

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: David A. Huiseberg, Village Manager *dh*

DATE: August 26, 2008 (BOT) Date: September 4, 2008

TITLE: SUB 08-03: 1501 S. Main Street

SUBMITTED BY: Department of Community Development *MD*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. The petition requests that the Village approve a Major Plat of Subdivision. (DISTRICT #3)

The Plan Commission recommended approval of this petition.

Please place this item on the September 4, 2008 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X \_\_\_\_\_  
Finance Director X \_\_\_\_\_  
Village Manager X *[Signature]*  
Date \_\_\_\_\_  
Date *8/27/08*  
Date \_\_\_\_\_

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:** David A. Hulseberg, Village Manager

**FROM:** William Heniff, AICP, Acting Director of Community Development *WH*

**DATE:** September 4, 2008

**SUBJECT:** SUB 08-03: 1501 S. Main Street (Christ the King Church/School)

Attached please find the following items for Village Board consideration as part of the September 4, 2008 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for SUB 08-03;
3. Companion plat associated with the petition.

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



**VILLAGE OF LOMBARD**

255 E. Wilson Ave.  
Lombard, Illinois 60148-3931  
(630) 620-5700 Fax (630) 620-8222  
www.villageoflombard.org



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  
Dana L. Moreau, Dist. 4  
Laura A. Fitzpatrick, Dist. 5  
Rick Soderstrom, Dist. 6

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

Subject: SUB 08-03; 1501 S. Main Street (Christ the King Church)

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.

Village Manager  
David A. Hulseberg

Chairperson Ryan requested the staff report.

William Heniff, Acting Community Development Director, referenced the staff report. A plat of subdivision is being brought forward at this time to facilitate the proposed construction associated with PC 04-31. 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.

*"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."*

The proposed subdivision 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. As the plat shows, the site will now provide a new Wetland Conservation Easement and Stormwater Detention Easement adjacent to 16<sup>th</sup> Street. A fifteen (15) foot Public Utility and Drainage Easement will be provided along Main Street and a thirty (30) foot Watermain Easement is also to be provided adjacent to 16<sup>th</sup> Street. Staff recommends that the plat be approved.

Chairperson Ryan then opened the meeting for public comment. There was no one present to speak in favor or against this petition.

Chairperson Ryan opened the meeting for discussion and questions by the Plan Commission. The Commissioners did not have any comments or questions.

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, the Plan Commission, by a roll call vote of 5 to 0, recommended to the Corporate Authorities, **approval** of SUB 08-03.

Respectfully,

VILLAGE OF LOMBARD



Donald Ryan

Chairperson

Lombard Plan Commission

att-

c. Petitioner

Lombard Plan Commission

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

TO: Lombard Plan Commission  
HEARING DATE: August 21, 2008

FROM: Department of  
Community Development  
PREPARED BY: William Heniff, AICP  
Acting Director of  
Community Development

**TITLE**

**SUB 08-03; 1501 S. Main Street (Christ the King Church):** The petitioner requests that the Village approve a Major Plat of Subdivision.

**GENERAL INFORMATION**

Petitioner: Christ the King Church  
1501 S. Main Street  
Lombard, IL 60148

Property Owner: Diocese of Joliet  
425 Summit Street  
Joliet, IL 60435

**PROPERTY INFORMATION**

Existing Land Use: Church and Parochial Elementary School  
Size of Property: Approximately 8.86 acres  
Comprehensive Plan: Recommends Public and Institutional  
Existing Zoning: R2 Single Family Residential District

**SURROUNDING ZONING AND LAND USE**

North: Property zoned R4 (Single Family Residential) within unincorporated DuPage County and developed as single family residences

South: Property zoned R2 Single Family Residential and developed as single family residences  
East: Property zoned R4 (Single Family Residential) within unincorporated DuPage County and developed as single family residences  
West: Property zoned CR Conservation/Recreation District and developed as Manor Hill School, Glen Westlake Middle School, and Four Seasons Park

## ANALYSIS

## SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on August 12, 2008:

1. Plat of Subdivision – Christ the King, prepared by Gentile & Associates, dated May, 12, 2008.

## DESCRIPTION

A plat of subdivision is being brought forward at this time to facilitate the proposed construction associated with PC 04-31. 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

### PUBLIC WORKS

The Department of Public Works has no comments on the petition.

