

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. Lichter, Village Manager

DATE: January 30, 2008 (BOT) Date: February 7, 2008

TITLE: SUB 08-01: 650 Springer Drive (Oak Creek)

SUBMITTED BY: Department of Community Development *WTL*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests that the Village approve a Major Plat of Subdivision. (DISTRICT #2)

The Plan Commission recommended approval of this request.

Please place this item on the February 7, 2008 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X	_____	Date	_____
Finance Director X	_____	Date	_____
Village Manager X	<i>W.T. Lichter</i>	Date	1/30/08

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
Assistant Village Manager/Director of Community Development
Dah

DATE: February 7, 2008

SUBJECT: SUB 08-01: 650 Springer Drive

Attached please find the following items for Village Board consideration as part of the February 7, 2008 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for SUB 08-01;
3. Companion plat associated with the petition.

The Plan Commission recommends that the Village Board approve the plat of resubdivision.



VILLAGE OF LOMBARD

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www.villageoflombard.org

February 7, 2008

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

Subject: SUB 08-01; 650 Springer Drive (Oak Creek)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. This petition requests approval of a one-lot major plat of resubdivision.

John Coleman of Alter Asset Management presented the petition and stated the requested resubdivision is intended to address a remnant parcel leftover from previous subdivision activity.

No one in the audience had comments about the proposed plat.

Jennifer Backensto, Planner II, referenced the companion staff report. A plat of subdivision is being brought forward at this time to facilitate the proposed construction associated with SPA 08-01. Since the subject property is greater than an acre in size, it is considered a major plat of subdivision and must be reviewed and approved by the Plan Commission and Board of Trustees.

The proposed resubdivision is intended to create a separate lot of record for the subject property. This subdivision meets all of the requirements of the Zoning Ordinance and Subdivision and Development Ordinance. The proposed lot will exceed the minimum lot width and area requirements of the underlying zoning district. Staff recommends that the plat be approved. Any additional easements that may be required as part of the redevelopment activity can be addressed through a future plat of easement dedication.

Chairperson Ryan opened the meeting for discussion and questions by the Plan Commission. 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 and therefore,

Village President
William J. Mueller

Village Clerk
Britte O'Brien

Trustees
Greg Alan Gron, Dist. 1
Richard J. Tross, Dist. 2
John "Jack" T. O'Brien, Dist. 3
Dana L. Moreau, Dist. 4
Laura A. Fitzpatrick, Dist. 5
Rick Soderstrom, Dist. 6

Village Manager
William T. Lichter

"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."

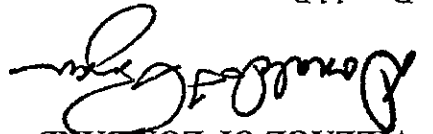
"The *Mission* of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Re: SUB 08-01
February 7, 2008
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the Plan Commission, by a roll call vote of 4 to 0, recommended to the Corporate Authorities, approval of SUB 08-01.

Respectfully,

VILLAGE OF LOMBARD



Donald Ryan

Chairperson

Lombard Plan Commission

att-

c. Petitioner

Lombard Plan Commission

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

TO: Lombard Plan Commission

FROM: Department of Community Development
PREPARED BY: Jennifer Backensto, AICP
Planner II

HEARING DATE: January 28, 2008

TITLE

SUB 08-01; 650 Springer Drive (Oak Creek): The petitioner requests that the Village approve a Major Plat of Subdivision.

GENERAL INFORMATION

Petitioner:
The Alter Group
1980 Springer Drive
Lombard, IL 60148

Property Owner:
City Year, Inc.
287 Columbus Ave
Boston, MA 02116

PROPERTY INFORMATION

Existing Zoning: R5PD General Residence District Oak Creek Planned Development
Existing Land Use: Parking lot
Size of Property: 1.49 acres

Comprehensive Plan: The Comprehensive Plan identifies the site for planned business park uses.

SURROUNDING ZONING AND LAND USE

North: R5PD General Residence District Planned Development; developed as office/
Industrial uses
South: R5PD General Residence District Planned Development; developed as office/
Industrial uses
East: R5PD General Residence District Planned Development; developed as office/
Industrial uses

West: RSPD General Residence District Planned Development; developed as office/
industrial uses

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of
Community Development on December 26, 2007:

1. Plat of Oak Creek – 3rd Resubdivision of Unit 1, prepared by Glen D. Kirsch Land
Surveyor, Inc., dated December 6, 2007.

DESCRIPTION

A plat of subdivision is being brought forward at this time to facilitate the proposed construction
associated with SPA 08-01. Since the subject property is greater than an acre in size, it is
considered a major plat of subdivision and must be reviewed and approved by the Plan
Commission and Board of Trustees.

INTER-DEPARTMENTAL REVIEW COMMENTS

PLANNING

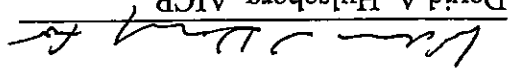
The proposed resubdivision is intended to create a separate lot of record for the subject property.
This subdivision meets all of the requirements of the Zoning Ordinance and Subdivision and
Development Ordinance. The proposed lot will exceed the minimum lot width and area
requirements of the underlying zoning district. Staff recommends that the plat be approved. As
the plat shows, the site already contains a 20-foot public utility easement along Springer Drive.
Any additional easements that may be required as part of the redevelopment activity can be
addressed through a future plat of easement dedication.

FINDINGS AND RECOMMENDATIONS

Staff has reviewed the petition and concurs that the proposed subdivision meets the standards set
forth in the Subdivision and Development Ordinance and the Zoning Ordinance. As such, the
Inter-Departmental Review Committee recommends that the Plan Commission make the
following motion:

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 08-01.

Inter-Departmental Review Group Report Approved By:



David A. Hulseberg, AICP

Assistant Village Manager/Director of Community Development

c: Petitioner

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