

November 4, 2004

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

Subject: SUB 04-03: 617 S. Hammerschmidt Avenue (Hammerschmidt Pond Resubdivision)

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 617 S. Hammerschmidt Avenue.

William Heniff, Senior Planner, presented the staff report. The petitioners (School District 44 and the Village of Lombard) are requesting approval of a two-lot plat of resubdivision for the subject property.

School District 44 completed an elementary school building expansion, with work starting in 1999. To facilitate this improvement, they also made improvements to the existing detention facility south and east of the school building. As part of the Village's storm water management master plan, the Village worked with the District to maximize the available storage within the site and providing for additional detention for the Village's storm sewer system in the area.

On October 16, 2003, the Village Board adopted Resolution 48-04, which conveyed title via a quit claim deed to the detention area on the subject property from the School District to the Village. However, as the transfer of property creates irregular lot boundaries, the DuPage County Recorder's Office requires a resubdivision or assessment plat in order to record the related documents. This plat is being created to mirror the real estate transfer of property approved by District 44 and the Village. 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. The plat meets the requirements of the Zoning Ordinance and Subdivision and Development Ordinance.

Re: SUB 04-03
November 4, 2004
Page 2

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 04-03.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan
Chairperson
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission