

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO:	Lombard Plan Commission	DATE:	November 15, 2004
FROM:	Department of Community Development	PREPARED BY:	Jennifer Backensto Planner I

TITLE

SUB 04-04; 1 W. St. Charles Road: The petitioner requests approval of a one-lot plat of resubdivision.

GENERAL INFORMATION

Petitioner/Property Owner: 7-Eleven, Inc.
 2711 N. Haskell Avenue
 Dallas, TX 75204

PROPERTY INFORMATION

Existing Land Use: 7-Eleven store

Size of Property: 0.43 acres

Comprehensive Plan: Recommends Central Business District – Mixed Use Area

Existing Zoning: B5 Central Business District

Surrounding Zoning and Land Use:

North:	B5 Central Business District, developed as commercial
South:	Union Pacific Railroad tracks and Metra commuter train station
East:	B5 Central Business District, developed as commercial
West:	B5 Central Business District, developed as commercial

ANALYSIS

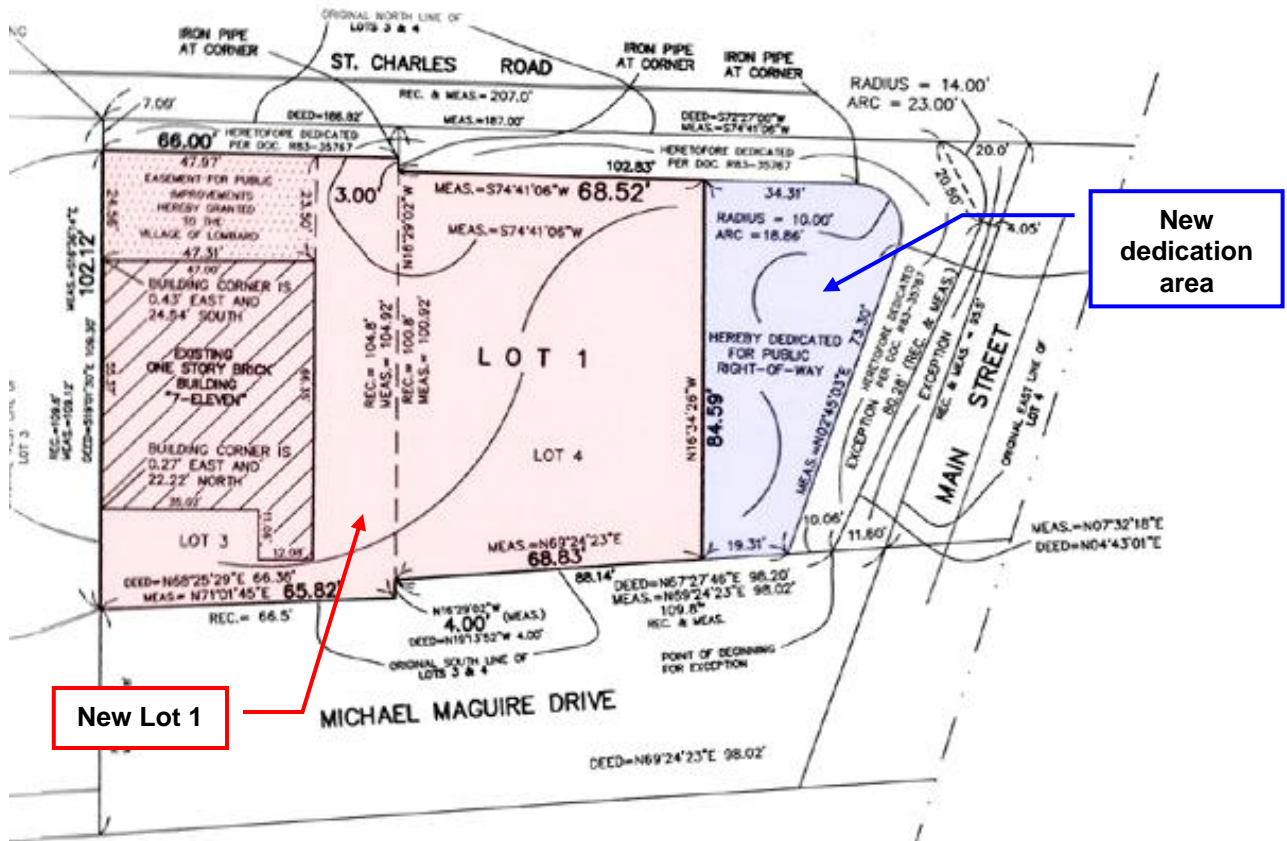
SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on November 2, 2004:

1. Plat of Subdivision, prepared by Gentile & Associates, Inc., dated January 28, 2004 and last revised October 13, 2004.

DESCRIPTION

The petitioner is requesting approval of a one-lot plat of resubdivision entitled "7-Eleven Resubdivision" for a tract of land located at 1 W. St. Charles Road. The Village has been working with 7-Eleven to make improvements to the detention area immediately at the corner of St. Charles Road and Main Street. Although construction is underway on the project, the land has not yet been officially dedicated to the Village. This division meets Code, but it is considered a major plat of subdivision as it involves the extension of the public right-of-way. Therefore, it must be reviewed and approved by the Plan Commission and Board of Trustees.



INTER-DEPARTMENTAL REVIEW COMMENTS

Public Works

Public Works has no objections, comments or changes.

Private Engineering Services

PES has no comments on this subdivision.

Building and Fire

The Fire Department/Bureau of Inspectional Services has no comments.

Planning

7-Eleven, Inc. has agreed to give the eastern detention area portion of this property to the Village. Rather than creating a separate lot of record that would be deeded to the Village, 7-Eleven is dedicating the improvement area a public right-of-way. A drawing of the proposed tribute park is attached as **Exhibit A**.

Also on the plat is an easement for the public improvements (benches, trash receptacles) located immediately north of the 7-Eleven store. The new lot will meet the provisions of the Subdivision and Development Ordinance.

FINDINGS AND RECOMMENDATIONS

Staff finds that the proposed Plat of Subdivision meets the requirements of the Subdivision and Development Ordinance and 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 accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of the Plat of Subdivision associated with SUB 04-04.

Plan Commission
Re: SUB 04-04
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Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH/JB:
att

c. Petitioner

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