



# PC 22-06: 320 N. CHARLOTTE STREET MINOR PLAT OF RESUBDIVISION

BOARD OF TRUSTEES

APRIL 7, 2022

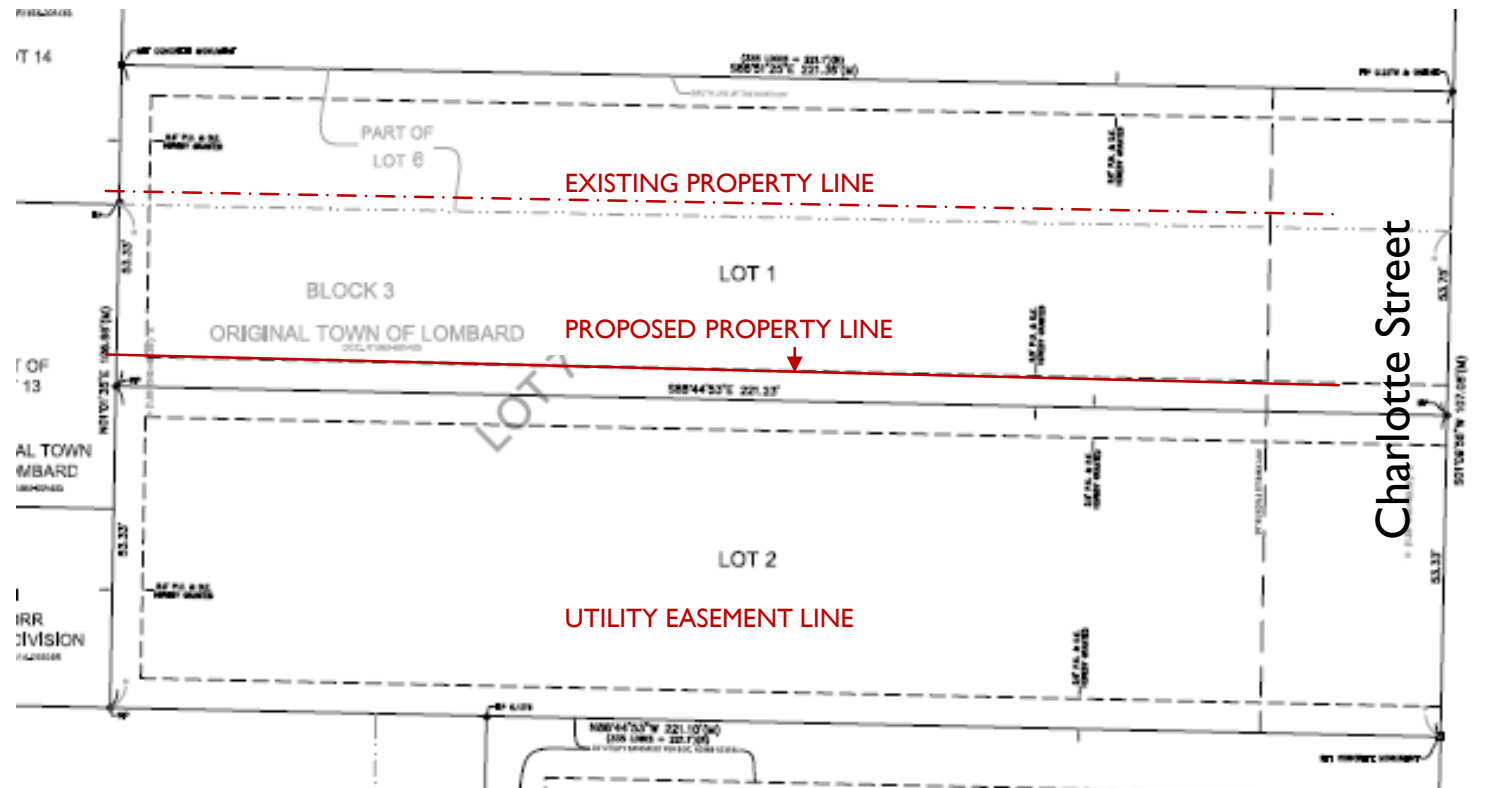


# PC 22-06; 320 N. CHARLOTTE STREET SUBJECT PROPERTY: EXISTING CONDITIONS



# PC 22-06; 320 N. CHARLOTTE STREET RESUBDIVISION BACKGROUND

- The subject property is zoned R2 Single Family Residential. The minimum lot width for R2 is 60 feet and the minimum lot area is 7,500 sq. ft.
- The proposed plat of resubdivision would create two (2) buildable lots:
  - Lot 1, the northern lot, will have a lot width of **53.75** feet and 11,848 sq. ft. in area, and
  - Lot 2, the southern lot, will have a lot width of **53.33** feet and 11,795 sq. ft. in area.



