

**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)  
  X   Other Business (Pink)

**TO :** PRESIDENT AND BOARD OF TRUSTEES

**FROM:** Scott R. Niehaus, Village Manager

**DATE :** January 24, 2023                      **(BOT) Date:** February 2, 202

**SUBJECT:** PC 22-01: Norbury Crossings Subdivision – Final Plat

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

**BACKGROUND/POLICY IMPLICATIONS:**

Attached is a Final Plat of Subdivision for Norbury Crossings located at 14,101,104 and 112 East 20<sup>th</sup> Street.

The petitioner requests the Village approve the final plat of subdivision. Per the provisions of Section 154.203(D) and 154.703 of Village Code, the Final Plat is consistent with the provisions of the preliminary plat and as such can be considered and approved by the Village Board directly.

Staff recommends approval of the final plat of subdivision. Please place this petition on the February 2, 2023, Board of Trustees consent agenda for authorization of signatures from the Village President and Village Clerk on the final plat of subdivision.

**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 

**MEETING DATE:** February 2, 2023

**SUBJECT:** **PC 22-01: Norbury Crossings Subdivision – Final Plat**

Please find the following items for Village Board consideration as part of the February 2, 2023, Board meeting:

1. Norbury Crossings Subdivision final plat

The Village Board approved a preliminary plat of subdivision for Norbury Crossings by a vote of 6-0 at the Board meeting on April 7, 2022. The petitioner has submitted final engineering plans to the Village and has received preliminary approvals from DuPage County relative to special management areas on the subject property.

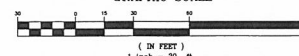
The petitioner now requests the Village approve the final plat of subdivision. The petitioner has added a conservation easement pertaining to the wetland area in the northwest portion of the subject property. Please place this petition on the February 2, 2023, Board of Trustees consent agenda for authorization of signatures from the Village President and Village Clerk on the final plat of subdivision.

P. I. N.: 06-20-301-017  
-019  
-072  
-073  
-302-005

# NORBURY CROSSINGS SUBDIVISION

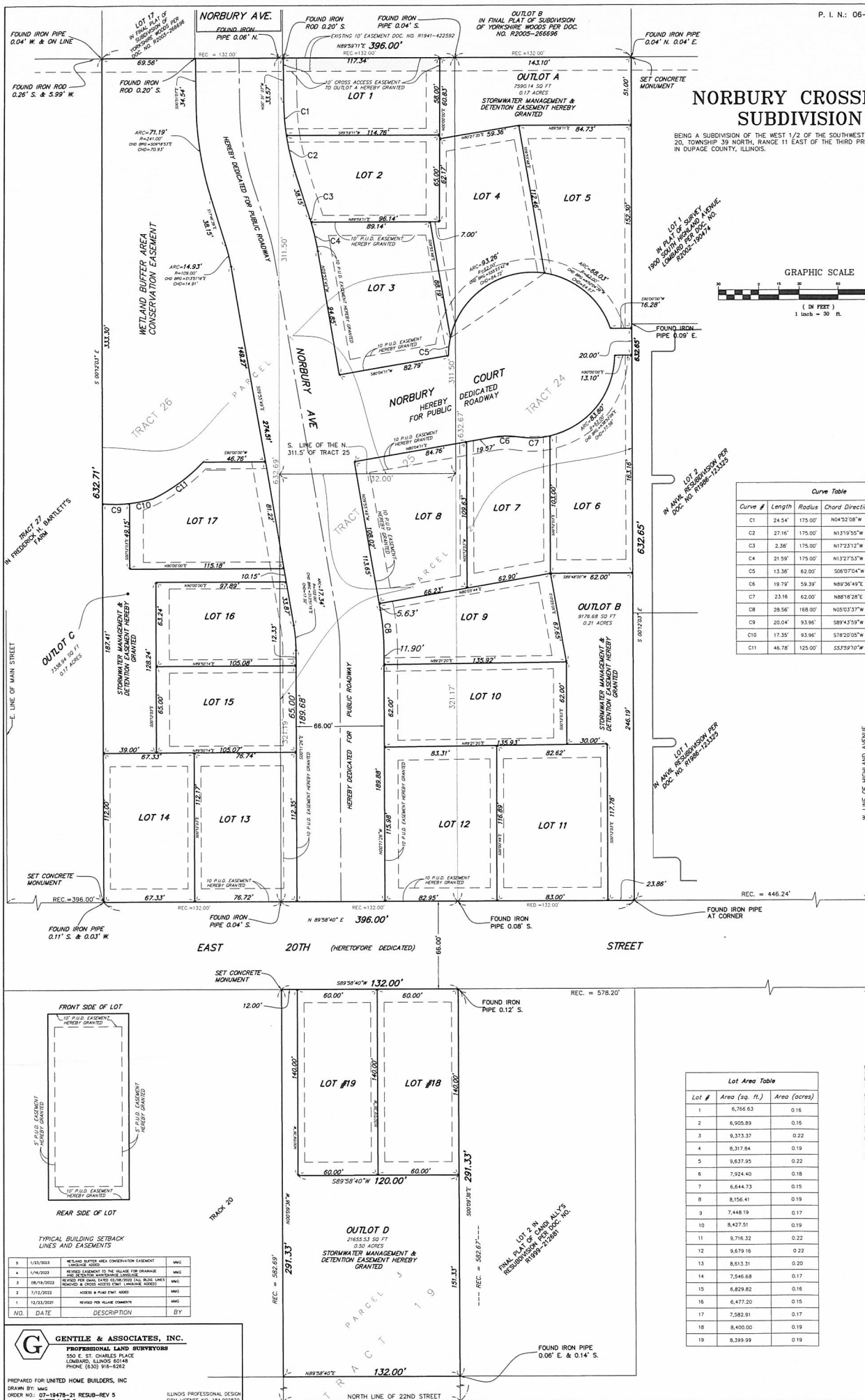
BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

