

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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