# PC 22-06; 320 N. CHARLOTTE STREET

## BULK REQUIREMENTS

### § 155.407 - R2 Single-Family Residence District requirements.

- **Minimum lot area.** 7,500 square feet (5.8 DU/AC).
- **Minimum lot width.** 60 feet.
- **Minimum building setbacks.**
  - (1) Front yards. Mean of the existing front yard setbacks of the single-family dwellings on the abutting lots for new homes and a minimum of 30 feet.
  - (3) Interior side yards—6x feet; except where no attached garage is constructed, one side yard must be 9 feet in width.
  - (4) Rear yards—25 feet.
- **Maximum building height.** No buildings or structures shall exceed two and one-half stories or 30 feet in height, whichever is less.
- **Minimum required open space.** Each permitted use in the R2 District shall preserve a minimum of 50 percent of the lot area in open space.

PC 22-06; 320 N. CHARLOTTE STREET

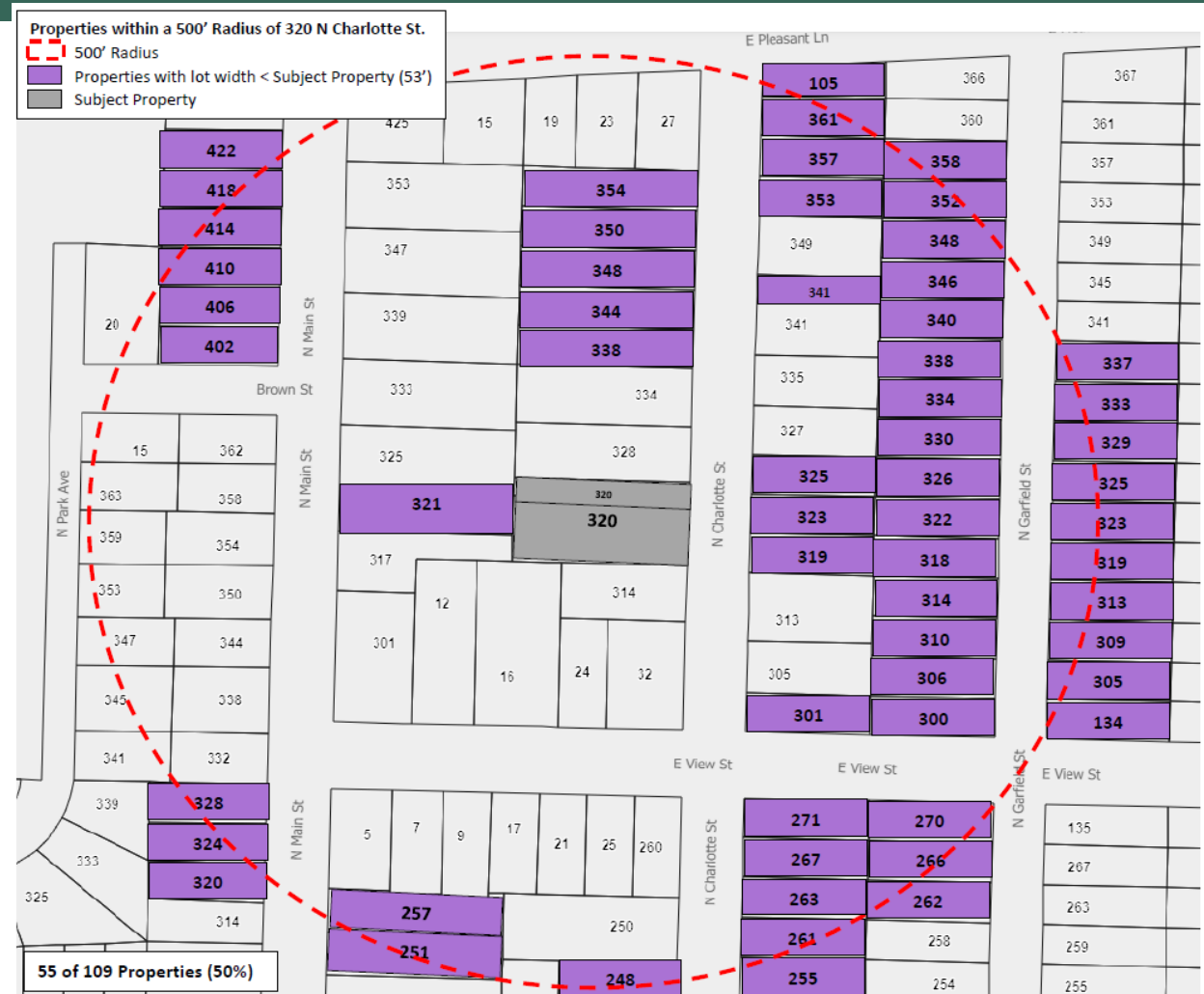
## 154.203 – PROCEDURES FOR ADMINISTRATIVE FUNCTIONS

**Minor plat** consists of:

- a lot or block of less than one acre
- does not meet the criteria of an administrative plat (i.e., relief needed)
- does not include any new streets, extensions of existing streets, or easements of access
- consists of the division of land into four or less lots.

# PC 22-06; 320 N. CHARLOTTE STREET SURROUNDING LOT WIDTH CONDITIONS

- All abutting single-family residences have R2 zoning designation. A zoning change is **not** requested.
- Comparable development densities of the proposed development relative to nearby neighborhoods

