

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Resubdivision of Lot 2 in One Eleven Plaza Resubdivision – 1 E. 22nd Street

January 25, 2016

Title

SUB 16-01

Petitioner

Two 11 East Building Associates
LLC
1 E. 22nd Street, Suite 201
Lombard, IL 60148

Property Owner

Same as above

Property Location

1 E. 22nd Street
PIN 06-29-102-014
(Trustee District #3)

Zoning

OPD Office District, Planned
Development

Existing Land Use

Parking Lot; Vacant

Comprehensive Plan

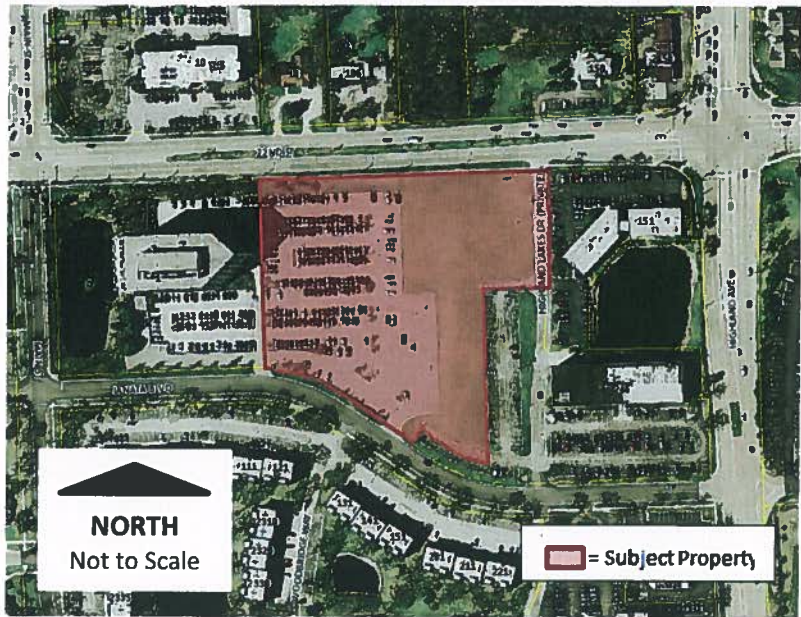
Office

Approval Sought

Two lot major plat of
subdivision

Prepared By

Tami Urish
Planner I



LOCATION MAP

PROJECT DESCRIPTION

The petitioner, Two 11 East Building Associates, LLC, is requesting approval of a two-lot major plat of subdivision for a tract of land located at 1 E. 22nd Street. The plat depicts one property divided into two lots of record, as defined by the Zoning Ordinance. This division is considered a major plat of subdivision as it is greater than one acre in size. Therefore the project must be reviewed and approved by the Plan Commission and Village Board of Trustees.

The property has a lot area of 217,317 square feet or 5 acres. The owner of the lot wishes to subdivide to create two lots in total (Exhibit A):

- Lot 1: 157,439 square feet (3.6 acres), existing parking lot;
- Lot 2: 59,878 square feet (1.4 acres), vacant (proposed development, see Exhibit B).

EXISTING CONDITIONS

The subject property is bounded by office uses in the Village of Lombard. The subject property is occupied by a parking lot associated with the Imperial Place office building to the west with two access points from Janata Boulevard. The proposed Lot 2 consists of vacant land.

PROJECT STATS

Lot information

Total Size: 217,317 sq. ft.
5 acres

PIN 06-29-102-014

Lot 1 157,439 sq. ft.
3.6 acres

Lot 2 59,878 sq. ft.
1.4 acres

Submittals

1. Request for final plat approval.
2. Plat of Subdivision for One Eleven Plaza Second Resubdivision prepared by AES Consultants dated December 2, 2015.
3. Conceptual Site Plan prepared by AES Consultants dated January 16, 2015

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the resubdivision of the property.

Fire Department:

The Fire Department has no issues or concerns regarding the resubdivision of the property.

Private Engineering Services:

PES has no issues or concerns regarding the resubdivision of the property.

Public Works:

Public Works has no issues or concerns regarding the resubdivision of the property.

Planning Services Division:

Planning's focus with respect to any subdivision of developed lots is to make sure that all lots within the subdivision meet the minimum lot standards of the district, and that all existing structures on the lots meet the minimum setbacks once the subdivision has been recorded. For the proposed subdivision, both lots meet or exceed the underlying O Office District's minimum lot width of one hundred feet (100') and exceed the minimum lot area of 15,000 square feet and the Subdivision and Development Ordinance. Cross access between Lot 1 and Lot 2 will be provided as easements to gain access to Janata Boulevard at the existing access points located on Lot 1 (Exhibit B). There are no existing structures on the lots.

