

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

1801, 1805, 1906 & 1910 S. NORBURY AVENUE (NORBURY CROSSINGS PLANNED DEVELOPMENT)

August 17, 2026

Title

PC 26-17

Property Owner & Petitioner

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

Property Location

1801, 1805, 1906 and 1910 S.
Norbury Avenue

Zoning

R2PD Single-Family Residence
District Planned Development

Existing Land Use

Single-family residential
subdivision

Comprehensive Plan

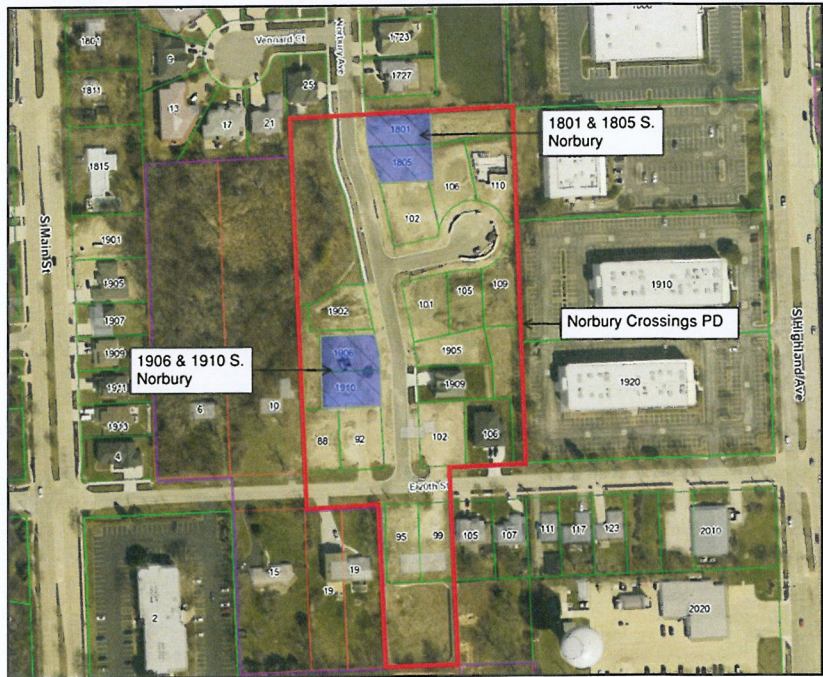
Low Density Residential

Approval Sought

Amend zoning approvals granted
for the Norbury Crossings
Planned Development to provide
for consolidation of two pairs of
lots into single lots.

Prepared By

Anna Papke, AICP
Planning and Zoning Manager



LOCATION MAP

DESCRIPTION

The petitioner is the developer of the Norbury Crossings subdivision at Norbury Avenue and 20th Street. In 2022, the Village annexed this property and approved a planned development with deviations for a 19-lot single-family residential subdivision. As of 2026, public improvements have been installed and construction on the individual homes is underway.

The petitioner intends to consolidate two pairs of lots in Norbury Crossings into single lots. 1801 and 1805 S. Norbury (Lots 1 and 2) will be consolidated, and 1906 and 1910 S. Norbury (Lots 15 and 16) will be consolidated. The petitioner proposes to build one single-family residence on each consolidated lot. The petitioner requests the Village approve an amendment to the Norbury Crossings Planned Development to allow for the consolidation of the lots as proposed. The consolidations eliminate the need for some of the bulk deviations granted to the planned development in 2022. No new zoning relief is required. The petitioner intends to meet required setbacks and open space on the consolidated lots.

The subdivision is subject to an annexation agreement approved in 2022. The petitioner is concurrently petitioning the Village Board for an amendment to this annexation agreement to reflect the proposed lot consolidations. This request will be considered in a public hearing with the Board on September 3, 2026.

Project Details – Lot Areas

1801 S. Norbury:	6,767 SF
1805 S. Norbury:	6,906 SF
1906 S. Norbury:	6,477 SF
1910 S. Norbury:	6,829 SF

Submittals

1. Petition for public hearing, dated 7/10/26;
2. Response to standards, prepared by the petitioner's attorney;
3. Plat of subdivision for Norbury Crossings Subdivision, showing subject properties;
4. Draft plats of consolidation, prepared by Gentile and Associates, Inc.; and
5. Draft plats of abrogation of easements, prepared by Gentile and Associates, Inc.

EXISTING CONDITIONS

The subject properties are four lots in the 19-lot Norbury Crossings single-family residential subdivision. All four lots are presently vacant.

APPROVAL(S) REQUIRED

The petitioner requests that the Village take the following actions on the subject properties located within the Village of Lombard R2PD Single-Family Residence District Planned Development (Norbury Crossings Planned Development):

1. Amend the approvals previously requested through Plan Commission petition PC 22-01, and granted by Ordinance No. 8046, as follows:
 - a. Pursuant to Section 155.504 of Village Code, approve the following major changes to the Norbury Crossings Planned Development:
 - i. Amendment to provide for development of 17 detached single-family residences, where the previous approval provided for 19 detached single-family residences;
 - ii. Amendment to eliminate the deviations for lot area for Lots 1, 2, 15, and 16;
 - iii. Amendment to eliminate the deviation for lot width for Lot 1; and
 - iv. Amendment to eliminate the open space deviations for Lots 1, 2, 15, and 16.

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 the following comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

PES has no objection to the consolidation, given that the following items are addressed during permitting:

1. Revised engineering plans must be submitted to the online portal for review, including modifications to the grading and utilities plans.
2. Any existing service already installed for the properties that will no longer be needed with the consolidation must be abandoned per Village standards (water services at the main, sanitary services capped or filled at the property line).

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. In the last 20 years, new single-family residences have been constructed in the Yorkshire Woods subdivision north of the Norbury Crossings subdivision, and at Main Street and 20th Street west of Norbury Crossings. The Norbury Crossings subdivision continues this redevelopment trend.

2. Comprehensive Plan Compatibility

The Comprehensive Plan identifies this area as suitable for low-density residential development with a net density of six or fewer dwelling units per acre. The net density of the approved 19-lot subdivision is 5.41 dwelling units per acre (excludes land area associated with rights-of-way and stormwater detention areas). If the two lot consolidations occur as proposed, the net density in the subdivision will be 4.84 dwelling units per acre.

3. Request for Planned Development Amendment

The petitioner requests an amendment to the approved planned development to reduce the number of single-family lots in the Norbury Crossings subdivision from 19 to 17. Further, the 2022 planned development approvals provided deviations from lot width, lot area, and open space requirements for the lots at 1801, 1805, 1906, and 1910 S. Norbury. The proposed consolidations will eliminate the need for these deviations. The petition includes a request to remove this relief from the planned development approval.

In consideration of the petitioner's request, staff notes that the proposed lot consolidation will bring the overall development into closer conformance with the bulk standards in the underlying R2 District by eliminating the need for bulk deviations. The overall intent of the planned development remains

unchanged between the 19-lot and 17-lot development plan. Staff supports the requested amendment to the planned development.

4. Abrogation of Easements

The 2022 plat of subdivision for Norbury Crossings provided 5-foot-wide public utility easements along the interior side lot lines of all 19 lots. The petitioner will need to abrogate these easements along the shared lot lines for 1801/1805 S. Norbury and 1906/1910 S. Norbury. The petitioner has submitted draft plats of abrogation for staff review. These plats will be forwarded to the Village Board for consideration with the amended annexation agreement and final approval of the plats of consolidation.

SITE HISTORY

PC 22-01: Approval of a planned development for a 19-lot single-family residential subdivision.

FINDINGS & RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards for amendments to planned developments, 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 amendment to the Norbury Crossings Planned Development **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 26-17, 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; and
3. That the plats of abrogation of public utility easements along the shared interior side lot lines of 1801 and 1805 S. Norbury (Lots 1 and 2 in the Norbury Crossings Subdivision), and 1906 and 1910 S. Norbury (Lots 15 and 16 in the Norbury Crossings Subdivision) shall be approved by the Village and all benefitting utility companies and recorded with DuPage County prior to submittal of the plats of consolidation for final Village signature and recording with DuPage County.



Trevor Dick, FAICP

Director of Economic Development and Planning

c. Petitioner

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FIRST AMENDMENT TO ANNEXATION AGREEMENT

Property: Parcel Numbers 06-20-301-076 & 06-20-301-077 (Lots 1 and 2) ; and 06-20-312-010 & 06-20-312-015 (Lots 15 and 16) and commonly known as 1906 and 1910 S. Norbury (Lots 1 and 2) and 1801 and 1805 S. Norbury (Lots 15 and 16), being part of the Norbury Commons.

Petitioner: Robert H. Mueller, President, United Home Builders, Inc.

RESPONSES FOR STANDARDS FOR PLANNED DEVELOPMENTS

A. General Standards

1. Except as modified by and approved in the final development plan, the proposed development complies with the regulations of the district or districts in which it is to be located. **YES. Norbury Commons, the proposed planned development (as amended), will have 17 single family residences all with the R2 zoning classification.**
2. Community sanitary sewage and potable water facilities connected to a central system are provided. **YES.**
3. The dominant use in the proposed development (R2-single family residential) is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site. **YES. The Comprehensive Plan of the Village of Lombard calls for predominantly single-family residences in this area.**
4. That the proposed planned development is in the public interest and is consistent with the purposes of this Zoning Ordinance. **YES-creating new, quality single family residences with the R2 zoning classification is in the public interest.**
5. That the streets have been designed to avoid:
 - a. Inconvenient or unsafe access to the planned development; **YES.**
 - b. Traffic congestion in the streets which adjoin the planned development; **YES.**
 - c. An excessive burden on public parks, recreations areas, schools, and other public facilities which serve or are proposed to serve the planned development. **YES.**
The planned development includes the creation of a new through street (Norbury) to avoid inconvenient or unsafe access to the planned development and ease traffic congestion on adjoining streets. The addition of 17 additional single family residences will not place an excessive burden on the public parks, recreation areas, schools, or other public facilities.

