

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: August 29, 2006 (B of T) Date: September 7, 2006

TITLE: SUB 06-01: 525 West St. Charles Road (Lincoln Maple Partners Resubdivision)

SUBMITTED BY: Department of Community Development *WTL*

BACKGROUND/POLICY IMPLICATIONS:

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

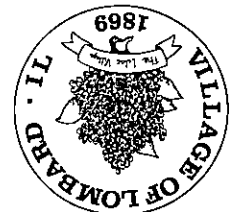
The Plan Commission recommended approval of this request.

NOTE: A previous plat was approved by the Village Board that included the subject property as well as the adjacent lot at 42 South Glenview Avenue. The Village Board is also being requested to rescind the motion previously approving the plat associated with SUB 05-07 and approve the plat associated with SUB 06-01.

Fiscal Impact/Funding Source:
Review (as necessary):

Village Attorney X _____
Date _____
Finance Director X _____
Date _____
Village Manager X _____
Date _____

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. Huliseberg, AICP, Assistant Village Manager/Director of Community Development *DAL*

DATE: September 7, 2006

SUBJECT: SUB 06-01: 525 West St. Charles Road (Lincoln Maple Partners Resubdivision)

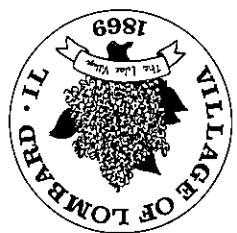
Attached please find the following items for Village Board consideration as part of the September 7, 2006 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for SUB 06-01;
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.

Please note that a previous plat was approved by the Village Board that included the subject property as well as the adjacent lot at 42 South Glenview Avenue. As such, the Village Board is requested to rescind the motion approving the plat associated with SUB 05-07 and approve the plat associated with SUB 06-01.

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Village President
 William J. Mueller

Village Clerk
 Brigitte O'Brien

Trustees
 Greg Alan Gron, Dist. 1
 Richard J. Tross, Dist. 2
 John "Jack" T. O'Brien, Dist. 3
 Steven D. Sebbj, 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 06-01; 525 West St. Charles Road (Lincoln Maple Partners Resubdivision)

Dear President and Trustees:

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

William Heniff, Senior Planner, presented the petition and referenced the companion staff report. Earlier this year, the petitioner received approval for a three lot subdivision encompassing the subject property as well as the adjacent residential property at 42 S. Glenview Avenue. After the Plan Commission and Board approved the plat, but before the plat was signed-off and recorded, the property owner at 42 S. Glenview Avenue decided not to proceed with the resubdivision of his lot. As such, the petitioner has decided to seek approval of an amended subdivision that divides his lot into two lots of record. Since the subject property is greater than one acre in size it is considered a major plat of subdivision, and as the revised plat is substantially different than what was approved by the Board, it must be reviewed and approved by the Plan Commission and Board of Trustees.

But for the stormwater detention provision that will be addressed by the Village Board as part of a separate variation request, this subdivision meets all of the lot requirements of the Subdivision and Development Ordinance. Both lots 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.

Chairperson Ryan opened the meeting for discussion and questions by the Plan Commission. There were no comments by the members.

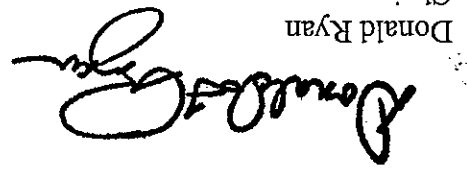
"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business to create a distinctive sense of spirit and an outstanding quality of life."
 "The *Mission* of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Re: SUB 06-01
September 7, 2006
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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 and the Zoning Ordinance and therefore, the Plan Commission, by a roll call vote of 4 to 0, recommended to the Corporate Authorities, **approval** of SUB 06-01.

Respectfully,

VILLAGE OF LOMBARD



Donald Ryan
Chairperson
Lombard Plan Commission

att-

c. Petitioner
Lombard Plan Commission

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**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: August 17, 2006

TITLE

SUB 06-01; 525 West St. Charles Road (Lincoln Maple Partners Resubdivision): Requests approval of a two-lot plat of resubdivision.

GENERAL INFORMATION

Petitioner/Property Owner: Lincoln Maple Partners, Inc.
400 East 22nd Street, Suite 400A
Lombard, IL 60148

Size of Property: 1.08 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 July 18, 2006:

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 Resubdivision, prepared by Gentle & Associates, dated June 22, 2006.

DESCRIPTION

Earlier this year, the petitioner received approval for a three lot subdivision encompassing the subject property as well as the adjacent residential property at 42 S. Glenview Avenue. After the Plan Commission and Board approved the plat, but before the plat was signed-off and recorded, the property owner at 42 S. Glenview Avenue decided not to agree with any resubdivision of his lot. As such, the petitioner has decided to seek approval of an amended subdivision that divides his lot into two lots of record, therefore, a new plat must be approved.

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

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

As the proposed subdivision is greater than one-acre in size, a stormwater detention facility is required unless a variation from the stormwater detention requirements is granted by the Village Board.

The Village Board previously granted such a variation earlier this year (Ordinance 5792, adopted January 5, 2006) for this development when the previous plat was approved earlier this year. This Ordinance will need to be rescinded and a new variation will need to be approved by the Village Board.

The Private Engineering Services and Public Works Engineering Divisions do not object to the requested variation to waive the Village Code requirement for detention as was noted in the previous variation request. 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.

The petitioner should be advised that the latest Flood Insurance Rate Map dated December 16, 2004 identifies a 100-yr floodplain area to the rear of Lot 2.

FIRE AND BUILDING

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

PLANNING

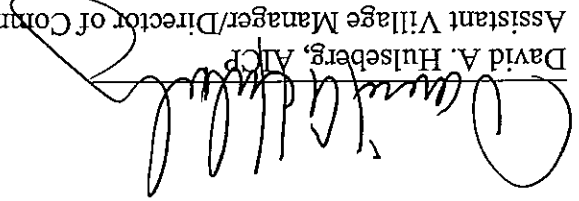
But for the stormwater detention provision noted above, this subdivision meets all of the lot requirements of the Subdivision and Development Ordinance. Both lots will also meet the R2 zoning district lot width and area requirements for the existing structures within the subdivision areas as well as for any future buildings. The subdivision will also include requisite public utility and drainage easements.

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 06-01.

Inter-Departmental Review Group Report Approved By:


David A. Huiseberg, AICP
Assistant Village Manager/Director of Community Development

c. Petitioner

Location Map

SUB 06-01

