



## Legislation Details (With Text)

<b>File #:</b>	210277	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Ordinance	<b>Status:</b>		Passed	
<b>File created:</b>	8/30/2021	<b>In control:</b>		Village Board of Trustees	
<b>On agenda:</b>		<b>Final action:</b>		11/4/2021	
<b>Title:</b>	<p>PC 21-23; Text Amendments to Chapter 154 (Subdivision and Development Code) of the Lombard Village Code</p> <p>The Plan Commission submits its recommendation to approve the comprehensive text amendments to Chapter 154 (the Subdivision and Development Code) of the Lombard Village Code, and any other relevant sections for clarity and consistency. Said section and subsection amendments, include, the following:</p> <ol style="list-style-type: none"><li>154.203 (C)(1) - amending process requirements for pre-application meetings, plat approvals and the administrative plat and final plat approval.</li><li>154.203 (D)(4) and 154.507 amend and add language stating that public dedications, stormwater detention and/or Best Management Practices improvements comply with Village Code.</li><li>154.203 (E)(2), (4), (5), (6) and (7) - establishing that all variations to Chapter 154 of the Village Code must go before the Plan Commission for a public hearing prior to Village Board consideration.</li><li>154.203(F) - striking the procedures for vacations of public rights-of-way, as the provisions are addressed within Chapter 97 of the Village Code.</li><li>154.203(G) - adding procedures associated with Plats of Easement Abrogation.</li><li>154.203 (I) - clarifying the process for text amendments to Chapter 154 of the Village Code.</li><li>154.203 (L) - removal of conflicts within the fees section and Section 36.21(J) of the Village Code.</li><li>154.303 (D)(2)(b) - removing the sidewalk requirement for the adjacent side of the public right-of-way for Minor Plats of Subdivision</li><li>154.305 and 154.703 - amending the definition of Minor Development</li><li>154.305 (D)(1) - clarifying and amending the requirements for public improvements for unimproved, underimproved and improved rights of way for Minor Development</li><li>154.306 and 154.703 - amending the definition of Major Development</li><li>154.306 (D) - clarifying and amending the requirements for public improvements for unimproved, underimproved and improved rights- of- way for Major Development</li><li>154.307 - amending the recapture agreement provisions</li><li>154.403 (B) - amending the preliminary engineering requirements for engineering plan submittals</li><li>154.404 (E)(8) - striking the fire hydrant marker provisions</li><li>154.405 (D) - striking the sanitary sewer connection requirements that conflict with Chapter 50 of the Village Code</li><li>154.405 (F) - adding Flagg Creek Water Reclamation District references</li><li>154.406 (D) - adding language stating that the Village does not have an obligation to undertake maintenance and repair activities for private detention facilities</li><li>154.407 (C)(2) - striking sidewalk stamping requirements</li><li>154.407 (D), 154.503 (A), and 154.511 - adding references to the Complete Streets Policy</li><li>154.407 (I)(1) - clarifying the street names and traffic sign provisions</li><li>154.408 (B) - amending the jurisdictions pertaining to erosion control</li><li>154.409 (B) - clarifying the parkway sod requirements</li><li>154.410 (A) - clarifying the utility location requirements within easements</li><li>154.501 (H) - adding references to the County Stormwater and Floodplain Ordinance and federal regulations</li><li>154.504 (A) - amending the public sidewalk slope requirements</li><li>154.505 (B)(1) - striking the block width requirements</li></ol>				

28. 154.506 (E) - adding staff engineering review provisions for lots
29. 154.506 (F) - striking the avoidance of right angles provision for lots
30. 154.507 (D) - amending the outlot frontage width provisions and striking the rectangular design reference
31. 154.509 - striking the regulations abutting railroads and expressways
32. 154.512 (A)(1)(a) and (b) - adding references to easement width requirements
33. 154.512 (C) - striking the clear sight easement provisions, as the provisions are addressed within Chapters 153 and 155 of the Village Code
34. 154.513 - amending and striking the monument and marker provisions to reference State Statutes
35. 154.602 (C) - clarifying the approval entity for development agreements
36. 154.602 (D)(3)(c) - clarifying the policies pertaining to vertical construction in construction schedules
37. 154.602 (D)(3)(f) and (g) - adding references to sanitary sewer and public right-of-way completion activities prior to construction start for permanent structures
38. 154.602 (E)(2) - striking the administrative plat development agreement references
39. 154.605 (C) - amending the language confirming association obligations
40. 154.606 (D)(3)(c) - adding the ability for the Village to undertake Environmental Audit review at the developer's cost
41. 154.701 (E) - striking gender references
42. 154.703 - add, delete or modify definitions of Best Management Practices (BMPs); Clear sight easement; Development, major; Development, minor; Improvement, public; Lot; NIPC; Certificate of Occupancy/ Zoning Certificate; Planned Development; Expressway; Village Engineer; and Zoning Lot. (DISTRICTS - ALL)

