

June 2, 2011

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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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

Donald Ryan, Chairperson
Lombard Plan Commission

- c. Petitioner
Lombard Plan Commission