

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

TO: Lombard Plan Commission

HEARING DATE: July 21, 2008

FROM: Department of Community
Development

PREPARED BY: Michael S. Toth
Planner I

TITLE

SUB 08-02; 1025 E. Madison (St. Pius X Church): The petitioner requests that the Village approve a Major Plat of Subdivision.

GENERAL INFORMATION

Petitioner: St. Pius X Church
1025 E. Madison
Lombard, IL 60148

Property Owner: Diocese of Joliet
425 Summit Street
Joliet, IL 60435

PROPERTY INFORMATION

Existing Land Use: Church and Parochial Elementary School

Size of Property: Approximately 8.19 acres

Comprehensive Plan: Recommends Public and Institutional

Existing Zoning: R2 Single Family Residential District

SURROUNDING ZONING AND LAND USE

North: Property zoned R2 Single Family Residential and developed as single family residences

South: Property zoned B3 Community Shopping District and developed as a financial institution & property zoned R2 Single Family Residence and developed as single family residences

East: Property zoned R2 Single Family Residential and developed as a religious institution, known as Community Presbyterian Church

West: Property zoned R2 Single Family Residential and 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 July 11, 2008:

1. Plat of Subdivision – St. Pius X, prepared by Gewalt Hamilton Associates, Inc., dated July, 11, 2008.

DESCRIPTION

A plat of subdivision is being brought forward at this time to facilitate the proposed construction associated with PC 07-23 and was a condition of approval of Ordinance 6084. 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

PUBLIC WORKS

The Department of Public Works has no comments on the petition.

PRIVATE ENGINEERING SERVICES

The Private Engineering Services Division of Community Development has no comments.

BUILDING & FIRE

The Fire Department/Bureau of Inspectional Services has no comments at this time.

PLANNING

The proposed subdivision is intended to create a separate lot of record for the subject property. This subdivision meets all of the requirements of the Zoning Ordinance and Subdivision and Development Ordinance. The proposed lot will exceed the minimum lot width and area

requirements of the underlying zoning district. As the plat shows, the site will now provide a new Stormwater Management Easement adjacent to Madison Street. The required five (5) foot utility and drainage easements will also be provided along the southern and eastern property lines. Staff recommends that the plat be approved.

FINDINGS AND RECOMMENDATIONS

Staff has reviewed the petition and concurs that the proposed subdivision meets the standards set forth in the Subdivision and Development Ordinance and the Zoning Ordinance. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion:

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 08-02.

Inter-Departmental Review Group Report Approved By:

William Heniff, AICP
Acting Director of Community Development

c: Petitioner