

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) _____ *Waiver of First Requested*
X Recommendations of Boards, Commissions & Committees (Green)
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: October 25, 2004 (B of T) Date: November 4, 2004

TITLE: SUB 04-03: 617 S. Hammerschmidt Avenue

SUBMITTED BY: Department of Community Development *DLH*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration a petition requesting approval of a two-lot plat of resubdivision. (DISTRICT #6)

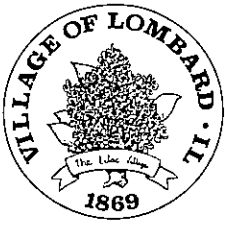
The Plan Commission recommended approval of this request.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X *William T. Lichter* Date *10/24/04*

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, Director of Community Development *DAH*

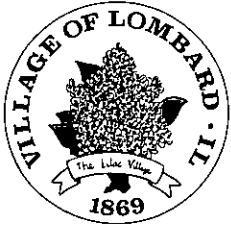
DATE: November 4, 2004

SUBJECT: SUB 04-03: 617 S. Hammerschmidt Avenue (Hammerschmidt Pond Resubdivision)

Attached please find the following items for Village Board consideration as part of the November 4, 2004 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for SUB 04-03;
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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November 4, 2004

Village President
William J. Mueller

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

Trustees

Joan DeStephano, Dist. 1
Richard J. Tross, Dist. 2
Karen S. Koenig, Dist. 3
Steven D. Sebby, Dist. 4
Kenneth M. Florey, Dist. 5
Rick Soderstrom, Dist. 6

Subject: SUB 04-03: 617 S. Hammerschmidt Avenue (Hammerschmidt Pond Resubdivision)

Village Manager
William T. Lichter

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 617 S. Hammerschmidt Avenue.

William Heniff, Senior Planner, presented the staff report. The petitioners (School District 44 and the Village of Lombard) are requesting approval of a two-lot plat of resubdivision for the subject property.

School District 44 completed an elementary school building expansion, with work starting in 1999. To facilitate this improvement, they also made improvements to the existing detention facility south and east of the school building. As part of the Village's storm water management master plan, the Village worked with the District to maximize the available storage within the site and providing for additional detention for the Village's storm sewer system in the area.

"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."

On October 16, 2003, the Village Board adopted Resolution 48-04, which conveyed title via a quit claim deed to the detention area on the subject property from the School District to the Village. However, as the transfer of property creates irregular lot boundaries, the DuPage County Recorder's Office requires a resubdivision or assessment plat in order to record the related documents. This plat is being created to mirror the real estate transfer of property approved by District 44 and the Village. 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. The plat meets the requirements of the Zoning Ordinance and Subdivision and Development Ordinance.

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

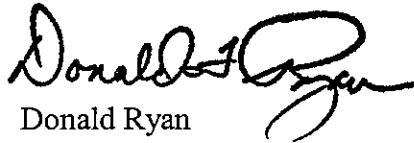
Re: SUB 04-03
November 4, 2004
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Chairperson Ryan opened the meeting for discussion and questions by the Plan Commission. There were no comments by the members.

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 04-03.

Respectfully,

VILLAGE OF LOMBARD



Donald Ryan
Chairperson
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on June 25, 2004:

1. Plat of Subdivision, prepared by Gentile & Associates, Inc., dated October 4, 2004.

DESCRIPTION

The petitioner is requesting approval of a two-lot plat of resubdivision for a tract of land located at 617 S. Hammerchmidt Avenue (Hammerschmidt School), and entitled "Hammerschmidt Pond Subdivision". This plat is being created to mirror the real estate transfer of property approved by District 44 and the Village. 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

PUBLIC WORKS

School District 44 completed an elementary school building expansion, with work starting in 1999. To facilitate this improvement, they also made improvements to the existing detention facility south and east of the school building. As part of the Village's storm water management master plan, the Village worked with the District to maximize the available storage within the site and providing for additional detention for the Village's storm sewer system in the area.

The Village executed an intergovernmental agreement that contained the following items:

- Vacation of Harding Road (this was completed in 1999);
- Rerouting of a 36" combined sewer;
- Stormwater detention improvements as required for the school expansion;
- Separation of the combined sewer on Hammerschmidt;
- Conveyance of necessary easements; and
- Conveyance of the detention area to the Village

With completion of the infrastructure improvements, the Village Engineer recommended approval of the transfer of the property (Lot 2) to the Village.

PRIVATE ENGINEERING SERVICES

Private Engineering Services has no comments on the proposed plat.

Plan Commission
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PLANNING

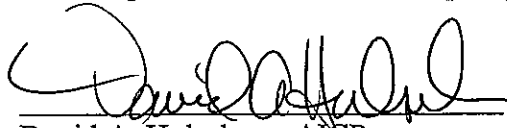
On October 16, 2003, the Village Board adopted Resolution 48-04, which conveyed title via a quit claim deed to the detention area on the subject property from the School District to the Village. However, as the transfer of property creates irregular lot boundaries, the DuPage County Recorder's Office requires a resubdivision or assessment plat in order to record the related documents. The corresponding resubdivision plat was created to meet the requirements of the Zoning Ordinance and Subdivision and Development Ordinance. The two created lots will meet the provisions of the Subdivision and Development Ordinance.

FINDINGS AND RECOMMENDATIONS

Staff finds that the proposed Plat of Subdivision meets the requirements of the Subdivision and Development Ordinance and the Zoning 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 Subdivision associated with SUB 04-03.

Inter-Departmental Review Group Report Approved By:



David A. Hulseberg, AICP
Director of Community Development

DAH/WJH:
att

c. Petitioner

Location Map

SUB 04-03: Hammerschmidt Pond Resubdivision

