

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: May 26, 2005 (B of T) Date: June 2, 2005

TITLE: SUB 05-02: 56 and 60 N. Columbine Avenue

SUBMITTED BY: Department of Community Development *Dett*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration a petition requesting approval of a two-lot plat of resubdivision. (DISTRICT #1)

The petitioner is requesting waiver of first reading

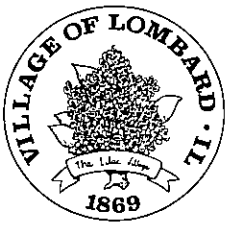
The Plan Commission recommended approval of this request.

Fiscal Impact/Funding Source:

Review (as necessary):


Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X *W.T. Lichter* _____ Date 5/26/05

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: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP, Director of Community Development 

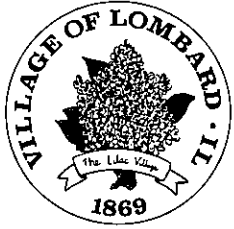
DATE: May 26, 2005

SUBJECT: SUB 05-02: 56 and 60 North Columbine Avenue

Attached please find the following items for Village Board consideration as part of the June 2, 2005 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for SUB 05-02;
3. Companion plat associated with the petition.

The Plan Commission recommends that the Village Board make a motion to approve the plat of resubdivision. The petitioner is requesting a waiver of first reading.



VILLAGE OF LOMBARD

255 E. Wilson Avenue
Lombard, IL 60148-3926
(630) 620-5700 FAX: (630) 620-8222
TDD: (630) 620-5812
www.villageoflombard.org

Village President
William J. Mueller

Village Clerk
Brigitte O'Brien

Trustees
Greg Alan Gron, Dist. 1
Richard J. Tross, Dist. 2
John "Jack" T. O'Brien, Dist. 3
Steven D. Sebby, Dist. 4
Kenneth M. Florey, Dist. 5
Rick Soderstrom, Dist. 6

Village Manager
William T. Lichter

June 2, 2005

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

Subject: SUB 05-02: 56 and 60 N. Columbine Avenue

Dear President and Trustees:

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

William Heniff, Senior Planner, presented the staff report. He noted the location of the two properties. He stated that the property owner was in the audience if there were specific questions. He stated that Lot 2 of the subdivision is being modified. Mr. Heniff stated that Lot 2 is currently only sixty (60) feet deep. He stated that the property owner wanted to eliminate the flag configuration and extend the rear property line of Lot 1. He stated that Lot 2 is keeping the standard lot configuration the subdivision would add area to Lot 2. He stated that the two lots were 56,000 square feet and therefore needed to appear before the Plan Commission and Village Board approval. He stated that staff does not have a problem with the proposed subdivision and finds that it is consistent with the Subdivision and Development Ordinance.

Chairperson Ryan opened the meeting for discussion and questions by the Plan Commission. There were no comments by the members.

After due consideration of the petition and the testimony presented, the Plan Commission found that the Plat of Resubdivision complies with the Subdivision and Development Ordinance and the Zoning Ordinance. Therefore the Plan Commission, by a roll call vote of 5 to 0, recommended to the Corporate Authorities, approval of SUB 05-02.

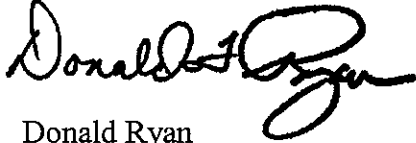
"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business to create a distinctive sense of spirit and an outstanding quality of life."

"The *Mission* of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Re: SUB 05-02
June 2, 2005
Page 2

Respectfully,

VILLAGE OF LOMBARD

A handwritten signature in black ink, appearing to read "Donald Ryan", written in a cursive style.

Donald Ryan
Chairperson
Lombard Plan Commission

DR:WJH:adc
att-

c. Petitioner
 Lombard Plan Commission

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VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO:	Lombard Plan Commission	DATE:	May 16, 2005
FROM:	Department of Community Development	PREPARED BY:	Angela Clark, AICP Planner II

TITLE

SUB 05-02; 56 and 60 N. Columbine Avenue: The petitioner requests approval of a two-lot plat of resubdivision.

GENERAL INFORMATION

Petitioner/Property Owner:	The Carol A. Lewkowich Trust 60 N. Columbine Avenue Lombard, IL 60148
Existing Land Use:	Single-family residence
Size of Property:	1.3 acres
Comprehensive Plan:	Recommends Low-Density Residential
Existing Zoning:	R2 Single-Family Residential District
Surrounding Zoning and Land Use:	
North:	R2 Single Family Residential District; developed as single-family residences
South:	R2 Single Family Residential District; developed as single-family residences
East:	R2 Single Family Residential District; developed as single-family residences
West:	Unincorporated DuPage County; developed as a Commonwealth edison transmission line

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on May 4, 2005:

1. Petition for Subdivision Approval
2. Plat of Resubdivision, prepared by Gentile and Associates, dated April 29, 2005.

DESCRIPTION

The petitioner is requesting approval of a plat of resubdivision for a tract of land located at 56 and 60 N. Columbine Avenue, entitled "Lewkowich 2nd Resubdivision". There is currently a single-family residence on each lot. Lot 1 is presently configured as a flag shaped lot. The petitioner proposes to extend the western boundary of Lot 2 approximately 192 feet, thereby making both lots parallel to one another. Since the property is greater than one acre in size the plat of subdivision 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 comment at this time.

PUBLIC WORKS

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

FIRE AND BUILDING

The Bureau of Inspectional Services has no comment at this time.

PLANNING

The petitioner owns both properties located at 56 and 60 North Columbine Avenue. The petitioner would like to resubdivide the property to provide a larger yard for the property located at 56 N. Columbine, as the western portion is currently configured as a flag shaped lot for the property at 60 N. Columbine. Subdivisions of this nature are typically reviewed and approved by staff, however the subject property is greater than one acre in size and must be approved by the Village Board as a major plat of subdivision.

Plan Commission
Re: SUB 05-02
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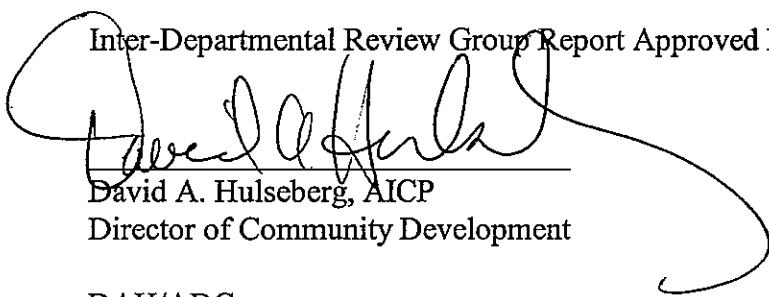
This subdivision meets all of the requirements of the Zoning Ordinance and Subdivision and Development Ordinance. The lots will also exceed the 60-foot minimum lot width and minimum 7,500 square foot area requirements of the underlying R2 Single-Family Residential District requirements. With the proposed 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 and ten-foot public utility and drainage easements to the side and rear property lines respectively.

FINDINGS AND RECOMMENDATIONS

Staff finds that the proposed Plat of Subdivision meets the requirements of the Subdivision and Development Ordinance, 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 05-02.

Inter-Departmental Review Group Report Approved By:



David A. Hulseberg, AICP
Director of Community Development

DAH/ADC:
att

c. Petitioner

May 25, 2005

To: Ms. Angela D. Clark, Planner
Village of Lombard
255 E. Wilson Ave.
Lombard, IL 60148-3931

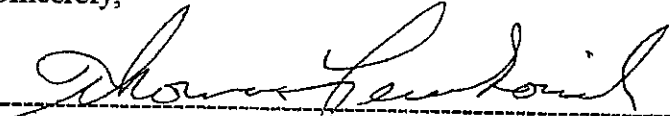
From: Thomas & Carol Lewkowich
60 N. Columbine Ave.
Lombard, IL 60148-2135


RE: SUB-0502

We would like a waiver of First Reading regarding petition SUB-0502.

Thank you.

Sincerely,


-----, Thomas Lewkowich


-----, Carol Lewkowich