**Sponsors:****Indexes:****Code sections:**

**Attachments:** 1. 210277\_PC 21-23 Text Amendment to Chapter 154 The Subdivision and Development Ordinance 1, 2. BOARD MEETING 10-21-21 210277\_PC 21-23 Text Amendments Chapter 154 Village Code Subdivision and Development, 3. Ordinance 7999 PC 21-23 Text Amendments Subdivision and Development Code.pdf, 4. Cover Page 210277.pdf

Date	Ver.	Action By	Action	Result
11/4/2021	1	Village Board of Trustees	passed on second reading	Pass
10/21/2021	1	Village Board of Trustees	passed on first reading	Pass
9/20/2021	1	Plan Commission	Recommend for approval to the Corporate Authorities	Pass

### **PC 21-23; Text Amendments to Chapter 154 (Subdivision and Development Code) of the Lombard Village Code**

The Plan Commission submits its recommendation to approve the comprehensive text amendments to Chapter 154 (the Subdivision and Development Code) of the Lombard Village Code, and any other relevant sections for clarity and consistency. Said section and subsection amendments, include, the following:

1. 154.203 (C)(1) - amending process requirements for pre-application meetings, plat approvals and the administrative plat and final plat approval.
2. 154.203 (D)(4) and 154.507 amend and add language stating that public dedications, stormwater detention and/or Best Management Practices improvements comply with Village Code.
3. 154.203 (E)(2), (4), (5), (6) and (7) - establishing that all variations to Chapter 154 of the Village Code must go before the Plan Commission for a public hearing prior to Village Board

consideration.

4. 154.203(F) - striking the procedures for vacations of public rights-of-way, as the provisions are addressed within Chapter 97 of the Village Code.
5. 154.203(G) - adding procedures associated with Plats of Easement Abrogation.
6. 154.203 (I) - clarifying the process for text amendments to Chapter 154 of the Village Code.
7. 154.203 (L) - removal of conflicts within the fees section and Section 36.21(J) of the Village Code.
8. 154.303 (D)(2)(b) - removing the sidewalk requirement for the adjacent side of the public right-of-way for Minor Plats of Subdivision
9. 154.305 and 154.703 - amending the definition of Minor Development
10. 154.305 (D)(1) - clarifying and amending the requirements for public improvements for unimproved, underimproved and improved rights of way for Minor Development
11. 154.306 and 154.703 - amending the definition of Major Development
12. 154.306 (D) - clarifying and amending the requirements for public improvements for unimproved, underimproved and improved rights- of- way for Major Development
13. 154.307 - amending the recapture agreement provisions
14. 154.403 (B) - amending the preliminary engineering requirements for engineering plan submittals
15. 154.404 (E)(8) - striking the fire hydrant marker provisions
16. 154.405 (D) - striking the sanitary sewer connection requirements that conflict with Chapter 50 of the Village Code
17. 154.405 (F) - adding Flagg Creek Water Reclamation District references
18. 154.406 (D) - adding language stating that the Village does not have an obligation to undertake maintenance and repair activities for private detention facilities
19. 154.407 (C)(2) - striking sidewalk stamping requirements
20. 154.407 (D), 154.503 (A), and 154.511 - adding references to the Complete Streets Policy
21. 154.407 (I)(1) - clarifying the street names and traffic sign provisions
22. 154.408 (B) - amending the jurisdictions pertaining to erosion control
23. 154.409 (B) - clarifying the parkway sod requirements
24. 154.410 (A) - clarifying the utility location requirements within easements
25. 154.501 (H) - adding references to the County Stormwater and Floodplain Ordinance and federal regulations
26. 154.504 (A) - amending the public sidewalk slope requirements
27. 154.505 (B)(1) - striking the block width requirements

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29. 154.506 (F) - striking the avoidance of right angles provision for lots
30. 154.507 (D) - amending the outlot frontage width provisions and striking the rectangular design reference
31. 154.509 - striking the regulations abutting railroads and expressways
32. 154.512 (A)(1)(a) and (b) - adding references to easement width requirements
33. 154.512 (C) - striking the clear sight easement provisions, as the provisions are addressed within Chapters 153 and 155 of the Village Code
34. 154.513 - amending and striking the monument and marker provisions to reference State Statutes
35. 154.602 (C) - clarifying the approval entity for development agreements
36. 154.602 (D)(3)(c) - clarifying the policies pertaining to vertical construction in construction schedules
37. 154.602 (D)(3)(f) and (g) - adding references to sanitary sewer and public right-of-way completion activities prior to construction start for permanent structures
38. 154.602 (E)(2) - striking the administrative plat development agreement references
39. 154.605 (C) - amending the language confirming association obligations
40. 154.606 (D)(3)(c) - adding the ability for the Village to undertake Environmental Audit review at the developer's cost
41. 154.701 (E) - striking gender references
42. 154.703 - add, delete or modify definitions of Best Management Practices (BMPs); Clear sight easement; Development, major; Development, minor; Improvement, public; Lot; NIPC; Certificate of Occupancy/ Zoning Certificate; Planned Development; Expressway; Village Engineer; and Zoning Lot. (DISTRICTS - ALL)