


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: David A. Hulseberg, Village Manager
DATE: June 19, 2012 (BOT) Date: June 21, 2012
TITLE: SUB 12-01: 137 N. Elizabeth St.
SUBMITTED BY: Department of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. The petition requests approval of a one-lot major plat of subdivision.

The Plan Commission recommended approval of this petition.

Staff also recommends that the filing fees associated with this petition be reduced from \$450, the filing fee of a major plat of subdivision, to \$125, the filing fee of an administrative plat of subdivision.

Please place this item on the June 21, 2012 Board of Trustees agenda.

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: David A. Hulseberg, AICP, ICMA-CM, Village Manager

FROM: William J. Heniff, AICP *WJH*
Director of Community Development

DATE: June 21, 2012

SUBJECT: SUB 12-01: 137 N. Elizabeth St. (Arndt-Ludwig Resubdivision)

Attached please find the following items for Village Board consideration as part of the June 21, 2011 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for SUB 12-01;
3. Companion plat associated with the petition.

At its June 21, 2012 meeting, the Plan Commission recommended that the Village Board approve the aforementioned one-lot plat of resubdivision. As the Village Board is not scheduled to meet until August 16, 2012, staff is recommending that this item be placed on the June 21, 2012 Village Board meeting late agenda, so that the property owner can proceed with his construction plans.

The proposed resubdivision is rather unique in Lombard as it consists of a proposed single lot of greater than one acre in area. The Subdivision and Development Ordinance (Chapter 154 of Village Code) requires approval of resubdivision plats of greater than one acre by the Village Board as a major plat of subdivision, rather than as an administrative approval. The one acre provision is consistent with the State Plat Act (765 ILCS 205/1(b)(2)) provisions. However, as this approval is perfunctory in nature, staff resources were minimal in the processing of the subject plat. As such, staff recommends a reduction in the filing fees associated the major plat filing fee of \$450.00 to the filing cost of an administrative filing fee of \$125.00.



VILLAGE OF LOMBARD

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June 21, 2011

Village President
William J. Mueller

Village Clerk
Brigitte O'Brien

Trustees
Greg Alan Gron, Dist. 1
Keith T. Giagnorio, Dist. 2
Zachary C. Wilson, Dist. 3
Peter Breen, Dist. 4
Laura A. Fitzpatrick, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
David A. Hulseberg

"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. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

Subject: SUB 12-01; 137 N. Elizabeth St.

Dear President and Trustees:

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

Chris Stilling, Assistant Community Development Director, presented the petition. He stated that staff allows for these requests to be done administratively. However, the fact that the lot is greater than one acre in area and not a lot of record, Code requires that it be established as a lot of record for the applicant to build a new home on the property. Staff has no issues with this request and recommends approval.

No one in the audience had comments about the proposed plat.

Vice Chairperson Flint opened the meeting for discussion and questions by the Plan Commission. The Commissioners had no comments.

Commissioner Burke motioned to approve SUB 12-01. 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 Consolidation complies with the Subdivision and Development Ordinance and the Zoning Ordinance and therefore, the Plan Commission, by a roll call vote of 4 to 0, recommended to the Corporate Authorities, **approval** of SUB 12-01.

Respectfully,

VILLAGE OF LOMBARD


Stephen Flint, Vice Chairperson
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission

DESCRIPTION

The petitioner is requesting approval of a plat of resubdivision for a tract of land located at 137 N. Elizabeth St., entitled "Arndt-Ludwig Resubdivision". The plat proposes to make the tract a lot of record, as defined by the Zoning Ordinance. This division is being requested in order to facilitate the construction of a new single-family residence on the property. Most of these types of resubdivisions can be approved administratively, as they are under an acre in size. However this division is considered a major plat of subdivision as it is greater than one acre in size. Therefore, it must be reviewed and approved by the Plan Commission and Board of Trustees.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

The Private Engineering Services Division has no objection to the request.

PUBLIC WORKS

The Department of Public Works has no objection to the petition.

FIRE DEPARTMENT

The Fire Department has no objection to the petition.

BUILDING

The Building Division has no comment at this time.

PLANNING

The subject property was originally improved with a single-family residence. The petitioner acquired the property and is proposing to construct a new residence on the site.

Section 155.220 of the Zoning Ordinance reads as follows:

155.220 DEVELOPMENT ON LOTS OF RECORD.

The following construction activity shall only occur on a Lot of Record:

- (A) The construction of a principal structure.
- (B) The construction of an addition to a principal structure which includes a foundation, footers or piers, except where:

1. The foundation, footers or piers are replacing an existing foundation or existing footers or piers; or
2. The addition does not exceed 350 square feet.

(C) The construction of an accessory structure greater than 800 square feet.

Village Code states that construction of a new residence would need to meet our requirement that development of a new structure must be on a lot of record. Any subdivisions of greater than one acre in size cannot be approved as administrative plats - they must be approved as major plats of subdivision.


This subdivision meets the requirements of the Zoning Ordinance and Subdivision and Development Ordinance. The lot exceeds the 60-foot minimum lot width and minimum 7,500 square foot area requirements of the underlying R2 Single-Family Residential District. With the proposed lot exceeding one-acre in size, the lot also meets the desired lot size expressed within the Comprehensive Plan for the site. As the plat shows, the proposed lot will include five-foot public utility and drainage easements along the western and southern property lines and ten-foot public utility and drainage easements along the northern and eastern property lines.

FINDINGS AND RECOMMENDATIONS

Staff finds that the proposed Plat of Subdivision meets the requirements of the Subdivision and Development Ordinance and the Zoning Ordinance. Based on the above considerations, 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 the testimony presented, the proposed Plat of Subdivision meets the requirements of the Lombard Subdivision and Development Ordinance and the Zoning Ordinance, and therefore, I move that the Plan Commission recommend to the Corporate Authorities **approval** of the Plat of Subdivision associated with SUB 12-01.

Inter-Departmental Review Group Report Approved By:



William J. Heniff, AICP
Director of Community Development

WJH/MST:

c. Petitioner