

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: December 27, 2005 (B of T) Date: January 5, 2006

TITLE: SUB 05-07: 525 West St. Charles Road & 42 South Glenview Avenue (Lincoln ~~Maple~~ Partners Resubdivision)

SUBMITTED BY: Department of Community Development

BACKGROUND/POLICY IMPLICATIONS:

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

The Plan Commission recommended approval of this request.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X

Finance Director X

Village Manager X

Date

Date

Date

12/28/05

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 *DAL*

DATE: January 5, 2006

SUBJECT: SUB 05-07: 525 West St. Charles Road & 42 South Glenview Avenue
(Lincoln Maple Partners Resubdivision)

Attached please find the following items for Village Board consideration as part of the January 5, 2006 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for SUB 05-07;
3. Companion plat associated with the petition.

The Plan Commission recommends that the Village Board make a motion to approve the plat of resubdivision. A companion stormwater detention variation will be provided to the Board as part of a separate agenda item.

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
Brittne 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

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

Village of Lombard

Subject: SUB 05-07: ; 525 West St. Charles Road & 42 South Glenview Avenue (Lincoln Maple Partners Resubdivision)

Dear President and Trustees:

Village Manager
William T. Lichter

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

William Heniff, Senior Planner, presented the petition. The submitted plat proposes to divide two existing parcels into three parcels. The division will primarily divide the property at 525 W. St. Charles Road into two lots of record. To "square off" the subject properties, the subdivision will also break off a twenty foot strip of land currently a part of 42 S. Glenview Avenue lot and the strip will be added to the two new St. Charles Road lots. This resubdivision is proposed to create a buildable lot on the west side of the 525 West St. Charles Road property. The existing two residences will remain on the property as-is.

Since the subject property is greater than an acre in size, it is considered a major plat of subdivision and must be reviewed and approved by the Plan Commission and Board of Trustees.

As the plat is greater than one-acre in size, the Subdivision and Development Ordinance would require the creation of a stormwater detention outlet. However, in review of the proposed plat, the resubdivision will only create one additional buildable lot. This additional lot may only have about 5,000 square feet of impervious area for the new residence, so creating an additional detention outlet would not provide any real stormwater detention benefit. As a result, concurrent with the consideration of the associated plat by the Village Board, the Board will also consider a companion request for a stormwater detention outlet.

"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."

Private Engineering Services and Public Works Engineering Divisions both support the companion request for a variation to waive the Village Code requirement for detention due to the fact that this would be a major subdivision. However, if a fourth house is proposed in the future, then detention shall be provided at that time for all development, existing and proposed, within the boundaries of the SUB 05-07 subdivision. In addition, the petitioner should be advised that the latest Flood Insurance Rate Map dated 12/16/04 identifies 100-yr floodplain on the proposed Lot 2.

Mr. Heniff noted that this subdivision meets all of the lot requirements of the Subdivision and Development Ordinance. Each lot will also meet the R2 zoning district lot width and area requirements for the existing structures within the subdivision areas as well as for any future buildings. The subdivision will also include requisite public utility and drainage easements.

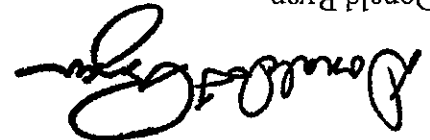
Tom Cholowa, 31 N. Lincoln, of Lincoln Maple Partners, owner of the property, stated that the subdivision will be an overall improvement to the property.

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, the Zoning Ordinance and the standards expressed as part of the Highlands of Lombard Planned Development. Therefore, the Plan Commission, by a roll call vote of 5 to 0, recommended to the Corporate Authorities, **approval** of SUB 05-07.

Respectfully,

VILLAGE OF LOMBARD



Donald Ryan

Chairperson

Lombard Plan Commission

att-

c. Petitioner

Lombard Plan Commission

**VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission
FROM: Department of Community Development
PREPARED BY: William J. Heniff, AICP
Senior Planner

DATE: December 19, 2005

TITLE

SUB 05-07; 525 West St. Charles Road & 42 South Glenview Avenue (Lincoln Maple Partners Resubdivision): Requests approval of a three-lot plat of resubdivision.

