




MEMORANDUM

TO: Scott R. Niehaus, Village Manager

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

MEETING DATE: February 1, 2018

SUBJECT: **SUB 18-01, 400 E. St. Charles Road (Oakview Estates)**

Please find the following items for Village Board consideration as part of the February 1, 2018, Board meeting:

1. Plan Commission referral letter;
2. IDRC report for SUB 18-01; and
3. Companion plat associated with the petition.

The Plan Commission recommended approval of the plat of subdivision by a vote of 4-0 at the January 22, 2018, meeting. Please place this petition on the February 1, 2018, Board of Trustees consent agenda for authorization of signatures from the Village President and Village Clerk on the final plat of subdivision.



VILLAGE OF LOMBARD

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February 1, 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 18-01: 400 E. St. Charles (Oakview Estates)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, Rock Solid Development, is requesting approval of a one-lot major plat of resubdivision for a tract of land located at 400 E. St. Charles Road.

Chairperson Ryan requested that the petitioner proceed with the petition.

Eric Carlson, with ECA Architects, addressed the Commission on behalf of the petitioner. Mr. Carlson said the plat of resubdivision is being submitted for approval in order to fulfill a condition of approval on a previous petition (PC 17-01). He noted that the petitioner has deeded a small piece of property to the neighboring property owner, as discussed in the 2017 petition, and is now ready to record a plat of resubdivision.

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. Papke presented the staff report, which was submitted to the public record in its entirety. The petitioner received approval from the Village in 2017 to develop ten townhomes on the subject property. At that time, the developer intended to deed a small piece of the subject property to the adjacent condo association. The Village approved the 2017 petition with a condition that the developer record a major plat of subdivision to establish the remainder of the property as a lot of record. SUB 18-01 will fulfill this condition.

The proposed lot 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 Sweetser made a motion to approve SUB 18-01. The motion was seconded by Commissioner Flint. 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 4-0, recommend to the Corporate Authorities, approval of SUB 18-01.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

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