

January 5, 2005

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

Subject: SUB 05-06: 400-500 E. St. Charles Road (Neri Development)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The property owner is requesting approval of a one-lot Major Plat of Resubdivision.

William Heniff, Senior Planner, presented the staff report. The plat proposes to make the tract of land a lot of record, as defined by the Zoning Ordinance. This division is being requested in part because the original development approval (PC 04-10) required the dedication of public easement areas for landscaping improvements and future public access to the Great Western Trail. This division is considered a major plat of subdivision as it is greater than one acre in size. Therefore, it must be reviewed and approved by the Plan Commission and Board of Trustees.

This resubdivision is intended to create a single lot of record for Oakview Estates. The property is made up of several tracts of land that were not previously subdivided. This subdivision meets all of the requirements of the Zoning Ordinance and Subdivision and Development Ordinance. The lot will also exceed the 60-foot minimum lot width and minimum area requirements of the underlying R4 Limited General Residence District Planned Development requirements. As the plat shows, the site will have an easement for public access, landscaping, and public improvements along the west end, with a public access and pedway easement on the east end. The utility easements shown on the plat reflect the watermain and storm sewer as proposed on the approved building permit plans.

Chairperson Ryan opened the meeting for discussion and questions by the Plan Commission. There were no comments by the members.

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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. Therefore the Plan Commission, by a roll call vote of 5 to 0, recommended to the Corporate Authorities, approval of SUB 05-06.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan
Chairperson
Lombard Plan Commission

DR:JB
att-

c. Petitioner
Lombard Plan Commission

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