

**VILLAGE OF LOMBARD  
INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO:	Lombard Plan Commission	DATE:	May 16, 2011
FROM:	Department of Community Development	PREPARED BY:	Michael S. Toth Planner I

**TITLE**

**SUB 11-01; 355 Eisenhower Lane South:** The petitioner requests approval of a one-lot major plat of subdivision.

**GENERAL INFORMATION**

Petitioner/Property Owner: Novogroder Companies  
875 N. Michigan Ave  
Chicago, IL 60601

Existing Zoning: I – Limited Industrial District

Existing Land Use: Office & Warehouse

Size of Property: Approximately 91,016 square feet

Comprehensive Plan: Planned Business Park

Surrounding Zoning and Land Use:

North: I – Limited Industrial District; developed as a commercial strip center.

South: Property within Village of Downers Grove zoned M2 - Restricted Manufacturing; developed as office/warehousing.

East: I – Limited Industrial District; developed as an Orthopedic and Medical Appliance Manufacturer known as Orochem.

West: I – Limited Industrial District ; developed as Finley Business Center.

**ANALYSIS**

**SUBMITTALS**

This report is based on the following documentation, which was filed with the Department of Community Development on May 25, 2011:

2. Plat of Consolidation, prepared by Gentile & Associates, Inc., dated December 28, 2010.

## **DESCRIPTION**

The petitioner is requesting approval of a plat of consolidation for a 2.1 acre tract of land located at 355 Eisenhower Lane South, entitled "355 Eisenhower Resubdivision". The plat proposes to make the tract of land a lot of record, as defined by the Zoning Ordinance. Ultimately this division is being requested in order to facilitate the construction of a building addition (greater than 350 square feet) to the existing building on the subject property. Most of these types of consolidations can be approved administratively; however, the subject property is greater than one acre in area, which would classify it as a major plat of subdivision. Pursuant to the Zoning Ordinance, all major plats of subdivision must be reviewed and approved by the Plan Commission and Board of Trustees.

## **INTER-DEPARTMENTAL REVIEW COMMENTS**

### **PLANNING**

The subject property is currently improved with an existing industrial warehouse use. The petitioner one day plans to construct a dock enclosure (building addition) greater than 350 square feet, therefore, a plat of consolidation is required.

Pursuant to the Zoning Ordinance, any building addition greater than 350 square feet must be constructed on a lot of record. The lots will exceed the 80-foot minimum lot width and 20,000 square foot area requirements of the underlying I Limited Industrial District. Twenty (20) foot public utility and drainage easements already exist along the western and southern property line while a ten (10) foot public utility and drainage easement exists along the northern property line. Under the proposed consolidation, the lot would now also include a five-foot public utility and drainage easement along the eastern property line, as depicted on the plat. Furthermore, this consolidation meets all of the other requirements of the Zoning Ordinance and Subdivision and Development Ordinance.

## **FINDINGS AND RECOMMENDATIONS**

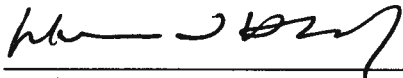
Staff finds that the proposed Plat of Subdivision meets the requirements of the Subdivision and Development Ordinance and the Zoning Ordinance. Based on the above considerations, the

Plan Commission  
Re: SUB 11-01  
Page 3

Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

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 the Zoning Ordinance, and therefore, I move that the Plan Commission recommend to the Corporate Authorities **approval** of the Plat of Subdivision associated with SUB 11-01.

Inter-Departmental Review Group Report Approved By:



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William J. Heniff, AICP  
Director of Community Development

WJH/MST:

