PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Finley Park - 400, 406, 412, 420, 440 S. Finley Road

March 26, 2018

Title

SUB 18-02

Petitioner

Oak Creek Capital Partners, LLC PO Box 716

St. Charles IL 60174

Property Owner

DuPage County Health Department

111 N County Farm Road

Wheaton IL 60187

Property Location

400, 406, 412, 420, and 440 S. Finley Road

PINs: 06-07-303-002, -003, -004, -005, and -027

Trustee District #1

Zoning

R2

Existing Land Use

DuPage County crisis care center and four (4) single family homes

Comprehensive Plan

Low Density Residential

Approval Sought

Approval of a final plat of subdivision

Prepared By

Jennifer Ganser, AICP, Assistant Director



Location Map

PROJECT DESCRIPTION

The petitioner proposes a new single-family subdivision with seventeen (17) homes and a stormwater outlot. A preliminary plat was reviewed by the Plan Commission in 2016, with sixteen (16) lots.

APPROVAL(S) REQUIRED

The petitioner requests that the Village approve the final plat of subdivision.

EXISTING CONDITIONS

The subject properties are currently owned by DuPage County Health Department. The crisis care center and four (4) single family homes would be demolished. The petitioner plans to take ownership and demolish the structures in April 2018.

PROJECT STATS

Lot & Bulk

Parcel Size

Approximately 5 acres

Submittals

- 1. Request for final plat approval;
- 2. Plat of Subdivision, prepared by Cemcon, Ltd., dated 12-08-17; and
- 3. Plat of Abrogation, prepared by Cemcon, Ltd., dated 1-18-18;

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments. Additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no issues or concerns. Additional comments may be forthcoming during permit review.

Private Engineering Services (PES):

PES noted the outlot/easement language should include BMP maintenance. Additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has no comments. 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 the 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.

Outlot A will be used for stormwater detention. The stormwater management will be owned and maintained by the Homeowner's Association.

In PC 16-08 and PC 16-08A, the subdivision received preliminary plat approval. The property was rezoned to R2 and a variance was approved to eliminate the requisite sidewalk on the new north side of Hickory Street. Since then, the site plan has changed and one (1) additional house was added. One (1) lot was removed on the north side of Miller Court, and two (2) lots were added on the south side of Miller Court.

This division is considered a major plat of subdivision as it is greater than one (1) acre in size. Therefore the project must be reviewed and approved by the Plan Commission and Village Board of Trustees.

SITE HISTORY

1977 PC 77-15

The site was utilized by Midwest College for Engineering. They went before the Plan Commission for a possible expansion for 400, 406, and 420 S. Finley Road.

1981 PC 81-12

412 S. Finley Road received a rezoning from R2 to R1 and a conditional use permit for a college.

1987 PC 87-13

The DuPage County Health Department received a conditional use at 400, 406, 412, 420, and 440 S. Finley Rd for a central intake, case management and stabilization unit in the R1 district.

2016 PC 16-08

The site received approvals to rezone the property to R2 and a variance to eliminate the requisite sidewalk on the north side of Hickory Street.

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 18-02:

Based on the submitted petition and the testimony presented, the proposed Plat of Resubdivision 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 18-02.

Inter-Departmental Review Committee Report approved by:

William J. Heniff, AICP

Director of Community Development

c. Petitioner

RECORDER OF DEEDS