



**VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM**

MEETING DATE: October 14, 2015

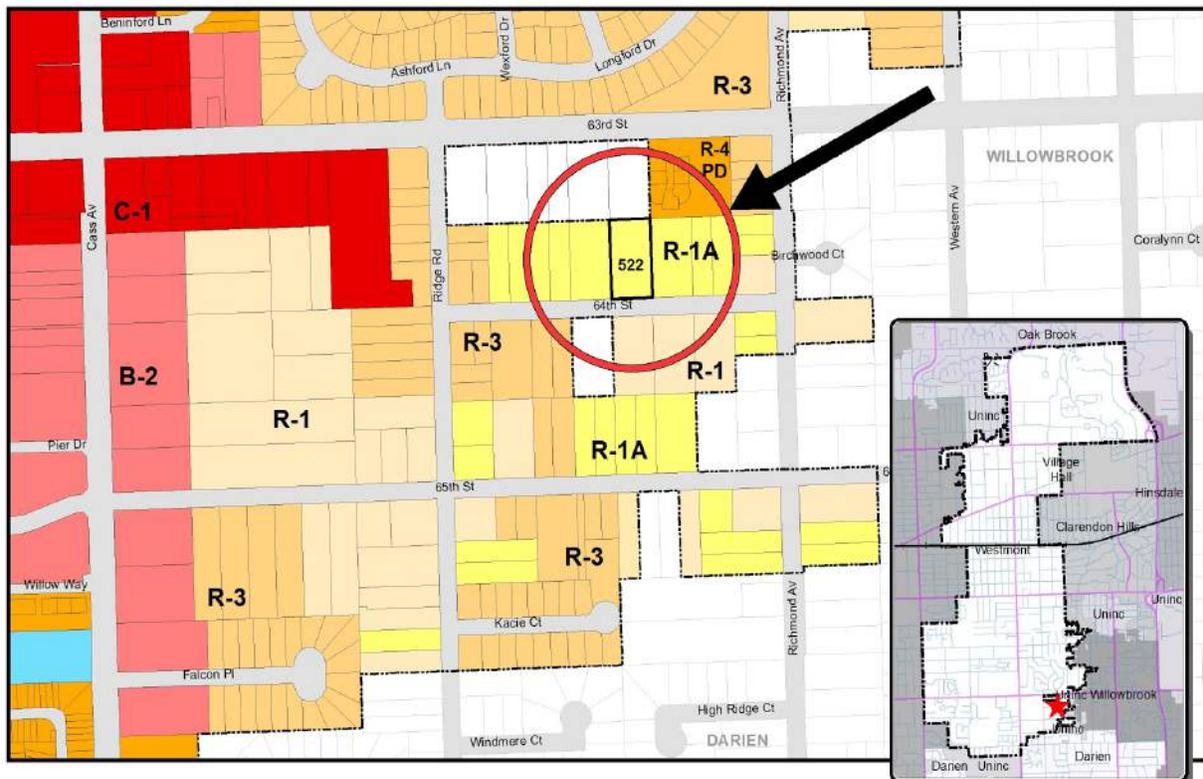
P/Z 15-024

TITLE: Sameer Afsar regarding the residential property located at 522 64th Street, Willowbrook, IL 60527 for the following:

- (A) Preliminary Plat of Subdivision request to subdivide 1 lot into 2 residential lots in the R-1A Single Family Detached Residence District.

