

August 21, 2008

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

Subject: SUB 08-02; 1025 E. Madison (St. Pius X Church)

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 resubdivision.

Prior to the presentation of the staff report, Commissioner Olbrysh recused himself and explained that he is on the petitioner's construction committee.

Chairperson Ryan requested the staff report.

Michael Toth, Planner I, referenced the staff report. A plat of subdivision is being brought forward at this time to facilitate the proposed construction associated with PC 07-23 and was a condition of approval of Ordinance 6084. Since the subject property is greater than an acre in size, it is considered a major plat of subdivision and must be reviewed and approved by the Plan Commission and Board of Trustees.

The proposed subdivision is intended to create a separate lot of record for the subject property. As the plat shows, the site will now provide a new Stormwater Management Easement adjacent to Madison Street. The required five (5) foot utility and drainage easements will also be provided along the southern and eastern property lines. Staff recommends that the plat be approved.

Chairperson Ryan then opened the meeting for public comment. There was no one present to speak in favor or against this petition.

Chairperson Ryan opened the meeting for discussion and questions by the Plan Commission. The Commissioners did not have any comments or questions.

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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 08-02.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan
Chairperson
Lombard Plan Commission

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c. Petitioner
 Lombard Plan Commission

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