





## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development *WH*

**MEETING DATE:** September 7, 2017

**SUBJECT:** **SUB 17-01, 622 W. Meadow Avenue**

Please find the following items for Village Board consideration as part of the September 7, 2017 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for SUB 17-01; and
3. Companion plat associated with the petition.

The Plan Commission unanimously recommended approval of the plat of subdivision at the August 21, 2017 meeting. Please place this petition on the September 7, 2017 Board of Trustees consent agenda for authorization of signatures from the Village President and Village Clerk on the final plat of subdivision.



## VILLAGE OF LOMBARD

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September 7, 2017

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Sharon Kuderna

**Trustees**  
Dan Whittington, Dist. 1  
Michael A. Fugiel, Dist. 2  
Reid Foltyniewicz, Dist. 3  
Bill T. Johnston, Dist. 4  
Robyn Pike, Dist. 5  
William "Bill" Ware, Dist. 6

**Village Manager**  
Scott R. Niehaus

*"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses 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."*

Mr. Keith T. Giagnorio,  
Village President, and  
Board of Trustees  
Village of Lombard

Subject: SUB 17-01: 622 W. Meadow Avenue

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. 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.

Chairperson Ryan requested that the petitioner proceed with the petition.

Mr. Syed stated he is a resident and Lombard and owns this property. He purchased it a few years ago and hopes to develop it. The existing house was rehabbed.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, Chairperson Ryan asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. The plat depicts one property divided into five lots of record, as defined by the Zoning Ordinance. The existing house would stay and three new lots would be created with a fifth lot for stormwater detention. 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.

Chairperson Ryan opened the meeting for questions or comments among the Commissioners.

Commissioner Sweetser motioned to approve SUB 17-01. The motion was seconded by Commissioner Olbrysh. After due consideration of the petition and the testimony presented, the Plan Commission found that the Plat of Resubdivision complies with the Zoning Ordinance and therefore, the Plan Commission, by a roll call vote of 4-0, recommend to the Corporate

Authorities, approval of SUB 17-01.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson  
Lombard Plan Commission

c. Lombard Plan Commission

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# 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

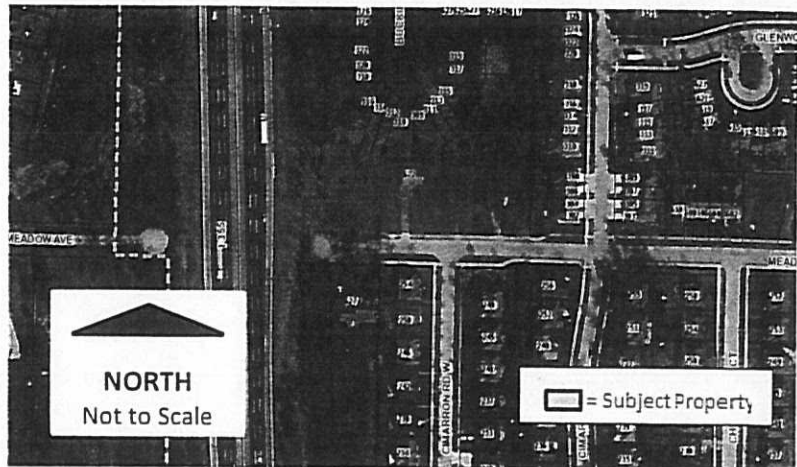
Low Density Residential

#### 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.

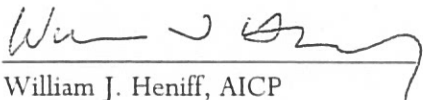
**FINDINGS & RECOMMENDATIONS**

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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