- #### B. Standards for Planned Developments with Use Exceptions
- Not applicable**

The ordinance approving the Final Development Plan for the planned development may provide for uses in the planned development not allowed in the underlying district, provided the following conditions are met:

1. Proposed use exceptions enhance the quality of the planned development and are compatible with the primary uses. **n/a**
2. Proposed use exceptions are not of a nature, nor are located, so as to create a detrimental influence in the surrounding properties. **n/a**
3. Proposed use exceptions shall not represent more than 40% of the site area or more than 40% of the total floor area, whichever is less. However, in a residential planned development area not more than 10% of the site area or the total floor area shall be devoted to commercial use: furthermore, no industrial use shall be permitted. **n/a**

C. Standard for Planned Use Developments with Other Exceptions

The Village Board may approve planned developments which do not comply with the requirements of the underlying district regulations governing lot area, lot width, bulk regulations, parking and sign regulations, or which require modification of the subdivision design standards when such approval is necessary to achieve the objectives of the proposed planned development, but only when the Board finds such exceptions are consistent with the following standards:

1. Any reduction in the requirements of this Ordinance is in the public interest.

The planned development requires variations to the frontage width of 3 of the 4 Outlots in the subdivision. Petitioner has created more outlots than required to eliminate the need for easements in some single-family lots, and to provide for more overall drainage in the subdivision. There are also some deviations for lot area and open space and lot width, which will provide for a more aesthetically pleasing and environmentally sound look for the subdivision, which is in the public interest.

2. The proposed exceptions would not adversely impact the value or use of any other property

The deviations on the lot area and open space on 2 lots (formerly 6 lots) in the subdivision will have little to no impact on the value of those lots once they are improved with a single family home.

3. That such exceptions are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned development as well as those of the surrounding properties.

Keeping the protected wetland separated from the individual lots and creating 4 additional outlots in the subdivision will provide a more environmentally friendly development, which will be beneficial to the residents of the planned development and the surrounding properties.

4. That the overall floor area of the planned development shall not exceed by more than 40% the maximum floor area permitted for the individual uses in each applicable district. **It does not exceed 40%.**
5. That in residential planned developments the maximum number of dwelling units allowed shall not exceed by more than 40% the number of dwelling units permitted in the underlying district. **It does not exceed 40%.**
6. That all buildings are located within the planned development in such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:
 - a. The front, side or rear yard setbacks on the perimeter of the development shall not be less than that required in the abutting zoning district(s) or the zoning district underlying the subject site, whichever is greater.
 - b. All transitional yards and transitional landscape yards of the underlying zoning district are complied with.
 - c. If required transitional yards and transitional landscape yards are not adequate to protect the privacy and enjoyment of property adjacent to the development, the Plan Commission shall recommend either or both of the following requirements:
 1. All structures located on the perimeter of the planned development must set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses;
 2. All structures located along the entire perimeter of the planned development must be permanently screened with sight-proof screening in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses.

Yes. The planned development meets all of these requirements.

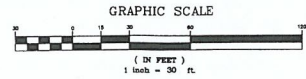
7. That the area of open space provided in a planned development shall be at least 25% more than that required in the underlying zone district.

The addition of 4 outlots in the planned subdivision ensure that there is the requisite amount of open space in the planned subdivision and lot consolidations.

