



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 2<sup>nd</sup> 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  
Page 3

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

\\ntfp1\vol\CD\WORDUSER\PCCASES\2005\SUB 05-02\REPORT Sub 05-02.doc