

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Hulseberg, Village Manager

DATE: July 21, 2009 (BOT) Date: August 20, 2009

TITLE: SUB 09-01: 1799 S. Fairfield Ave

SUBMITTED BY: Department of Community Development *WHD*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. The petition requests that the Village approve a one-lot major plat of subdivision. (DISTRICT #3)

The Plan Commission recommended approval of this petition.

Please place this item on the August 20, 2009 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____
Finance Director X _____
Village Manager *David Hulseberg* _____
Date _____
Date *7/31/09* _____

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 J. Heniff, AICP

Director of Community Development

DATE: August 20, 2009

SUBJECT: SUB 09-01; 1799 S. Fairfield Ave.

Attached please find the following items for Village Board consideration as part of the August 20, 2009 Village Board meeting:

1. Plan Commission referral letter;

2. IDRC report for SUB 09-01;

3. Companion plat associated with the petition.

The Plan Commission recommends that the Village Board approve the plat of resubdivision.

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
Bridite O'Brien

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

Subject: SUB 09-01; 1799 S. Fairfield Ave.

Dear President and Trustees:

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.

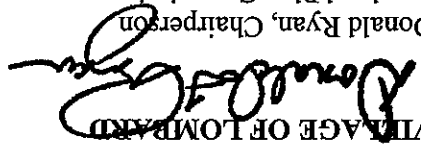
Michael Toth, Planner I, referenced the companion staff report. The petitioner is requesting approval of a plat of resubdivision for a 0.926 acre tract of land located at 1799 S. Fairfield Ave. As public right-of-way is to be officially dedicated to the Village, the subject plat would be classified as a major plat of subdivision. All major plats of subdivision 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.

No one in the audience had comments about the proposed plat.

Chairperson Ryan opened the meeting for discussion and questions by the Plan Commission. The Commissioners had no comments.

Commissioner Nelson motioned to approve SUB 09-01. The motion was seconded by Commissioner Cooper. 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 09-01.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission

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

"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."

Village Manager
David A. Hulseberg

Trustees
Greg Alan Gron, Dist. 1
Richard J. Tross, Dist. 2
Zachary C. Wilson, Dist. 3
Dana L. Moreau, Dist. 4
Laura A. Fitzpatrick, Dist. 5
William "Bill" Ware, Dist. 6

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

TO: Lombard Plan Commission
FROM: Department of Community Development
PREPARED BY: Michael S. Toth, Planner I
DATE: July 20, 2009

TITLE

SUB 09-01; 1799 S. Fairfield Ave: The petitioner requests approval of a one-lot major plat of subdivision.

GENERAL INFORMATION

Petitioner/Property Owner: Rami Nassib
PO Box 329
Plainfield, IL 60544

Existing Land Use: Single-family residence

Size of Property: 0.926 acres

Comprehensive Plan: Recommends Low-Density Residential

Existing Zoning: R2 Single-Family Residential District

Surrounding Zoning and Land Use:

North: R2 Single Family Residential District; developed as single-family residences.
South: R4PD Limited General District Planned Development; developed as attached single-family dwellings, known as Abbey Woods.
East: R2 Single Family Residential District; developed as single-family residences.
West: R2PD Single Family Residential District Planned Development; 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 June 5, 2009:

1. Petition for Subdivision Approval

2. Plat of Resubdivision, prepared by Ruettiger, Tonelli & Associates, Inc., dated July 21, 2008.

DESCRIPTION

The petitioner is requesting approval of a plat of resubdivision for a 0.926 acre tract of land located at 1799 S. Fairfield Ave, entitled "Liam's Final Plat of Resubdivision". The plat proposes to make the tract of land a lot of record, as defined by the Zoning Ordinance. Ultimately this division is being requested in order to facilitate the construction of a new single-family residence on the property. Most of these types of resubdivisions can be approved administratively; however, the public right-of-way (Fairfield Avenue) is to be officially dedicated to the Village, which would classify it as a major plat of subdivision. Currently, the property includes thirty-three feet (33') of the public right-of-way. As such, a dedication of the right-of-way is required. Pursuant to the Zoning Ordinance, all major plats of subdivision must be reviewed and approved by the Plan Commission and Board of Trustees.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

The Private Engineering Services Division has no objection to the petition.

