

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: Scott R. Niehaus, Village Manager

DATE : July 11, 2023 **(BOT) Date:** July 20, 2023

SUBJECT: PC 22-31: Lombard Vet Hospital – Plat of Consolidation and Right-of-Way Dedication

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

As a condition of approval for the zoning actions for the Lombard Veterinary Hospital, the petitioner has submitted a final plat consolidating the subject property into one lot of record. A portion of the St. Charles Road right-of-way adjacent to the subject property was never formally dedicated to the Village via a formal platting process, though the right-of-way has been in use through easement provisions for many decades. With the plat of consolidation, the petitioner proposes to formally dedicate this portion of the St. Charles Road right-of-way to the Village. There will be no change to the extent of the right-of-way with the proposed dedication.

Staff recommends approval of the final plat of Consolidation. Please place this petition on the July 20, 2023, Board of Trustees consent agenda for authorization signatures from the Village President and Village Clerk on the final plat of Consolidation.

Fiscal Impact/Funding Source:

Review (as necessary):

Finance Director _____ Date _____
Village Manager _____ 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: Scott R. Niehaus, Village Manager

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

MEETING DATE: July 20, 2023

SUBJECT: **PC 22-31: Lombard Vet Hospital – Final Plat**

Please find the following items for Village Board consideration as part of the July 20, 2023, Board meeting:

1. Plat of Consolidation for Lombard Veterinary Hospital Consolidation

At the Village Board meeting on January 19, 2023, the Board approved PC 22-31, a request for zoning entitlements pertaining to the redevelopment of the Lombard Vet Hospital at 244 E. St. Charles Road. The development proposal associated with PC 22-31 includes demolition of the buildings at 300 and 376 E. St. Charles Road, and construction of a new larger animal hospital on the subject property consisting of multiple PINs located at 244, 300, and 376 E. St. Charles Road. As a condition of approval, the petitioner is required to consolidate the existing PINs into one lot of record prior to obtaining a building permit.

The petitioner has submitted a final plat consolidating the subject property into one lot of record. A portion of the St. Charles Road right-of-way adjacent to the subject property was never formally dedicated to the Village via a formal platting process, though the right-of-way has been in use through easement provisions for many decades. With the plat of consolidation, the petitioner proposes to formally dedicate this portion of the St. Charles Road right-of-way to the Village. There will be no change to the extent of the right-of-way with the proposed dedication.

Per Chapter 154 of Village Code, plats that include dedication of public right-of-way require approval by the Village Board. Please place this petition on the July 20, 2023, Board of Trustees consent agenda for authorization of signatures from the Village President and Village Clerk on the final plat of consolidation.

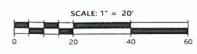
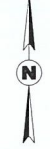
PLAT OF CONSOLIDATION

LOMBARD ANIMAL HOSPITAL CONSOLIDATION

BEING A SUBDIVISION OF PART OF SECTION 5 AND 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

SUBMITTED BY AND RETURN TO:
VILLAGE OF LOMBARD
255 E. WILSON AVENUE
LOMBARD, IL 60148-3928

PIN NO.: 06-08-107-001
PIN NO.: 06-08-107-002
PIN NO.: 06-05-322-015
PIN NO.: 06-08-106-011
PIN NO.: 06-05-321-011
PIN NO.: 06-05-321-012
PIN NO.: 06-05-321-013
PIN NO.: 06-05-321-014



