

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


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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: August 25, 2005 (B of T) Date: September 1, 2005

TITLE: SUB 05-03: 2810 & 2820 S. Highland Avenue

SUBMITTED BY: Department of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration a petition requesting approval of a four-lot plat of resubdivision. (DISTRICT #3)

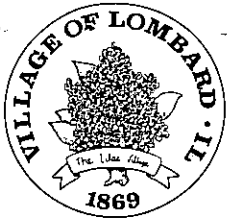
The Plan Commission recommended approval of this request.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X \_\_\_\_\_ Date \_\_\_\_\_  
Finance Director X \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager X William T. Lichter Date 8/25/05

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:** William T. Lichter, Village Manager

**FROM:** David A. Hulseberg, AICP, Director of Community Development

**DATE:** September 1, 2005

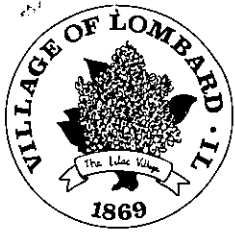
**SUBJECT:** SUB 05-03: 2810 & 2820 S. Highland Avenue *DAL*

The Plan Commission recommended approval of this subdivision (SUB 05-03) at its August 15, 2005 meeting, subject to the plat being revised to include all required utility easements.

Attached please find the following items for Village Board consideration as part of the September 1, 2005 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for SUB 05-03;
3. Companion plat associated with the petition.

The Plan Commission recommends that the Village Board make a motion to approve the plat of resubdivision.



## VILLAGE OF LOMBARD

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Lombard, IL 60148-3926  
(630) 620-5700 FAX: (630) 620-8222  
TDD: (630) 620-5812  
www.villageoflombard.org

**Village President**  
William J. Mueller

**Village Clerk**  
Brigitte O'Brien

**Trustees**  
Greg Alan Gron, Dist. 1  
Richard J. Tross, Dist. 2  
John "Jack" T. O'Brien, Dist. 3  
Steven D. Sebby, Dist. 4  
Kenneth M. Florey, Dist. 5  
Rick Soderstrom, Dist. 6

**Village Manager**  
William T. Lichter

September 1, 2005

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

**Subject: SUB 05-03: 2810 & 2820 S. Highland Avenue**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The property owner is requesting approval of a four-lot plat of resubdivision.

William Heniff, Senior Planner, presented the staff report. The petitioner is requesting approval of a plat of resubdivision for a tract of land located within the Highlands of Lombard Planned Development, entitled "Plat of Resubdivision of Highlands of Lombard – Phase 2." Lots 1, 2, and 3 are currently vacant. Lot 4 is maintaining its current lot lines, but it is included within this plat because an easement for access is required for the proposed development. Since the property is greater than one acre in size, the plat of subdivision must be reviewed and approved by the Plan Commission and Board of Trustees.

The Public Works Engineering Division and Private Engineering Services Division have reviewed the revised plans. Final engineering plans were submitted after the subdivision plat was prepared, and these plans will require substantial revision. As these revisions will cause the required easements to be different from those shown on the plat, the subdivision plat will only be considered acceptable if it accounts for the maximum possible extent of any utility easements. Excess easement area may then be vacated after all site improvements have been constructed and accepted by the Village.

The petitioner is requesting a Plat of Resubdivision to allow the two buildings approved as part of PC 05-12, plus future development on the northern portion of the existing lot. This subdivision meets all of the requirements of the Zoning Ordinance and Subdivision and Development Ordinance. Although Lot 2 will not have frontage on a public right-of-way, the lot frontage requirement was

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business 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."

Re: SUB 05-03  
September 1, 2005  
Page 2

waived as part of the original planned development approval. As the plat shows, the proposed lots will include additional easements for utilities and access. A separate Plat of Abrogation is being prepared to accommodate the relocation of the sanitary sewer that runs underneath the proposed strip center foundation.

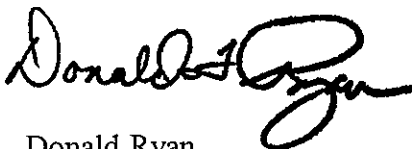
Chairperson Ryan opened the meeting for discussion and questions by the Plan Commission. There were no comments by the members.

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. Therefore the Plan Commission, by a roll call vote of 4 to 0, recommended to the Corporate Authorities, approval of SUB 05-03.

