

DESCRIPTION

The petitioner is requesting approval of a plat of consolidation for a tract of land located at 300 Eisenhower Lane North, entitled "SAF-T-LOK Subdivision". The plat proposes to make the tract of land a lot of record, as defined by the Zoning Ordinance. This division is being requested as it came to the attention of staff that the lot was not a lot of record when the petitioner applied for a building permit for the construction of an addition. Per Village Code, an addition to a principal structure totaling 350 square feet or greater must occur on a legal lot of record. As the proposed addition exceeds 350 square feet the petitioner is required to obtain a plat of consolidation at this time. 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.

INTER-DEPARTMENTAL REVIEW COMMENTS

PRIVATE ENGINEERING SERVICES

Upon completion of the proposed building addition, easements must be shown for detention and the public watermain.

PLANNING

The subject property is operated as a manufacturing facility. The petitioner applied for a building permit to construct an expansion of the facility. Staff notified the petitioner that the subject lot was not a lot of record and a plat of resubdivision would be required. Any subdivisions of greater than one acre in size cannot be approved as an administrative plat, but approved as a major plat of subdivision.

This subdivision meets all of the requirements of the Zoning Ordinance and Subdivision and Development Ordinance. The lot exceeds the 80-foot minimum lot width and minimum 20,000 square foot area requirements of the underlying I Limited Industrial 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.

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

Plan Commission
Re: SUB 04-02
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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 04-02.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH/WJH:
att

c. Petitioner

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