

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: William T. Richter, Village Manager

DATE: December 27, 2005 (B of T) Date: January 5, 2006

TITLE: SUB 05-06: 400-500 E. St. Charles Road (Net Development)

SUBMITTED BY: Department of Community Development *WTR*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration a petition requesting approval of a one-lot Major Plat of Resubdivision. (DISTRICT #4)

The Plan Commission recommended approval of this request.

Fiscal Impact/Funding Source:
Review (as necessary):

Village Attorney X

Finance Director X

Village Manager X

Date _____
Date _____
Date _____

_____ *12/27/05* _____

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. Huliseberg, AICP, Director of Community Development
DAL

DATE: January 5, 2006

SUBJECT: SUB 05-06: 400-500 E. St. Charles Road (Neri Development)

Attached please find the following items for Village Board consideration as part of the January 5, 2006 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for SUB 05-06;
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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Village President
William J. Mueller

Village Clerk
Bridgette 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. Forey, Dist. 5
- Rick Soderstrom, Dist. 6

Village Manager
William T. Lichter

Subject: SUB 05-06: 400-500 E. St. Charles Road (Neri Development)

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 one-lot Major Plat of Resubdivision.

William Heniff, Senior Planner, presented the staff report. The plat proposes to make the tract of land a lot of record, as defined by the Zoning Ordinance. This division is being requested in part because the original development approval (PC 04-10) required the dedication of public easement areas for landscaping improvements and future public access to the Great Western Trail. 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.

This resubdivision is intended to create a single lot of record for Oakview Estates. The property is made up of several tracts of land that were not previously subdivided. This subdivision meets all of the requirements of the Zoning Ordinance and Subdivision and Development Ordinance. The lot will also exceed the 60-foot minimum lot width and minimum area requirements of the underlying R4 Limited General Residence District Planned Development requirements. As the plat shows, the site will have an easement for public access, landscaping, and public improvements along the west end, with a public access and pedway easement on the east end. The utility easements shown on the plat reflect the watermain and storm sewer as proposed on the approved building permit plans.

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

"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 05-06
January 5, 2006
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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 5 to 0, recommended to the Corporate Authorities, approval of SUB 05-06.

Respectfully,

VILLAGE OF LOMBARD



Donald Ryan
Chairperson
Lombard Plan Commission

DR:JB
at-

c. Petitioner
Lombard Plan Commission

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

TO: Lombard Plan Commission
FROM: Department of Community Development
DATE: December 19, 2005
PREPARED BY: Jennifer Backensto, AICP
Planner I

TITLE

SUB 05-06; 400-500 E. St. Charles Road (Neri Development): The petitioner requests approval of a one-lot Major Plat of Resubdivision.

GENERAL INFORMATION

Petitioner:

Guido Neri
Highland Partners LLC
7760 W. Devon Avenue
Chicago, IL 60631

Existing Land Use:

Multiple-family residences under construction

Size of Property:

Approximately 2.21 acres

Comprehensive Plan:

Recommends High Density Residential

Existing Zoning:

R4 Limited General Residence District Planned Development (Oakview Estates)

Surrounding Zoning and Land Use:

North: Union Pacific Railroad, Great Western Trail
South: CR Conservation Recreation District – Lombard Common; B4 Community Commercial District – Scoops Ice Cream Parlor; Lombard Hobbies
East: Great Western Trail
West: Union Pacific Railroad

ANALYSIS SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on December 1, 2005:

1. Petition for Subdivision Approval
2. Plat of Oakview Estates Resubdivision, prepared by Gentile and Associates, Inc., dated November 3, 2005.

DESCRIPTION

The petitioner is requesting approval of a plat of resubdivision for a tract of land located at 400 and 500 E. St. Charles Road, entitled "Oakview Estates Resubdivision." The plat proposes to make the tract of land a lot of record, as defined by the Zoning Ordinance. This division is being requested in part because the original development approval (PC 04-10) required the dedication of public easement areas for landscaping improvements and future public access to the Great Western Trail. 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

The site improvements were reviewed by the Interdepartmental Review Committee (IDRC) as part of the previous Plan Commission submittal (PC 04-10). The submitted plat includes easements that address previous IDRC comments.

Planning

This resubdivision is intended to create a single lot of record for Oakview Estates. The property is made up of several tracts of land that were not previously subdivided.

