VILLAGE OF LOMBARD REQUEST FOR BOARD OF TRUSTEES ACTION

For Inclusion on Board Agenda

X	Resolution or Ordinance (Blue) _ Recommendations of Boards, Cor Other Business (Pink)	Waiver of First Requested mmissions & Committees (Green)			
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 th Street				
SUBMITTED BY:	Department of Community Devel	opment W			
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	n recommended approval of this pe	tition.			
Please place this item on the April 4, 2013 Board of Trustees agenda.					
Fiscal Impact/Funding	g Source:				
Review (as necessary	<u>):</u>				
Village Attorney X		Date			
Finance Director X		Date			
village ividilager A		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.



Acting Village President William "Bill" Ware

VILLAGE OF LOMBARD

255 E. Wilson Ave. Lombard, Illinois 60148-3926 (630) 620-5700 Fax (630) 620-8222 www.villageoflombard.org

April 4, 2013

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

Subject: SUB 13-01: 378 E. 17th Street

Brigitte O'Brien

Trustees

Village Clerk

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

Village Manager David A. Hulseberg

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

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.

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 16th Place and one facing 17th 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.

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.

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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 16th 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

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. 17th 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 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

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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 16th 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:

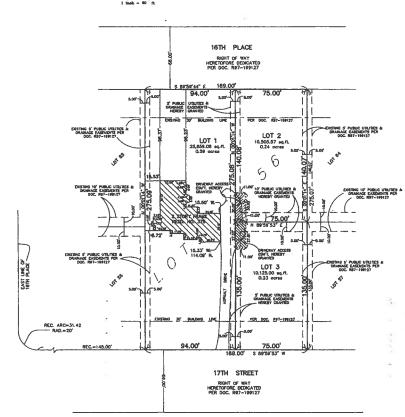
c. Petitioner

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GRAPHIC SCALE (DF PERT) I took = 80 **

CASTELDO'S RESUBDIVISION

BEING A RESUBDIVISION IN PART OF THE SOUTHWEST CHARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, RUNCIS.



AN EASEMENT FOR SERVICE RE SUBSTICION AND OTHER PROPERTY WITH ELECTRIC AND COMMANDATIONS SERVICE IS NERVEN'S RESERVED.

DRIVEWAY ACCESS EASEMENT HEREBY CRANTED FOR THE BENETIT OF LOT 1. NO PERMANDIT STRUCTURES WITHIN OR OBSTRUCTIONS TO THESE AREAS ARE TO BE DRECTED.

SCHOOL DISTRICT STATEMENT

THE SCHOOL DISTRICT STATEMENT TO	PLAT ACT, 785 ILCS 206, THIS DOCUMENT SHALL SERVE AS THE BEST OF THE O'NNER'S KNOWLEDGE, THE TRACT OF LAND ES IN THE FOLLOWING SCHOOL DISTRICTIST:
GRADE SCHOOL DISTRICT 44	ADDRESS: 150 W. MADISON ST., LOMBARD, 60148
	ADDRESS: 598 CRESCENT BLVD., GLEN ELLYN, 60137
	ADDRESS: 425 22ND. ST., GLEN ELLYN, 60137
BY:	OWNER
THIS IS TO CERTIFY THAT THE UNDER	SCHIED IS/ARE THE OWNERYS) OF THE LAND DESCRIBED. USED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN
	ES AS INDICATED THEREIN, AND DOES HEREBY ACIONOMIEDGE
DATED AT	RLINOIS, THIS DAY OF A.D. 20
OWNER	DWNER
STATE OF ILLINOIS) S.S.	
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NOTARY PUBLIC	
COMMISSION EXPIRES	····

DATED AT LONBARD, RAINOIS, THIS ______ DAT OF ___

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APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOWBARD, ILLINOIS,

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE VILLAGE OF LOMBARD, ILLINOIS, THIS _____ DAY OF ______ A.D. 20_

_____ A.O. 20___

DUPAGE COUNTY CLERK

STATE OF ILLIHOIS) S.S.

THIS INSTRUMENT INJURIER WAS FIRED FOR RECORD ON THE RECORDER'S OFFICE OF DUPAGE COUNTY, BLUNCIS, AFORESAID, ON THE DAY OF A.D. 20 A.D

STATE OF ILLINOIS) S.S.

DIRECTOR OF COMMUNITY DEVELOPMENT

IOMBARD VILLAGE COLLECTOR

PRESIDENT VILLAGE CLERK

DUPAGE COUNTY RECORDER OF DEEDS



THIS IS TO CERTIFY THAT I, JOSEPH F. GENTILE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925, HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY FOR THE PURPOSE OF RESUBDINISION:

PROPERTY COMMONLY KNOWN AS: 378 E. 17TH STREET, LOMBARD, RLINOIS



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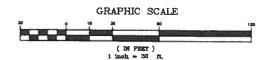
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ILLINGS PROTESSION LUND SURVEYOR NO. 2014

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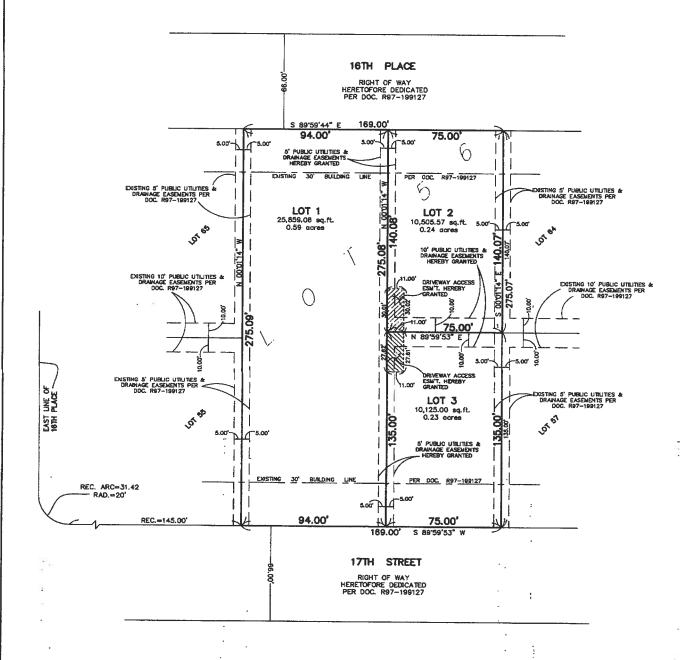
GENTILE & ASSOCIATES, INC.





CASTELDO'S RESUBDIVISION

BEING A RESUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHNORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOI



STATE OF ILLINOIS) S.S.	
APPROVED BY THE PRESIDENT AND BOARD O	OF TRUSTEES OF THE VILLAGE OF LOMBARD, ILLINOIS
THIS DAY OF	A.O. 20
PRESIDENT	
VILLAGE CLERK	The state of the s
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STATE OF ILLINOIS) COUNTY OF Du PAGE) S.S.	
APPROVED BY THE DEPARTMENT OF COMMUNI	TY DEVELOPMENT OF THE VILLAGE OF
LOMBARD, ILLINOIS, THIS DAY OF	, A.D. 20

DIRECTOR OF COMMUNITY DEVELOPMENT

PURSUANT TO SECTIO THE SCHOOL DISTRICT DESCRIBED IN THE AT GRADE SCHOOL DIST

HIGH SCHOOL DISTR

BY : _____

THIS IS TO CERTIFY IN THE ATTACHED PL

COURT OF CHEER PROPERTY SAME OF STREET

378 E. 17th Street



