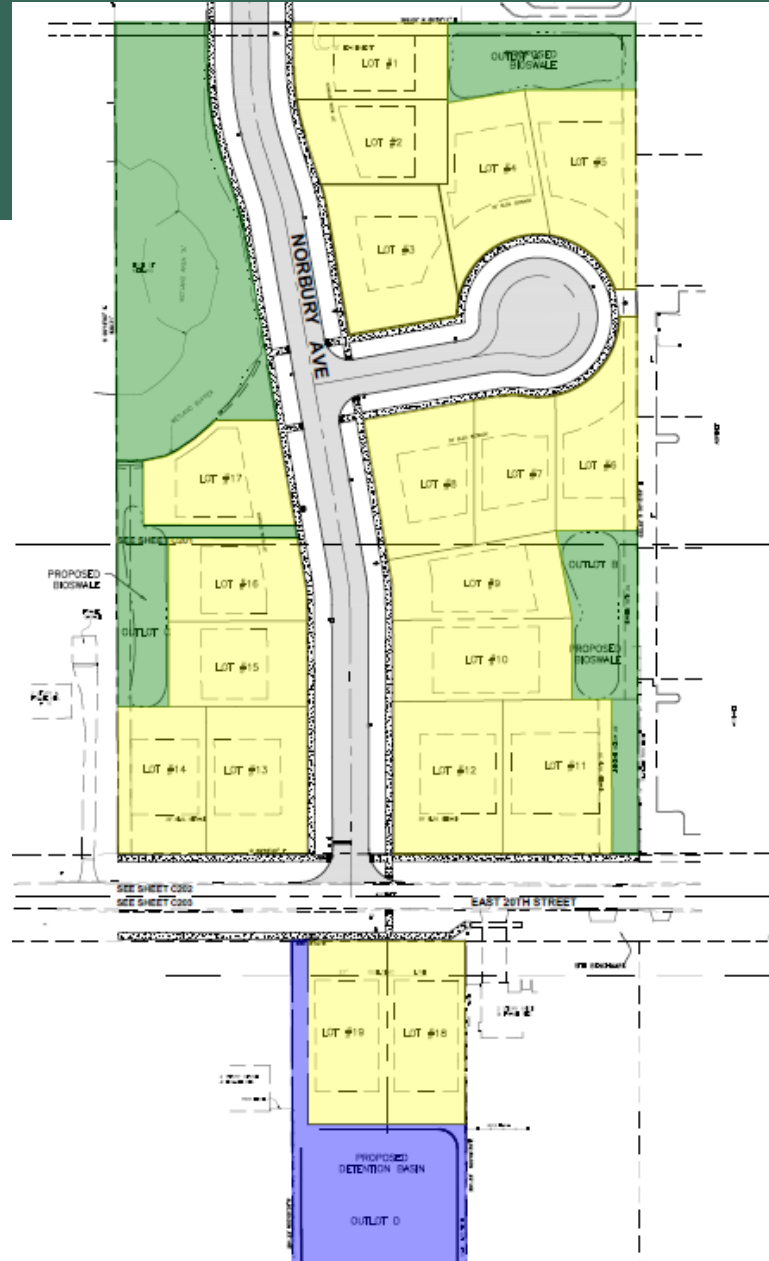
- **Guaranteed open space in subdivision: 66%**

- **Open space required by underlying zoning: 50%**

	<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
Total development	228,536	78,404	150,132
Percent development		34%	66%

