

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


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

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : February 22, 2022 **(BOT) Date:** March 3, 2022

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

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

The Plan Commission transmits for your consideration its recommendation regarding the above-reference petition. 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. An ordinance granting approval of a zoning map amendment to rezone the subject property from the R0 Single-Family Residence District to the R2 Single-Family Residence District; and
2. An ordinance granting approval of a new planned development with companion deviations and variations; and approval of a preliminary plat of subdivision.

The Plan Commission recommended approval of PC 22-01 by a vote of 7-0. Please place PC 22-01 on the March 3, 2022, Board of Trustees agenda for a first reading under Items for Separate Action.

Fiscal Impact/Funding Source:

Review (as necessary):

Finance Director _____ Date _____
Village Manager _____ 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 *WH*

MEETING DATE: March 3, 2022

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

Please find the following items for Village Board consideration as part of the March 3, 2022, Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 22-01;
3. An ordinance granting approval of a zoning map amendment to rezone the subject property from the R0 Single-Family Residence District to the R2 Single-Family Residence District; and
4. An ordinance granting approval of a new planned development with companion deviations and variations; and approval of a preliminary plat of subdivision.

The Plan Commission recommended approval of PC 22-01 by a vote of 7-0. Please place PC 22-01 on the March 3, 2022, Board of Trustees agenda for a first reading under Items for Separate Action.



VILLAGE OF LOMBARD

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

March 3, 2022

Village President
Keith T. Giagnorio

Village Clerk
Liz Brezinski

Trustees

Brian LaVaque, Dist. 1
Anthony Puccio, Dist. 2
Bernie Dudek, Dist. 3
Andrew Honig, Dist. 4
Dan Militello, Dist. 5
Bob Bachner, 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 22-01: 14, 101, 104 and 112 E. 20th Street – Norbury Crossings Subdivision

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. 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; 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 square feet of lot coverage, with the remaining lot area being provided as open space; and

3. Approve a preliminary plat of subdivision.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on January 24, 2022. 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).

PC 22-01
March 3, 2022
Page 10

Respectfully,

VILLAGE OF LOMBARD

Ruth Sweetser, Acting Chairperson
Lombard Plan Commission

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. 20th
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

	Zoning	Land Use
North	R2PD	Yorkshire Woods subdivision
South	O, R2, R-4 (county)	Single-family homes, offices
East	O	Office building
West	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 20th 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).

