

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) _____
Recommendations of Boards, Commissions & Committees (Green) _____
Waiver of First Requested _____
Other Business (Pink) _____

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Huliseberg, Village Manager *John*

DATE: July 21, 2008 (BOT) Date: August 21, 2008

TITLE: SUB 08-02: 1025 E. Madison (St. Pius X Church)

SUBMITTED BY: Department of Community Development *WHL*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests approval of a Major Plat of Subdivision. (DISTRICT #6)

The Plan Commission recommended approval of this petition.

Please place this item on the August 21, 2008 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____

Finance Director X _____

Village Manager X _____

David A. Huliseberg

Date _____

Date _____

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.





MEMORANDUM

TO: David A. Hulseberg, Village Manager

FROM: William Heniff, AICP *WJH*

Acting Director of Community Development

DATE: August 21, 2008

SUBJECT: SUB 08-02; 1025 E. Madison (St. Pius X Church)

Attached please find the following items for Village Board consideration as part of the August 21, 2008 Village Board meeting:

1. Plan Commission referral letter;

2. IDRC report for SUB 08-02;

3. Companion plat associated with the petition.

The Plan Commission recommended approval of the plat associated with the petition.

As a separate but related issue, the Village Board will also be requested to approve a companion stormwater detention easement plat. That item will also be placed as an item for consideration on the August 21, 2008 Board agenda.

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VILLAGE OF LOMBARD
 255 E. Wilson Ave.
 Lombard, Illinois 60148-3931
 (630) 620-5700 Fax (630) 620-8222
 www.villageoflombard.org



Village President
 William J. Mueller

Village Clerk
 Brigitte O'Brien

Trustees

Greg Alan Gron, Dist. 1
 Richard J. Tross, Dist. 2
 John "Jack" T. O'Brien, Dist. 3
 Dana L. Moreau, Dist. 4
 Laura A. Fitzpatrick, Dist. 5
 Rick Soderstrom, Dist. 6

Dear President and Trustees:

Subject: SUB 08-02; 1025 E. Madison (St. Pius X Church)

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

August 21, 2008

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. This petition requests approval of a one-lot major plat of resubdivision.

Village Manager
 David A. Hulseberg

Prior to the presentation of the staff report, Commissioner Olbrysh recused himself and explained that he is on the petitioner's construction committee.

"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."

Chairperson Ryan requested the staff report. Michael Toth, Planner I, referenced the staff report. A plat of subdivision is being brought forward at this time to facilitate the proposed construction associated with PC 07-23 and was a condition of approval of Ordinance 6084. Since the subject property is greater than an acre in size, it is considered a major plat of subdivision and must be reviewed and approved by the Plan Commission and Board of Trustees.

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

The proposed subdivision is intended to create a separate lot of record for the subject property. As the plat shows, the site will now provide a new Stormwater Management Easement adjacent to Madison Street. The required five (5) foot utility and drainage easements will also be provided along the southern and eastern property lines. Staff recommends that the plat be approved.

Chairperson Ryan then opened the meeting for public comment. There was no one present to speak in favor or against this petition.

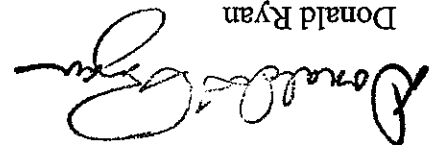
Chairperson Ryan opened the meeting for discussion and questions by the Plan Commission. The Commissioners did not have any comments or questions.

Re: SUB 08-02
August 21, 2008
Page 2

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 and therefore, the Plan Commission, by a roll call vote of 4 to 0, recommended to the Corporate Authorities, **approval** of SUB 08-02.

Respectfully,

VILLAGE OF LOMBARD



Donald Ryan

Chairperson

Lombard Plan Commission

at-

c. Petitioner

Lombard Plan Commission

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**VILLAGE OF LOMBARD
INTER-DEVELOPMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission
FROM: Department of Community Development
PREPARED BY: Michael S. Toth
Planner I

HEARING DATE: July 21, 2008

TITLE

SUB 08-02; 1025 E. Madison (St. Pius X Church): The petitioner requests that the Village approve a Major Plat of Subdivision.