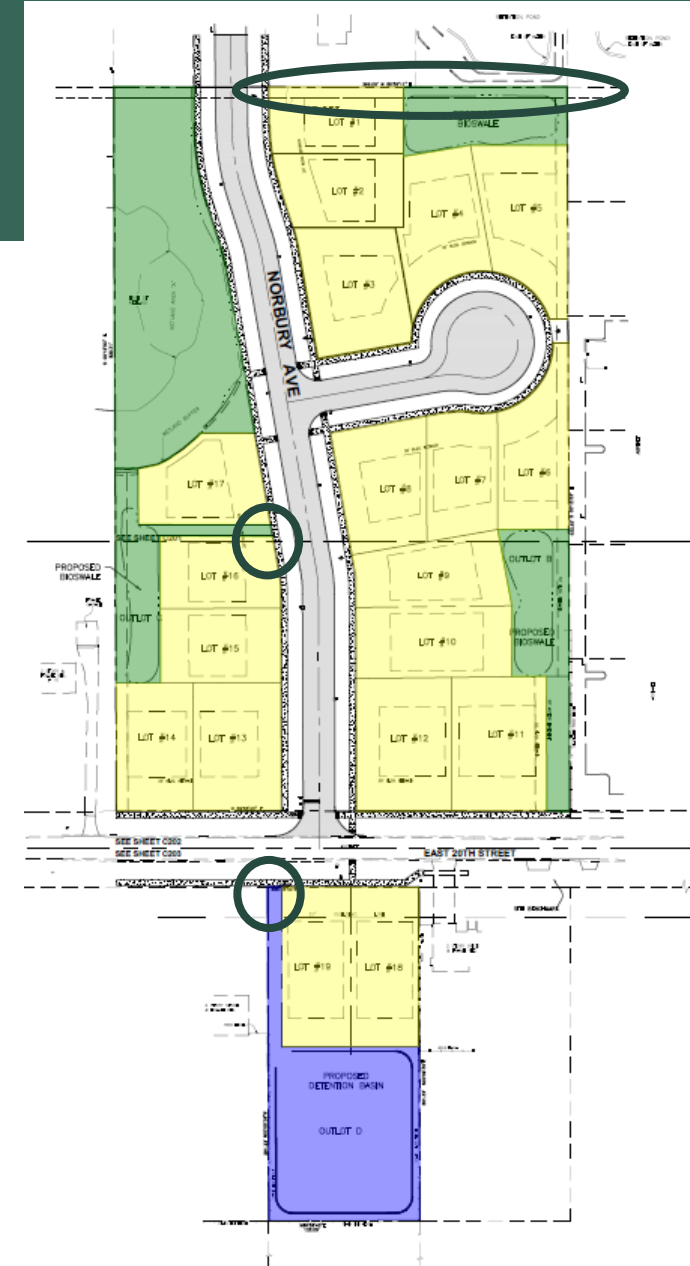
BIOSWALES – IMPACT ON OPEN SPACE

Areas shaded green and blue will remain free of development



ZONING ENTITLEMENTS STORMWATER OUTLOT FRONTAGE

- Code requirement to ensure that the Village can access the outlots, if needed
- Reduction in width of frontage required to access outlots
- Outlot A may require an easement over Lot 1



ZONING ENTITLEMENTS

30-FOOT FRONT SETBACK

- Minimum 30-foot front setback for all lots (similar to what was established in Yorkshire Woods)
- Current zoning requirements set front setbacks to be average of setbacks on adjacent lots
- Plan Commission feedback in 2020 Workshop: preference for consistent setbacks
- Due to lot configuration, most houses will have 30-35 foot front setback
- Will allow reasonable flexibility

ZONING ENTITLEMENTS PLANNED DEVELOPMENT

- Planned Developments
 - Flexibility in bulk requirements → development in the public interest
- Norbury Crossings Planned Development
 - Lot bulk deviations to accommodate bioswales → public benefit: protection of wetland and compliance with County requirements, increased open space

NORBURY AVENUE EXTENSION

- Yorkshire Woods Subdivision (2005)
 - Norbury Avenue extended south from 17th Street
 - Variation to allow hammerhead at southern terminus in anticipation of development of subject property, rather than required cul-de-sac turnaround in anticipation of extension of Norbury
 - Anticipated removal of hammerhead if subject property developed with single-family homes
 - Recorded document available/accessible through a title search (R2005-197012)
 - Norbury Avenue is a dedicated public right-of-way under the ownership control of the Village of Lombard
- KLOA found proposed subdivision will generate traffic similar in nature to traffic already in Yorkshire Woods



COMMUNICATION EFFORTS

- Developer held neighborhood meeting on January 12, 2022
- Residents within 250' of property notified of Plan Commission public hearing via letter
- Notification letter also sent to an expanded area, including all owners or property bounded by 17th Street, 22nd Street, Main Street, and Highland Avenue (includes all property owners within Yorkshire Woods)
- Trustee meeting with residents on February 22, 2022
- Staff meeting with residents on March 1, 2022

SPECIAL NOTES

- The Village Board **is** considering actions to approve a future subdivision
- Actual house architectural plans or design elements **not** under consideration – each house would need to meet code requirements at the time of permit application
- As with Yorkshire Woods, a homeowner's association may be established to address common areas. Associations could also establish further development covenants beyond Village code provisions

NEXT STEPS – POSSIBLE TIMELINE

If approved by Village Board:

- Final engineering review and approval – late Spring/Summer, 2022
- Approval of final plat of subdivision – Summer, 2022
- Possible mobilization and starting of site improvements construction – late Summer/Fall, 2022
- Actual house construction – upon completion of stormwater detention improvements and roadway base course – timing to be determined

BOARD OF TRUSTEES

STEPS TO BE TAKEN

- Recommendation from Plan Commission of approval of zoning and platting actions
- Public hearing on annexation agreement
- Consideration of requests:
 - Annexation agreement
 - Annexation, including plat of annexation
 - Rezoning
 - Planned Development with deviations and variation
 - Approval of preliminary plat
- Ordinances require two votes for consideration and approval

TONIGHT

- Public hearing only
- Village Board to continue the matter to the March 17, 2022 Village Board meeting
- Request will be placed on Items for Separate Action



■ Questions?