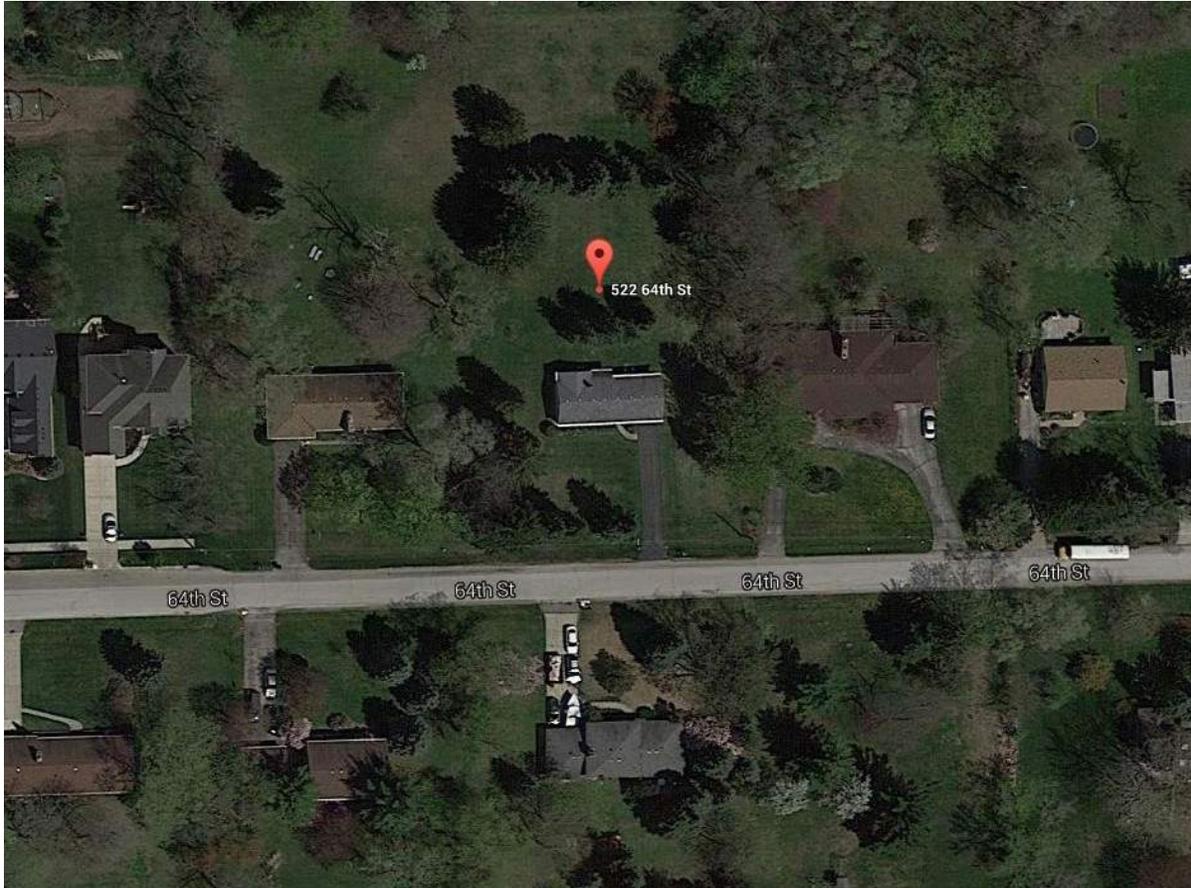
BACKGROUND OF ITEM

The subject lot is located on the north side of 64th Street, midway between Ridge Road and Richmond Avenue. It is Lot 13 in the Highview Estates Resubdivision.



Zoning map - 522 64th Street

Property directly to the north is in unincorporated DuPage county and is single-family. Properties on either side are zoned R-1A Single-Family Detached Residential District. Properties to the south are zoned R-1 Single-Family Detached Residential District.



Aerial view - 522 64th Street

The petitioner wishes to subdivide the existing ~156''x 293' lot (1.05 acres) into two lots of record for the purpose of constructing one new single family home and selling off the second lot for development. The existing home would be demolished as a part of the subdivision. Both lots will have a dedicated easements for stormwater management.



Street view - 522 64th Street

ZONING ANALYSIS

The proposed subdivision is located in the R-1A Single Family Detached Residence District. Eventually, single family homes would be built on both lots. The proposed lots would measure ~78'x ~293' each for resulting lot areas of 22,890 square feet.

Appendix "A" Section 6.04- Bulk and Development Standards in R-1A Single Family District

	Lot Area (min.)	Lot Width (min.)	Front Yard Setback (min.)	Interior Yard Setback (min.)	Rear Yard Setback (min.)
Required	11,250 sf	75'	50'	10' min per side/20% lot width in aggregate (15.6' total)	20% of lot depth (58.6')
Proposed	22,890 sf	77.99'	To be confirmed during permitting.	To be confirmed during permitting.	To be confirmed during permitting.

As proposed, the new lots would meet bulk regulations of the R-1A Single Family Detached Residence District. The two lots would measure more than 22,890 square feet. Under the current 35 percent maximum allowable lot coverage requirement, at least 8,011 square feet of impervious surface coverage could be constructed on each lot.

Details pertaining to bulk regulations would be confirmed at the time that building and engineering permits are submitted.

ENGINEERING COMMENTS

Engineering Synopsis - Planning Engineer Nicoll's comments are attached for your review. The shared detention area was carefully reviewed, and Post Construction Best Management Practices will be required. Revisions will be coordinated through the permit submittal.

Fire Safety - Staff recommends the applicant communicate with the Fire Department to coordinate if the existing residential structure can be used for training prior to demolition.

Public Works Synopsis - Public Works Supervisor Noriega's comments are attached for your review. The memo comments include installing a sidewalk, a recapture fee for the watermain, and the forester's comments regarding trees. The stormwater detention comments will be administered by the Planning Engineer.

SUMMARY

The applicant requests preliminary approval to subdivide the subject property from one lot into two lots for the purpose of building two new single family residential homes. The newly proposed lots meet the zoning ordinance bulk regulations for the R-1A Single Family Residential District.

DOCUMENTS ATTACHED

- 1) Agenda publication - September 30, 2015 edition of the Westmont Suburban Life.
- 2) Staff Reviews
 - a) Public Works Supervisor Noriega, dated September 18, 2015
 - b) Planning Engineer Nicoll, dated October 6, 2015
- 3) Application for Planning and Zoning Commission review dated September 11, 2015.
 - a) Plat of survey, prepared by INTECH Consultants, Inc., dated July 29, 2015.
 - b) Preliminary Plat of Subdivision, prepared by INTECH Consultants, Inc., dated September 10, 2015.
 - c) Preliminary ("FINAL ENGINEERING") Engineering Plans prepared by INTECH Consultants, Inc., dated September 10, 2015.