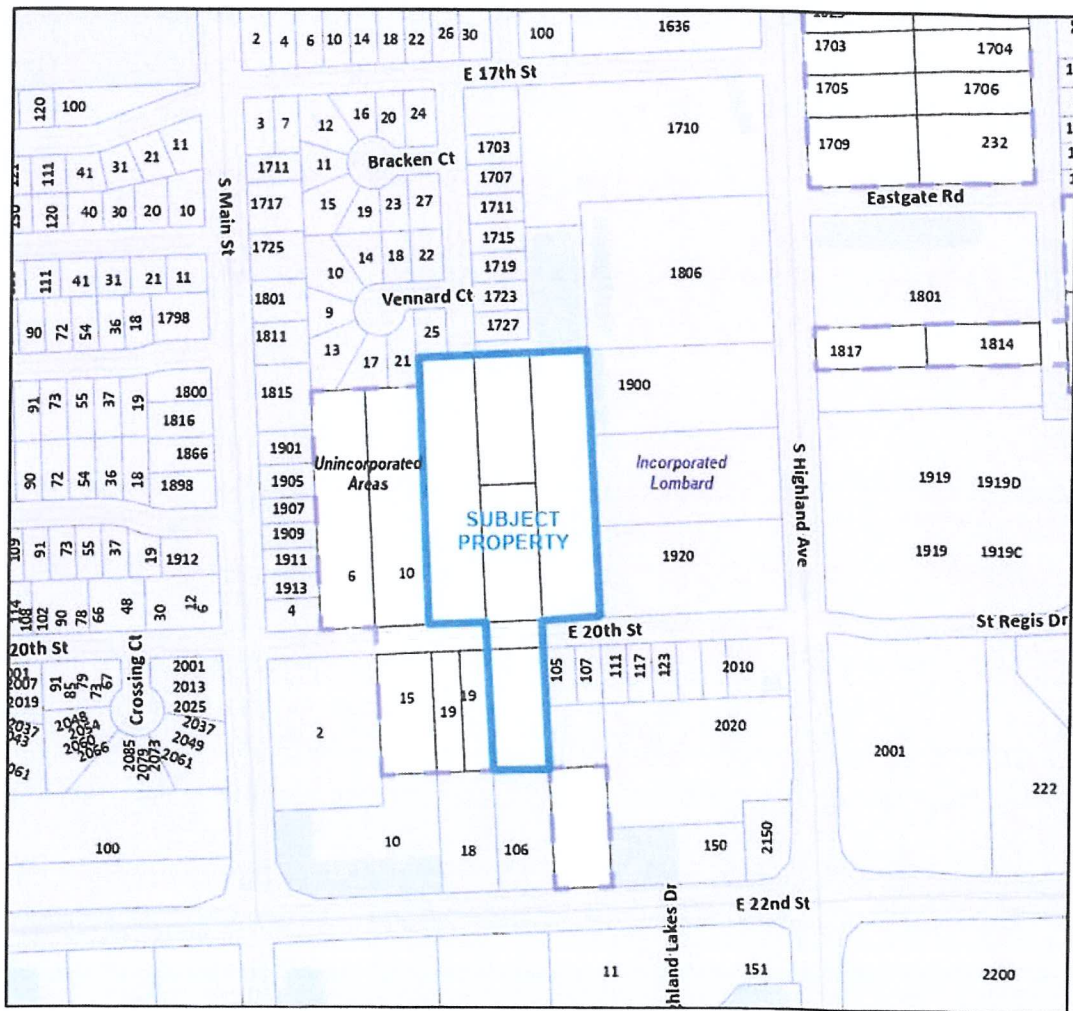


Figure 1. Subject property relative to Lombard corporate limits (purple shading).

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 20th Street. Water and sewer lines in place along Main Street and 20th 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.

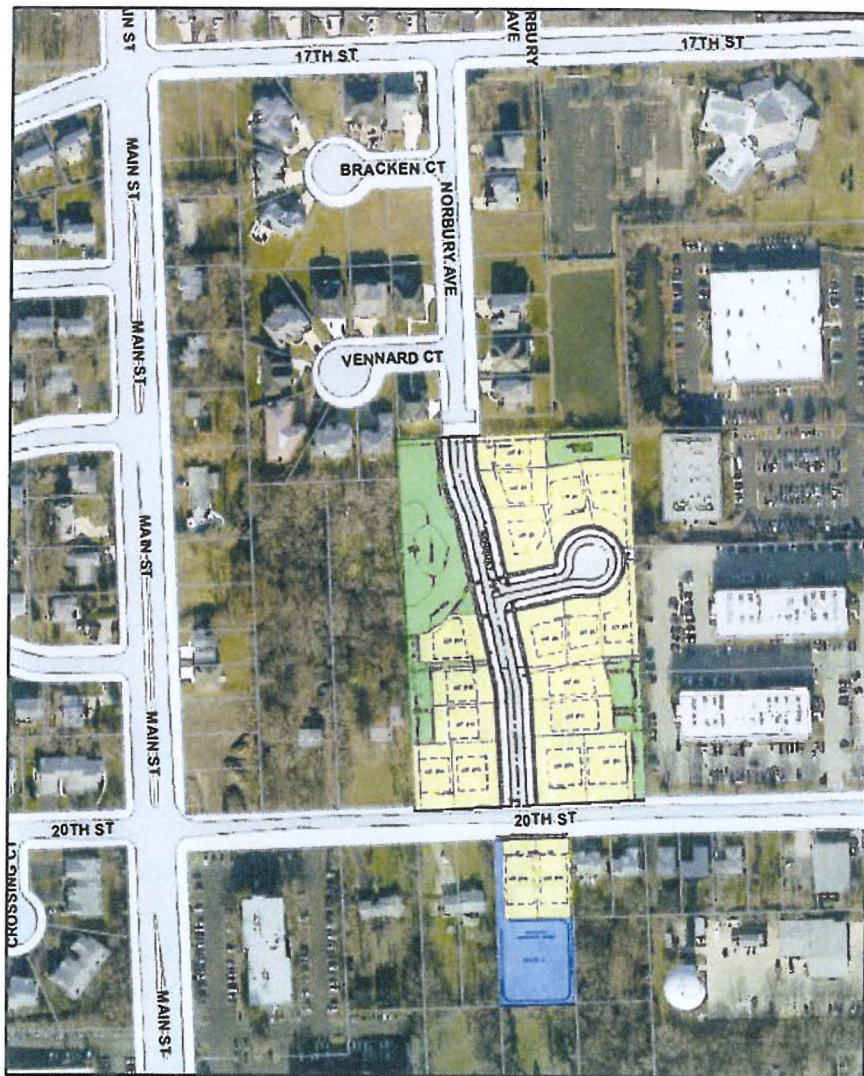


Figure 2. Proposed subdivision and surrounding neighborhood.

