

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

DATE: December 19, 2005

FROM: Department of Community
Development

PREPARED BY: William J. Heniff, AICP
Senior Planner

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

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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 outlot. 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 outlot 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 outlot.

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:

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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

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