### VILLAGE OF LOMBARD INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: **Lombard Plan Commission**  DATE:

March 18, 2013

FROM: Department of Community

PREPARED BY:

Tami Urish

Development

Temporary Planner

#### TITLE

SUB 13-01; 378 E. 17th Street: The petitioner requests approval of a three-lot major plat of subdivision.

#### **GENERAL INFORMATION**

Petitioner/Property Owner:

Jim Castaldo

7188 E. Grey Fox Lane Tuscon, AZ 85750

**Existing Land Use:** 

Single family residence

Size of Property:

1.06 acres

Comprehensive Plan:

Low Density Residential

**Existing Zoning:** 

R2PD – Single Family Residential Planned Development

Surrounding Zoning and Land Use:

North:

R2PD – Single Family Residential Planned Development; developed as Single

Family Residential

South:

R2PD - Single Family Residential Planned Development; developed as Single

Family Residential

East:

R2PD – Single Family Residential Planned Development; developed as Single

Family Residential

West:

R2PD - Single Family Residential Planned Development; developed as Single

Family Residential

#### **ANALYSIS**

#### **SUBMITTALS**

This report is based on the following documentation, which was filed with the Department of Community Development on February 27, 2013:

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- 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:

Castaldo's Resubdivision							
	Lot	Lot	Area	Exiting/Proposed Improvements/Notes			
	Width	Depth					
R2 Zoning	60'		7,500 sq.ft.				
Requirements							
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

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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

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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:

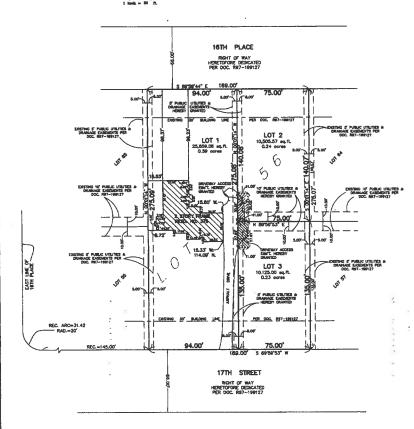
c. Petitioner

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## GRAPHIC SCALE

#### CASTELDO'S RESUBDIVISION

BEING A RESUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THRO PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



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GRADE SCHOOL DISTRICT 44	ADDRESS: 150 W. MADISON ST., LOMBARD, 60148	
HIGH SCHOOL DISTRICT 87	ADDRESS: 596 CRESCENT BLVD., GLEN ELLYN, 60137	_
JR. COLLEGE DISTRICT 502	ADDRESS: 425 2240. ST., GLEN ELLYN, 60137	_
BY :		
OWNER	OWNER	
	*	
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DUPAGE S.S.		

COUNTY OF DUPAGE ) S.S.	
APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LONGARD,	ILLINOIS,
THIS DAY OF A.D. 20	,
PRESIDENT	
VILLAGE CLERK	
STATE OF ALIROIS) COUNTY OF Du PAGE) S.S.	
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE VILLAGE OF	
LOMBARO, ILLINOIS, THIS DAY OF A.O. 20	
DIRECTOR OF COMMUNITY DEVELOPMENT	
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STATE OF ILLINOIS ) S.S. COUNTY OF DUPAGE )	
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LOMBARD WILLAGE COLLECTOR	
	mm. gr. venen
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COUNTY CLERK OF BUPAGE COUNTY, ILLINOIS, DO HEREBY!  THERE ARE NO DELINOUDIT GENERAL TAXES, NO UNPAGD CURRENT TAXES, NO UNPAGD FOR NO NO REDEBLANGE! TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNOUNCE.  SERBEY THAT I HAVE RECOVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNOUNCE.	CERTIFY THAT SFEITED TAXES, PLAT. 1 FURTHER PLAT.
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DUPAGE COUNTY CLERK	
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PAGE COUNTY RECORDER OF DEEDS	

GENTILE & ASSOCIATES, INC.

ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870

PREPARED FOR: JM CASTELLO DRAWN BY: MAG ORDER NO.: 12-20267-13 REBUS REV 1

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LILINGS PROFESSOR JULINO SURVEYOR NO. 2225

MY LICHNES EXPRES NOVEMBER 30, 2014

# 378 E. 17th Street



