

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO:	Lombard Plan Commission	DATE:	October 18, 2004
FROM:	Department of Community Development	PREPARED BY:	William Heniff, AICP Senior Planner

TITLE

SUB 04-03; 617 S. Hammerschmidt Avenue: The petitioners request approval of a two-lot plat of resubdivision.

GENERAL INFORMATION

Petitioner/Property Owners:	Proposed Lot 1: Lombard Elementary School District 44 150 West Madison Street Lombard, Illinois 60148
	Proposed Lot 2: Village of Lombard 255 East Wilson Avenue Lombard, Illinois 60148

PROPERTY INFORMATION

Existing Land Use:	Hammerschmidt Elementary School and a stormwater detention facility
Size of Property:	6.80 acres
Comprehensive Plan:	Recommends Public and Institutional
Existing Zoning:	C/R Conservation/Recreation District
Surrounding Zoning and Land Use:	
North:	R2 Single Family Residence District and C/R Conservation/Recreation District; developed as single family residences
South:	R2 Single Family Residence District; developed as single family residences
East:	R2 Single Family Residence District; developed as single family residences
West:	R2 Single Family Residence District; 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 25, 2004:

1. Plat of Subdivision, prepared by Gentile & Associates, Inc., dated October 4, 2004.

DESCRIPTION

The petitioner is requesting approval of a two-lot plat of resubdivision for a tract of land located at 617 S. Hammerchmidt Avenue (Hammerschmidt School), and entitled "Hammerschmidt Pond Subdivision". This plat is being created to mirror the real estate transfer of property approved by District 44 and the Village. 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

PUBLIC WORKS

School District 44 completed an elementary school building expansion, with work starting in 1999. To facilitate this improvement, they also made improvements to the existing detention facility south and east of the school building. As part of the Village's storm water management master plan, the Village worked with the District to maximize the available storage within the site and providing for additional detention for the Village's storm sewer system in the area.

The Village executed an intergovernmental agreement that contained the following items:

- Vacation of Harding Road (this was completed in 1999);
- Rerouting of a 36" combined sewer;
- Stormwater detention improvements as required for the school expansion;
- Separation of the combined sewer on Hammerschmidt;
- Conveyance of necessary easements; and
- Conveyance of the detention area to the Village

With completion of the infrastructure improvements, the Village Engineer recommended approval of the transfer of the property (Lot 2) to the Village.

PRIVATE ENGINEERING SERVICES

Private Engineering Services has no comments on the proposed plat.

PLANNING

On October 16, 2003, the Village Board adopted Resolution 48-04, which conveyed title via a quit claim deed to the detention area on the subject property from the School District to the Village. However, as the transfer of property creates irregular lot boundaries, the DuPage County Recorder's Office requires a resubdivision or assessment plat in order to record the related documents. The corresponding resubdivision plat was created to meet the requirements of the Zoning Ordinance and Subdivision and Development Ordinance. The two created lots 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 recommend to the Corporate Authorities **approval** of the Plat of Subdivision associated with SUB 04-03.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH/WJH:
att

c. Petitioner