

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

 X

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

TO: PRESIDENT AND BOARD OF TRUSTEES
FROM: William T. Lichter, Village Manager
DATE: September 26, 2006 (BOT) Date: October 5, 2006
TITLE: SUB 06-02: 333 Eisenhower Lane South & 325 Eisenhower Lane North
SUBMITTED BY: Department of Community Development *DACT*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests approval of a two-lot plat of resubdivision. (DISTRICT #3)

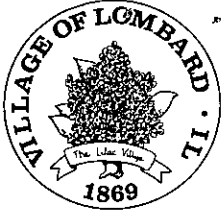
The Plan Commission recommended approval of this petition.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X *William T. Lichter* _____ Date *9/26/06*

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 *DAH*
Assistant Village Manager/Director of Community Development

DATE: October 5, 2006

SUBJECT: SUB 06-02: 333 Eisenhower Lane South & 325 Eisenhower Lane North

Attached please find the following items for Village Board consideration as part of the October 5, 2006 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for SUB 06-02;
3. Companion plat associated with the petition.

The Plan Commission recommends that the Village Board approve the plat of resubdivision.

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VILLAGE OF LOMBARD

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Village President
William J. Mueller

Village Clerk
Brigitte O'Brien

Trustees
Greg Alan Gron, Dist. 1
Richard J. Tross, Dist. 2
John "Jack" T. O'Brien, Dist. 3
Steven D. Sebby, Dist. 4
Kenneth M. Florey, Dist. 5
Rick Soderstrom, Dist. 6

Village Manager
William T. Lichter

October 5, 2006

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

Subject: SUB 06-02: 333 Eisenhower Lane South & 325 Eisenhower Lane North

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. This petition requests approval of a two-lot major plat of resubdivision.

William Heniff, Senior Planner, presented the petition and referenced the companion staff report. The petitioner is requesting approval of a plat of resubdivision for a tract of land located at 333 Eisenhower Lane South & 325 Eisenhower Lane North. There is currently an industrial office/warehouse building on the 325 property and the 333 property is currently vacant. The proposed subdivision request is being made so that the owner of the 333 property can take title to the undeveloped rear portion of the 325 property and consolidate it into his own lot. He would then place his stormwater detention facility to the rear of his proposed building. Since the property is greater than one acre in size the plat of resubdivision must be reviewed and approved by the Plan Commission and Board of Trustees.

"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."

Referencing the Inter-departmental Review Comments, the Private Engineering Services Division will require easements to be dedicated to the Village for cross-access so that the Village has the right to access the proposed stormwater detention facility. An easement will also need to be dedicated and placed over the entire stormwater detention area to provide the Village the right, but not the responsibility to access and/or maintain the stormwater facility. Additional utility easements may be required as part of the final building plan review for the 333 Eisenhower Lane South building.

Re: SUB 06-02
October 5, 2006
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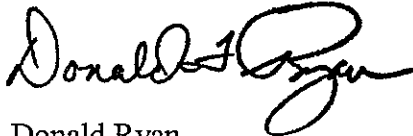
He noted the intent of the subdivision is to provide requisite stormwater improvements required as part of all new development. Simply stated, the 333 Eisenhower Lane South lot proposed to consolidate the unused portion of the 325 Eisenhower Lane North property into his own lot and utilize it for stormwater management purposes. Should the subdivision be approved, the property owners will then close on the property and the 333 Eisenhower Lane South property owner will then proceed with developing their proposed office/warehouse building.

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 and therefore, the Plan Commission, by a roll call vote of 4 to 0, recommended to the Corporate Authorities, **approval** of SUB 06-02.

Respectfully,

VILLAGE OF LOMBARD



Donald Ryan
Chairperson
Lombard Plan Commission

att-

- 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 September 12, 2006:

1. Petition for Subdivision Approval
2. Plat of Survey for 333 Eisenhower Lane South, prepared by the Alter Group, undated
3. Plat of Survey for 325 Eisenhower Lane North, prepared by Lambert & Associates, Inc, dated May 25, 2006
4. Plat of Resubdivision, prepared by Jacob & Hefner Associates, dated September 12, 2006.

