

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: April 28, 2004 (B of T) Date: May 6, 2004

TITLE: SUB 04-01: 303 W. Roosevelt 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 #2)

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 *William T. Lichter* _____ Date 4/28/04

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 *DH*
DATE: May 6, 2004
SUBJECT: SUB 04-01: 303 W. Roosevelt Road

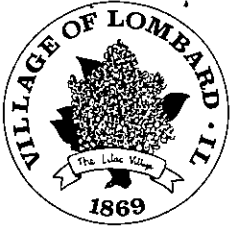
Attached please find the following items for Village Board consideration as part of the May 6, 2004 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for SUB 04-01;
3. The subdivision plat associated with the petition.

The Plan Commission recommended approval of the submitted plat.

ACTION REQUESTED

Please place this item on the Board of Trustees agenda for the May 6, 2004 meeting with a motion to approve the plat.



VILLAGE OF LOMBARD

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Lombard, Illinois 60148
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Village President
William J. Mueller

May 6, 2004

Trustees

Joan DeStephano, 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

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

Subject: SUB 04-01: 303 W. Roosevelt Road

Village Manager
William T. Lichter

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 Heritage Cadillac property at 303 W. Roosevelt Road.

Prior to the start of the presentation, Commissioner Olbrysh recused himself from the petition based upon a business relationship he has with the petitioner.

William Heniff, Senior Planner, presented the staff report. The petitioner is requesting approval of a plat of resubdivision for a tract of land located at 303 W. Roosevelt Road, entitled "Heritage Cadillac Subdivision". The plat proposes to make the tract of land a lot of record, as defined by the Zoning Ordinance. This plat is being requested because it was a condition of approval for the petitioner's requested sign variations (PC 03-40). 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.

This subdivision meets all of the requirements of the Zoning Ordinance and Subdivision and Development Ordinance. The lot exceeds the 150-foot minimum lot width and minimum 40,000 square foot area requirements of the underlying B4 Corridor Commercial Zoning District requirements. As the plat shows, the proposed lot will include five-foot and ten-foot public utility and drainage easements to the side and rear property lines respectively. Additionally, the plat includes requisite easement for drainage and utilities as required by Private Engineering Services.

"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."

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

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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 04-01.

Respectfully,

VILLAGE OF LOMBARD



Donald Ryan
Chairperson
Lombard Plan Commission

DR:WJH:jd
att-

c. Petitioner
Lombard Plan Commission

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO:	Lombard Plan Commission	DATE:	April 19, 2004
FROM:	Department of Community Development	PREPARED BY:	Angela Clark, AICP Planner I

TITLE

SUB 04-01; 303 W. Roosevelt Road: The petitioner requests approval of a one-lot plat of resubdivision.

GENERAL INFORMATION

Petitioner/Property Owner:	Heritage Cadillac Inc. 303 W. Roosevelt Road Lombard, IL 60148
Existing Land Use:	Commercial
Size of Property:	8.15 Acres
Comprehensive Plan:	Recommends Community Commercial
Existing Zoning:	B4PD Corridor Commercial District, Planned Development
Surrounding Zoning and Land Use:	
North:	B4 Corridor Commercial District; developed as commercial (strip shopping center, veterinarian and two restaurants).
South:	R5PD General Residential Planned Development and R2 Single Family Residential developed as single and multiple-family residential.
East:	B3 Community Shopping District; developed as commercial (K-Mart Center).
West:	B4 Corridor Commercial District; developed as commercial (Sportmart Plaza).

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on April 7, 2004:

1. Plat of Resubdivision, prepared by Spaceco Inc, updated January 28, 2004.

DESCRIPTION

The petitioner is requesting approval of a plat of resubdivision for a tract of land located at 303 W. Roosevelt Road, entitled "Heritage Cadillac Subdivision". The plat proposes to make the tract of land a lot of record, as defined by the Zoning Ordinance. This division is being requested because it was a condition of approval for the petitioner's requested sign variations (PC 03-40). 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

The site improvements were reviewed by the Interdepartmental Review Committee during the two previous Plan Commission submittals (PC 03-15 and PC 03-40). The comments of Private Engineering Services have been incorporated into the submitted plat of subdivision.

PLANNING

The subject property is operated as an automobile sales and service center. The petitioner appeared before the Plan Commission in May 2003 to request conditional use approval for an expansion of the current facility. Staff notified the petitioner that the subject lot was not a lot of record and a plat of resubdivision would be required. Any subdivisions of greater than one acre in size cannot be approved as an administrative plat, but approved as major plat of subdivision.

This subdivision meets all of the requirements of the Zoning Ordinance and Subdivision and Development Ordinance. The lot exceeds the 150-foot minimum lot width and minimum 40,000 square foot area requirements of the underlying B4 Corridor Commercial Zoning District requirements. As the plat shows, the proposed lot will include five-foot and ten-foot public utility and drainage easements to the side and rear property lines respectively.

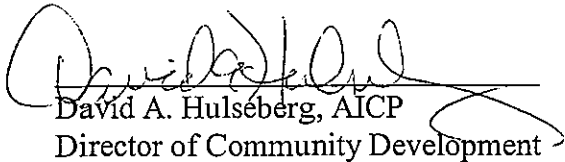
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FINDINGS AND RECOMMENDATIONS

Staff finds that the proposed Plat of Subdivision meets the requirements of the Subdivision and Development Ordinance, 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 recommend to the Corporate Authorities approval of the Plat of Subdivision associated with SUB 04-01.

Inter-Departmental Review Group Report Approved By:



David A. Hulseberg, AICP
Director of Community Development

DAH/WJH:
att

c. Petitioner

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