VILLAGE OF LOMBARD

INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission DATE: May 16, 2005

FROM: Department of Community PREPARED BY: Angela Clark, AICP

Development Planner II

TITLE

<u>SUB 05-02</u>; **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:

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- 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 by approved by the Village Board as a major plat of subdivision.

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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