

May 6, 2004

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

**Subject: SUB 04-01: 303 W. Roosevelt Road**

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 Heritage Cadillac property at 303 W. Roosevelt Road.

Prior to the start of the presentation, Commissioner Olbrysh recused himself from the petition based upon a business relationship he has with the petitioner.

William Heniff, Senior Planner, presented the staff report. The petitioner is requesting approval of a plat of resubdivision for a tract of land located at 303 W. Roosevelt Road, entitled "Heritage Cadillac Subdivision". The plat proposes to make the tract of land a lot of record, as defined by the Zoning Ordinance. This plat is being requested because it was a condition of approval for the petitioner's requested sign variations (PC 03-40). 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.

This subdivision meets all of the requirements of the Zoning Ordinance and Subdivision and Development Ordinance. The lot exceeds the 150-foot minimum lot width and minimum 40,000 square foot area requirements of the underlying B4 Corridor Commercial 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. Additionally, the plat includes requisite easement for drainage and utilities as required by Private Engineering Services.

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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. Therefore the Plan Commission, by a roll call vote of 4 to 0, recommended to the Corporate Authorities, approval of SUB 04-01.

Respectfully,

**VILLAGE OF LOMBARD**

Donald Ryan  
Chairperson  
Lombard Plan Commission

DR:WJH:jd  
att-

c. Petitioner  
Lombard Plan Commission