

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Resubdivision of Lot 1 in Lyonhart Manor Homes Resubdivision– 622 W Meadow Ave.

August 21 , 2017

Title

SUB 17-01

Petitioner

Mannan Syed
622 W Meadow Avenue
Lombard, IL 60148

Property Owner

Same as above

Property Location

622 W Meadow Avenue
(Trustee District #1)

Zoning

R2PD

Existing Land Use

Single Family Residential

Comprehensive Plan

Low Density Residential

Approval Sought

Five lot major plat of subdivision

Prepared By

Jennifer Ganser, AICP
Assistant Director



LOCATION MAP

PROJECT DESCRIPTION

The petitioner, Mannan Syed, is requesting approval of a five-lot major plat of subdivision for a tract of land located at 622 W Meadow Avenue. The plat depicts one property divided into five lots of record, as defined by the Zoning Ordinance. This division is considered a major plat of subdivision as it is divided into five lots. Therefore the project must be reviewed and approved by the Plan Commission and Village Board of Trustees.

The property has a lot area of 42,253.8 square feet or 0.97 acres. The owner of the lot wishes to subdivide to create five lots in total (Exhibit A):

- Lot 1: 9,583.8 square feet (0.22 acres), vacant;
- Lot 2: 10,018.8 square feet (0.23 acres), vacant;
- Lot 3: 7,840.8 square feet (0.18 acres), existing single family home;
- Lot 4: 7,840.8 square feet (0.18 acres), vacant;
- Lot 5: 6,969.6 square feet (0.16 acres), vacant.

PROJECT STATS

Lot information

Total Size: 42,253.8 sq. ft.
0.97 acres

PIN 05-01-401-070

Lot 1 9,583.8 sq. ft.
0.22 acres

Lot 2 10,018.8 sq. ft.
0.23 acres

Lot 3 7,840.8 sq. ft.
0.18 acres

Lot 4 7,840.8 sq. ft.
0.18 acres

Lot 5 6,969.6 sq. ft.
0.16 acres

Submittals

1. Request for final plat approval.
2. Plat of Subdivision for Suraiya Subdivision prepared by Fandel's Land Surveying Inc., dated July 13, 2017.

EXISTING CONDITIONS

The subject property is neighbored by multiple family residential housing to the north, single family residential housing to the east and south, and I-355 to the west. The subject property is occupied by a single family home with one access point from Meadow Avenue.

In 2006 the subject property was subdivided into five lots and received a variance for a rear yard setback from 35' to 25' (PC 06-10). The property was then consolidated back to one parcel in 2011.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the resubdivision of the property. Additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no issues or concerns regarding the resubdivision of the property. Additional comments may be forthcoming during permit review.

Private Engineering Services:

PES has no issues or concerns regarding the resubdivision of the property. Additional comments may be forthcoming during permit review.

Public Works:

The Department of public works has the following comment of the subject petition:

As a Major Plat of Subdivision with under improved public right-of-way, the following public improvements shall be required per Section 154.304: (a) extending the sanitary sewer, storm sewer, and water main; (b) installing sidewalks, parkway trees and curb and gutter on both sides of adjacent Meadow Avenue; (c) widening and resurfacing adjacent Meadow Avenue to the west of the end of the existing curb on the north side; and (d) installing a street light and fire hydrant at the west end of Meadow Avenue. The required sidewalk and parkway trees in front of the undeveloped lots may be completed as part of homebuilding on those lots. However, all other public improvements shall be completed prior to issuance of a certificate of occupancy for any forthcoming new home. Additional comments may be forthcoming during permit review.

Planning Services Division:

Planning's focus with respect to any subdivision of developed lots is to make sure that all lots within the subdivision meet the minimum lot standards of the district, and that all existing structures on the lots meet the minimum setbacks once the subdivision has been recorded. For the proposed subdivision, all five lots meet or exceed the underlying R2 Single Family Residence District's minimum lot width of sixty feet (60') and exceed the minimum lot area of 7,500 square feet and the Subdivision and Development Ordinance with the exception of proposed Lot 5. Lot 5 will be used for stormwater detention.

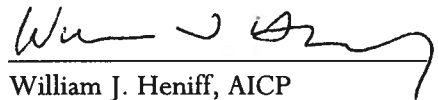
FINDINGS & RECOMMENDATIONS

Staff finds that the proposed Plat of Subdivision meets the requirements of 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 for **approval** of SUB 17-01:

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 Zoning Ordinance and therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of SUB 17-01.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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