GRAPHIC SCALE



| 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      | 31.59' | 175.00' | N13°23'53"W     | 21.57'       |
| C5      | 13.38' | 62.00'  | S08°07'04"W     | 13.38'       |
| C6      | 19.73' | 59.39'  | N89°36'49"E     | 19.69'       |
| C7      | 23.16' | 62.00'  | N88°18'28"E     | 23.03'       |
| C8      | 28.56' | 168.00' | N05°03'37"W     | 28.52'       |
| C9      | 20.04' | 93.96'  | S89°43'59"W     | 20.00'       |
| C10     | 17.35' | 93.96'  | S78°20'05"W     | 17.32'       |
| C11     | 46.78' | 125.00' | S53°59'10"W     | 46.91'       |

| Lot # | Area (sq. ft.) | Area (acres) |
|-------|----------------|--------------|
| 1     | 6,766.63       | 0.16         |
| 2     | 6,905.89       | 0.16         |
| 3     | 9,373.37       | 0.22         |
| 4     | 8,317.84       | 0.19         |
| 5     | 9,837.95       | 0.23         |
| 6     | 7,924.40       | 0.18         |
| 7     | 6,844.73       | 0.16         |
| 8     | 8,156.41       | 0.19         |
| 9     | 7,448.19       | 0.17         |
| 10    | 8,427.51       | 0.19         |
| 11    | 9,716.32       | 0.23         |
| 12    | 9,679.16       | 0.22         |
| 13    | 8,613.31       | 0.20         |
| 14    | 7,546.68       | 0.17         |
| 15    | 8,829.82       | 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   | 1/13/2011  | WETLAND BUFFER AREA CONSERVATION EASEMENT   | WAG |
| 2   | 1/14/2011  | REVIEW EASEMENT TO THE VILLAGE FOR DRAINAGE | WAG |
| 3   | 10/14/2011 | REVIEW EASEMENT TO THE VILLAGE FOR DRAINAGE | WAG |
| 4   | 10/14/2011 | REVIEW EASEMENT TO THE VILLAGE FOR DRAINAGE | WAG |
| 5   | 10/14/2011 | REVIEW EASEMENT TO THE VILLAGE FOR DRAINAGE | WAG |
| 6   | 10/14/2011 | REVIEW EASEMENT TO THE VILLAGE FOR DRAINAGE | WAG |
| 7   | 10/14/2011 | REVIEW EASEMENT TO THE VILLAGE FOR DRAINAGE | WAG |
| 8   | 10/14/2011 | REVIEW EASEMENT TO THE VILLAGE FOR DRAINAGE | WAG |
| 9   | 10/14/2011 | REVIEW EASEMENT TO THE VILLAGE FOR DRAINAGE | WAG |
| 10  | 10/14/2011 | REVIEW EASEMENT TO THE VILLAGE FOR DRAINAGE | WAG |
| 11  | 10/14/2011 | REVIEW EASEMENT TO THE VILLAGE FOR DRAINAGE | WAG |
| 12  | 10/14/2011 | REVIEW EASEMENT TO THE VILLAGE FOR DRAINAGE | WAG |
| 13  | 10/14/2011 | REVIEW EASEMENT TO THE VILLAGE FOR DRAINAGE | WAG |
| 14  | 10/14/2011 | REVIEW EASEMENT TO THE VILLAGE FOR DRAINAGE | WAG |
| 15  | 10/14/2011 | REVIEW EASEMENT TO THE VILLAGE FOR DRAINAGE | WAG |
| 16  | 10/14/2011 | REVIEW EASEMENT TO THE VILLAGE FOR DRAINAGE | WAG |
| 17  | 10/14/2011 | REVIEW EASEMENT TO THE VILLAGE FOR DRAINAGE | WAG |
| 18  | 10/14/2011 | REVIEW EASEMENT TO THE VILLAGE FOR DRAINAGE | WAG |
| 19  | 10/14/2011 | REVIEW EASEMENT TO THE VILLAGE FOR DRAINAGE | WAG |

**GENTILE & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
150 E. ST. CHARLES PLACE  
LOMBARD, ILLINOIS 60148  
PHONE (630) 916-6282

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

ILLINOIS PROFESSIONAL DESIGN  
FIRM LICENSE NO. 184 002870

