

December 2, 2004

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

Subject: SUB 04-04: 1 W. St. Charles Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests approval of a plat of subdivision for the property at 1 W. St. Charles Road.

William Heniff, Senior Planner, presented the staff report. 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.

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.

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.

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 04-04.

Re: SUB 04-04
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Respectfully,

VILLAGE OF LOMBARD

Donald Ryan
Chairperson
Lombard Plan Commission

c. Petitioner
 Lombard Plan Commission

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