

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

ANNEXATION & MAP AMENDMENT (REZONING) – 600 W. Pleasant Lane

August 19, 2019

Title

PC 19-07

Petitioner

West Suburban Bank Trust,
Trust No. 14435 u/d/a
February 14, 2019
c/o Pete Occhipinti
303 W. Windsor
Lombard IL 60148

Property Owner

Same

Property Location

600 W. Pleasant Lane
Trustee District #1 – if annexed
05-01-204-068

Zoning

Unincorporated DuPage County

Existing Land Use

One single-family home

Comprehensive Plan

Low-Medium Density
Residential

Approval Sought

Annexation and map
amendment (rezoning) from R0
Single-Family Residence District
to the R3 Attached Single-
Family Residence District

Prepared By

Jennifer Ganser, AICP
Assistant Director



LOCATION MAP

PROJECT DESCRIPTION

The petitioner requests annexation to the Village of Lombard and a map amendment (rezoning) from the R0 Single-Family Residence District to the R3 Attached Single-Family Residence District. The owners propose to build five (5) buildings each with four (4) units for a total of twenty (20) townhomes.

APPROVAL(S) REQUIRED

Per Section 155.103 (E) map amendments may be proposed by the owner of the property involved, or an authorized representative, the Village Board, the Plan Commission, Zoning Board of Appeals, or other village officials. A map amendment requires a public hearing and recommendation from the Plan Commission to the Village Board. The Annexation Agreement and Plat of Annexation will be voted upon by the Village Board. The Plan Commission is also asked to review the Plat of Subdivision that will be voted on by the Board.

EXISTING CONDITIONS

The subject property is currently improved with one single-family home that is vacant. There is one (1) driveway which accesses Pleasant Lane.

PROJECT STATS

Lot & Bulk

Parcel Size: Approximately
2.2 acres

Req'd Setbacks & Lot Dimensions

Front: 30'

Interior Side 15'
(exterior):

Corner Side: 20'

Rear: 30'

Submittals

1. Petition for a public hearing;
2. Response to Standards;
3. Plat of Survey, prepared by Lambert & Associates, dated 2/25/19;
4. Plat of Annexation, prepared by Lambert & Associates, dated 3/18/19;
5. Mia and Nina Subdivision, prepared by Lambert & Associates, dated 2/25/19;
6. Landscape Plan, dated 6/27/19; and
7. Preliminary Engineering prepared by Lambert & Associates, dated 3/15/19.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division notes that the water services for building 5 are currently shown to pass through or under the detention area. These water services would need to be routed around the detention area and not through or under it. No piping serving the townhouse buildings shall pass through or under the detention area. It can be challenging to keep proper cover for the piping to keep it from freezing. Also, it also can create a pathway for the detention water to leak into the piping trench and end up forcing a unit owner to pump that water if it ends up getting to their outside drain tile.

Additional comments may arise during permit review.

Fire Department:

The Fire Department notes the hydrant location is over 300 feet to the back proposed townhomes located on the site map. Also, the access to the back townhomes have a dead end that is 240 feet. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions per the IFC code. After discussions with the property owner about the hydrant locations not being on the site plan the Fire Department will need a new plan that has the proper location of the hydrants as discussed. An option for Buildings 4 & 5 as indicated on the plans would be to provide a NFPA code compliant sprinkler system for both of those townhome buildings.

Additional comments may arise during permit review.

Public Works:

The Department of Public Works has no comments. Additional comments may arise during permit review.

Private Engineering Services:

Private Engineering Services (PES) notes:
Engineering Plan

1. The Pleasant Lane 33-ft easement should become dedicated ROW.
2. The plans submitted show 2-building #4 and 2- building #5s. We assume these are typos.
3. The geometry of the private drive "reverse" curve should be reviewed. Although not a public ROW, it is still considered a private street, the requirements for an "reverse" curve should be reviewed in the Recommended Practices for Subdivision Streets (I.T.E.), which is listed in the Village Specification manual. Please refer to section 2.03.14 for minimum centerline radius and section 2.03.15 for minimum tangent between reverse curves. Without specific detailed geometry radiuses, it is difficult to tell if the minimums have been able to be met.