### PRIVATE ENGINEERING SERVICES

The Private Engineering Services Division of Community Development has no comments.

### BUILDING & FIRE

The Fire Department/Bureau of Inspectional Services has no comments at this time.

### PLANNING

The proposed subdivision 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. As the plat shows, the site will now provide a new Wetland Conservation Easement and Stormwater Detention Easement adjacent to 16<sup>th</sup>



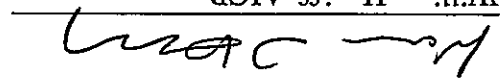
Street. A fifteen (15) foot Public Utility and Drainage Easement will be provided along Main Street and a thirty (30) foot Watermain Easement is also to be provided adjacent to 16<sup>th</sup> Street. Staff recommends that the plat be approved.

### 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 Subdivision associated with SUB 08-03.

Inter-Departmental Review Group Report Approved By:



William Heniff, AICP  
Acting Director of Community Development

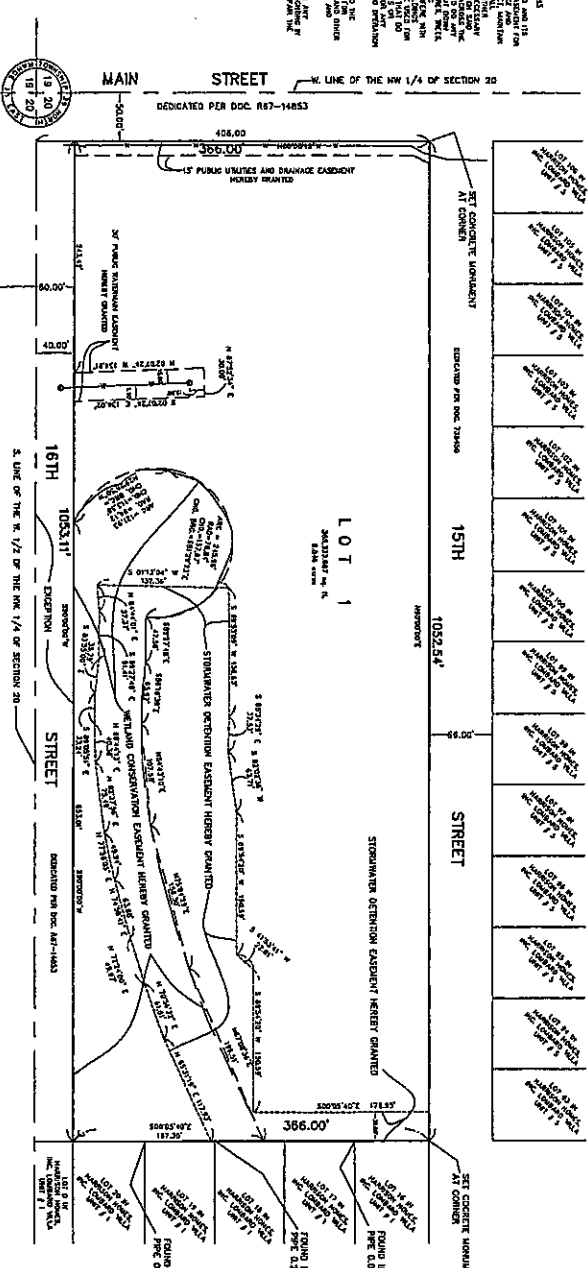
c: Petitioner



GRAPHIC SCALE  
1 INCH = 20 FEET

# CHRIST THE KING SUBDIVISION

BEING THAT PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DAVENPORT COUNTY, IOWA.



STATE OF IOWA )  
COUNTY OF DAVENPORT )  
I, \_\_\_\_\_, Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the original plat on file in my office.

WITNESSED my hand and seal of office at \_\_\_\_\_, Iowa, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_.

CLERK OF DAVENPORT COUNTY, IOWA.

**NOTICE TO CONTRACTORS**  
The undersigned hereby gives notice that the plans and specifications for the construction of the works hereinbefore described are on file in the office of the undersigned at the address hereinabove stated, and that the same are open to the inspection of all persons interested therein, from 9 o'clock A.M. to 4 o'clock P.M. on all business days, and that the same will be furnished to any person applying therefor on payment of the fee therefor as herein provided.

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**GENETILE & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
1001 E. UNIVERSITY AVENUE  
DES MOINES, IOWA 50319  
PHONE (515) 281-1111

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