

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
 For Inclusion on Board Agenda

_____ Resolution or Ordinance (Blue) _____ *Waiver of First Requested*
 X Recommendations of Boards, Commissions & Committees (Green)
 _____ Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: December 29, 2004 (B of T) Date: January 6, 2005

TITLE: SUB 04-05: 645 W. North Avenue

SUBMITTED BY: Department of Community Development *WTL*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration a petition requesting approval of a two-lot major plat of resubdivision. (DISTRICT #1)

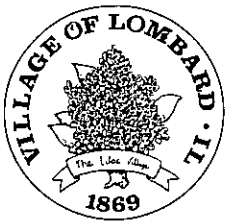
The Plan Commission recommended approval of this request with one condition.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____	Date _____
Finance Director X _____	Date _____
Village Manager X <u>W. T. Lichter</u>	Date <u>12/21/04</u>

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP, Director of Community Development 

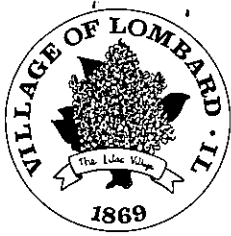
DATE: January 6, 2005

SUBJECT: SUB 04-05: 645 W. North Avenue

Attached please find the following items for Village Board consideration as part of the January 6, 2005 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for SUB 04-05;
3. Companion plat associated with the petition.

The Plan Commission recommends that the Village Board make a motion to approve the plat of resubdivision.



VILLAGE OF LOMBARD

255 E. Wilson Ave.

Lombard, Illinois 60148

630/620-5700 FAX: 630/620-8222

TDD: 630/620-5812

www.villageoflombard.org

January 6, 2005

Village President

William J. Mueller

Trustees

Tyler L. Williams, Dist. 1

Richard J. Tross, Dist. 2

Karen S. Koenig, Dist. 3

Steven D. Sebby, Dist. 4

Kenneth M. Florey, Dist. 5

Rick Soderstrom, Dist. 6

Village Manager

William T. Lichter

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

Subject: SUB 04-05; 645 W. North Avenue

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 subdivision.

William Heniff, Senior Planner, presented the staff report. He gave a description of the history of the Heron Point project, specifically noting that the proposed two-lot subdivision is intended to create separate lots for each of the constructed buildings on the property. He next stated that the proposed subdivision meets all the requirements of the Zoning Ordinance and Subdivision and Development Ordinance. The proposed subdivision does not affect the approved site plan.

Mr. Heniff further stated that when the planned development was first approved, parking and access/egress needs for both buildings were combined and met on one lot. To ensure that the parking and circulation requirements are adequately addressed with the subdivision and that visitors to each building will be able to access the site using either the North Avenue or the Route 53 entrances, a shared access and shared parking agreement is therefore required. These provisions may be included on the final plat or as part of a separate agreement that would be recorded concurrent with the plat of subdivision. Mr. Heniff concluded by stating that staff recommended approval of the plat subject to this provision.

There was no one present to speak in favor of or against this petition.

Chairperson Ryan opened the public hearing for discussion and questions by the Plan Commission. There was no discussion among the Commissioners.

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business to create a distinctive sense of spirit and an outstanding quality of life."

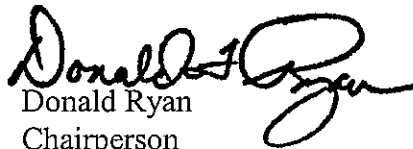
"The *Mission* of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

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 Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 6 to 0, recommended to the Corporate Authorities, **approval** of SUB 04-05, subject to the following provision:

1. That prior to submittal of the plat to the Village Board, the petitioner shall amend the plat to provide for cross-park and cross access provisions of the subject property.

Respectfully,

VILLAGE OF LOMBARD

A handwritten signature in black ink, appearing to read "Donald Ryan", is written over the printed name.

Donald Ryan
Chairperson
Lombard Plan Commission

DR:ADC
att-

c. Petitioner
Lombard Plan Commission

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VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

DATE: December 20, 2004

FROM: Department of Community
Development

PREPARED BY: Angela Clark, AICP
Planner II

TITLE

SUB 04-05; 645 W. North Avenue: The petitioner requests approval of a two-lot major plat of subdivision.

GENERAL INFORMATION

Petitioner/Owner: Samvest of Lombard
665 W. North Avenue
Lombard, IL 60148

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on December 2, 2004:

1. Plat of Survey, prepared by W-T Land Surveying, Inc., dated October 3, 2000.

DESCRIPTION

The petitioner applied and received approval for a major plat of subdivision for the subject property in November 2000. The final mylar was not submitted, hence the subdivision was not recorded. The petitioner would like to proceed with the subdivision at this time. As more than one year has elapsed since the approval and the subject property is greater than one acre in size, the petition must be resubmitted to the Plan Commission and Board of Trustees for approval.

The property is currently a one-lot subdivision named the Corporate Center at Heron Point. This project was approved by the Village Board, (PC 98-06, Ordinance 4729) as an Office Planned Development, containing a 114-room hotel and an 84,800 square foot office building in August 1998. The owners are now requesting the property be resubdivided into two lots.

ENGINEERING

The Private Engineering Services Division has no objection to the request from an engineering or construction perspective.

PUBLIC WORKS

The Department of Public Works has no objection to the petition.

FIRE AND BUILDING

The Bureau of Inspectional Services has no comment at this time.

PLANNING

This subdivision meets all of the requirements of the Zoning Ordinance and Subdivision and Development Ordinance. Planning's focus regarding a subdivision request usually pertains to issues involving set back requirements and Subdivision and Development Ordinance standards for public improvements such as sidewalks and stormwater detention - these standards have already been met through the planned development process, which approved the project. The proposed subdivision will not affect the approved site plan. The buildings and parking areas are the same as those approved for the planned development. The lot currently contains a total of 456 parking spaces, which meets the requirements for both the office space and hotel.

One issue still to be addressed pertains to the parking and access/egress needs after the property resubdivision. When this project was approved it met parking requirements for the hotel and office building. The parking needs for both buildings were combined and met on the entire lot. Ingress and egress needs for the buildings were also accommodated on one lot. A shared access and shared parking agreement is therefore necessary to ensure that shared parking and access will continue to be available on the site. Provisions for shared access and parking must be included on the final plat that is recorded.

FINDINGS AND RECOMMENDATIONS

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

Plan Commission
Re: SUB 04-05
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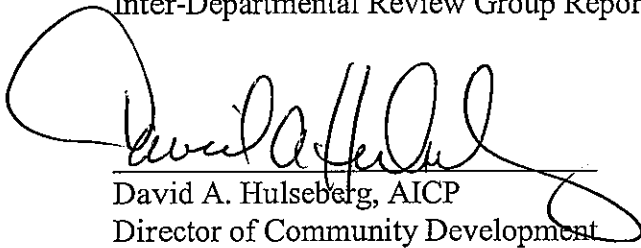
Departmental Review Committee recommends that the Plan Commission make the following motion recommending approval of this petition:

Based on the submitted petition and the testimony presented, the proposed Subdivision complies with the standards required by the Lombard Subdivision and Development and Zoning Ordinances; and,

Therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of SUB 04-05, subject to the following provision:

1. That prior to submittal of the plat to the Village Board, the petitioner shall amend the plat to provide for cross-park and cross access provisions of the subject property.

Inter-Departmental Review Group Report Approved By:



David A. Hulseberg, AICP
Director of Community Development

DAH:
att
c. Petitioner