NORBURY CROSSINGS SUBDIVISION

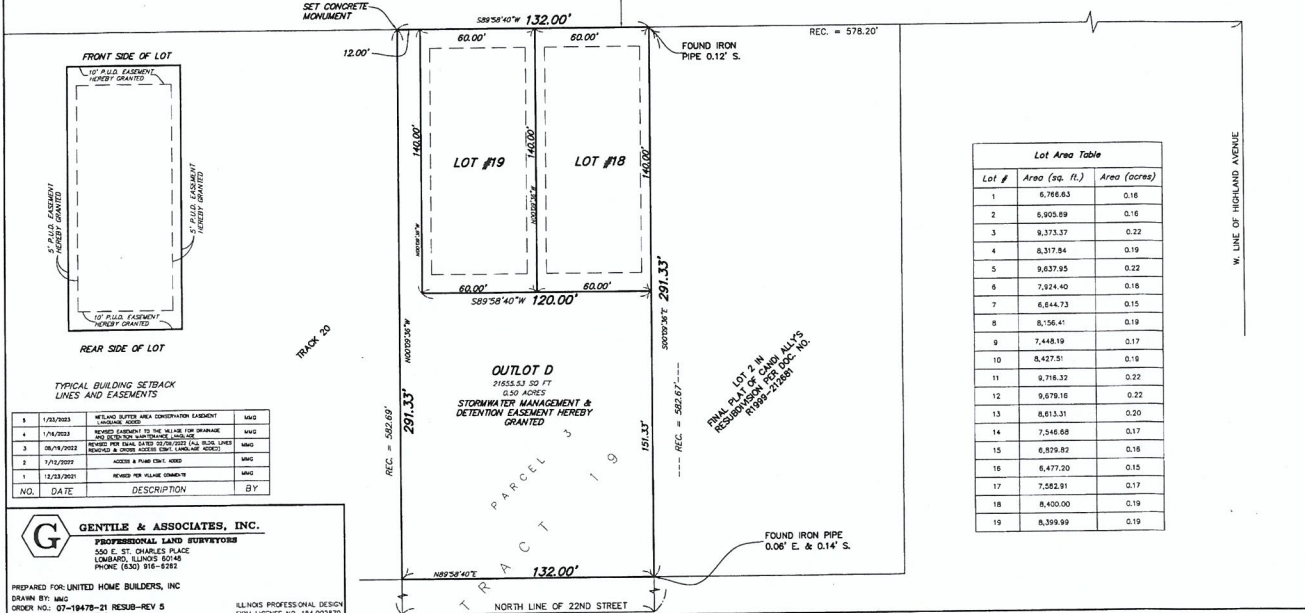
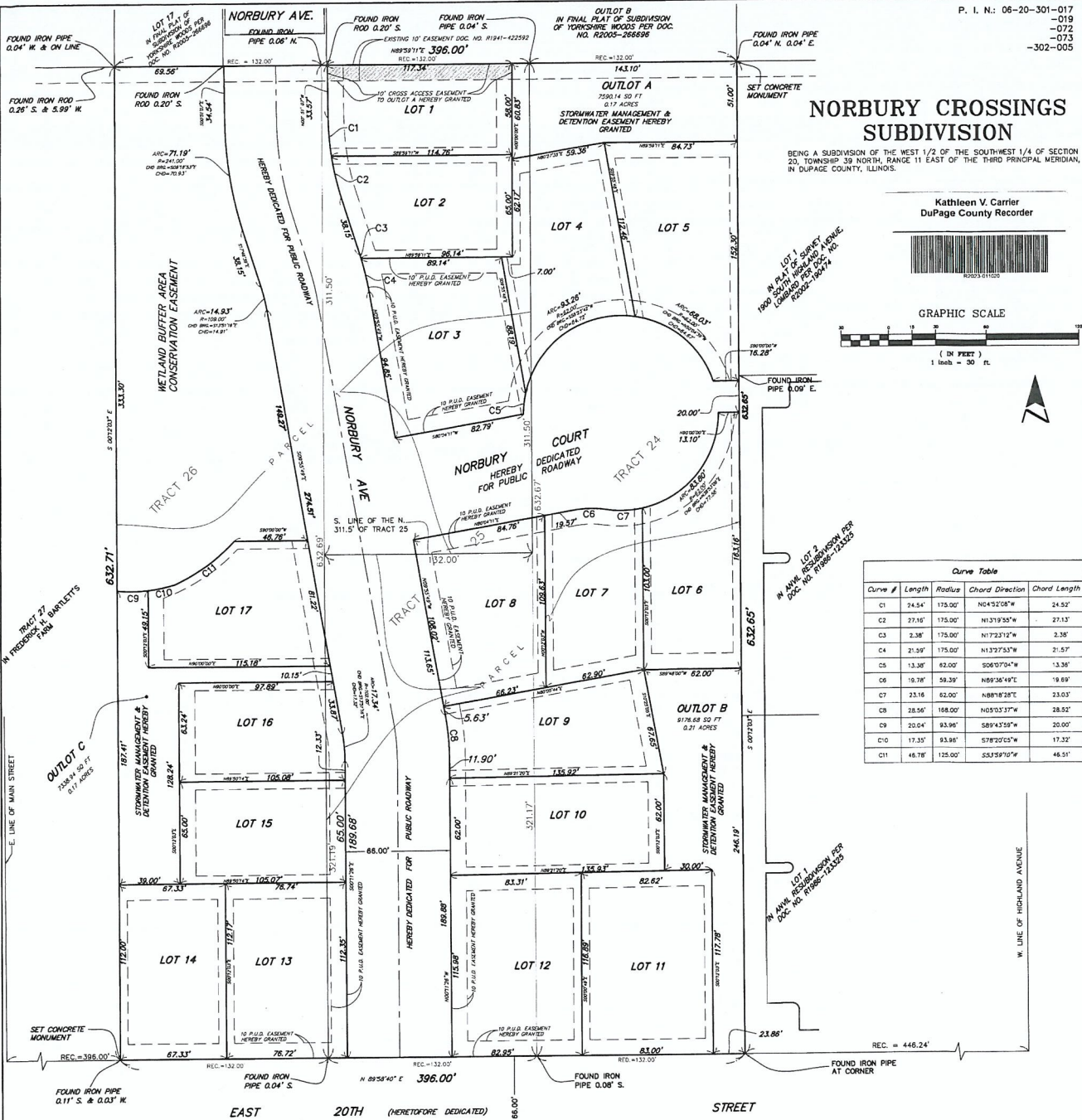
BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