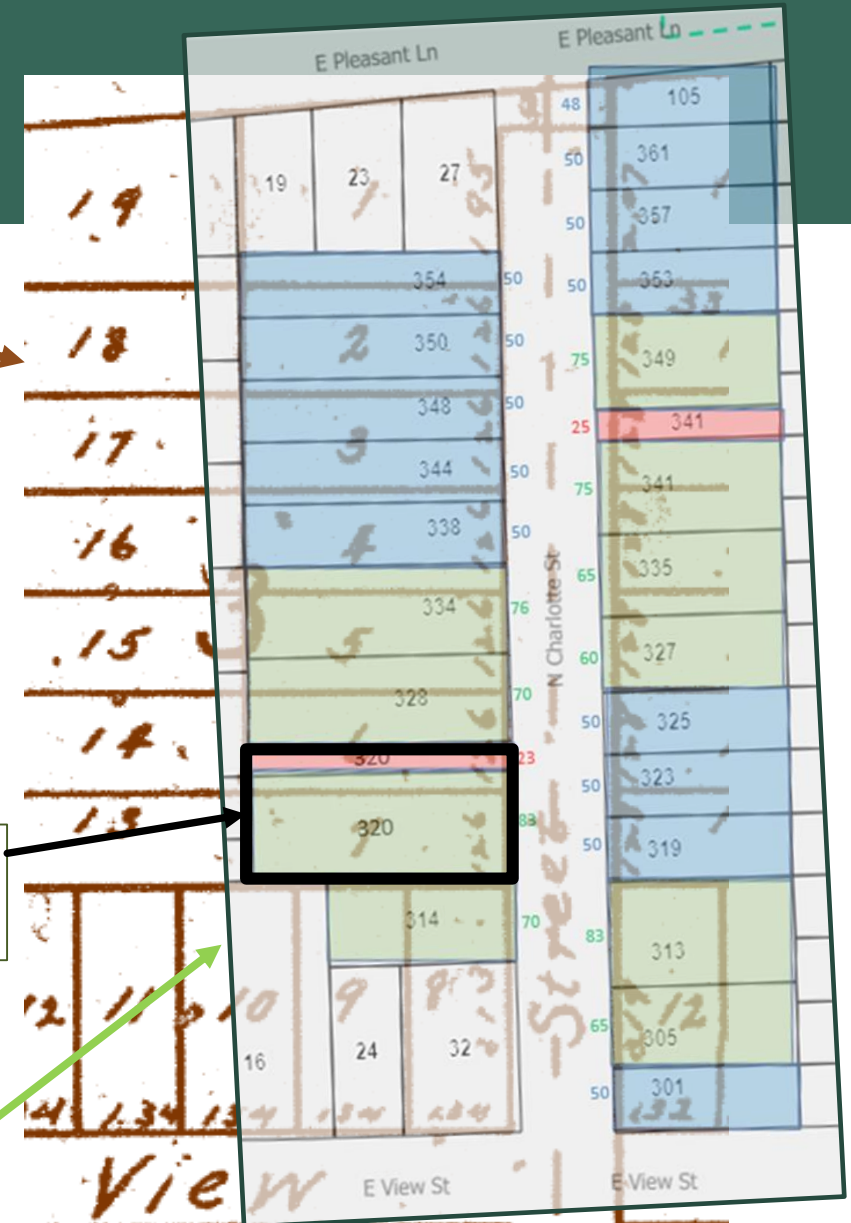


# PC 22-06; 320 N. CHARLOTTE STREET HISTORICAL BACKGROUND

- 1868: The subdivision of the subject area was created.
- 1924: A basic zoning ordinance with zoning map, Ordinance 105 was passed and approved by the Village Board.
- 1960: A comprehensive zoning ordinance with zoning map, Ordinance 842 was adopted by the Village Board. The R2 Single-Family Residence District defined lot width as “not less than 60 feet at the buildable area.”
- 1978: Ordinance 2151 replaced Ordinance 842, R2 minimum lot width 60 feet.
- 1990: Ordinance 3274 replaced Ordinance 2151, R2 minimum lot width 60 feet.

CURRENT LOT  
SIZES IN COLOR

SUBJECT  
PROPERTY



# PC 22-06; 320 N. CHARLOTTE STREET HISTORICAL BACKGROUND

**1998:** Ordinance 4568 text amendment:

**§ 155.209 - Minimum lot size.** Every building hereafter erected shall provide a lot in accordance with the lot size requirement in the district within which it is located. However, in any [*R0, R1 or R2 Single Family*] Residence Districts if a lot of record [*or parcel of land created by an assessment division*] was established prior to effective date of this ordinance [*November 19, 1998*], a single-family dwelling may be constructed on such lot if it consists of sufficient width and area [*without need to appear before either the Plan Commission or the Zoning Board of Appeals,*] provided [*A*] the **lot size and lot width of the lot in question equals at least 80 percent of that required for lots** in the applicable zoning district. [*B The owner of the lot or parcel in question submits a plat of subdivision or consolidation, and request for approval of same, if said lot or parcel is not a single subdivided lot of record.*]



# PC 22-06; 320 N. CHARLOTTE STREET HISTORICAL BACKGROUND

**1998:** Ordinance 4568 text amendment:

2018/2019 [*Text amendments to further clarify the intent of the Ordinance.*]

Ordinance 4568 essentially created an additional type of administrative plat. **Thirty-four (34)** of these administrative plats were approved by staff that met the provisions of Section 155.209 with **lot widths less than 60 feet** and greater than 48 feet since 1998.

The **Plan Commission has recommended approval and the Board approved eleven (11) additional plats** (resubdivision) for lot width variances less than 60 feet.

Also, the **ZBA has recommended approval and the Board approved five (5) petitions for lot width variances** less than 48 feet (80% of 60 feet) for lots of record only and not resubdivisions.

