

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE: April 27, 2015 (B of T) Date: May 7, 2015

TITLE: SUB 15-01; 25 N. West Road

SUBMITTED BY: Department of Community Development *tlb*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. This petition requests approval of a two-lot major plat of subdivision. (DISTRICT #1)

The Plan Commission recommended approval of this petition by a vote of 6-0.

Fiscal Impact/Funding Source:

Review (as necessary):  
Village Attorney X \_\_\_\_\_ Date \_\_\_\_\_

Finance Director X \_\_\_\_\_ Date \_\_\_\_\_

Village Manager X \_\_\_\_\_ 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 

**DATE:** May 7, 2015

**SUBJECT: SUB 15-01; 25 N. West Road**

Please find the following items for Village Board consideration as part of the May 7, 2015 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for SUB 15-01; and
3. Companion plat associated with the petition.

The Plan Commission unanimously recommended approval of the plat of subdivision at the April 20, 2015 meeting. **Please place this petition on the May 7, 2015 Board of Trustees consent agenda for authorization of signatures from the Village President and Village Clerk.**

Please let me know if you have any questions on the aforementioned materials.

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## VILLAGE OF LOMBARD

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

May 7, 2015

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Sharon Kuderna

**Trustees**  
Dan Whittington, Dist. 1  
Michael A. Fugiel, Dist. 2  
Reid Foltyniewicz, Dist. 3  
Bill T. Johnston, Dist. 4  
Robyn Pike, Dist. 5  
William "Bill" Ware, 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: SUB 15-01: 25 N. West Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. This petition requests approval of a two-lot major plat of subdivision.

Syed Alyi, representing the petitioner, stated that the lot is to be divided into two separate lots with a house on each lot.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked for the staff report.

Ms. Ganser, Assistant Director of Community Development, presented the staff report, which was submitted to the public record in its entirety. The owner of the lot wishes to subdivide the existing lot to create two lots in total: Lot 1: 31,004 square feet, 0.71 acres; Lot 2: 41,360 square feet, 0.95 acres. Since the total lot is greater than 1 acre the property is considered a major plat of subdivision and requires review by the Plan Commission and final approval by the Board of Trustees. The property is bounded by residential uses and the two proposed lots meet or exceed the R2 Zoning District requirements; therefore staff can recommend support of the petition.

Chairperson Ryan opened the meeting for questions or comments among the Commissioners.

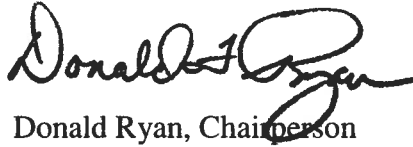
Commissioner Sweetser questioned how the lot is to be subdivided and wanted to confirm that a special easement would not be required. Ms. Ganser stated that the lot is to be subdivided with an east/west line resulting in Lot 1 being to the north of Lot 2 referring to the enclosed proposed plat of resubdivision. Both proposed lots exceed the width requirements in the R2 zoning district.

Commissioner Sweetser motioned to approve SUB 15-01. The motion was seconded by Commissioner Olbrysh. After due consideration of the petition and the

testimony presented, the Plan Commission found that the Plat of Resubdivision complies with the Zoning Ordinance and therefore, the Plan Commission, by a roll call vote of 6 to 0, recommended to the Corporate Authorities, approval of SUB 15-01.

Respectfully,

VILLAGE OF LOMBARD

A handwritten signature in black ink, appearing to read "Donald Ryan". The signature is fluid and cursive, with a large initial "D" and "R".

Donald Ryan, Chairperson  
Lombard Plan Commission

c. Lombard Plan Commission

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April 20, 2015

**Title**

SUB 15-01

**Petitioner & Property Owner**

Bryn Mawr Rental LLC,  
Arshad Husain  
2099 Anderson  
Newburgh, IN 47630

**Property Location**

25 N West Road  
(PIN 06-07-202-009)

**Zoning**

R2 Single Family Residential

**Existing Land Use**

Single Family Residential

**Comprehensive Plan**

Low Density Residential

**Approval Sought**

Two lot major plat of subdivision

**Prepared By**

Tami Urish,  
Planner I



**LOCATION MAP**

**PROJECT DESCRIPTION**

The petitioner, Arshad Husain, is requesting approval of a plat of resubdivision for a tract of land located at 25 N West Road to be entitled Husain's Resubdivision. The new plat depicts the proposed resubdivision of one property into two lots of record, as defined by the Zoning Ordinance.

The property has one hundred and forty (140) feet of street frontage on West Road with a lot area of 72,364 square feet (1.66 acres). The owner of the lot proposes to subdivide to create two lots in total:

- Lot 1: 31,004 square feet, 0.71 acres, single family house;
- Lot 2: 41,360 square feet, 0.95 acres, vacant;

This division is considered a major plat of subdivision as it is greater than one acre in size. Therefore the project must be reviewed and approved by the Plan Commission and Village Board of Trustees.



**PROJECT STATS**

**Lot information**

Total Size: 1.66 acres  
72,364 sq. ft.