BASIS OF BEARINGS:
BEARING SOUTH-HERSON BASED ON
ILLINOIS STATE PLANE COORDINATES,
ZONE EAST, PLAT 0-3881

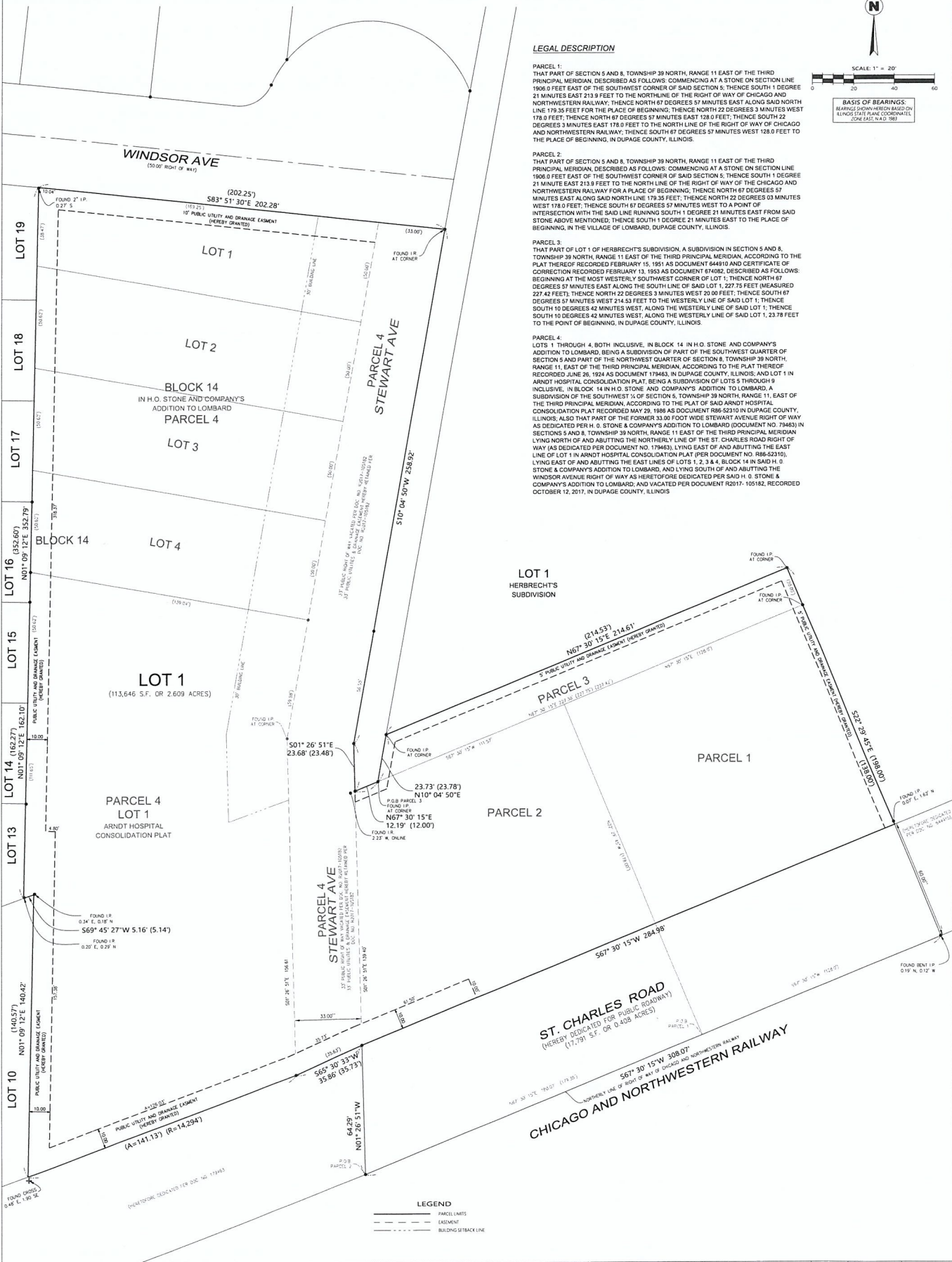
LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF SECTION 5 AND 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A STONE ON SECTION LINE 1906.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE SOUTH 1 DEGREE 21 MINUTE EAST 213.9 FEET TO THE NORTHLINE OF THE RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILWAY; THENCE NORTH 67 DEGREES 57 MINUTES EAST ALONG SAID NORTH LINE 179.35 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 22 DEGREES 3 MINUTES WEST 178.0 FEET; THENCE NORTH 67 DEGREES 57 MINUTES EAST 128.0 FEET; THENCE SOUTH 22 DEGREES 3 MINUTES EAST 178.0 FEET TO THE NORTH LINE OF THE RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILWAY; THENCE SOUTH 47 DEGREES 57 MINUTES WEST 128.0 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF SECTION 5 AND 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A STONE ON SECTION LINE 1906.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE SOUTH 1 DEGREE 21 MINUTE EAST 213.9 FEET TO THE NORTH LINE OF THE RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILWAY FOR A PLACE OF BEGINNING; THENCE NORTH 67 DEGREES 57 MINUTES EAST ALONG SAID NORTH LINE 179.35 FEET; THENCE NORTH 22 DEGREES 3 MINUTES WEST 178.0 FEET; THENCE SOUTH 67 DEGREES 57 MINUTES WEST TO A POINT OF INTERSECTION WITH THE SAID LINE RUNNING SOUTH 1 DEGREE 21 MINUTES EAST FROM SAID STONE ABOVE MENTIONED; THENCE SOUTH 1 DEGREE 21 MINUTES EAST TO THE PLACE OF BEGINNING, IN THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF LOT 1 OF HERBRECHTS'S SUBDIVISION, A SUBDIVISION IN SECTION 5 AND 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 13, 1951 AS DOCUMENT #44910 AND CERTIFICATE OF CORRECTION RECORDED FEBRUARY 13, 1953 AS DOCUMENT #74082, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF LOT 1; THENCE NORTH 67 DEGREES 57 MINUTES EAST ALONG THE SOUTH LINE OF SAID LOT 1, 227.75 FEET (MEASURED 227.42 FEET); THENCE NORTH 22 DEGREES 3 MINUTES WEST 20.00 FEET; THENCE SOUTH 67 DEGREES 57 MINUTES WEST 214.53 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 10 DEGREES 42 MINUTES WEST, ALONG THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 10 DEGREES 42 MINUTES WEST, ALONG THE WESTERLY LINE OF SAID LOT 1, 23.78 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4:
LOTS 1 THROUGH 4 BOTH INCLUSIVE, IN BLOCK 14 IN H.O. STONE AND COMPANY'S ADDITION TO LOMBARD, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 26, 1924 AS DOCUMENT 178463, IN DUPAGE COUNTY, ILLINOIS; AND LOT 1 IN ARNDT HOSPITAL CONSOLIDATION PLAT, BEING A SUBDIVISION OF LOTS 5 THROUGH 9 INCLUSIVE, IN BLOCK 14 IN H.O. STONE AND COMPANY'S ADDITION TO LOMBARD, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ARNDT HOSPITAL CONSOLIDATION PLAT RECORDED MAY 29, 1986 AS DOCUMENT #86-52310 IN DUPAGE COUNTY, ILLINOIS; ALSO THAT PART OF THE FORMER 33.00 FOOT WIDE STEWART AVENUE RIGHT OF WAY AS DEDICATED PER H. O. STONE & COMPANY'S ADDITION TO LOMBARD (DOCUMENT NO. 79463) IN SECTIONS 5 AND 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF AND ABUTTING THE NORTHERLY LINE OF THE ST. CHARLES ROAD RIGHT OF WAY AS DEDICATED PER DOCUMENT NO. 179613, LYING EAST OF AND ABUTTING THE EAST LINE OF LOT 1 IN ARNDT HOSPITAL CONSOLIDATION PLAT (PER DOCUMENT NO. 866-52310), LYING EAST OF AND ABUTTING THE EAST LINES OF LOTS 1, 2, 3 & 4, BLOCK 14 IN SAID H. O. STONE & COMPANY'S ADDITION TO LOMBARD; AND LYING SOUTH OF AND ABUTTING THE WINDSOR AVENUE RIGHT OF WAY AS HERETOFORE DEDICATED PER SAID H. O. STONE & COMPANY'S ADDITION TO LOMBARD; AND VACATED PER DOCUMENT #2017-105182, RECORDED OCTOBER 12, 2017, IN DUPAGE COUNTY, ILLINOIS.