**A total of fifty (50) plats have been approved for lot width less than 60 feet since 1998.**

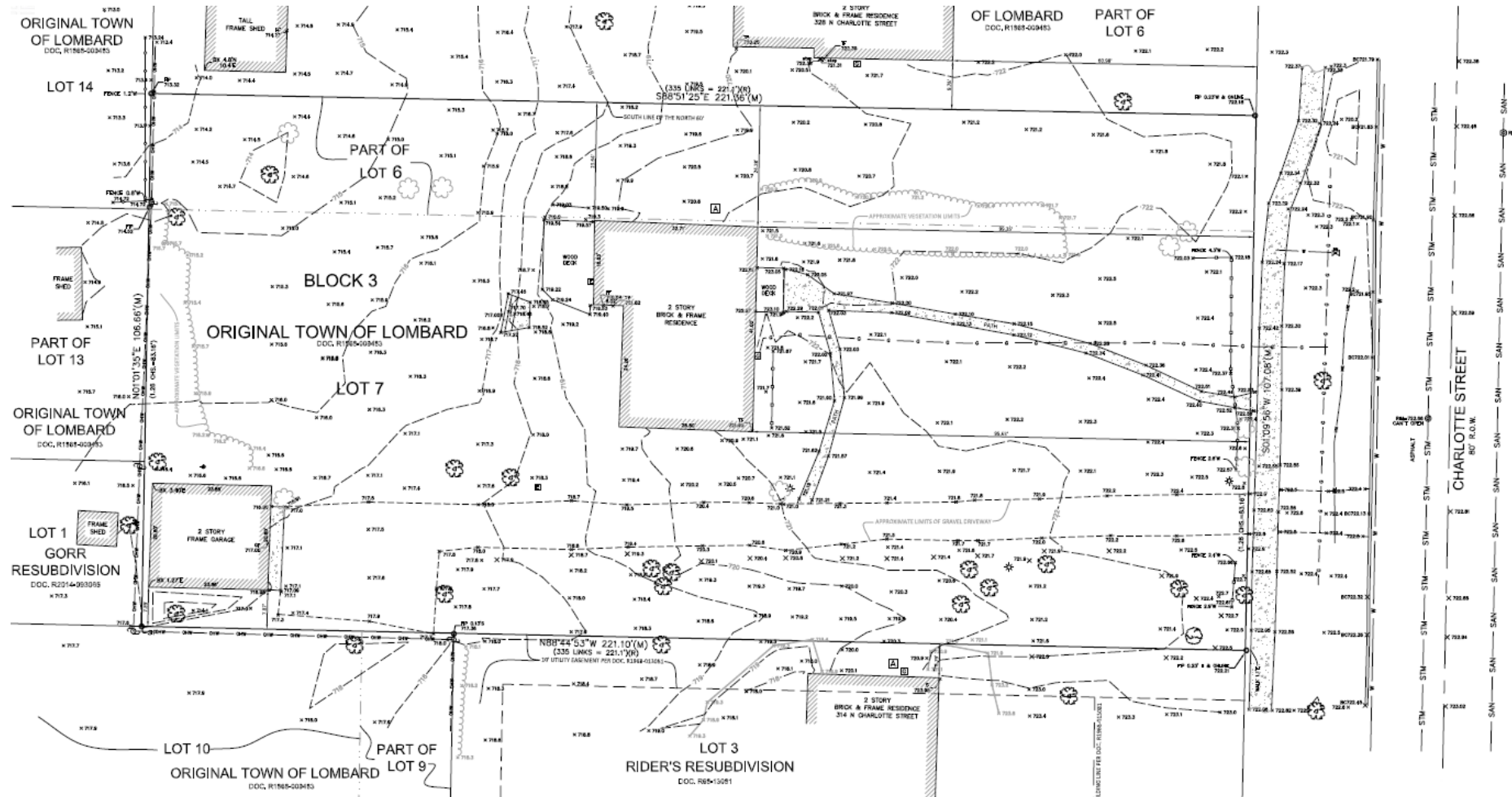


# DRAINAGE MATTERS

# PC 22-06; 320 N. CHARLOTTE STREET SURROUNDING TOPOGRAPHY CONDITIONS



# PC 22-06; 320 N. CHARLOTTE STREET SUBJECT PROPERTY TOPOGRAPHY



**Weaver Consultants Group**

BOUNDARY AND TOPOGRAPHIC SURVEY  
320 N. CHARLOTTE STREET  
LOMBARD, DUPAGE COUNTY, ILLINOIS

DATE: 08/14/2024

SCALE: AS SHOWN

PROJECT: PC 22-06

CLIENT: [REDACTED]

PREPARED BY: [REDACTED]

CHECKED BY: [REDACTED]

DATE: 08/14/2024



## DRAINAGE SPECIAL NOTES – DIRECT CONNECTIONS

- To address drainage concerns, the petitioner would connect drains to existing storm sewer located within the center of Charlotte Street
- Direct connection is available to other property owners on block, as this is a separated sewer area.
- Required as part of new single family home constructed in 2012 on same block face (12 E.View Street)

## DRAINAGE SPECIAL NOTES

- Lombard has a Backyard Drainage Grant Program to assist single-family residential property owners address standing water issues on properties
- More than one impacted property & application consent
- Documentation identifying standing water for more than 72 hours
- Matching funds available up to \$5,000, for eligible expenses
- Engineering staff has outreached with property owners regarding drainage questions

## PENDING ACTION & SPECIAL NOTES

- The Village Board is considering the recommendation of the Plan Commission to approve a minor plat of resubdivision.
- Actual house architectural plans or design elements are **not** under consideration – each house would need to meet code requirements at the time of permit application.
- 50% lot area coverage requirement applies regardless.