3. *Norbury Avenue Extension and Traffic Circulation*

Primary access to the proposed subdivision will be via 20th Street as well as Norbury Avenue between 17th and 20th 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 20th 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 20th 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 17th 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 20th 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 20th 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 20th 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.

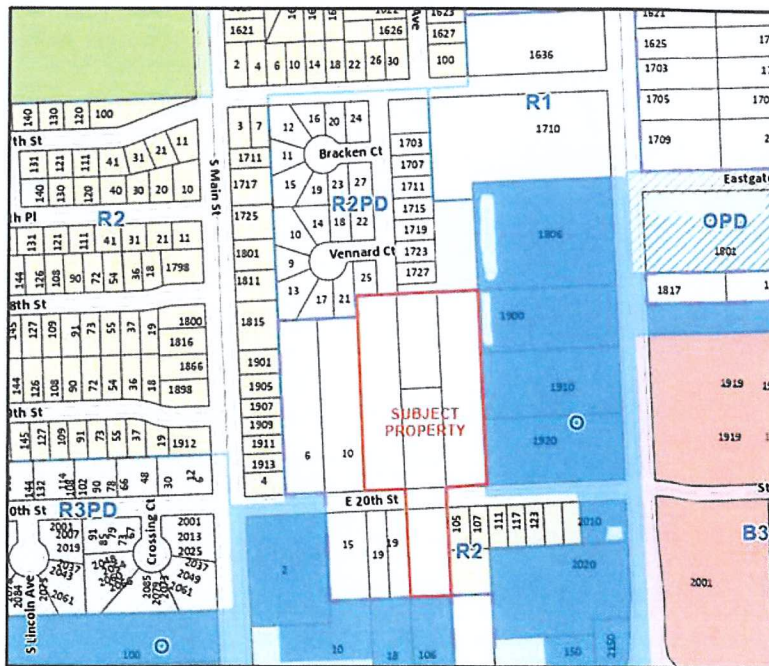


Figure 4. Zoning map.

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 20th 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 20th 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
Total development	228,536	78,404	150,132
Percent development		34%	66%

**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

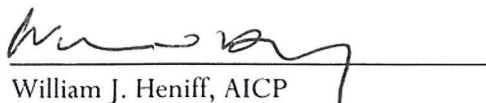
The subject property has not formally appeared before the Plan Commission previously, but has been the subject of several Plan Commission workshops in recent years.

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).


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

H:\CD\WORDUSER\PCCASES\2022\PC 22-01 Norbury Crossings\PC 22-01_IDRC Report.docx

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 20th 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 20th Street would be constructed.

Existing Conditions

The site is located on the north side of 20th Street (except for two single-family lots that will be located on the south side of 20th 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.

17th 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.

20th Street is an east-west, two-lane residential road that extends from Elizabeth Street east to Highland Avenue where it becomes St. Regis Drive. 20th 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 17th 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 17th 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 20th 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*, 11th 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 (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>
	Residential Net New Trips	3	10	13	10	7	17

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 (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 16th Street and 17th 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 20th 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 20th 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.

ORDINANCE NO. _____

AN ORDINANCE APPROVING A MAP AMENDMENT (REZONING) TO THE LOMBARD ZONING ORDINANCE TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS

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

(See also Ordinance No.(s)_____)

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, an application has heretofore been filed requesting a map amendment for the purpose of rezoning the property located at 14, 101, 104 and 112 E. 20th Street, and described in Section 2 hereto, from R0 Single-Family Residence District to the R2 Single-Family Residence District; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on January 24, 2022, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the rezoning described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

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 Title 15, Chapter 155 of the Code of Lombard, Illinois, otherwise known as the Lombard Zoning Ordinance, be and is hereby amended so as to rezone the property described in Section 2 below to R2 Single-Family Residence District.