Lot 2 as proposed is to be developed with the cooperation of a future tenant. Additional access points and O Office District requirements will be considered as part of future development of this lot in a zoning petition or Site Plan Approval process as the property is within the Highland Lakes Planned Development.

FINDINGS & RECOMMENDATIONS

Staff finds that the proposed Plat of Subdivision meets the requirements of the Subdivision and Development Ordinance and the Zoning Ordinance.

As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of SUB 16-01:

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 Zoning Ordinance and therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of SUB 16-01.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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EXHIBIT A: PLAT OF RESUBDIVISION

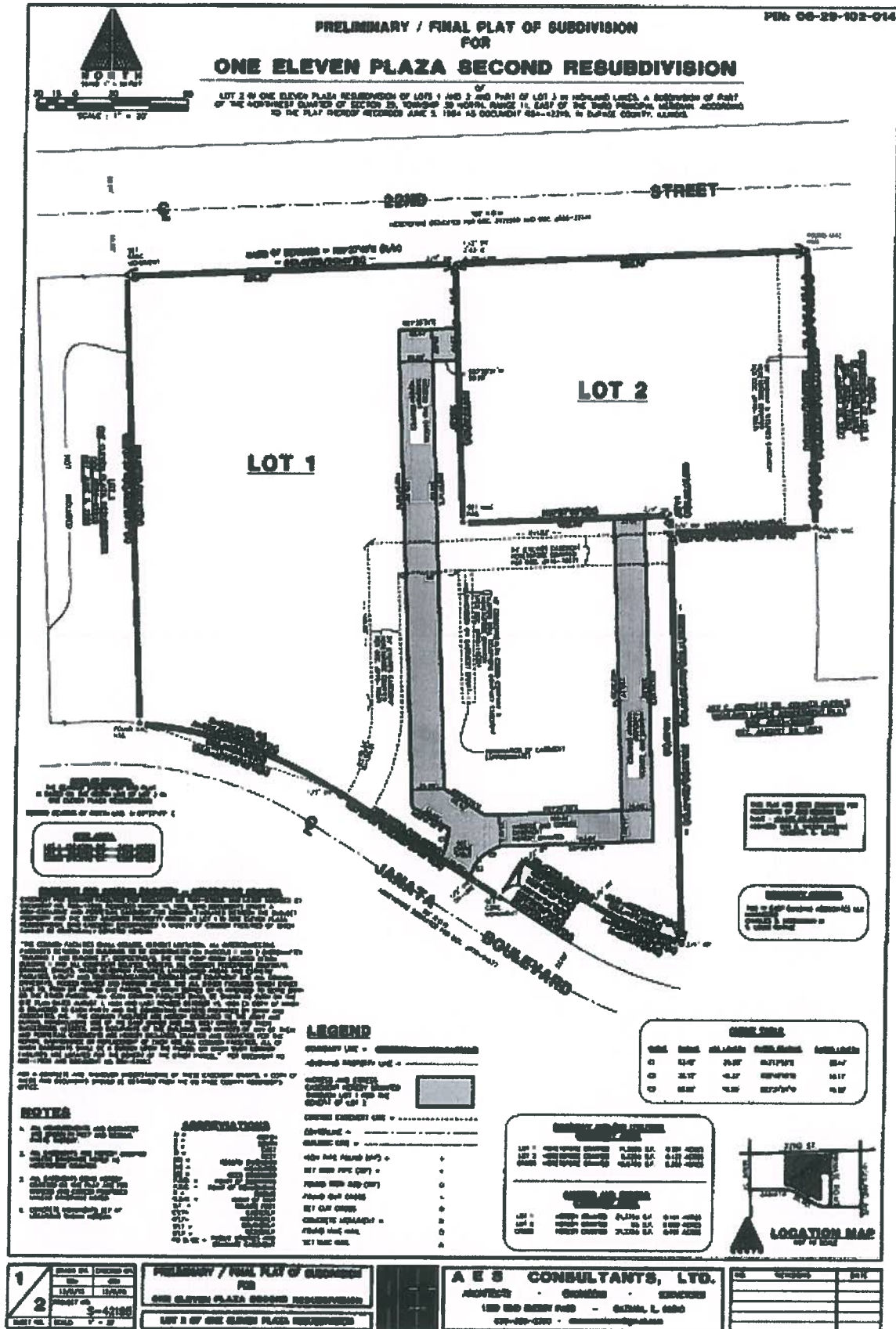


EXHIBIT B: PROPOSED SITE PLAN

