



## **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**

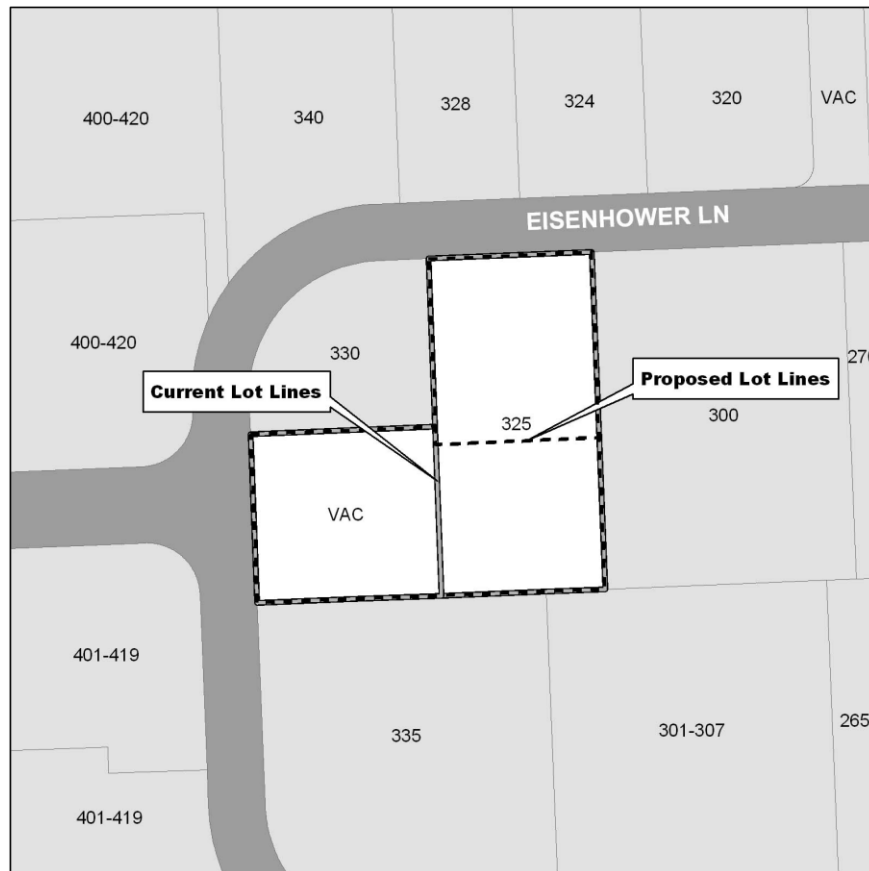
The Private Engineering Services Division will require easements to be dedicated to the Village for cross-access so that the Village has the right to access the proposed stormwater detention facility. Such an easement shall be thirty feet in width. Moreover, an easement will also need to be dedicated 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.



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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:

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

DAH/WJH:  
att

c. Petitioner