

September 7, 2006

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

**Subject: SUB 06-01; 525 West St. Charles Road (Lincoln Maple Partners Resubdivision)**

Dear President and Trustees:

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

William Heniff, Senior Planner, presented the petition and referenced the companion staff report. Earlier this year, the petitioner received approval for a three lot subdivision encompassing the subject property as well as the adjacent residential property at 42 S. Glenview Avenue. After the Plan Commission and Board approved the plat, but before the plat was signed-off and recorded, the property owner at 42 S. Glenview Avenue decided not to proceed with the resubdivision of his lot. As such, the petitioner has decided to seek approval of an amended subdivision that divides his lot into two lots of record. Since the subject property is greater than one acre in size it is considered a major plat of subdivision, and as the revised plat is substantively different than what was approved by the Board, it must be reviewed and approved by the Plan Commission and Board of Trustees.

But for the stormwater detention provision that will be addressed by the Village Board as part of a separate variation request, this subdivision meets all of the lot requirements of the Subdivision and Development Ordinance. Both lots will also meet the R2 zoning district lot width and area requirements for the existing structures within the resubdivision areas as well as for any future buildings. The subdivision will also include requisite public utility and drainage easements.

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

Re: SUB 06-01  
September 7, 2006  
Page 2

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 and therefore, the Plan Commission, by a roll call vote of 4 to 0, recommended to the Corporate Authorities, **approval** of SUB 06-01.

Respectfully,

**VILLAGE OF LOMBARD**

Donald Ryan  
Chairperson  
Lombard Plan Commission

att-

c.     Petitioner  
       Lombard Plan Commission

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