PUBLIC WORKS

The Department of Public Works has no objection to the petition.

FIRE AND BUILDING

The Bureau of Inspectional Services has no comment at this time.

PLANNING

The subject property is currently improved with an existing single-family residence. As the petitioner one day plans to construct a new single-family residence on each of the newly-created lots, a plat of subdivision is required.

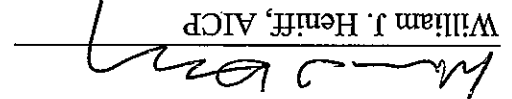
Pursuant to the Zoning Ordinance and Subdivision and Development Ordinance, any new single-family structure must be constructed on a lot of record. This subdivision meets all of the requirements of those Ordinances. The lots will exceed the 60-foot minimum lot width and 7,500 square foot area requirements of the underlying R2 Single-Family Residential District. The proposed lots will also include five-foot and ten-foot public utility and drainage easements to the side and rear property lines respectively.

FINDINGS AND RECOMMENDATIONS

Staff finds that the proposed Plat of Subdivision meets the requirements of the Subdivision and Development Ordinance, the Zoning Ordinance, the Zoning Ordinance, 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 09-01.

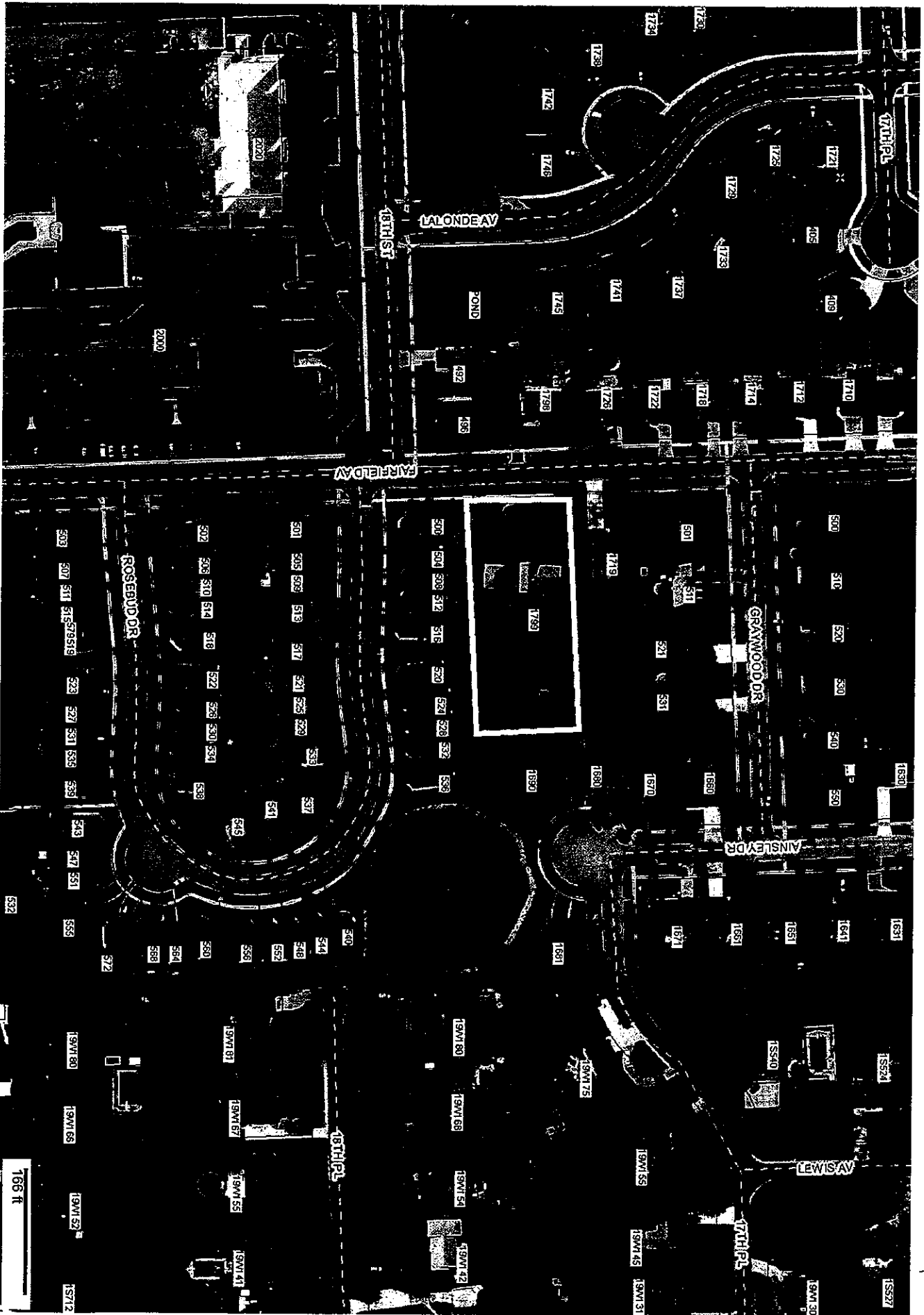
Inter-Departmental Review Group Report Approved By:


William J. Heniff, AICP
Director of Community Development

WJH/MST:
att

c. Petitioner

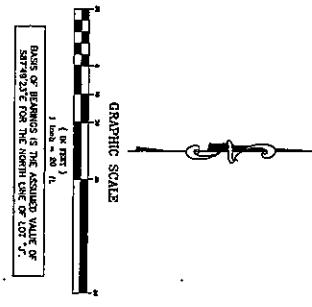
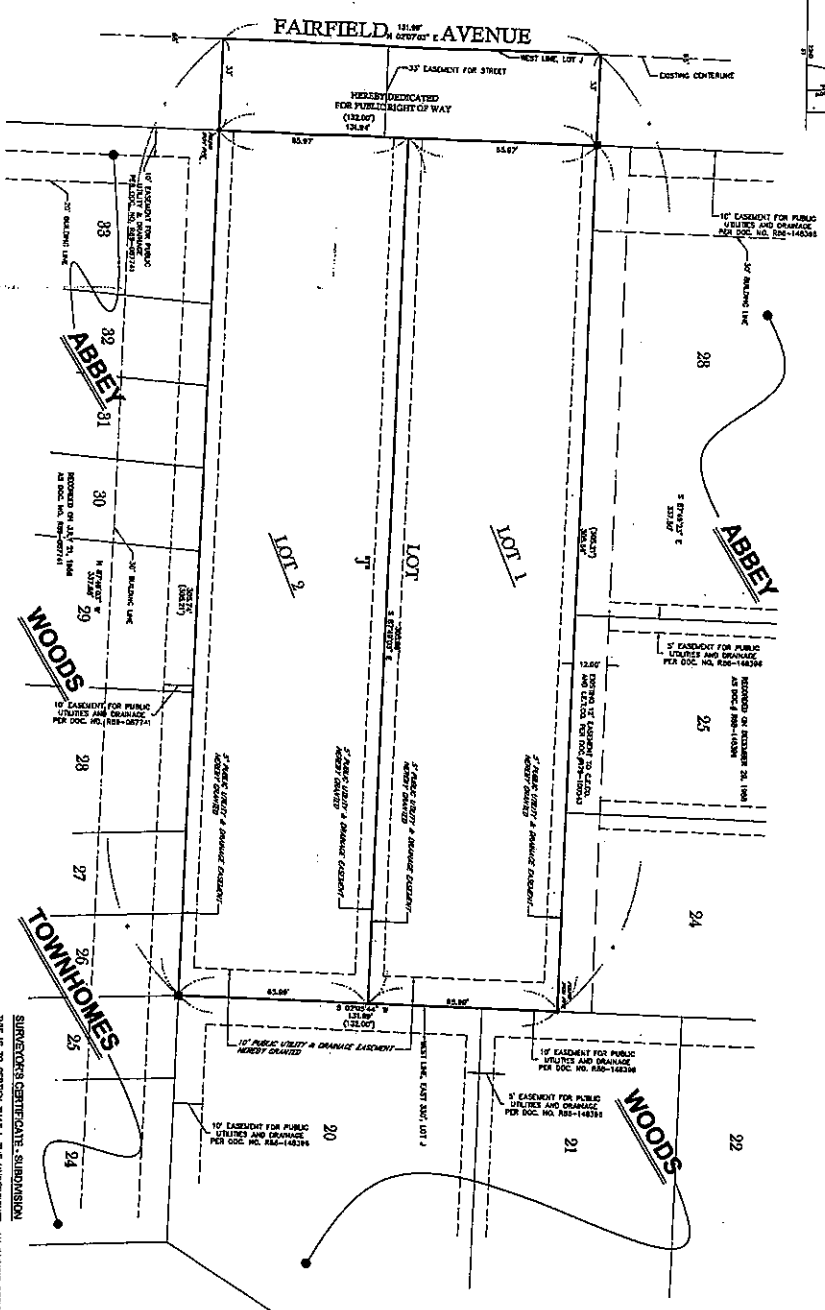
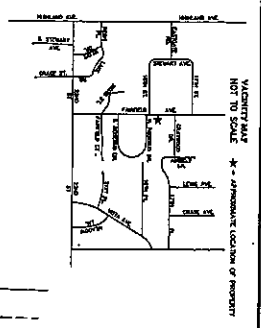
SUB 09-01: 1799 S. Fairfield