Kathleen V. Carrier
DuPage County Recorder



Curve #	Length	Radius	Chord Direction	Chord Length
C1	24.54'	175.00'	N04°32'08"W	24.52'
C2	27.16'	175.00'	N13°19'55"W	27.13'
C3	2.38'	175.00'	N17°23'12"W	2.38'
C4	21.99'	175.00'	N13°27'53"W	21.57'
C5	13.38'	62.00'	S06°07'04"W	13.38'
C6	19.78'	58.38'	N89°36'49"E	19.69'
C7	23.16'	62.00'	N88°18'28"E	23.03'
C8	28.56'	188.00'	N05°03'37"W	28.52'
C9	20.04'	83.98'	S89°43'59"W	20.00'
C10	17.35'	83.98'	S78°22'03"W	17.32'
C11	48.78'	125.00'	S53°59'10"W	46.51'

Lot #	Area (sq. ft.)	Area (acres)
1	6,766.63	0.16
2	6,909.89	0.16
3	9,373.37	0.22
4	6,317.84	0.19
5	9,637.95	0.22
6	7,924.40	0.18
7	6,844.73	0.15
8	8,156.41	0.19
9	7,448.19	0.17
10	8,427.51	0.19
11	9,718.32	0.22
12	9,679.16	0.22
13	8,813.31	0.20
14	7,546.68	0.17
15	6,879.82	0.16
16	6,477.20	0.15
17	7,582.91	0.17
18	8,400.00	0.19
19	8,399.99	0.19



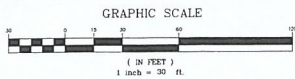
NO.	DATE	DESCRIPTION	BY
1	1/20/2003	WETLAND BUFFER AREA CONSERVATION EASEMENT	WMS
2	1/16/2003	STORMWATER MANAGEMENT & DETENTION EASEMENT	WMS
3	8/18/2003	REVISION FOR CHANGING SETBACKS (ALL SETBACK LINES REMAIN AS SHOWN EXCEPT FOR CHANGING SETBACKS)	WMS
4	1/12/2007	ADDED A PUBLIC ROAD EASEMENT	WMS
5	12/13/2007	REVISION FOR PUBLIC ROAD EASEMENT	WMS

GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
500 E. ST. CHARLES PLACE
LANSING, ILLINOIS 60110
PHONE (830) 916-8282

PREPARED FOR UNITED HOME BUILDERS, INC.
DRAWN BY: WMS
CHECKED BY: JMS
ORDER NO.: 07-19478-21 RESUB-REV 5
SHEET 1 OF 2

ILLINOIS PROFESSIONAL DESIGN
FIRM LICENSE NO. 184-002830

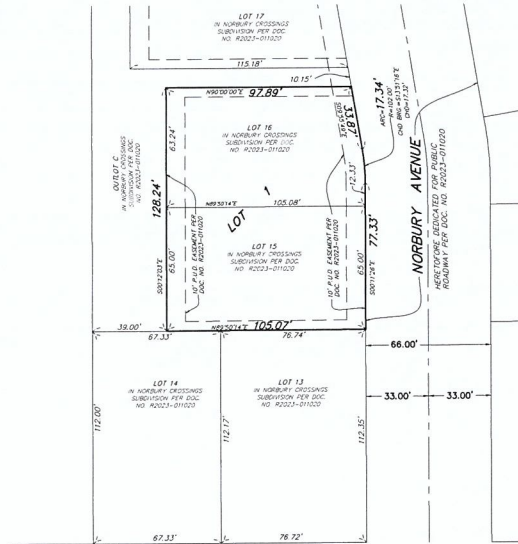
GRAPHIC SCALE
R.H. MUELLER PLAT OF CONSOLIDATION
BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.
COMMUNITY DEVELOPMENT
OWNER(S) SCHOOL DISTRICT STATEMENT
BOARD OF TRUSTEES
VILLAGE COLLECTOR
DUPAGE COUNTY CLERK
DUPAGE COUNTY RECORDER
NOTARY CERTIFICATE
LAND SURVEYOR'S AUTHORIZATION TO RECORD
SURVEYOR CERTIFICATE



R.H. MUELLER'S 2ND PLAT OF CONSOLIDATION

P. I. N: 06-20-301-076
-301-077

BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



EAST 20TH (HERETOFORE DEDICATED)

COMMUNITY DEVELOPMENT

STATE OF ILLINOIS } S.S.
COUNTY OF DU PAGE }

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE VILLAGE OF LOMBARD, ILLINOIS,
THIS _____ DAY OF _____ A.D. 20____

DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

BOARD OF TRUSTEES

STATE OF ILLINOIS } S.S.
COUNTY OF DU PAGE }

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, ILLINOIS, THIS _____ DAY
OF _____ A.D. 20____

PRESIDENT

VILLAGE CLERK

VILLAGE COLLECTOR

STATE OF ILLINOIS } S.S.
COUNTY OF DU PAGE }

I, _____, COLLECTOR FOR THE VILLAGE OF LOMBARD, ILLINOIS, DO HEREBY
CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, NOR ANY
DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS
PLAT.

DATED AT LOMBARD, ILLINOIS, THIS _____ DAY OF _____ A.D. 20____

LOMBARD VILLAGE COLLECTOR

DUPAGE COUNTY CLERK

STATE OF ILLINOIS } S.S.
COUNTY OF DU PAGE }

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE
NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE
TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED
ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY NAME AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS.

THIS _____ DAY OF _____ A.D. 20____

DUPAGE COUNTY CLERK

DUPAGE COUNTY RECORDER

STATE OF ILLINOIS } S.S.
COUNTY OF DU PAGE }

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE
COUNTY, ILLINOIS, AFORESAID, ON THE _____ DAY OF _____ A.D. 20____

AT _____ O'CLOCK _____ M.

DUPAGE COUNTY RECORDER OF DEEDS

OWNER(S) SCHOOL DISTRICT STATEMENT

PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL
DISTRICT STATEMENT TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE ATTACHED
PLAT LIES IN THE FOLLOWING SCHOOL DISTRICT(S):

GRADE SCHOOL DISTRICT 44	ADDRESS: 150 WEST MADISON STREET, LOMBARD, IL 60148
HIGH SCHOOL DISTRICT 87	ADDRESS: 1014 SOUTH MAIN STREET, LOMBARD, IL 60148
JR. COLLEGE DISTRICT 502	ADDRESS: 435 FAWCETT BLVD., GLEN ELLYN, IL 60137

BY:

OWNER

OWNER

OWNER'S CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF _____ }

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ANNEXED PLAT, AND THAT
HE/SHE/IT HAS/HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND
PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON
INDICATED.

DATED THIS _____ DAY OF _____ A.D. 20____

OWNER

OWNER

NOTARY CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF _____ }

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE

OF ILLINOIS, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN
TO ME TO BE THE SAME PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT(S) AS SUCH
OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/IT SIGNED AND
DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN
SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D. 20____

NOTARY PUBLIC

LAND SURVEYOR'S AUTHORIZATION TO RECORD

STATE OF ILLINOIS } S.S.
COUNTY OF DU PAGE }

I, JOSEPH F. GENTILE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 2925,
DO HEREBY AUTHORIZE THE VILLAGE OF LOMBARD, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT TO PLACE THIS
DOCUMENT OF RECORD IN THE COUNTY RECORDER'S OFFICE IN MY NAME AND IN COMPLIANCE WITH ILLINOIS STATUTES
CHAPTER 109 PARAGRAPH 2, AS AMENDED.

GIVEN UNDER MY HAND AND SEAL AT LOMBARD, ILLINOIS, THIS _____ DAY OF _____ A.D. 20____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925

SURVEYOR CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF DU PAGE }

THIS IS TO CERTIFY THAT I, JOSEPH F. GENTILE, ILLINOIS PROFESSIONAL LAND SURVEYOR, NUMBER 2925, HAVE
SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 15 AND 16 IN NORBURY CROSSINGS SUBDIVISION BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST
1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE
PLOT THEREOF RECORDED FEBRUARY 24, 2023 AS DOCUMENT NUMBER R2023-011020, IN DUPAGE COUNTY, ILLINOIS.
TOTAL AREA: 13,307.02 SQ. FT., 0.31 AC. (MORE OR LESS)

I ALSO CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF LOMBARD WHICH HAS ADOPTED A COMPREHENSIVE PLAN
AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS
MUNICIPAL CODE AS AMENDED.

I FURTHER CERTIFY THAT THE PARCEL INCLUDED IN THIS RECORD OF DEED IS LOCATED IN ZONE "X" (AREAS
DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN), IDENTIFIED FOR THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER
1704300157J DATED AUGUST 1, 2018, COMMUNITY NO. 170212.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ A.D. 20____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2026

G GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (830) 916-6262

PLAT RETURN ADDRESS

SUBMITTED BY MAIL TO:
VILLAGE OF LOMBARD
255 E. MILSON ROAD
LOMBARD, ILLINOIS 60148

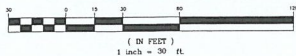
PREPARED FOR UNITED HOME BUILDERS, INC.

