

September 4, 2008

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

**Subject: SUB 08-03; 1501 S. Main Street (Christ the King 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.

Chairperson Ryan requested the staff report.

William Heniff, Acting Community Development Director, referenced the staff report. A plat of subdivision is being brought forward at this time to facilitate the proposed construction associated with PC 04-31. 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. This subdivision meets all of the requirements of the Zoning Ordinance and Subdivision and Development Ordinance. The proposed lot will exceed the minimum lot width and area requirements of the underlying zoning district. As the plat shows, the site will now provide a new Wetland Conservation Easement and Stormwater Detention Easement adjacent to 16<sup>th</sup> Street. A fifteen (15) foot Public Utility and Drainage Easement will be provided along Main Street and a thirty (30) foot Watermain Easement is also to be provided adjacent to 16<sup>th</sup> Street. 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 5 to 0, recommended to the Corporate Authorities, **approval** of SUB 08-03.

Respectfully,

**VILLAGE OF LOMBARD**

Donald Ryan  
Chairperson  
Lombard Plan Commission

att-

c.     Petitioner  
       Lombard Plan Commission

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