

January 6, 2005

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.

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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 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

Donald Ryan
Chairperson
Lombard Plan Commission

DR:ADC
att-

c. Petitioner
Lombard Plan Commission

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