

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on April 7, 2004:

1. Plat of Resubdivision, prepared by Spaceco Inc, updated January 28, 2004.

DESCRIPTION

The petitioner is requesting approval of a plat of resubdivision for a tract of land located at 303 W. Roosevelt Road, entitled "Heritage Cadillac Subdivision". The plat proposes to make the tract of land a lot of record, as defined by the Zoning Ordinance. This division is being requested because it was a condition of approval for the petitioner's requested sign variations (PC 03-40). 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.

INTER-DEPARTMENTAL REVIEW COMMENTS

The site improvements were reviewed by the Interdepartmental Review Committee during the two previous Plan Commission submittals (PC 03-15 and PC 03-40). The comments of Private Engineering Services have been incorporated into the submitted plat of subdivision.

PLANNING

The subject property is operated as an automobile sales and service center. The petitioner appeared before the Plan Commission in May 2003 to request conditional use approval for an expansion of the current facility. Staff notified the petitioner that the subject lot was not a lot of record and a plat of resubdivision would be required. Any subdivisions of greater than one acre in size cannot be approved as an administrative plat, but approved as a major plat of subdivision.

This subdivision meets all of the requirements of the Zoning Ordinance and Subdivision and Development Ordinance. The lot exceeds the 150-foot minimum lot width and minimum 40,000 square foot area requirements of the underlying B4 Corridor Commercial Zoning District requirements. As the plat shows, the proposed lot will include five-foot and ten-foot public utility and drainage easements to the side and rear property lines respectively.

Plan Commission
Re: SUB 04-01
Page 3

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 04-01.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH/WJH:
att

c. Petitioner

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