DRAWN BY: MUG

ORDER NO. 19479-26 CON-2
SHEET 1 OF 1

ILLINOIS PROFESSIONAL DESIGN
FIRM LICENSE NO. 184 003870

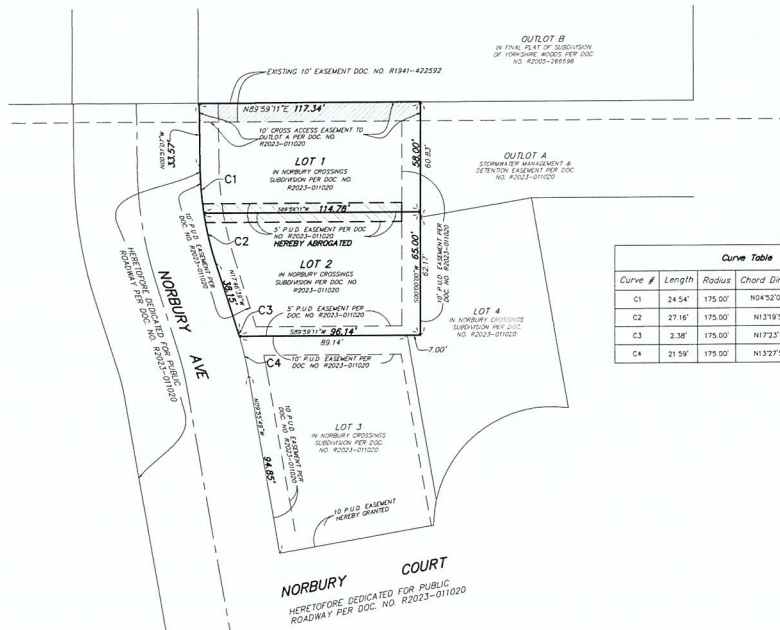
GRAPHIC SCALE



PLAT OF ABROGATION OF EASEMENTS

P. I. N.: 06-20-312-010
-312-015

ON LOTS 1 AND 2 IN NORBURY CROSSINGS SUBDIVISION BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 2023 AS DOCUMENT NUMBER R2023-011020, IN DUPAGE COUNTY, ILLINOIS.



Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	24.54'	175.00'	N04°52'08"W	24.52'
C2	27.16'	175.00'	N13°19'55"W	27.13'
C3	2.38'	175.00'	N17°25'12"W	2.38'
C4	21.59'	175.00'	N13°27'53"W	21.57'

VILLAGE APPROVAL CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF DUPAGE }PLAT APPROVED AND EASEMENT SHOWN HEREON ACCEPTED BY THE VILLAGE OF LOMBARD, ILLINOIS
AT THE MEETING HELD THIS _____ DAY OF _____ A.D. 20____

VILLAGE PRESIDENT _____

VILLAGE CLERK _____

NICOR

STATE OF ILLINOIS } S.S.
COUNTY OF DUPAGE }RELEASE OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED
THIS _____ DAY OF _____ 20____

NICOR

BY: _____
SIGNATUREITS: _____
TITLE

COMMONWEALTH EDISON

STATE OF ILLINOIS } S.S.
COUNTY OF DUPAGE }RELEASE OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED
THIS _____ DAY OF _____ 20____

COMMONWEALTH EDISON

BY: _____
SIGNATUREITS: _____
TITLE

AMERITECH

STATE OF ILLINOIS } S.S.
COUNTY OF DUPAGE }RELEASE OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED
THIS _____ DAY OF _____ 20____

AMERITECH

BY: _____
SIGNATUREITS: _____
TITLE

COMCAST

STATE OF ILLINOIS } S.S.
COUNTY OF DUPAGE }RELEASE OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED
THIS _____ DAY OF _____ 20____

COMCAST

BY: _____
SIGNATUREITS: _____
TITLE

SURVEYORS' CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF DUPAGE }

I, JOSEPH F. GENTILE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT HEREON DRAWN HAS BEEN PREPARED AT AND UNDER MY DIRECTION FOR THE PURPOSE OF ABROGATING EASEMENTS AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE AREA DESCRIBED HEREON.

GIVEN UNDER MY HAND AND SEAL AT LOMBARD, ILLINOIS THIS _____ DAY OF _____ A.D. 20____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. _____
MY LICENSE EXPIRES NOVEMBER 30, 2036.

OWNER

STATE OF ILLINOIS } S.S.
COUNTY OF DUPAGE }

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN INDICATED, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREIN INDICATED.

DATED THIS _____ DAY OF _____ A.D. 20____

OWNER _____ OWNER _____

OWNER _____ OWNER _____

NOTARY

STATE OF ILLINOIS } S.S.
COUNTY OF DUPAGE }

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE PLAT AS THEIR OWN FREE VOLUNTARY ACT FOR THE USE AND PURPOSES HEREIN SET FORTH AND HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON SHOWN.

GIVEN UNDER MY HAND AND NOTARIAL SEAL AT _____

THIS _____ DAY OF _____ A.D. 20____

NOTARY PUBLIC _____

COMMUNITY DEVELOPMENT

STATE OF ILLINOIS } S.S.
COUNTY OF DUPAGE }APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE VILLAGE OF LOMBARD, ILLINOIS.
THIS _____ DAY OF _____ A.D. 20____

DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING _____

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF DUPAGE }

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____ A.D. 20____ AT _____ O'CLOCK _____ M. AS DOCUMENT NUMBER _____

DUPAGE COUNTY RECORDER OF DEEDS _____



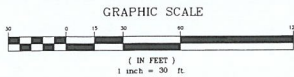
GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60146
PHONE (630) 815-6262