DESCRIPTION

The petitioner is requesting approval of a plat of resubdivision for a tract of land located at 333 Eisenhower Lane South & 325 Eisenhower Lane North. There is currently an industrial office/warehouse building on the 325 property and the 333 property is currently vacant. The proposed subdivision request is being made so that the owner of the 333 property can take title to the undeveloped rear portion of the 325 property and consolidate it into his own lot. He would then place his proposed stormwater detention facility to the rear of his proposed building. Since the property is greater than one acre in size the plat of subdivision must be reviewed and approved by the Plan Commission and Board of Trustees.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

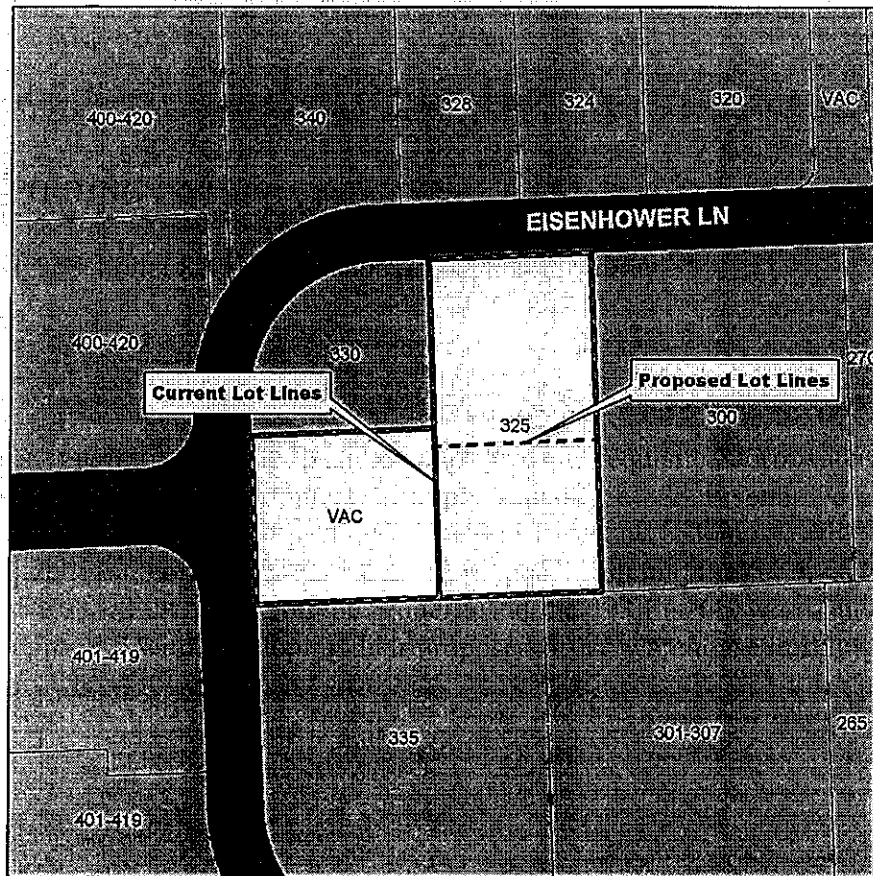
The Private Engineering Services Division will require easements to be dedicated to the Village for cross-access so that the Village has the right to access the proposed stormwater detention facility. Such an easement shall be thirty feet in width. Moreover, an easement will also need to be dedicated and placed over the entire stormwater detention area to provide the Village the right, but not the responsibility to access and/or maintain the stormwater facility. Additional utility easement may be required as part of the final building plan review for the 333 Eisenhower Lane South building.

FIRE AND BUILDING

The Bureau of Inspectional Services has no comment at this time.

PLANNING

The petitioner's intent of the subdivision is to provide requisite stormwater improvements required as part of all new development. Simply stated, the 333 Eisenhower Lane South lot proposed to consolidate the unused portion of the 325 Eisenhower Lane North property into his own lot and utilize it for stormwater management purposes. Should the subdivision be approved, the property owners will then close on the property and the 333 Eisenhower Lane South property owner will then proceed with developing their proposed office/warehouse building.



Plan Commission
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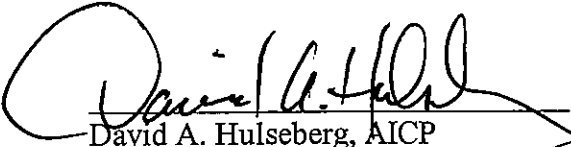
This subdivision meets the requirements of the Zoning Ordinance and Subdivision and Development Ordinance. When viewed from an aerial perspective or from an adjacent property, the division of land will be largely transparent as the rear lot will still remain undeveloped. However, the new plan will provide for additional stormwater capacity in the area.

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 06-02.

Inter-Departmental Review Group Report Approved By:



David A. Hulseberg, AICP
Assistant Village Manager/Director of Community Development

DAH/WJH:
att

c. Petitioner

