

January 5, 2006

Mr. William J. Mueller,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: SUB 05-07: ; 525 West St. Charles Road & 42 South Glenview Avenue (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 three-lot major plat of resubdivision.

William Heniff, Senior Planner, presented the petition. 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 residences 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.

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.

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Private Engineering Services and Public Works Engineering Divisions both support the companion request for a variation to waive the Village Code requirement for detention due to the fact that this would be a major subdivision. 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 the proposed Lot 2.

Mr. Heniff noted that 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.

Tom Cholowa, 31 N. Lincoln, of Lincoln Maple Partners, owner of the property, stated that the resubdivision will be an overall improvement to the property.

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

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, the Zoning Ordinance and the standards expressed as part of the Highlands of Lombard Planned Development. Therefore, the Plan Commission, by a roll call vote of 5 to 0, recommended to the Corporate Authorities, **approval** of SUB 05-07.

Respectfully,

**VILLAGE OF LOMBARD**

Donald Ryan  
Chairperson  
Lombard Plan Commission

att-

c. Petitioner  
Lombard Plan Commission