The Plan Commission recommended that the Plat of Resubdivision be revised to include all necessary utility easements prior to its being considered by the Village Board.

Respectfully,

**VILLAGE OF LOMBARD**

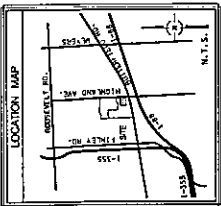


Donald Ryan  
Chairperson  
Lombard Plan Commission

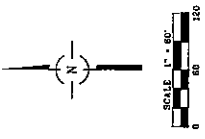
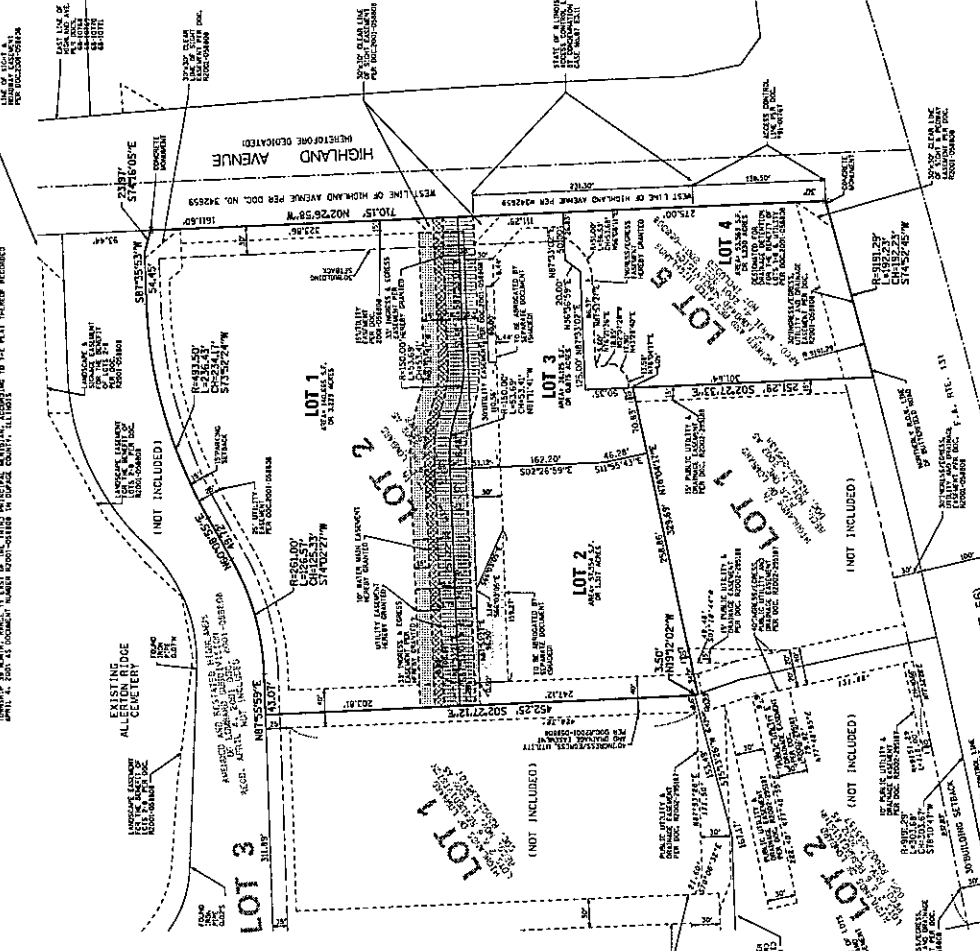
DR:JB:jd  
att-

c. Petitioner  
Lombard Plan Commission

PLAT OF RESUBDIVISION OF HIGHLANDS OF LOMBARD - PHASE 2 BEING A RESUBDIVISION OF



THIS PLAT IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS CONTAINED IN THE ORIGINAL AND RELATED RECORDS OF RECORDS RELATING TO THE CREATION OF A PROPERTY UNIT, ASSOCIATION, AND THE RESPONSIBILITIES THEREOF.



Legend table listing symbols for property lines, easements, and other features.

UTILITY EASEMENT WEARY GRANTED
IMPRESS EGRESS EASEMENT WEARY GRANTED
WATERMAIN EASEMENT WEARY GRANTED
EASEMENT TO BE PROVIDED BY SEPARATE DOCUMENT

ABBREVIATIONS table defining symbols used on the plan.

