

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: Timothy Sexton, Acting Village Manager

DATE: October 29, 2013 (B of T) Date: November 7, 2013

TITLE: SUB 13-02: LFI Industrial Subdivision – 1301 N Lombard Road

SUBMITTED BY: Department of Community Development *WA*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. This petition requests approval of a three-lot major plat of subdivision. (DISTRICT #1)

The Plan Commission unanimously recommended approval of the plat of subdivision at the October 21, 2013 meeting.

Please place this petition on the November 7, 2013 Board of Trustees consent agenda for authorization of signatures from the Village President and Village Clerk.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____

Finance Director X _____ Date _____


Village Manager X _____ Date _____

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: Timothy Sexton, Acting Village Manager

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

DATE: November 7, 2013

SUBJECT: **SUB 13-02: LFI Industrial Subdivision – 1301 N Lombard Road**

Attached are the following items for consideration as part of the November 7, 2013 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for SUB 13-02; and
3. Companion plat associated with the petition.

The Plan Commission unanimously recommended approval of the plat of subdivision at the October 21, 2013 meeting. **Please place this petition on the November 7, 2013 Board of Trustees consent agenda for authorization of signatures from the Village President and Village Clerk.**

Please let me know if you have any questions on the aforementioned materials.



VILLAGE OF LOMBARD

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November 7, 2013

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees
Dan Whittington, Dist. 1
Michael A. Fugiel, Dist. 2
Reid Foltyniewicz, Dist. 3
Peter Breen, 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. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: SUB 13-02; LFI Industrial Subdivision, 1301 N Lombard Road

Dear President and Trustees:

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

Commissioner Burke recused himself from this item.

Ms. Ganser, Assistant Director of Community Development, presented the staff report, which was submitted to the public record in its entirety. The petitioner, Location Finders International (LFI), is requesting approval of a three-lot major plat of subdivision for a tract of land located at 1301 N Lombard Road. Earlier this year, SPA 13-01 was approved by the Plan Commission for a warehouse/office building for Native Floral Group on the now proposed Lot 1. The plat proposes to make the one property into three lots of record. This division is considered a major plat of subdivision as it is greater than one acre in size. Therefore the project must be reviewed and approved by the Plan Commission and Village Board of Trustees.

The property has a lot area of 13.021 acres. The owner of the lot wishes to subdivide to create three lots in total: Lot 1: 3.931 acres; Lot 2: 8.029 acres; and Lot 3: 1.061 acres. The subject property is currently vacant land and Lot 3 is a wetland.

The subject property is bounded by industrial uses in the Village of Lombard to the south and industrial uses to the north and west in the Village of Addison and DuPage County Forest Preserve to the east.

The Inter-Departmental Review had minimal comments. Private Engineering Services is generally supportive, pending comments from DuPage County for a special management area on the property.


Staff finds that the proposed Plat of Subdivision meets the requirements of the Subdivision and Development Ordinance and the Zoning Ordinance.

Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

Commissioner Flint motioned to approve SUB 13-02. 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 13-02.

Respectfully,

VILLAGE OF LOMBARD

A handwritten signature in black ink, appearing to read "Donald Ryan", written over a faint, illegible background.

Donald Ryan, Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

October 21, 2013

Title

SUB 13-02

Petitioner

Location Finders International
9440 Enterprise Drive
Mokena, IL 60448

Property Owner

Industrial Lombard LLC
9440 Enterprise Drive
Mokena, IL 60448

Property Location

1301 N Lombard Rd
(PIN 03-31-204-006)

Zoning

IPD Limited Industrial

Existing Land Use

Vacant land

Comprehensive Plan

Light Industrial

Approval Sought

Three lot major plat of subdivision

Prepared By

Jennifer Ganser
Assistant Director of
Community Development



LOCATION MAP

PROJECT DESCRIPTION

The petitioner, Location Finders International (LFI), is requesting approval of a three-lot major plat of subdivision for a tract of land located at 1301 N Lombard Road. The plat proposes to make the one property into three lots of record, as defined by the Zoning Ordinance. This division is considered a major plat of subdivision as it is greater than one acre in size. Therefore the project must be reviewed and approved by the Plan Commission and Village Board of Trustees. Earlier this year, SPA 13-01 was approved by the Plan Commission to build a warehouse/office building for Native Floral Group on the now proposed Lot 1.

The property has a lot area of 567,185 square feet or 13.021 acres. The owner of the lot wishes to subdivide to create three lots in total:

- Lot 1: 171,207 square feet, 3.931 acres, vacant;
- Lot 2: 349,751 square feet or 8.029 acres, vacant; and
- Lot 3: 46,227 square feet or 1.061 acres, wetland, vacant.

PROJECT STATS

Lot information

Total Size: 13.021 acres
567,185 sq. ft.

Lot 1 171,207 square feet,
3.931 acres

Lot 2 349,751 square feet or
8.029 acres

Lot 3 46,227 square feet or 1.061 acres

Submittals

1. Request for final plat approval
2. Plat of Subdivision, LFI Industrial Subdivision – Lombard, prepared by Spaceco Inc., dated August 26, 2013, with revisions September 25, 2013

EXISTING CONDITIONS

The subject property is bounded by industrial uses in the Village of Lombard to the south and industrial uses to the north and west in the Village of Addison and DuPage County Forest Preserve to the east.

The subject property is vacant land. Lot 3 is a wetland.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments.

Fire Department:

The Fire Department has no issues or concerns regarding the project.

Private Engineering Services:

Private Engineering Services is generally supportive, pending comments from DuPage County for special management area on the property.

Public Works:

The Department of Public Works has no comments.

Planning Services Division:

The lots meet the criteria granted in the Planned Development Ordinance 5695. Access easements are shown and utility easements will be provided as part of the as-built documenting process near the end of the project to ensure they are centered on the utilities. Per the Planned Development, a variation was granted requiring that lots front on a public street.

Lot 3 will remain vacant as a stormwater management area and wetland conservation easement.

FINDINGS & RECOMMENDATIONS

Staff finds that the proposed Plat of Subdivision meets the requirements of the Subdivision and Development Ordinance and the Zoning Ordinance.

As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of SUB 13-02:

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 Zoning Ordinance and therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of SUB 13-02.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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