

February 7, 2008

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

Subject: SUB 08-01; 650 Springer Drive (Oak Creek)

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.

John Coleman of Alter Asset Management presented the petition and stated the requested resubdivision is intended to address a remnant parcel leftover from previous subdivision activity.

No one in the audience had comments about the proposed plat.

Jennifer Backensto, Planner II, referenced the companion staff report. 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.

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. Any additional easements that may be required as part of the redevelopment activity can be addressed through a future plat of easement dedication.

Chairperson Ryan opened the meeting for discussion and questions by the Plan Commission. 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,

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the Plan Commission, by a roll call vote of 4 to 0, recommended to the Corporate Authorities, **approval** of SUB 08-01.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan
Chairperson
Lombard Plan Commission

att-

c. Petitioner
 Lombard Plan Commission

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