SECTION 2: This ordinance is limited and restricted to the property generally located at 14, 101, 104 and 112 E. 20th Street, Lombard, Illinois, and legally described as follows:

PARCEL 1

TRACT 26 AND THE NORTH 311.50 FEET (AS MEASURED ALONG THE EAST AND WEST LINES THEREOF) OF TRACT 25 IN FRED'K H. BARTLETT'S HILLSDALE FARMS, BEING A SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 20 AND THE EAST 50 FEET OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1941 AS DOCUMENT 422592, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2

TRACT 24 AND TRACT 25 EXCEPT THE NORTH 311.50 FEET (AS MEASURED ALONG THE EAST AND WEST LINES THEREOF) OF TRACT 25 IN FRED'K H. BARLETT'S HILLSDALE FARMS, BEING A SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 20 AND THE EAST 50 FEET OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1941 AS DOCUMENT 422592, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3

ALSO THE NORTH ½ OF TRACT 19 IN FREDERICK H. BARTLETT'S FARMS, A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20 AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1941 AS DOCUMENT 422592, IN DUPAGE COUNTY, ILLINOIS.

PINs: 06-20-301-017, 06-20-301-019, 06-20-301-072, 06-20-301-073, 06-20-302-005

SECTION 3: That the official zoning map of the Village of Lombard be changed in conformance with the provisions of this ordinance.

Ordinance No. _____
Re: PC 22-01
Page 3

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 _____, 2022.

Passed on second reading this ____ day of _____, 2022, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved this _____, day of _____, 2022.

Keith T. Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

Published in pamphlet from this ____ day of _____, 2022.

Elizabeth Brezinski, Village Clerk

ORDINANCE NO. _____

**AN ORDINANCE GRANTING APPROVAL OF A PLANNED
DEVELOPMENT WITH COMPANION DEVIATIONS AND VARIATIONS
FROM THE LOMBARD CODE OF ORDINANCES AND GRANTING
APPROVAL OF A PRELIMINARY PLAT OF SUBDIVISION**

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

(See also Ordinance No(s). _____)

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 Sign Ordinance, otherwise known as Title 15, Chapter 153 of the Code of Lombard, Illinois; and,

WHEREAS, an application has heretofore been filed requesting approval of a planned development with companion deviations and variations from the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code) and the Lombard Sign Ordinance (Title 15, Chapter 153 of the Village Code), as set forth in Section 1 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on January 24, 2022, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the planned development with companion conditional uses, deviations and variations described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

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

Ordinance No. _____

Re: PC 22-01

Page 2

SECTION 1: That a planned development with companion deviations and variations from the Lombard Code of Ordinances, as set forth below are hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3:

1. 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; 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;

Ordinance No. _____

Re: PC 22-01

Page 3

- 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
2. Approve a preliminary plat of subdivision.

SECTION 2: That this ordinance is limited and restricted to the subject property generally located at 14, 101, 104 and 112 E. 20th Street., Lombard, Illinois, and legally described as follows:

PARCEL 1

TRACT 26 AND THE NORTH 311.50 FEET (AS MEASURED ALONG THE EAST AND WEST LINES THEREOF) OF TRACT 25 IN FRED'K H. BARTLETT'S HILLSDALE FARMS, BEING A SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 20 AND THE EAST 50 FEET OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1941 AS DOCUMENT 422592, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2

TRACT 24 AND TRACT 25 EXCEPT THE NORTH 311.50 FEET (AS MEASURED ALONG THE EAST AND WEST LINES THEREOF) OF TRACT 25 IN FRED'K H. BARLETT'S HILLSDALE FARMS, BEING A SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 20 AND THE EAST 50 FEET OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1941 AS DOCUMENT 422592, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3

ALSO THE NORTH ½ OF TRACT 19 IN FREDERICK H. BARTLETT'S FARMS, A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20 AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19,

Ordinance No. _____
Re: PC 22-01
Page 4

TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1941 AS DOCUMENT
422592, IN DUPAGE COUNTY, ILLINOIS.

PINs: 06-20-301-017, 06-20-301-019, 06-20-301-072, 06-20-301-073, 06-20-302-005

SECTION 3: This Ordinance is approved subject to compliance with 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).

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 _____, 2022.

Passed on second reading this _____ day of _____, 2022, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Ordinance No. _____
Re: PC 22-01
Page 5

Approved by me this _____ day of _____, 2022.

Keith T. Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

Published in pamphlet from this _____ day of _____, 2022.

Elizabeth Brezinski, Village Clerk