

1. Petition for Subdivision Approval.
2. Plat of Survey for 525 W. St. Charles Road, prepared by Lambert & Associates, dated October 27, 2004.
3. Plat of Resubdivision, prepared by Gentile & Associates, dated June 22, 2006.

DESCRIPTION

Earlier this year, the petitioner received approval for a three lot subdivision encompassing the subject property as well as the adjacent residential property at 42 S. Glenview Avenue. After the Plan Commission and Board approved the plat, but before the plat was signed-off and recorded, the property owner at 42 S. Glenview Avenue decided not to agree with any resubdivision of his lot. As such, the petitioner has decided to seek approval of an amended subdivision that divides his lot into two lots of record, therefore, a new plat must be approved.

Since the subject property is greater than an acre in size it is considered a major plat of subdivision and as the revised plat is substantively different than what was approved by the Board, it must be reviewed and approved by the Plan Commission and Board of Trustees.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

As the proposed subdivision is greater than one-acre in size, a stormwater detention facility is required unless a variation from the stormwater detention requirements is granted by the Village Board.

The Village Board previously granted such a variation earlier this year (Ordinance 5792, adopted January 5, 2006) for this development when the previous plat was approved earlier this year. This Ordinance will need to be rescinded and a new variation will need to be approved by the Village Board.

The Private Engineering Services and Public Works Engineering Divisions do not object to the requested variation to waive the Village Code requirement for detention as was noted in the previous variation request. 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.

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The petitioner should be advised that the latest Flood Insurance Rate Map dated December 16, 2004 identifies a 100-yr floodplain area to the rear of Lot 2.

FIRE AND BUILDING

The Bureau of Inspectional Services has no comments on the proposed plat.

PLANNING

But for the stormwater detention provision noted above, this subdivision meets all of the lot requirements of the Subdivision and Development Ordinance. Both lots 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.

FINDINGS AND RECOMMENDATIONS

Staff finds that the proposed Plat of Subdivision meets the requirements of the Subdivision and Development Ordinance and 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 SUB 06-01.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Assistant Village Manager/Director of Community Development

c. Petitioner

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