GENERAL INFORMATION

Petitioner:

Lincoln Maple Partners, Inc.
400 East 22nd Street, Suite 400A
Lombard, IL 60148

Property Owners:

For 525 W. St. Charles Road
Lincoln Maple Partners, Inc.
400 East 22nd Street, Suite 400A
Lombard, IL 60148

For 42 S. Glenview Avenue
Robert W. & Janet M. Kenny
42 S. Glenview Avenue
Lombard, IL 60148

Size of Property:

1.52 acres

Comprehensive Plan:

Recommends Single-Family Residential

Existing Zoning:

R2 Single-Family Residences

Surrounding Zoning and Land Use:

North: R2 Single-Family Residence District; developed as single family residences

South: R2 Single-Family Residence District; developed as single family residences

East: R2 Single-Family Residence District; developed as single family residences
West: R2 Single-Family Residence District; developed as single family residences

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on November 28, 2005:

1. Petition for Subdivision Approval.

2. Plat of Survey for 525 W. St. Charles Road, prepared by Lambert & Associates, dated October 27, 2004.

3. Plat of Survey for 42 S. Glenview Avenue (partial), dated December 20, 2003.

4. Plat of Resubdivision, prepared by Gentile & Associates, dated November 22, 2005.

DESCRIPTION

The submitted plat proposes to divide two existing parcels into three parcels. The division will primarily divide the property at 525 W. St. Charles Road into two lots of record. To "square off" the subject properties, the subdivision will also break off a twenty foot strip of land currently a part of 42 S. Glenview Avenue lot and the strip will be added to the two new St. Charles Road lots. This resubdivision is proposed to create a buildable lot on the west side of the 525 West St. Charles Road property. The existing two residence will remain on the property as-is.

Since the subject property is greater than an acre in size, it is considered a major plat of subdivision and must be reviewed and approved by the Plan Commission and Board of Trustees.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

The Private Engineering Services and Public Works Engineering Divisions both support the requested variation to waive the Village Code requirement for detention due to the fact that this

would be a major subdivision provided that the following condition is added to the approval of the variation request:

"No detention shall be required to resubdivide the lots as proposed in this petition nor to build a third house within the boundaries of the resubdivision. However, if a fourth house is proposed in the future, then detention shall be provided at that time for all development, existing and proposed, within the boundaries of the SUB 05-07 resubdivision."

In addition, the petitioner should be advised that the latest Flood Insurance Rate Map dated 12/16/04 identifies 100-yr floodplain on Lot 2.

FIRE AND BUILDING

The Bureau of Inspectional Services has no comments on the proposed plat.

PLANNING

This subdivision meets all of the lot requirements of the Subdivision and Development Ordinance. Each lot will also meet the R2 zoning district lot width and area requirements for the existing structures within the resubdivision areas as well as for any future buildings. The subdivision will also include requisite public utility and drainage easements.

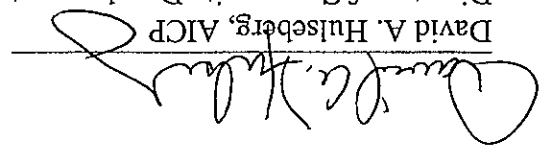
As the plat is greater than one-acre in size, the Subdivision and Development Ordinance would require the creation of a stormwater detention outlet. However, in review of the proposed plat, the resubdivision will only create one additional buildable lot. This additional lot may only have about 5,000 square feet of impervious area for the new residence, so creating an additional detention outlet would not provide any real stormwater detention benefit. As a result, concurrent with the consideration of the associated plat by the Village Board, the Board will also consider a companion request for a stormwater detention outlet.

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 SUB 05-07.

Inter-Departmental Review Group Report Approved By:



David A. Hulseberg, AICP
Director of Community Development

c. Petitioner

Location Map

SUB 05-07
525 W. St. Charles Road, 42 S. Glenview