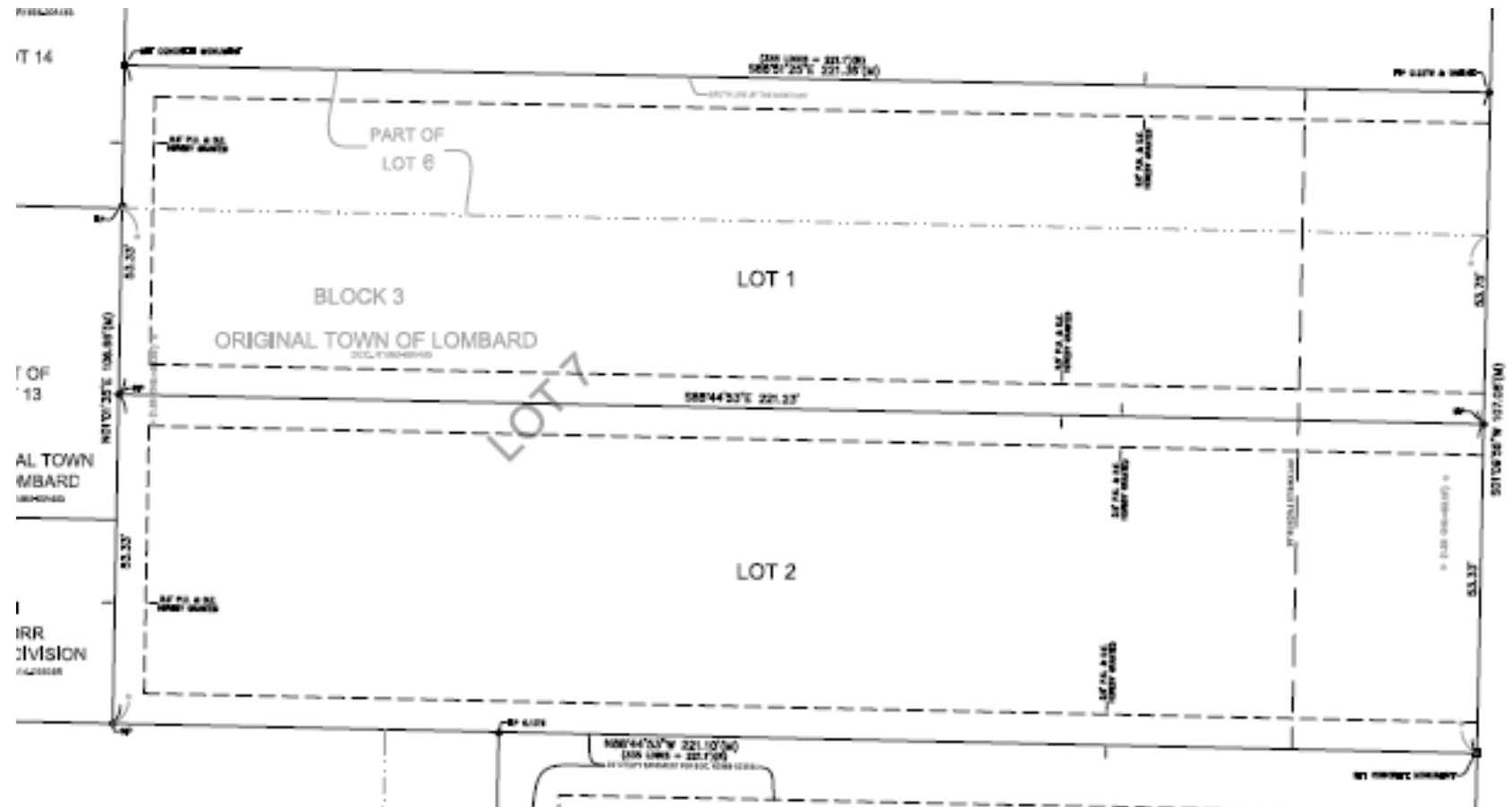


# LOT COVERAGE PROVISIONS

Existing Residence					
Item	Square Feet	Item	Square Feet**	Item	Square Feet**
Lot Size	23,508	Proposed Lot 1	11,848	Proposed Lot 2	11,795
House Footprint	1,188	House Footprint	1,929	House Footprint	1,929
Driveway	2,194	Driveway	720	Driveway	720
Front Walk	256	Front Walk	105	Front Walk	105
Front/Side Walk	84	Front/Side Walk	did not include	Front/Side Walk	did not include
Front Deck	48	Front Deck/Porch	included in house footprint	Front Deck/Porch	included in house footprint
Back Deck	169	Back Deck	400	Back Deck	400
Garage	496	Garage	included in house footprint	Garage	included in house footprint
Total	4,435	Total	3,154	Total	3,154
50% coverage	11,754	50% coverage	5,924	50% coverage	5,898
Percent Coverage	18.87%	Percent Coverage	26.62%	Percent Coverage	26.74%

# NEXT STEPS – POSSIBLE ACTIONS

If **approved** by the Village Board, the petitioner would apply for building permit(s) for each proposed lot. The permit would be reviewed by Village staff per zoning, engineering and building codes.





# QUESTIONS