

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

MAJOR PLAT OF RESUBDIVISION – 400 E. ST. CHARLES ROAD

January 22, 2018

Title

SUB 18-01

Petitioner

Rock Solid Development
120 W. Golf Road, Ste. 217
Schaumburg, IL 60195

Property Owner

Rock Solid Development
120 W. Golf Road, Ste. 217
Schaumburg, IL 60195

Property Location

400 E. St. Charles Road

Zoning

R4PD – Oakview Estates Planned
Development

Existing Land Use

Vacant/Undeveloped

Comprehensive Plan

High Density Residential

Approval Sought

Major Plat of Resubdivision

Prepared By

Anna Papke, AICP
Senior Planner



LOCATION MAP

PROJECT DESCRIPTION

The petitioner, Rock Solid Development, is requesting approval of a major plat of resubdivision for the property located at 400 E. St. Charles Road. The petitioner previously received approval from the Village for a ten-unit townhome development on the subject property (PC 17-01). At the time, the east property line bisected a driveway that serves the neighboring condo building at 500 E. St. Charles Road, and the petitioner proposed to deed a portion of the subject property containing the driveway to the condo association. The Village approved PC 17-01 with the condition that the petitioner record a plat of resubdivision to establish the remainder of the subject property as a lot of record once the transfer of the property was complete.

The petitioner has deeded the property to the condo board (R2017-125799) and now submits the required plat of resubdivision for final approval.

EXISTING CONDITIONS

There is a 25-space parking lot and a drive aisle connecting the subject property to the property 500 E. St. Charles Road. The parking lot will be removed to facilitate the proposed townhome development. The subject property is otherwise vacant.

PROJECT STATS

Lot information

Total Size: 49,567 sq. ft.
(1.14 acres)

PIN 06-05-426-009

Submittals

1. Request for final plat approval;
2. Plat of Subdivision for Oakview Estates Second Resubdivision prepared by Craig R. Knoche & Associates, dated December 1, 2017.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the plat of resubdivision.

Fire Department:

The Fire Department has no comments or concerns regarding the plat of resubdivision.

Private Engineering Services:

PES has no comments regarding the plat of resubdivision.

Public Works:

Public Works has no comments regarding the resubdivision of the property.

Planning Services Division:

Planning's focus with respect to resubdivisions is to ensure that all lots meet the minimum lot standards of the district. The underlying zoning district, R4 Limited General Residence District, requires a minimum lot width of 30 feet for attached single-family dwellings (300 feet for ten townhomes) and a minimum lot area of 3,500 square feet per dwelling unit (35,000 square feet for ten townhomes). The proposed plat of resubdivision contains one lot that exceeds these standards.

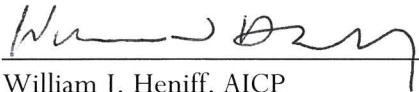
FINDINGS & RECOMMENDATIONS

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 18-01:

Based on the submitted petition and the testimony presented, the proposed Plat of Resubdivision 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 18-01.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

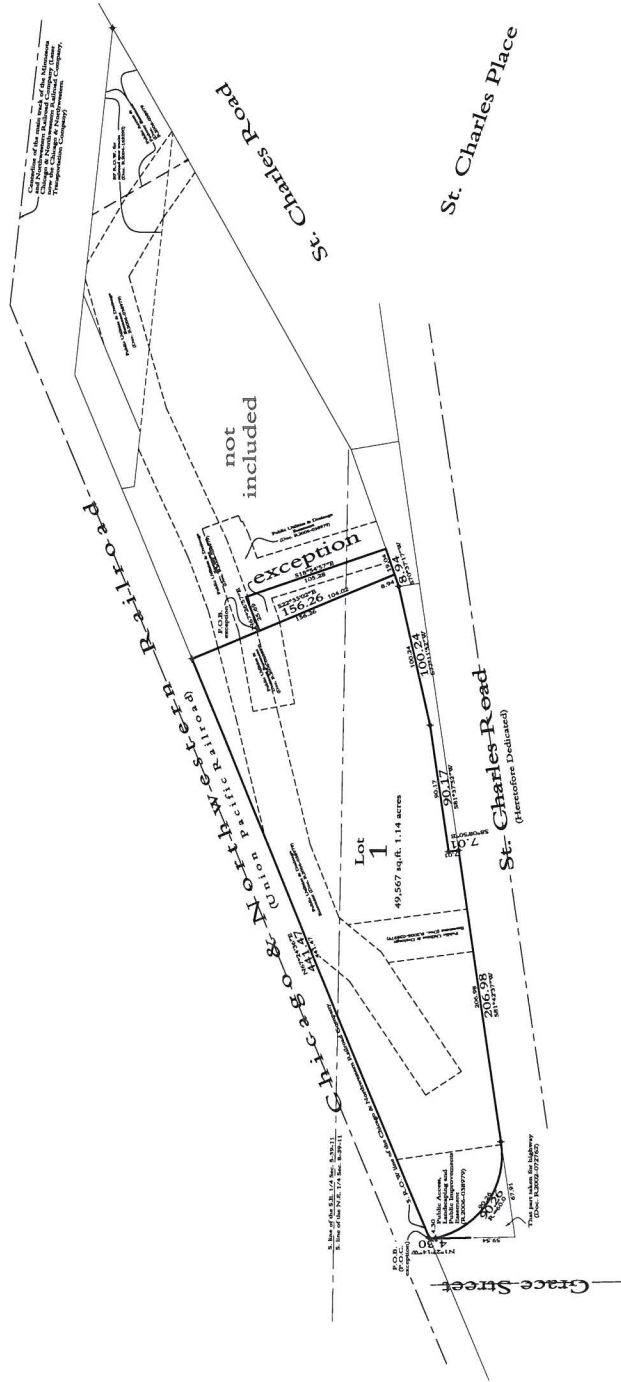
c. Petitioner

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Oakview Estates Second Resubdivision

Being a resubdivision of Lot 1 of Oakview Estates Resubdivision in the Township of Section 35 and the northeast quarter of Section 39, Township 38 North, Range 1 East of the Third Principal Meridian in Du Page County, Illinois.

P.L.N.: 06-05-426-009



Notes:
From pipes at all exterior corners except as noted.

Prepared by:
M.C.A. Architects



Craig R. Schuch & Associates
Civil Engineers, P.C.
Land Surveyors
1000 West Belmont Street - Springfield, Illinois 62761 - Phone (217) 842-1275

Date: 12/11/19
Title: 17-0118-2
Scale: 1" = 40.00'

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