c. Petitioner

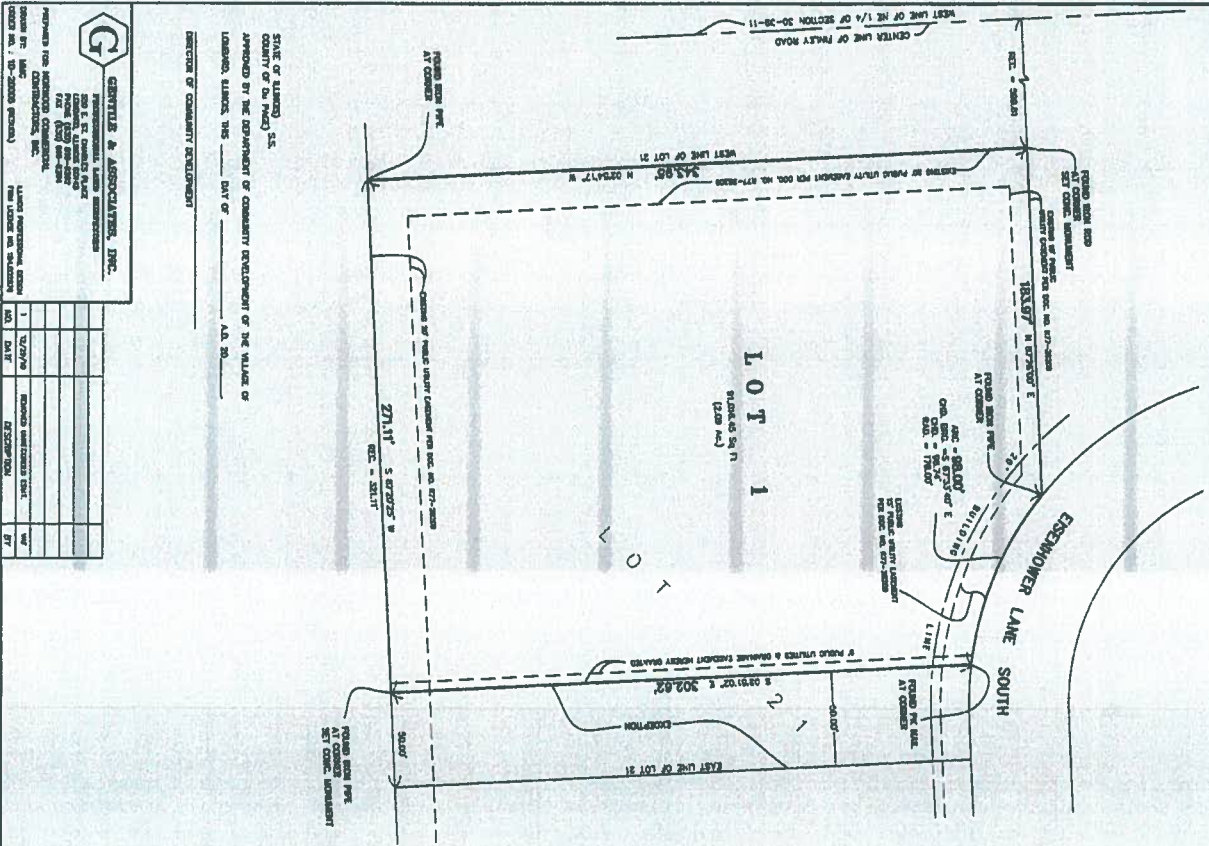
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# 355 EISENHOWER RESUBDIVISION

BEING A RESUBDIVISION OF PART OF SECTION 24, TOWNSHIP 28 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DAVENPORT COUNTY, IOWA

PLAN: 04-30-005-005



THE STATE OF IOWA, COUNTY OF DAVENPORT, ss. I, \_\_\_\_\_, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original plat on file in my office.

**UNIT AND MEASURE CONVERSION**

CONVERSION AND MEASURE TABLES: 1 mile = 5280 feet, 1 acre = 43560 sq. ft., 1 square mile = 270871 acres, 1 square foot = 144 sq. in., 1 cubic foot = 1728 cu. in., 1 bushel = 2150.42 cu. in., 1 gallon = 231 cu. in., 1 quart = 57.75 cu. in., 1 pint = 28.875 cu. in., 1 cup = 14.4375 cu. in., 1 fluid ounce = 2.947375 cu. in., 1 dry gallon = 268.8 cu. in., 1 dry quart = 67.2 cu. in., 1 dry pint = 33.6 cu. in., 1 dry cup = 16.8 cu. in., 1 dry bushel = 2150.42 cu. in., 1 dry gallon = 268.8 cu. in., 1 dry quart = 67.2 cu. in., 1 dry pint = 33.6 cu. in., 1 dry cup = 16.8 cu. in.

STATE OF IOWA, ss. \_\_\_\_\_, County Clerk

COUNTY CLERK OF DAVENPORT COUNTY, IOWA, DO HEREBY CERTIFY THAT THESE ARE THE ORIGINALS OF THE PLATS OF THE 355 EISENHOWER RESUBDIVISION, BEING A RESUBDIVISION OF PART OF SECTION 24, TOWNSHIP 28 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DAVENPORT COUNTY, IOWA, AS SHOWN BY THE ATTACHED PLAT.

DAVID AT IOWA, IOWA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

DAVID COUNTY RECORDS OF DEEDS

STATE OF IOWA, ss. \_\_\_\_\_, County Clerk

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PLAT PROFESSIONAL LAND SURVEYOR  
 IOWA PROFESSIONAL LAND SURVEYOR NO. 2003  
 I, \_\_\_\_\_, do hereby certify that the foregoing is a true and correct copy of the original plat on file in my office.

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