TOTAL AREA 299,107 OR 6.651 ACRES

PLAT OF RESUBDIVISION OF HIGHLANDS OF LOMBARD - PHASE 2

FOR REVIEW ONLY PURPOSES ONLY

Professional seals and titles for Consulting Engineers, Professional Engineer, and Land Surveyor. Includes contact information for the engineering firm.

PREPARED FOR: JOHN J. LILLY, DREW G. CORAN, BANK NO. 12, GREENE VIEW, IL 61802

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

TO: Lombard Plan Commission

HEARING DATE: August 15, 2005

FROM: Department of  
Community Development

PREPARED BY: Jennifer Backensto, AICP  
Planner I

**TITLE**

**SUB 05-03; 2810 & 2820 S. Highland Avenue:** The petitioner requests approval of a four-lot plat of resubdivision.

**GENERAL INFORMATION**

Petitioner/Property Owner: Highlands of Lombard, LLC  
C/o Mid-America Real Estate  
Two Mid-America Plaza  
Oakbrook Terrace, IL 60181

**PROPERTY INFORMATION**

Existing Land Use: Vacant land and detention pond

Size of Property: 6.651 acres

Comprehensive Plan: Community Commercial uses; Also, the property should be developed on a planned and coordinated basis.

Existing Zoning: B3 Community Shopping District/Planned Development

Surrounding Zoning and Land Use:

North: B3 PD Community Shopping District Planned Development; spine road

South: B3 PD Community Shopping District - Planned Development; developed as the Pier One retail strip center

East: B3 PD Community Shopping District - Planned Development; Yorktown Center

West: B3 PD Community Shopping District Planned Development; developed as the Great Indoors

## ANALYSIS

### SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on July 28, 2005:

1. Petition for Public Hearing
2. Plat of Resubdivision, prepared by Spaceco, Inc., dated June 10, 2005 and last revised August 2005.

### DESCRIPTION

The petitioner is requesting approval of a plat of resubdivision for a tract of land located within the Highlands of Lombard Planned Development, entitled "Plat of Resubdivision of Highlands of Lombard – Phase 2." Lots 1, 2, and 3 are currently vacant. Lot 4 is maintaining its current lot lines, but it is included within this plat because an easement for access is required for the proposed development. Since the property is greater than one acre in size, the plat of subdivision must be reviewed and approved by the Plan Commission and Board of Trustees.

### INTER-DEPARTMENTAL REVIEW COMMENTS

#### Engineering

The Public Works Engineering Division and Private Engineering Services Division have reviewed the revised plans. Final engineering plans were submitted after the subdivision plat was prepared, and these plans will require substantial revision. As these revisions will cause the required easements to be different from those shown on the plat, the subdivision plat will only be considered acceptable if it accounts for the maximum possible extent of any utility easements. Excess easement area may then be vacated after all site improvements have been constructed and accepted by the Village.

#### Planning

The petitioner is requesting a Plat of Resubdivision to allow the two buildings approved as part of PC 05-12, plus future development on the northern portion of the existing lot.

This subdivision meets all of the requirements of the Zoning Ordinance and Subdivision and Development Ordinance. Although Lot 2 will not have frontage on a public right-of-way, the lot frontage requirement was waived as part of the original planned development approval. As the plat shows, the proposed lots will include additional easements for utilities and access. A separate Plat of Abrogation is being prepared to accommodate the relocation of the sanitary sewer that runs underneath the proposed strip center foundation.

Plan Commission  
Re: SUB 05-03  
Page 3

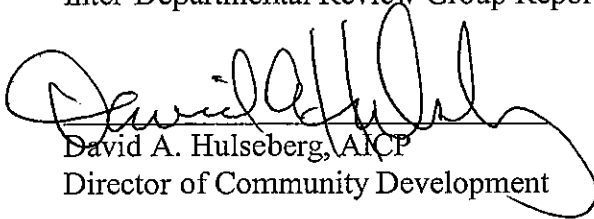
**FINDINGS AND RECOMMENDATIONS**

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 findings, 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 requested relief complies with the standards required by the Lombard Subdivision and Development Ordinance and the Lombard 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 SUB 05-03.

Inter-Departmental Review Group Report Approved By:



David A. Hulseberg, AICP  
Director of Community Development

DAH/JB:  
att

c. Petitioner