

MEMORANDUM

TO: David A. Hulseberg, Village Manager

FROM: William Heniff, AICP, Director of Community Development

DATE: October 27, 2008

SUBJECT: PC 08-30: 1162 S. Luther Avenue

Attached please find the following items for Village Board consideration as part of the November 6, 2008 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 08-14;
3. An Ordinance Authorizing the Execution of an Annexation Agreement;

The property owner wishes to construct a single-family home on the property but does not wish to build a septic system as would be required under DuPage County regulations. The Annexation Agreement allows the property owners, at their own expense, to connect to the Village's sanitary sewer system. The subject property is more than 250 feet from the Village's watermain system and is therefore unable to connect at this time. The property will connect to Village water at such time as a public watermain is constructed within the Luther Avenue right-of-way. The Luther Avenue right-of-way adjacent to the property is already within the Village's corporate limits.

4. An Ordinance Annexing Certain Territory to the Village of Lombard;
5. An Ordinance approving a map amendment from the R0 Single-Family Residence District to the R1 Single-Family Resident District; and
6. Plans associated with the petition.

The Plan Commission recommended approval of the petition subject to one condition. The petitioner is also requesting a waiver of first reading of the Ordinance.