

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

TO: Lombard Plan Commission

HEARING DATE: January 28, 2008

FROM: Department of Community
Development

PREPARED BY: Jennifer Backensto, AICP
Planner II

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: R5PD 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. Krisch 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