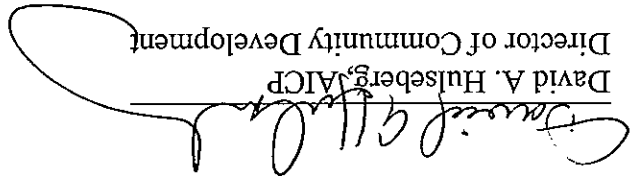
This subdivision meets all of the requirements of the Zoning Ordinance and Subdivision and Development Ordinance. The lot will also exceed the 60-foot minimum lot width and minimum area requirements of the underlying R4 Limited General Residence District Planned Development requirements. As the plat shows, the site will have an easement for public access, landscaping, and public improvements along the west end, with a public access and pedway easement on the east end. The utility easements shown on the plat reflect the watermain and storm sewer as proposed on the approved building permit plans.

FINDINGS AND RECOMMENDATIONS

Staff finds that the proposed Plat of Subdivision meets the requirements of the Subdivision and Development 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 Resubdivision associated with SUB 05-06.

Inter-Departmental Review Group Report Approved By:

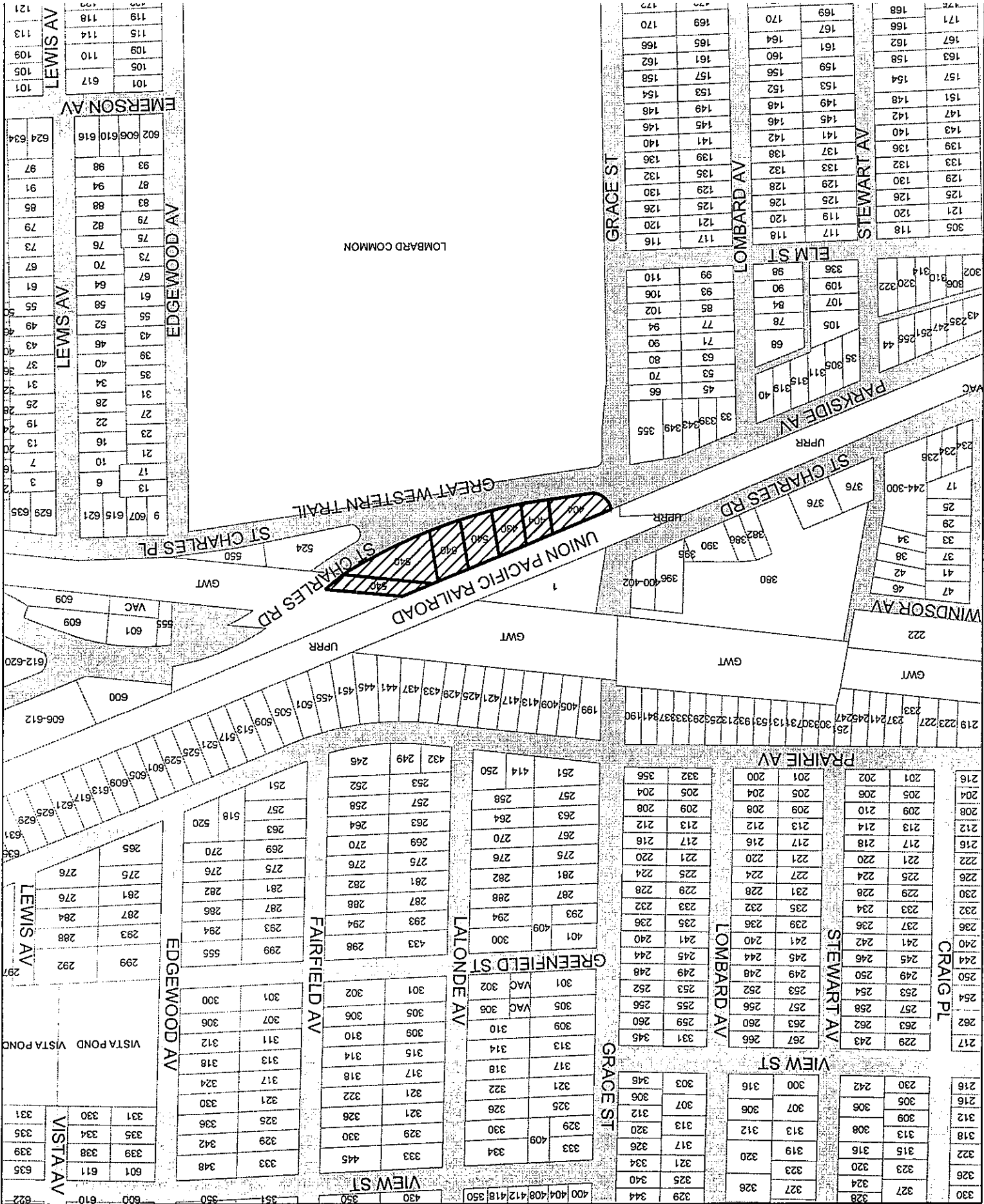

David A. Hulseberg, JAICP
Director of Community Development

DAH/JB:
c. Petitioner

Location Map

SUB 05-06

400 & 500 E. St. Charles Road



N