





## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development *WH*

**MEETING DATE:** April 19, 2018

**SUBJECT:** **SUB 18-02: 400, 406, 412, 420, 440 Finley Road (Finley Park)**

Please find the following items for Village Board consideration as part of the April 19, 2018 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for SUB 18-02; and
3. Companion plat associated with the petition.

The Plan Commission recommended approval of the plat of subdivision by a vote of 5-0 at the March 26, 2018 meeting. The DuPage County Health Department is the current property owner and Oak Creek Capital LLC is under contract. The plat, should it be signed by the Village, will not be recorded under after Oak Creek Capital LLC takes ownership of the property.

Please place this plat on the April 19, 2018 Board of Trustees agenda under items for separate action for authorization of signatures from the Village President and Village Clerk on the final plat of subdivision.





## VILLAGE OF LOMBARD

255 E. Wilson Ave.  
Lombard, Illinois 60148-3926  
(630) 620-5700 Fax (630) 620-8222  
[www.villageoflombard.org](http://www.villageoflombard.org)

April 19, 2018

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Sharon Kuderna

**Trustees**  
Dan Whittington, Dist. 1  
Michael A. Fugiel, Dist. 2  
Reid Foltyniewicz, Dist. 3  
Bill T. Johnston, Dist. 4  
Robyn Pike, Dist. 5  
William "Bill" Ware, Dist. 6

**Village Manager**  
Scott R. Niehaus

*"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."*

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

Mr. Keith T. Giagnorio,  
Village President, and  
Board of Trustees  
Village of Lombard

Subject: SUB 18-02: 400, 406, 412, 420, 440 S. Finley Road (Finley Park)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner is requesting approval of a major plat of resubdivision for a tract of land located at 400, 406, 412, 420, 440 S. Finley Road.

Chairperson Ryan requested that the petitioner proceed with the petition.

John Luczynski addressed the Commission on behalf of the petitioner. He said the plat of resubdivision is here for final approval and he can answer any questions.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, Chairperson Ryan asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. The petitioner proposes a new single-family subdivision with seventeen (17) homes and a stormwater outlot. A preliminary plat was reviewed by the Plan Commission in 2016 with the final plat now before the Plan Commission and the Village Board of Trustees. The proposed lots meets minimum lot area and lot width standards in the underlying zoning district. Staff recommended approval.

Chairperson Ryan opened the meeting for questions or comments among the Commissioners.

Commissioner Burke made a motion to approve SUB 18-02. The motion was seconded by Commissioner Sweetser. After due consideration of the petition and the testimony presented, the Plan Commission found that the Plat of Resubdivision complies with the Zoning Ordinance and therefore, the Plan

Commission, by a roll call vote of 5-0, recommend to the Corporate Authorities, approval of SUB 18-02.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson  
Lombard Plan Commission

c. Lombard Plan Commission

H:\CD\WORDUSER\PCCASES\2018\SUB 18-02\SUB 18-02\_Referral Letter.docx