GENERAL INFORMATION

Petitioner: St. Pius X Church
1025 E. Madison
Lombard, IL 60148

Property Owner: Diocese of Joliet
425 Summit Street
Joliet, IL 60435

PROPERTY INFORMATION

Existing Land Use: Church and Parochial Elementary School
Size of Property: Approximately 8.19 acres
Comprehensive Plan: Recommends Public and Institutional
Existing Zoning: R2 Single Family Residential District

SURROUNDING ZONING AND LAND USE

North: Property zoned R2 Single Family Residential and developed as single family residences

South: Property zoned B3 Community Shopping District and developed as a financial institution & property zoned R2 Single Family Residence and developed as single family residences

East: Property zoned R2 Single Family Residential and developed as a religious institution, known as Community Presbyterian Church

West: Property zoned R2 Single Family Residential and developed as single family residences

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on July 11, 2008:

1. Plat of Subdivision – St. Pius X, prepared by Gewalt Hamilton Associates, Inc., dated July, 11, 2008.

DESCRIPTION

A plat of subdivision is being brought forward at this time to facilitate the proposed construction associated with PC 07-23 and was a condition of approval of Ordinance 6084. Since the subject property is greater than an acre in size, it is considered a major plat of subdivision and must be reviewed and approved by the Plan Commission and Board of Trustees.

INTER-DEPARTMENTAL REVIEW COMMENTS

PUBLIC WORKS

The Department of Public Works has no comments on the petition.

PRIVATE ENGINEERING SERVICES

The Private Engineering Services Division of Community Development has no comments.

BUILDING & FIRE

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

PLANNING

The proposed subdivision is intended to create a separate lot of record for the subject property. This subdivision meets all of the requirements of the Zoning Ordinance and Subdivision and Development Ordinance. The proposed lot will exceed the minimum lot width and area

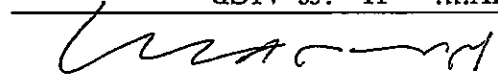
requirements of the underlying zoning district. As the plat shows, the site will now provide a new Stormwater Management Easement adjacent to Madison Street. The required five (5) foot utility and drainage easements will also be provided along the southern and eastern property lines. Staff recommends that the plat be approved.

FINDINGS AND RECOMMENDATIONS

Staff has reviewed the petition and concurs that the proposed subdivision meets the standards set forth in 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:

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 recommend to the Corporate Authorities **approval** of the Plat of Subdivision associated with SUB 08-02.

