

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda

\_\_\_\_\_ Resolution or Ordinance (Blue) \_\_\_\_\_ *Waiver of First Requested*  
  X   Recommendations of Boards, Commissions & Committees (Green)  
\_\_\_\_\_ Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES  
FROM: David A. Hulseberg, Village Manager  
DATE: March 26, 2013 (BOT) Date: April 4, 2013  
TITLE: SUB 13-01: 378 E. 17<sup>th</sup> Street  
SUBMITTED BY: Department of Community Development *ML*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. The petition requests approval of a three-lot major plat of subdivision.

The Plan Commission recommended approval of this petition.

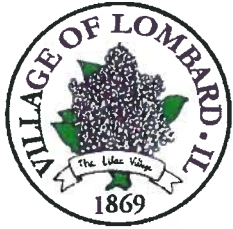
Please place this item on the April 4, 2013 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____	Date _____
Finance Director X _____	Date _____
Village Manager X _____	Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



## VILLAGE OF LOMBARD

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April 4, 2013

**Acting Village President**  
William "Bill" Ware

William Ware,  
Acting Village President, and  
Board of Trustees  
Village of Lombard

**Village Clerk**  
Brigitte O'Brien

**Subject: SUB 13-01: 378 E. 17<sup>th</sup> Street**

**Trustees**  
Greg Alan Gron, Dist. 1  
Keith T. Giagnorio, Dist. 2  
Zachary C. Wilson, Dist. 3  
Peter Breen, Dist. 4  
Laura A. Fitzpatrick, Dist. 5  
William "Bill" Ware, Dist. 6

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 subdivision.

**Village Manager**  
David A. Hulseberg

William Heniff, Director of Community Development, presented the petition. He stated that the subdivision is being brought forward as the subject property is greater than one acre in size and needs a recommendation by the Plan Commission and approval by the Board of Trustees.

*"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 tract of land is part of the Providence Subdivision, The property is one hundred sixty-nine feet (169') wide and two hundred seventy five (275') deep, with a lot area of 46,490 square feet. The owner of the lot wishes to resubdivide the lots to create three lots in total. There will be no demolition activities associated with this request. The subdivision will break off the eastern seventy five (75) feet of the property in order to create two buildable lots - one facing 16<sup>th</sup> Place and one facing 17<sup>th</sup> Street. All lots would meet bulk requirements so there is no companion zoning relief being requested. The proposed lots will include five-foot public utility and drainage easements along the western and eastern property lines and ten-foot public utility and drainage easements along the southern and northern property lines of Lot 2 and 3. Driveway easements for the use and benefit of Lot 1 on Lot 2 and Lot 3 are also shown. Concluding, Mr. Heniff stated that staff recommends approval of the petition.

*"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Chairperson Ryan asked if there was anyone who wished to speak or had any questions or comments on the petition.

Mimi Nolan from Coldwell Banker, representing the petitioner, stated that she has been working with the Castaldos for quite some time and they are mindful to meet what is currently in the subdivision.

Chairperson Ryan opened the meeting for discussion and questions by the Plan Commissioners.

Commissioner Mrofcza referred to the Public Works comment that a storm and sewer drain easement needs to be provided and asked if that would be addressed as part of the building permit process. Mr. Heniff replied there is an existing storm drain located on Lot 1 that drains to the northeast to 16<sup>th</sup> Place and runs through Lot 2. If the plat is approved, there will need to be an easement recorded in order for the drain to cross over Lot 2.

Commissioner Sweetser asked why the driveway easements are necessary. Mr. Heniff answered that it is to reflect an existing condition. The Castaldos are ensuring that they will be able to continue to use their main lot and not worry about a fence being put on the lot line. They are creating an encumbrance on Lots 2 and 3 for driveway purposes.

Commissioner Olbrysh motioned to approve SUB 13-01. The motion was seconded by Commissioner Sweetser. After due consideration of the petition and the testimony presented, the Plan Commission found that the Plat of Subdivision complies with the Subdivision and Development Ordinance and the Zoning Ordinance and therefore, the Plan Commission, by a roll call vote of 5 to 0, recommended to the Corporate Authorities, **approval** of SUB 13-01.

Respectfully,

**VILLAGE OF LOMBARD**

  
Donald Ryan, Chairperson  
Lombard Plan Commission

c. Petitioner



1. Request for final plat approval
2. Preliminary Plat of Castaldo's Resubdivision, prepared by Gentile & Associates, dated February 13, 2013.
3. Plat of Survey, prepared by Gentile & Associates, dated March 8, 2013.

**DESCRIPTION**

The petitioner is requesting approval of a plat of resubdivision for a tract of land located at 378 E. 17<sup>th</sup> Street, to be entitled "Castaldo's Resubdivision". The property is one hundred sixty-nine feet (169') wide and two hundred seventy five (275') deep, with a lot area of 46,490 square feet. The owner of the lot wishes to resubdivide the lots to create three lots in total:

<b>Castaldo's Resubdivision</b>				
	Lot Width	Lot Depth	Area	Exiting/Proposed Improvements/Notes
R2 Zoning Requirements	60'	—	7,500 sq.ft.	
Lot 1	94'	275'	25,859 sq.ft.	Existing single family residence.
Lot 2	75'	140'	10,507 sq.ft.	Vacant A driveway easement of 27.6' x 11' in the northwest corner.
Lot 3	75'	135'	10,125 sq.ft.	Vacant A driveway easement of 30' x 11' in the southwest corner

The plat proposes to make the property lots of record, as defined by the Zoning Ordinance. Most of these types of resubdivisions can be approved administratively, as they are under an acre in size. However this division is considered a major plat of subdivision as it is greater than one acre in size. Therefore, it must be reviewed and approved by the Plan Commission and Board of Trustees.

**INTER-DEPARTMENTAL REVIEW COMMENTS**

**ENGINEERING**

The improved lot has detention provided for it. However, the other two newly formed lots will be required to provide detention and BMP requirements per the current stormwater management

ordinance in effect at the time they obtain their building permit. Existing detention within the subdivision only provided volume for the current impervious coverage of the lot as it existed at that time. The detention and BMPs may need to be provided on the individual lots, as the existing ponds may not be allowed to be re-graded by the homeowner's association or available space constraints, as it appears they maximized the volume of the ponds at the time they were constructed.

### **PUBLIC WORKS**

The Department of Public Works has no objection to the petition. However, an easement for the existing storm sewer on the property was never provided as it only drained one lot. Depending on the location, an easement would need to be provided for the existing storm sewer that drains to 16<sup>th</sup> Place through the proposed Lot 2.

### **FIRE DEPARTMENT**

The Fire Department has no objection to the petition.

### **BUILDING**

The Building Division has no comment at this time.

### **PLANNING**

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 three lots meet or exceed the underlying R2 District's minimum lot width of sixty feet (60') and all three lots exceed the minimum lot area of 7,500 square feet. The existing house is fifteen feet (15') from the new proposed north/south property line, well beyond the required side set back of six feet. As the plat shows, the proposed lot will include five-foot public utility and drainage easements along the western and eastern property lines and ten-foot public utility and drainage easements along the southern and northern property lines of Lot 2 and 3. Driveway easements for the use and benefit of Lot 1 on Lot 2 and Lot 3 are also shown.

### **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

Plan Commission  
Re: SUB 13-01  
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recommend to the Corporate Authorities **approval** of the Plat of Subdivision associated with SUB 13-01.

Inter-Departmental Review Group Report Approved By:



William J. Heniff, AICP  
Director of Community Development

WJH:

c. Petitioner

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