PES comments cont'd:

4. The building to the west of the proposed detention basin was previously noted to the petitioner that the water services for this building were not to be routed through the outlot for the detention basin (now being referred to as Outlot B).
5. The northwest building still has individual water services running parallel along the western property line.
6. Additional required easements for utilities will be required as part of the as-built process near the end of the construction process, based on as-constructed location of services/mains.
7. Streetlights should be specified to be LED and not high-pressure sodium, per the current Village Specifications. Photometrics will be required for final engineering to verify the required ROW light coverage requirements can be met.
8. Detention calculations previously provided will need to be revised based on additional comments that will be forthcoming during final engineering review, once submitted for permitting. Detailed detention calculations will be required and not just a provided summary. Soils for the curve number should be based on urban soil type, as this area has been previously developed. The DuPage County tab format should be submitted for final engineering submittal.
9. Due to native plantings being proposed for meeting BMP requirements, the plans will need to be submitted to DuPage County for review for BMP compliance.
10. If overland flow path to the detention basin is not provided for all areas, the storm sewers serving those area will need to be sized to accommodate the 100-yr, 24-hr flows and not surcharge. Current preliminary calculations are showing 10-yr, 24-hr.
11. If plan review for permitting is not substantially underway by January 1, 2020, the storm water detention calculations will need to reflect the updated rainfall Bulletin 70 (revised March 2019) depths of 8.57" for the 100-yr, 24-hr design storm and 5.15" for the 10-yr, 24-hr design storm.
12. IDOT permits will be required for a minimum of the drainage permit in order to discharge to the IDOT ROW drainage ditch system.
13. IEPA permits will be required for any mains.
14. NPDES/NOI permit will be required

Subdivision Plat

15. The Outlot B has been shown on the subdivision plan now, which was a previous comment. There are no provisions on the plat for Outlot A.

16. The Outlot B references Detention Area and Utility Easement... This should match the required language title for the easement provisions being "Stormwater Detention and BMP Maintenance Easement".

Annexation Plat

17. Annexation Plat should show annexing to the far side of the Pleasant Lane ROW.

Landscape Plan

18. Plan should show all proposed utility locations for final engineering review, for ease of locating any conflicts between the two plans.

19. Plan does not refer to the native plantings that the engineering plans are suggesting will be installed. These should be coordinated.

Additional comments may arise during permit review.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	Lombard R1PD	Lombard Church of the Nazarene
South	DuPage County Lombard R4	Single-family homes Townhomes
East	Lombard R2	Single-family homes
West	DuPage County	Single-family homes

The proposed map amendment to R3 is consistent with the physical context and zoning of the surrounding area. The area is residential in nature. There are other townhome development in the area, similar to what is proposed for this site.

2. Comprehensive Plan Compatibility

The proposed attached single-family home residential development (townhomes) is consistent with the Comprehensive Plan’s recommendation of Low-Medium Density Residential. The owners propose to build five (5) buildings each with four (4) units for a total of twenty (20) townhomes.

3. Zoning Ordinance Compatibility

The lots and proposed townhomes meet the bulk requirements for the R3 zoning district. Additional landscaping is required to the north, as the Church is zoned R1.

4. Subdivision and Development Ordinance Compatibility

A subdivision is proposed to allow for an outlot for detention (B) and common areas (A). No relief is needed. A Plat of Easement will be brought to the Board at a later date should the petition be approved, and after it is constructed.

5. Annexation Agreement

A companion annexation agreement for the subject property is being prepared. This agreement will be considered by the Village Board in conjunction with the final consideration of Ordinances. The IDRC comments will be incorporated into the annexation agreement. Updated plans have been requested by the petitioner to be attached as exhibits to the annexation agreement.

Contiguity will be established via the property to the north.

FINDINGS & RECOMMENDATIONS

Staff finds that the proposed annexation and map amendment (rezoning) are compatible with the surrounding land uses and zoning, the Village of Lombard Comprehensive Plan, and the Village of Lombard Zoning Ordinance. Staff has reviewed the response to standards for a map amendment (rezoning) included as part of the petition and concurs that the petition meets the standards set forth in the Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested map amendment (rezoning) and finds that the proposed map amendment (rezoning) **complies** with the standards established

by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 19-07:

Based on the submitted petition and the testimony presented, the proposed map amendment (rezoning) does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the map amendment (rezoning) is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 19-07, subject to the following conditions:

1. That the map amendment (rezoning) request shall be contingent upon the Village and the property owner entering into an Annexation Agreement;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
3. That this relief is limited to a map amendment (rezoning) only and any physical site improvement or alterations require approval through the Village.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development
c. Petitioner

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