# REQUEST FOR BOARD ACTION

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**ORIGINATOR:** **COMMITTEE OF THE WHOLE MEETING:** September 27, 2012

Comm Dev **REGULAR BOARD MEETING:** October 1, 2012

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**TITLE/DESCRIPTION: <u>PRELIMINARY/FINAL PLAT REQUEST- 1006 BENINFORD LANE:</u>**
Board to consider a Preliminary/Final Plat of Subdivision request from the Village of Westmont to subdivide a detention basin out of Falcon Villas, Lot 23 at 1006 Beninford Lane.

**BACKGROUND OF SUBJECT MATTER:**
On September 12, 2012, the Plan Commission recommended approval of the preliminary plat, which would subdivide the Falcon Villas detention basin out of Lot 23 for the purpose of transferring ownership of the detention basin to the Village of Westmont. The detention basin, which serves as the primary detention storage area for the entire subdivision, is currently owned by a single property owner. This responsibility has created a financial hardship for the property owner, and he is unable to maintain it properly, which is why the Village is taking over ownership of the basin, following the Village Board's approval of this request on January 12, 2012. Steve May, Director of Public Works, provided history and background and explained the burden that has been placed on the individual homeowner. Village ownership of the detention basin will provide better access to the basin during storm events for Public Works.

Typically the Village Board would grant approval of the preliminary plat, and then the final plat of subdivision would be prepared for review. In this instance, the final plat has already been prepared at the request of Village staff to expedite the process of transferring the detention basin to the Village of Westmont for ownership and maintenance. The engineering review process for the subject property is complete and, as a matter of course, final plat approval is necessary for to subdivide the detention basin out of Lot 23.

The owner of Lot 23 has paid the taxes for the most recent property tax installment, which was a requirement before staff could record the final plat.

**DOCUMENTS ATTACHED:**
- Property tax receipt.
- Staff report from September 12, 2012 Planning and Zoning Commission meeting.
- Draft Minutes from September 12, 2012 Planning and Zoning Commission meeting (to be distributed).

**RECOMMENDATION:**
- The Planning and Zoning Commission ***recommended approval*** of the Preliminary Plat of Subdivision request to subdivide the detention basin out of Falcon Villas, Lot 23, in the R-4 General Residence District.

**AGENDA ITEM NO. _____**