Lot 1 31,004  
square feet,  
0.71 acres

Lot 2 41,360  
square feet  
0.95 acres

**Submittals**

1. Plat of Subdivision, Husain's Resubdivision, prepared by Gentile & Associates, Inc., dated February 18, 2015.

**EXISTING CONDITIONS**

The subject property is bounded by residential uses in the Village of Lombard. The properties to the south of the subject property are zoned medium density, multi-family use. The remainder of the surrounding properties are zoned single family residential uses.

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division has no comments.

**Fire Department:**

The Fire Department has no issues or concerns regarding the project.

**Private Engineering Services:**

Private Engineering Services has no comments.

**Public Works:**

The Department of Public Works has no comments.

**Planning Services Division:**

Planning's focus with respect to any subdivision of developed lots is to make sure that all lots within the subdivision meet the minimum lot standards of the district, and that all existing structures on the lots meet the minimum setbacks once the subdivision has been recorded. For the proposed subdivision, both lots meet or exceed the underlying R2 District's minimum lot width of sixty feet (60') and exceed the minimum lot area of 7,500 square feet. The existing house is approximately thirty feet (30') from the new proposed east/west property line, well beyond the required side set back of six feet (6'). As the plat shows, the proposed lot will include five-foot public utility and drainage easements along the northern and southern property lines and ten-foot public utility and drainage easements along the eastern property lines of Lot 1 and 2.

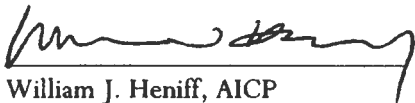
**FINDINGS & RECOMMENDATIONS**

Staff finds that the proposed Plat of Subdivision meets the requirements of the Subdivision and Development Ordinance and the Zoning Ordinance.

As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of SUB 15-01:

Based on the submitted petition and the testimony presented, the proposed Plat of Subdivision meets the requirements of the Lombard Subdivision and Development Ordinance and Zoning Ordinance and therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of SUB 15-01.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

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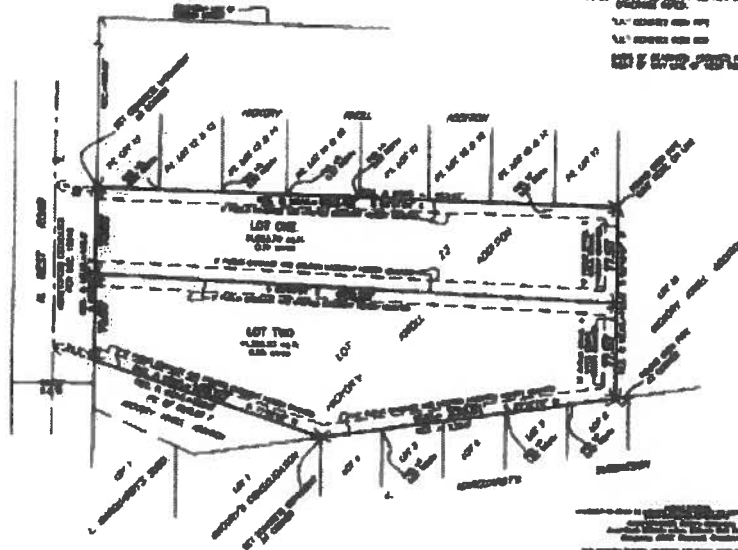


# HUSAIN'S RESUBDIVISION

FILE NO. 2008-00000000

ORDER OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, CALIFORNIA

NOTICE TO ALL PERSONS INTERESTED IN THIS RESUBDIVISION: THIS RESUBDIVISION IS BEING FILED FOR THE RECORD IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY, CALIFORNIA, ON THIS DATE.



**STATE OF CALIFORNIA**  
COUNTY OF SAN DIEGO  
I, \_\_\_\_\_, County Clerk of San Diego County, California, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

**NOTICE TO ALL PERSONS INTERESTED IN THIS RESUBDIVISION:**  
THIS RESUBDIVISION IS BEING FILED FOR THE RECORD IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY, CALIFORNIA, ON THIS DATE.

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THIS RESUBDIVISION IS BEING FILED FOR THE RECORD IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY, CALIFORNIA, ON THIS DATE.

**PLANNING COMMISSION CERTIFICATE**  
STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO )  
APPROVED BY THE PLANNING COMMISSION OF THE COUNTY OF SAN DIEGO, CALIFORNIA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

**COMMISSIONER OF COUNTY DEVELOPMENT CERTIFICATE**  
STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO )  
APPROVED BY THE COMMISSIONER OF COUNTY DEVELOPMENT OF THE COUNTY OF SAN DIEGO, CALIFORNIA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

**VALUATION CERTIFICATE**  
STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO )  
I, \_\_\_\_\_, Assessor of San Diego County, California, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

**PLANNING COMMISSION CERTIFICATE**  
STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO )  
APPROVED BY THE PLANNING COMMISSION OF THE COUNTY OF SAN DIEGO, CALIFORNIA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

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**CONTINENTAL & ASSOCIATES, INC.**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
10000 SAN DIEGO AVENUE, SUITE 100  
SAN DIEGO, CALIFORNIA 92131  
TEL: 619-594-1000  
FAX: 619-594-1001  
WWW.CONTINENTAL-SURVEYORS.COM

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