PREPARED FOR: UNITED HOME BUILDERS, INC.
DRAWN BY: UMG

ORDER NO.: 19478-26 ABRO REV 1
SHEET 1 OF 1

ILLINOIS PROFESSIONAL DESIGN
FIRM LICENSE NO. 18A-000870

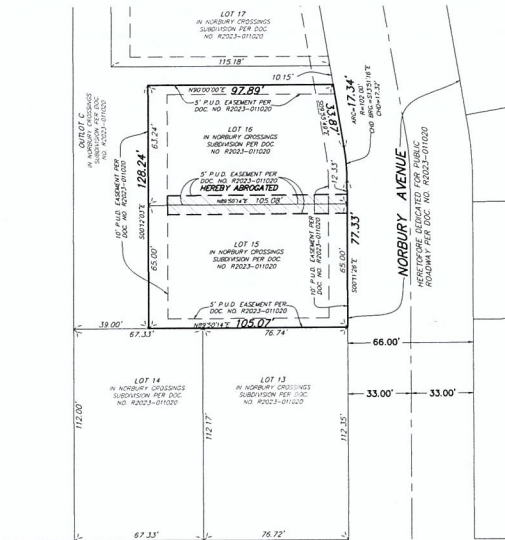
NO.	DATE	DESCRIPTION	BY
1	4/7/2024	REVISED PER "ALIAS COMMENTS DATED 04/07/2024"	UMG



PLAT OF ABROGATION OF EASEMENTS

P. I. N.: 06-20-301-076
-301-077

ON LOTS 15 AND 16 IN NORBURY CROSSINGS SUBDIVISION BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 2023 AS DOCUMENT NUMBER R2023-011020, IN DUPAGE COUNTY, ILLINOIS.



EAST 20TH (HEREFORE DEDICATED)

COMMUNITY DEVELOPMENT

STATE OF ILLINOIS } S.S.
COUNTY OF DU PAGE }

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE VILLAGE OF LOMBARD, ILLINOIS,
THIS ____ DAY OF ____ A.D. 20__

DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF DU PAGE }

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE
____ DAY OF ____ A.D. 20__ AT ____ O'CLOCK ____ M. AS DOCUMENT
NUMBER ____

DUPAGE COUNTY RECORDER OF DEEDS

G GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
350 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE: (630) 916-6262

PREPARED FOR: UNITED HOME BUILDERS, INC.
DRAWN BY: MUG
ORDER NO.: 19478-26 ABRD-2
SHEET 1 OF 1

ILLINOIS PROFESSIONAL DESIGN
FIRM LICENSE NO. 184-002870

OWNER

STATE OF ILLINOIS } S.S.
COUNTY OF DU PAGE }

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN INDICATED, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREIN INDICATED.

DATED THIS ____ DAY OF ____ AD. 20__

OWNER _____

OWNER _____

OWNER _____

OWNER _____

NOTARY

STATE OF ILLINOIS } S.S.
COUNTY OF DU PAGE }

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE PLAT AS THEIR OWN FREE VOLUNTARY ACT FOR THE USE AND PURPOSES HEREIN SET FORTH AND HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON SHOWN.

GIVEN UNDER MY HAND AND NOTARIAL SEAL AT _____

THIS ____ DAY OF ____ AD. 20__

NOTARY PUBLIC _____

VILLAGE APPROVAL CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF DU PAGE }

PLAT APPROVED AND EASEMENT SHOWN HEREON ACCEPTED BY THE VILLAGE OF LOMBARD, ILLINOIS AT THE MEETING HELD THIS ____ DAY OF ____ A.D. 20__

VILLAGE PRESIDENT _____

VILLAGE CLERK _____

NICOR

STATE OF ILLINOIS } S.S.
COUNTY OF DU PAGE }

RELEASE OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED THIS ____ DAY OF ____ 20__

NICOR

BY: _____
SIGNATURE

ITS _____
TITLE

COMMONWEALTH EDISON

STATE OF ILLINOIS } S.S.
COUNTY OF DU PAGE }

RELEASE OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED THIS ____ DAY OF ____ 20__

COMMONWEALTH EDISON

BY: _____
SIGNATURE

ITS _____
TITLE

AMERITECH

STATE OF ILLINOIS } S.S.
COUNTY OF DU PAGE }

RELEASE OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED THIS ____ DAY OF ____ 20__

AMERITECH

BY: _____
SIGNATURE

ITS _____
TITLE

CONCAST

STATE OF ILLINOIS } S.S.
COUNTY OF DU PAGE }

RELEASE OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED THIS ____ DAY OF ____ 20__

AMERITECH

BY: _____
SIGNATURE

ITS _____
TITLE

SURVEYORS CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF DU PAGE }

I, JOSEPH F. GENTILE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT HEREON DRAWN HAS BEEN PREPARED AT AND UNDER MY DIRECTION FOR THE PURPOSE OF ABROGATING EASEMENTS AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE AREA DESCRIBED HEREON.

GIVEN UNDER MY HAND AND SEAL AT LOMBARD, ILLINOIS THIS ____ DAY OF ____ A.D. 20__

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. _____
MY LICENSE EXPIRES NOVEMBER 30, 2026.