

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES
FROM: David A. Hulseberg, Village Manager
DATE: May 24, 2011 (BOT) Date: June 2, 2011
TITLE: SUB 11-01: 355 Eisenhower Lane South
SUBMITTED BY: Department of Community Development *MLO*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. The petition requests approval of a one-lot major plat of subdivision.

The Plan Commission recommended approval of this petition.

Please place this item on the June 2, 2011 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X *Timothy S. ...* Date 5/25/11

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: David A. Hulseberg, Village Manager

FROM: William J. Heniff, AICP
Director of Community Development *wh*

DATE: June 2, 2011

SUBJECT: SUB 11-01; 355 Eisenhower Lane South

Attached please find the following items for Village Board consideration as part of the June 2, 2011 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for SUB 11-01;
3. Companion plat associated with the petition.

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



VILLAGE OF LOMBARD

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June 2, 2011

Village President
William J. Mueller

Village Clerk
Brigitte O'Brien

Trustees

Greg Alan Gron, Dist. 1
Keith T. Giagnorio, Dist. 2
Zachary C. Wilson, Dist. 3
Dana L. Moreau, Dist. 4
Laura A. Fitzpatrick, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
David A. Hulseberg

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses 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."

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

Subject: SUB 11-01; 355 Eisenhower Lane South

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 consolidation.

Chris Stilling, Assistant Community Development Director, referenced the companion staff report. The petitioner is requesting approval of a plat of consolidation for a 2.1 acre tract of land located at 355 Eisenhower Lane South, entitled "355 Eisenhower Resubdivision". The plat proposes to make the tract of land a lot of record, as defined by the Zoning Ordinance. Ultimately this division is being requested in order to facilitate the construction of a building addition (greater than 350 square feet) to the existing building on the subject property. Most of these types of consolidations can be approved administratively; however, the subject property is greater than one acre in area, which would classify it as a major plat of consolidation. Pursuant to the Zoning Ordinance, all major plats of subdivision must be reviewed and approved by the Plan Commission and Board of Trustees.

The subject property is currently improved with an existing industrial warehouse use. The petitioner one day plans to construct a dock enclosure (building addition) greater than 350 square feet, therefore, a plat of consolidation is required.

Pursuant to the Zoning Ordinance, any building addition greater than 350 square feet must be constructed on a lot of record. The lots will exceed the 80-foot minimum lot width and 20,000 square foot area requirements of the underlying I Limited Industrial District. Twenty (20) foot public utility and drainage easements already exist along the western and southern property line while a ten (10) foot public utility and drainage easement exists along the northern property line. Under the proposed consolidation, the lot would now also include a five-foot public utility and drainage easement along the eastern property line, as depicted on the plat. Furthermore, this consolidation meets all of the other

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June 2, 2011
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requirements of the Zoning Ordinance and Subdivision and Development Ordinance.

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

Chairperson Ryan opened the meeting for discussion and questions by the Plan Commission. The Commissioners had no comments.

Commissioner Olbrysh motioned to approve SUB 11-01. The motion was seconded by Commissioner Sweetser. After due consideration of the petition and the testimony presented, the Plan Commission found that the Plat of Consolidation complies with the Subdivision and Development Ordinance and the Zoning Ordinance and therefore, the Plan Commission, by a roll call vote of 5 to 0, recommended to the Corporate Authorities, **approval** of SUB 11-01.

Respectfully,

VILLAGE OF LOMBARD

A handwritten signature in black ink, appearing to read "Donald Ryan", written over the printed name.

Donald Ryan, Chairperson
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission

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2. Plat of Consolidation, prepared by Gentile & Associates, Inc., dated December 28, 2010.

DESCRIPTION

The petitioner is requesting approval of a plat of consolidation for a 2.1 acre tract of land located at 355 Eisenhower Lane South, entitled "355 Eisenhower Resubdivision". The plat proposes to make the tract of land a lot of record, as defined by the Zoning Ordinance. Ultimately this division is being requested in order to facilitate the construction of a building addition (greater than 350 square feet) to the existing building on the subject property. Most of these types of consolidations can be approved administratively; however, the subject property is greater than one acre in area, which would classify it as a major plat of subdivision. Pursuant to the Zoning Ordinance, all major plats of subdivision must be reviewed and approved by the Plan Commission and Board of Trustees.

INTER-DEPARTMENTAL REVIEW COMMENTS

PLANNING

The subject property is currently improved with an existing industrial warehouse use. The petitioner one day plans to construct a dock enclosure (building addition) greater than 350 square feet, therefore, a plat of consolidation is required.

Pursuant to the Zoning Ordinance, any building addition greater than 350 square feet must be constructed on a lot of record. The lots will exceed the 80-foot minimum lot width and 20,000 square foot area requirements of the underlying I Limited Industrial District. Twenty (20) foot public utility and drainage easements already exist along the western and southern property line while a ten (10) foot public utility and drainage easement exists along the northern property line. Under the proposed consolidation, the lot would now also include a five-foot public utility and drainage easement along the eastern property line, as depicted on the plat. Furthermore, this consolidation meets all of the other requirements of the Zoning Ordinance and Subdivision and Development Ordinance.

FINDINGS AND RECOMMENDATIONS

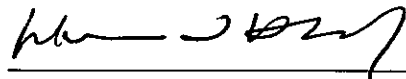
Staff finds that the proposed Plat of Subdivision meets the requirements of the Subdivision and Development Ordinance and the Zoning Ordinance. Based on the above considerations, the

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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 11-01.

Inter-Departmental Review Group Report Approved By:



William J. Heniff, AICP
Director of Community Development

WJH/MST:

c. Petitioner

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