

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

DATE: December 19, 2005

FROM: Department of Community
Development

PREPARED BY: Jennifer Backensto, AICP
Planner I

TITLE

SUB 05-05; 400-500 E. St. Charles Road (Neri Development): The petitioner requests approval of a one-lot Major Plat of Resubdivision.

GENERAL INFORMATION

Petitioner: Guido Neri
Highland Partners LLC
7760 W. Devon Avenue
Chicago, IL 60631

Existing Land Use: Multiple-family residences under construction

Size of Property: Approximately 2.21 acres

Comprehensive Plan: Recommends High Density Residential

Existing Zoning: R4 Limited General Residence District Planned Development (Oakview Estates)

Surrounding Zoning and Land Use:

North: Union Pacific Railroad, Great Western Trail

South: CR Conservation Recreation District – Lombard Common; B4 Community Commercial District – Scoops Ice Cream Parlor; Lombard Hobbies

East: Great Western Trail

West: Union Pacific Railroad

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on December 1, 2005:

1. Petition for Subdivision Approval
2. Plat of Oakview Estates Resubdivision, prepared by Gentile and Associates, Inc., dated November 3, 2005.

DESCRIPTION

The petitioner is requesting approval of a plat of resubdivision for a tract of land located at 400 and 500 E. St. Charles Road, entitled "Oakview Estates Resubdivision." The plat proposes to make the tract of land a lot of record, as defined by the Zoning Ordinance. This division is being requested in part because the original development approval (PC 04-10) required the dedication of public easement areas for landscaping improvements and future public access to the Great Western Trail. This division is considered a major plat of subdivision as it is greater than one acre in size. Therefore, it must be reviewed and approved by the Plan Commission and Board of Trustees.

INTER-DEPARTMENTAL REVIEW COMMENTS

The site improvements were reviewed by the Interdepartmental Review Committee (IDRC) as part of the previous Plan Commission submittal (PC 04-10). The submitted plat includes easements that address previous IDRC comments.

Planning

This resubdivision is intended to create a single lot of record for Oakview Estates. The property is made up of several tracts of land that were not previously subdivided.

This subdivision meets all of the requirements of the Zoning Ordinance and Subdivision and Development Ordinance. The lot will also exceed the 60-foot minimum lot width and minimum area requirements of the underlying R4 Limited General Residence District Planned Development requirements. As the plat shows, the site will have an easement for public access, landscaping, and public improvements along the west end, with a public access and pedway easement on the east end. The utility easements shown on the plat reflect the watermain and storm sewer as proposed on the approved building permit plans.

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FINDINGS AND RECOMMENDATIONS

Staff finds that the proposed Plat of Subdivision meets the requirements of the Subdivision and Development Ordinance, 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 the Plat of Resubdivision associated with SUB 05-06.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH/JB:
c. Petitioner

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