

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: William T. Lichter, Village Manager

DATE: November 18, 2004 (B of T) Date: December 2, 2004

TITLE: SUB 04-04: 1 W. St. Charles Road

SUBMITTED BY: Department of Community Development *DLH*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration a petition requesting approval of a one-lot plat of resubdivision. (DISTRICT #1)

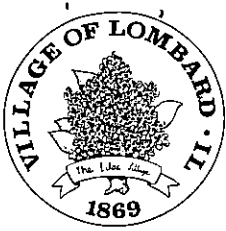
The Plan Commission recommended approval of this request.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____	Date _____
Finance Director X _____	Date _____
Village Manager X <i>William T. Lichter</i>	Date <i>11/22/04</i>

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.



MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP, Director of Community Development *Dah*

DATE: December 2, 2004

SUBJECT: SUB 04-04: 1 W. St. Charles Road

Attached please find the following items for Village Board consideration as part of the December 2, 2004 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for SUB 04-04;
3. Companion plat associated with the petition.

The Plan Commission recommends that the Village Board make a motion to approve the plat of resubdivision.



VILLAGE OF LOMBARD

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Lombard, Illinois 60148
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December 2, 2004

Village President
William J. Mueller

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

Trustees

Tyler L. Williams, Dist. 1
Richard J. Tross, Dist. 2
Karen S. Koenig, Dist. 3
Steven D. Sebby, Dist. 4
Kenneth M. Florey, Dist. 5
Rick Soderstrom, Dist. 6

Village Manager
William T. Lichter

Subject: SUB 04-04: 1 W. St. Charles Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests approval of a plat of subdivision for the property at 1 W. St. Charles Road.

William Heniff, Senior Planner, presented the staff report. The petitioner is requesting approval of a one-lot plat of resubdivision entitled "7-Eleven Resubdivision" for a tract of land located at 1 W. St. Charles Road. The Village has been working with 7-Eleven to make improvements to the detention area immediately at the corner of St. Charles Road and Main Street. Although construction is underway on the project, the land has not yet been officially dedicated to the Village. This division meets Code, but it is considered a major plat of subdivision as it involves the extension of the public right-of-way. Therefore, it must be reviewed and approved by the Plan Commission and Board of Trustees.

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business to create a distinctive sense of spirit and an outstanding quality of life."

7-Eleven, Inc. has agreed to give the eastern detention area portion of this property to the Village. Rather than creating a separate lot of record that would be deeded to the Village, 7-Eleven is dedicating the improvement area a public right-of-way.

Also on the plat is an easement for the public improvements (benches, trash receptacles) located immediately north of the 7-Eleven store. The new lot will meet the provisions of the Subdivision and Development Ordinance.

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

Chairperson Ryan opened the meeting for discussion and questions by the Plan Commission. There were no comments by the members.

After due consideration of the petition and the testimony presented, the Plan Commission found that the Plat of Resubdivision complies with the Subdivision and Development Ordinance and the Zoning Ordinance. Therefore the Plan Commission, by a roll call vote of 4 to 0, recommended to the Corporate Authorities, approval of SUB 04-04.

Re: SUB 04-04
December 2, 2004
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Respectfully,

VILLAGE OF LOMBARD

A handwritten signature in black ink, appearing to read "Donald Ryan". The signature is fluid and cursive, with the first name "Donald" being more prominent than the last name "Ryan".

Donald Ryan
Chairperson
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission