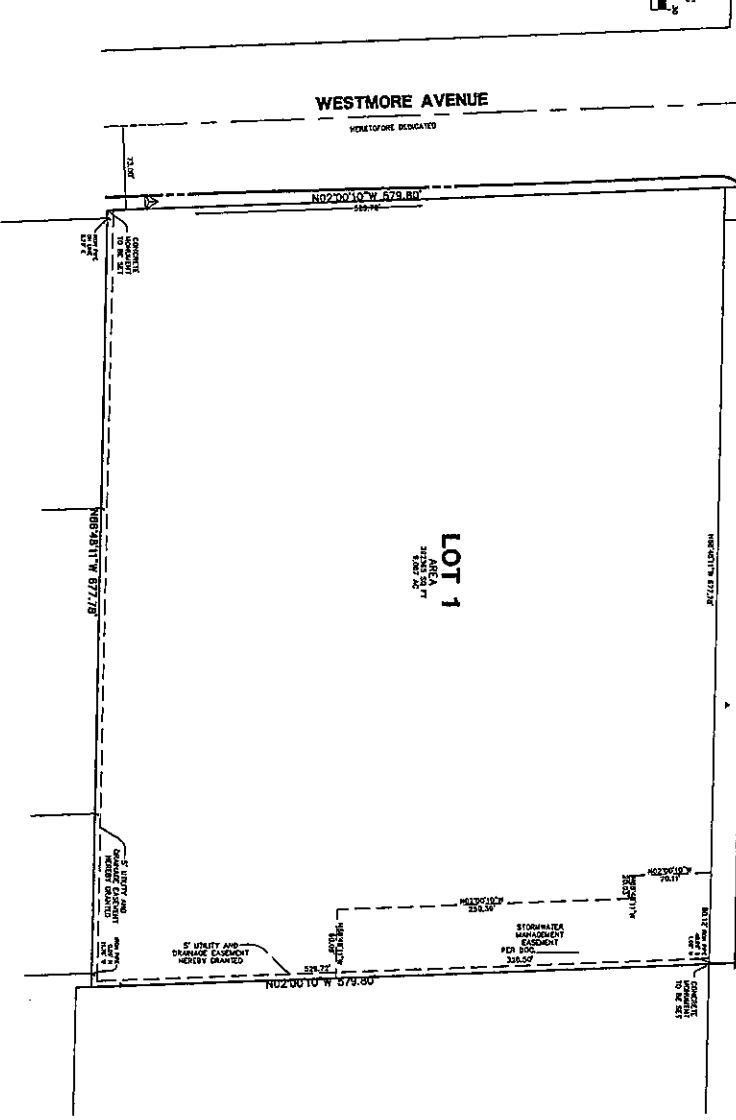
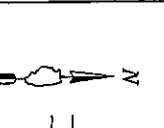
Inter-Departmental Review Group Report Approved By:



William Heniff, AICP

Acting Director of Community Development

c: Petitioner



PRELIMINARY

GEWALT HAMILTON ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
440 Pearl Drive, Naperville, Illinois 60563
TELEPHONE 312-351-1200

COMMISSIONERS
The Board of Commissioners of Cook County, Illinois, is hereby notified that the following plat of subdivision is on file in the office of the County Clerk of Cook County, Illinois, and is open for public inspection.

PLAT OF SUBDIVISION
ST PIUS LOMBARD
LOMBARD, ILLINOIS

NO.	DATE	REASON
1	12/15/88	FILED FOR RECORD
2	1/12/89	RECORDED FOR VALUE RECORD
3	1/12/89	RECORDED FOR VALUE RECORD

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1	12/15/88	FILED FOR RECORD
2	1/12/89	RECORDED FOR VALUE RECORD
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3	1/12/89	RECORDED FOR VALUE RECORD

OWNER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) ss
I, _____, of the County of Cook, State of Illinois, do hereby certify that the above described premises are the property of _____ and that the same are being offered for sale to the public by _____ and that the proceeds of the sale of the same shall be used for the purpose of _____.

OWNER'S SCHOOL CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) ss
I, _____, of the County of Cook, State of Illinois, do hereby certify that the above described premises are the property of _____ and that the same are being offered for sale to the public by _____ and that the proceeds of the sale of the same shall be used for the purpose of _____.

OWNER'S PUBLIC CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) ss
I, _____, of the County of Cook, State of Illinois, do hereby certify that the above described premises are the property of _____ and that the same are being offered for sale to the public by _____ and that the proceeds of the sale of the same shall be used for the purpose of _____.

OWNER'S COLLECTIVE CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) ss
I, _____, of the County of Cook, State of Illinois, do hereby certify that the above described premises are the property of _____ and that the same are being offered for sale to the public by _____ and that the proceeds of the sale of the same shall be used for the purpose of _____.

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ST. PIUS X PLAT OF SUBDIVISION

PLAT OF THE PROPERTY LOCATED IN THE CITY OF LOMBARD, ILLINOIS, BEING THE
SUBDIVISION OF THE LAND OWNED BY THE ST. PIUS X SCHOOL, LOMBARD, ILLINOIS COUNTY,
ILLINOIS.

PIN 06-16-11-001

