

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: William T. Lichter, Village Manager

DATE: August 4, 2004 (B of T) Date: August 19, 2004

TITLE: SUB 04-02: 300 Eisenhower Lane North

SUBMITTED BY: Department of Community Development *WTL*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration a petition requesting approval of a one-lot plat of consolidation. (DISTRICT #3)

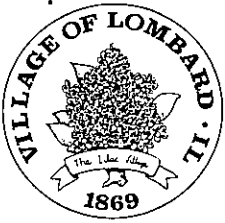
The Plan Commission recommended approval of this request.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X \_\_\_\_\_ Date \_\_\_\_\_  
Finance Director X \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager X *W.T. Lichter* \_\_\_\_\_ Date *8/10/04*

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:** William T. Lichter, Village Manager

**FROM:** David A. Hulseberg, AICP, Director of Community Development *deH*

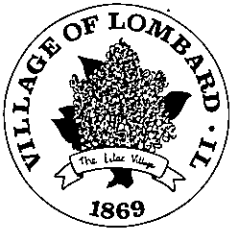
**DATE:** August 19, 2004

**SUBJECT:** **SUB 04-02: 300 Eisenhower Lane North**

Attached please find the following items for Village Board consideration as part of the August 19, 2004 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for SUB 04-02;
3. Companion plat associated with the petition.

The Plan Commission recommends that the Village Board make a motion to approve the plat of resubdivision.



**VILLAGE OF LOMBARD**

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Lombard, Illinois 60148  
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August 19, 2004

**Village President**  
William J. Mueller

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

**Trustees**

Joan DeStephano, Dist. 1  
Richard J. Tross, Dist. 2  
Karen S. Koenig, Dist. 3  
Steven D. Sebby, Dist. 4  
Kenneth M. Florey, Dist. 5  
Rick Soderstrom, Dist. 6

**Subject: SUB 04-02: 300 Eisenhower Lane North**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests approval of a plat of subdivision for the property at 300 Eisenhower Lane North.

**Village Manager**  
William T. Lichter

William Heniff, Senior Planner, presented the staff report. Associated with a building permit application, the petitioner is requesting approval of a one-lot plat of resubdivision for the subject property. The plat proposes to make the tract of land a lot 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, it must be reviewed and approved by the Plan Commission and Board of Trustees. The resubdivision meets all of the requirements of the Zoning Ordinance and Subdivision and Development Ordinance.

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

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 04-02.

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business to create a distinctive sense of spirit and an outstanding quality of life."

Respectfully,

**VILLAGE OF LOMBARD**

Stephen Flint  
Vice -Chairperson  
Lombard Plan Commission

"The *Mission* of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

c. Petitioner  
Lombard Plan Commission

**VILLAGE OF LOMBARD**  
**INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO:	Lombard Plan Commission	DATE:	July 19, 2004
FROM:	Department of Community Development	PREPARED BY:	Angela Clark, AICP Planner I

**TITLE**

**SUB 04-02; 300 Eisenhower Lane North:** The petitioner requests approval of a one-lot plat of consolidation.

**GENERAL INFORMATION**

Petitioner/Property Owner: J. Wendell Sherry  
300 Eisenhower Lane North  
Lombard, IL 60148

Existing Land Use: Manufacturing

Size of Property: 1.63 Acres

Comprehensive Plan: Recommends Industrial

Existing Zoning: Industrial

Surrounding Zoning and Land Use:

North:	I Limited Industrial District
South:	I Limited Industrial District
East:	I Limited Industrial District
West:	I Limited Industrial District

**ANALYSIS**

**SUBMITTALS**

This report is based on the following documentation, which was filed with the Department of Community Development on June 25, 2004:

1. Plat of Subdivision, prepared by Siebert Engineers, Inc., updated June 9, 2004.

## **DESCRIPTION**

The petitioner is requesting approval of a plat of consolidation for a tract of land located at 300 Eisenhower Lane North, entitled "SAF-T-LOK 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 as it came to the attention of staff that the lot was not a lot of record when the petitioner applied for a building permit for the construction of an addition. Per Village Code, an addition to a principal structure totaling 350 square feet or greater must occur on a legal lot of record. As the proposed addition exceeds 350 square feet the petitioner is required to obtain a plat of consolidation at this time. 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**

### **PRIVATE ENGINEERING SERVICES**

Upon completion of the proposed building addition, easements must be shown for detention and the public watermain.

### **PLANNING**

The subject property is operated as a manufacturing facility. The petitioner applied for a building permit to construct an expansion of the 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 80-foot minimum lot width and minimum 20,000 square foot area requirements of the underlying I Limited Industrial 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.

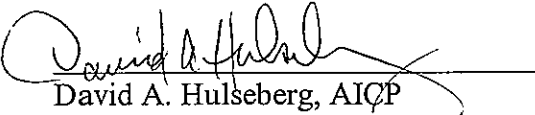
## **FINDINGS AND RECOMMENDATIONS**

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:

Plan Commission  
Re: SUB 04-02  
Page 3

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 04-02.

Inter-Departmental Review Group Report Approved By:

  
David A. Hulseberg, AIQP  
Director of Community Development

DAH/WJH:  
att

c. Petitioner

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# Location Map

SUB 04-02: 300 Eisenhower Lane North