FINAL PLAT OF SUBDIVISION

LIAM'S RESUBDIVISION

BEING A SUBDIVISION OF PART OF LOT 17, TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NUMBER 1, SECTION 14, TOWNSHIP QUADRANT 20, RANGE 13S, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS



BASED UPON RECORDS IS THE ASSUMED VALUE OF \$17.95 PER SQ. FT. FOR THE NORTH END OF LOT 21.

P.L.N.: 08-20-403-028
PROPERTY ADDRESS: 1740 FAIRFIELD AVENUE

LEGEND

● EXISTING
○ EXISTING
□ EXISTING
▭ EXISTING (BY CHAIN)
--- SET 3/4" BEAM IN CONCRETE

LOT ABEL SURVEY
LOT 1 = 20144.4 SQ. FT. ACRES
LOT 2 = 20196.174 SQ. FT. ACRES
TOTAL ACRES = 40340.574

THE BOUNDARIES
SHOWN ON THIS FINAL PLAT OF SUBDIVISION ARE BASED ON THE SURVEY OF THE PROPERTY OF THE TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NUMBER 1, SECTION 14, TOWNSHIP QUADRANT 20, RANGE 13S, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, AS SHOWN ON THE RECORDS OF THE TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NUMBER 1, SECTION 14, TOWNSHIP QUADRANT 20, RANGE 13S, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, AS SHOWN ON THE RECORDS OF THE TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NUMBER 1, SECTION 14, TOWNSHIP QUADRANT 20, RANGE 13S, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE - SUBDIVISION

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AM A LICENSED TOWNSHIP SUPERVISOR AND SUPERVISOR OF THE TOWNSHIP OF FAIRFIELD, ILLINOIS, AND HAVE SUPERVISED AND SUPERVISED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN ON THE RECORDS OF THE TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NUMBER 1, SECTION 14, TOWNSHIP QUADRANT 20, RANGE 13S, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, AS SHOWN ON THE RECORDS OF THE TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NUMBER 1, SECTION 14, TOWNSHIP QUADRANT 20, RANGE 13S, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

DAVID J. ZENTNER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 025-18274
RETIRED - TOWNSHIP SUPERVISOR OF FAIRFIELD TOWNSHIP, ILLINOIS
MILWAUKEE, WISCONSIN PROFESSIONAL DESIGN CORPORATION
2301 SOUTH WASHINGTON STREET, SUITE 170
MILWAUKEE, WISCONSIN 53227

NEUTRALITY

I, the undersigned, being a duly licensed and sworn land surveyor, do hereby certify that I have examined the original survey and the original plat of subdivision and the same conform to the original survey and the original plat of subdivision.

Reitinger, Tonell & Associates, Inc.
1101 W. WASHINGTON STREET, SUITE 100
MILWAUKEE, WISCONSIN 53233
TEL: 414.381.1100
FAX: 414.381.1101
WWW.REITINGER-TONELL.COM