LEGEND
 - - - - - PARCEL LIMITS
 - - - - - EASEMENT
 - - - - - BUILDING SETBACK LINE

REGIONAL LAND SERVICES
 9512 FOWLER ROAD
 ROCHELLE, ILLINOIS 61068
 PHONE: (618) 559-2260

CLIENT
ADVANTAGE CONSULTING ENGINEERS
 80 MAIN STREET - SUITE 17, LEMONT, IL 60439
 PHONE: 1 (847) 260-4758

SURVEYOR'S NOTES:		P.U.E. PUBLIC UTILITY EASEMENT	
1. ALL DIMENSIONS ARE GIVEN FEET AND DECIMAL PARTS THEREOF.	2. BEFORE STARTING ANY CONSTRUCTION OR IMPROVEMENTS THE FIELD SURVEYOR SHALL BE ESTABLISHED TO POLICE AND LOCAL ORDINANCES FOR RESTRICTING RESIDENCE AND EASEMENTS.	3. ALL DIMENSIONS AND CORNER ARRANGEMENTS ARE APPROVED BY THE RECORDS SECTION OF THE COUNTY CLERK'S OFFICE.	4. ALL DIMENSIONS AND CORNER ARRANGEMENTS ARE APPROVED BY THE RECORDS SECTION OF THE COUNTY CLERK'S OFFICE.
PROJECT INFORMATION		PROJECT NUMBER	
DATE: 05/24/2023	DRAWN BY: RPD	220111	DATE: 05/24/2023
SCALE: 1" = 20'	CHECKED BY: RPD		DATE: 05/24/2023
ORDERED BY: FELD WORK COMPLETED	DATE: 05/24/2023		
PROPERTY ADDRESS:			
376 E. ST. CHARLES ROAD			
LOMBARD, IL 60148			

