

October 5, 2006

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

**Subject: SUB 06-02: 333 Eisenhower Lane South & 325 Eisenhower Lane North**

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. The petitioner is requesting approval of a plat of resubdivision for a tract of land located at 333 Eisenhower Lane South & 325 Eisenhower Lane North. There is currently an industrial office/warehouse building on the 325 property and the 333 property is currently vacant. The proposed subdivision request is being made so that the owner of the 333 property can take title to the undeveloped rear portion of the 325 property and consolidate it into his own lot. He would then place his stormwater detention facility to the rear of his proposed building. Since the property is greater than one acre in size the plat of resubdivision must be reviewed and approved by the Plan Commission and Board of Trustees.

Referencing the Inter-departmental Review Comments, the Private Engineering Services Division will require easements to be dedicated to the Village for cross-access so that the Village has the right to access the proposed stormwater detention facility. An easement will also need to be dedicated and placed over the entire stormwater detention area to provide the Village the right, but not the responsibility to access and/or maintain the stormwater facility. Additional utility easements may be required as part of the final building plan review for the 333 Eisenhower Lane South building.

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He noted the intent of the subdivision is to provide requisite stormwater improvements required as part of all new development. Simply stated, the 333 Eisenhower Lane South lot proposed to consolidate the unused portion of the 325 Eisenhower Lane North property into his own lot and utilize it for stormwater management purposes. Should the subdivision be approved, the property owners will then close on the property and the 333 Eisenhower Lane South property owner will then proceed with developing their proposed office/warehouse building.

Chairperson Ryan 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 and therefore, the Plan Commission, by a roll call vote of 4 to 0, recommended to the Corporate Authorities, **approval** of SUB 06-02.

Respectfully,

**VILLAGE OF LOMBARD**

Donald Ryan  
Chairperson  
Lombard Plan Commission

att-

c. Petitioner  
Lombard Plan Commission