ANALYSIS

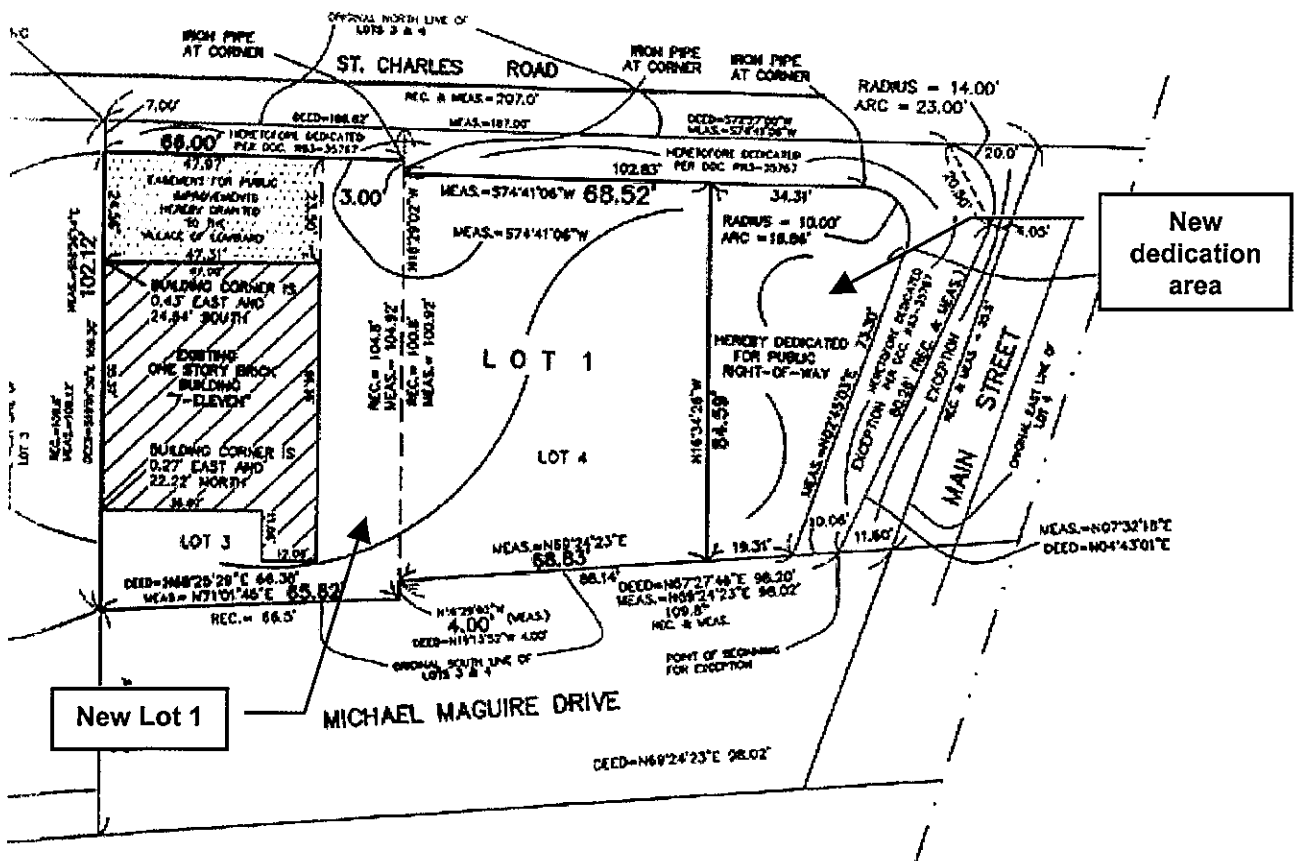
SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on November 2, 2004:

1. Plat of Subdivision, prepared by Gentile & Associates, Inc., dated January 28, 2004 and last revised October 13, 2004.

DESCRIPTION

The petitioner is requesting approval of a one-lot plat of resubdivision entitled "7-Eleven Resubdivision" for a tract of land located at 1 W. St. Charles Road. The Village has been working with 7-Eleven to make improvements to the detention area immediately at the corner of St. Charles Road and Main Street. Although construction is underway on the project, the land has not yet been officially dedicated to the Village. This division meets Code, but it is considered a major plat of subdivision as it involves the extension of the public right-of-way. Therefore, it must be reviewed and approved by the Plan Commission and Board of Trustees.



Plan Commission
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INTER-DEPARTMENTAL REVIEW COMMENTS

Public Works

Public Works has no objections, comments or changes.

Private Engineering Services

PES has no comments on this subdivision.

Building and Fire

The Fire Department/Bureau of Inspectional Services has no comments.

Planning

7-Eleven, Inc. has agreed to give the eastern detention area portion of this property to the Village. Rather than creating a separate lot of record that would be deeded to the Village, 7-Eleven is dedicating the improvement area a public right-of-way. A drawing of the proposed tribute park is attached as **Exhibit A**.

Also on the plat is an easement for the public improvements (benches, trash receptacles) located immediately north of the 7-Eleven store. The new lot will meet the provisions of the Subdivision and Development Ordinance.

FINDINGS AND RECOMMENDATIONS

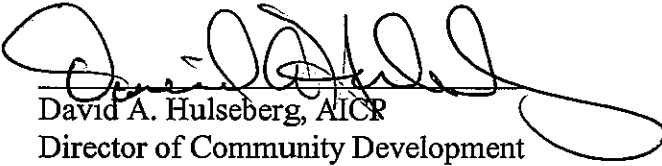
Staff finds that the proposed Plat of Subdivision meets the requirements of the Subdivision and Development Ordinance and the Zoning Ordinance. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending approval 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 accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of the Plat of Subdivision associated with SUB 04-04.

Plan Commission
Re: SUB 04-04
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Inter-Departmental Review Group Report Approved By:



David A. Hulseberg, AICP
Director of Community Development

DAH/JB:
att

c. Petitioner

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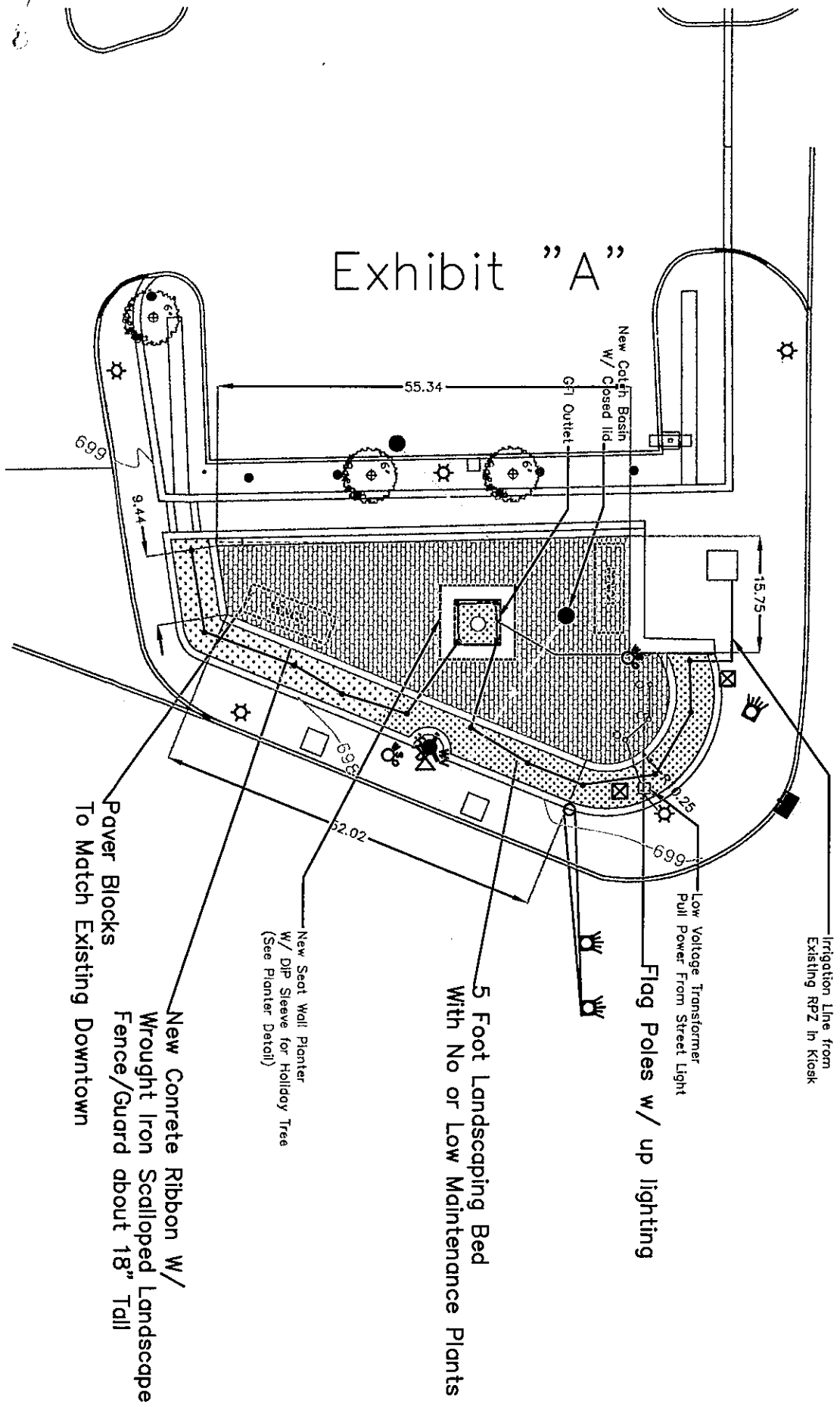
Proposed Tribute Park
By: Village of Lombard

①

②

04-24-04
 Drawn By: MJF

Exhibit "A"



①