VILLAGE OF LOMBARD REQUEST FOR BOARD OF TRUSTEES ACTION

For Inclusion on Board Agenda

X	Resolution or Ordinance (Blue) _ Recommendations of Boards, Co Other Business (Pink)	Waiver of First Requested ommissions & Committees (Green)							
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. Hammerschn	nidt Avenue							
SUBMITTED BY:	Department of Community Development								
		n a petition requesting approval of a two-lot plat of							
The Plan Commission	n recommended approval of this re	equest.							
Fiscal Impact/Fundin Review (as necessary Village Attorney X_ Finance Director X_	-	Date Date							
Village Manager X 1	Wilher T. Lichte	Date 10 2 404							
NOTE: All materials	must be submitted to and approve	ed 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

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.

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VILLAGE OF LOMBARD

255 E. Wilson Ave.

Lombard, Illinois 60148
630/620-5700 FAX: 630/620-8222
TDD: 630/620-5812
www.villageoflombard.org

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

Village Manager William T. Lichter Subject: SUB 04-03: 617 S. Hammerschmidt Avenue (Hammerschmidt Pond Resubdivision)

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.

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.

"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 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

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VILLAGE OF LOMBARD

INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO:

Lombard Plan Commission

DATE:

October 18, 2004

FROM:

Department of Community

Development

PREPARED BY:

William Heniff, AICP

Senio

Senior Planner

TITLE

<u>SUB 04-03</u>; 617 S. Hammerschmidt Avenue: The petitioners request approval of a two-lot plat of resubdivision.

GENERAL INFORMATION

Petitioner/Property Owners:

Proposed Lot 1:

Lombard Elementary School District 44

150 West Madison Street Lombard, Illinois 60148

Proposed Lot 2: Village of Lombard 255 East Wilson Avenue Lombard, Illinois 60148

PROPERTY INFORMATION

Existing Land Use:

Hammerschmidt Elementary School and a stormwater

detention facility

Size of Property:

6.80 acres

Comprehensive Plan:

Recommends Public and Institutional

Existing Zoning:

C/R Conservation/Recreation District

Surrounding Zoning and Land Use:

North:

R2 Single Family Residence District and C/R Conservation/Recreation

District; developed as single family residences

South:

R2 Single Family Residence District; developed as single family residences

East:

R2 Single Family Residence District; developed as single family residences

West:

R2 Single Family Residence District; developed as single family residences

Plan Commission Re: SUB 04-03

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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 Re: SUB 04-03

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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

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Location MapSUB 04-03: Hammerschmidt Pond Resubdivision

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