

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
Page 3

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