

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: Scott R. Niehaus, Village Manager

DATE: January 27, 2016 (B of T) Date: February 4, 2016

TITLE: SUB 16-01; 1 E. 22nd Street

SUBMITTED BY: Department of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

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 resubdivision.

The Plan Commission unanimously recommended approval of the plat of subdivision at the January 25, 2016 meeting.

Fiscal Impact/Funding Source:

Review (as necessary):
Village Attorney X _____ Date _____

Finance Director X _____ Date _____

Village Manager X _____ Date _____

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: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development *WJH*

DATE: February 4, 2016

SUBJECT: SUB 16-01; 1 E. 22nd Street

Please find the following items for Village Board consideration as part of the February 4, 2016 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for SUB 16-01; and
3. Companion plat associated with the petition.

The Plan Commission unanimously recommended approval of the plat of subdivision at the January 25, 2016 meeting. **Please place this petition on the February 4, 2016 Board of Trustees consent agenda for authorization of signatures from the Village President and Village Clerk.**

Please let me know if you have any questions on the aforementioned materials.

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VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
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February 4, 2016

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees
Dan Whittington, Dist. 1
Michael A. Fugiel, Dist. 2
Reid Foltyniewicz, Dist. 3
Bill T. Johnston, Dist. 4
Robyn Pike, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
Scott R. Niehaus

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses 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."

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: SUB 16-01: 1 E. 22nd Street

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 resubdivision.

Chairperson Ryan requested that the petitioner proceed with the petition.

Charles Margosian III presented the request for Two 11 East Building Associates to resubdivide Lot 2 of the One Eleven Plaza Resubdivision. Mr. Margosian stated that his father had developed the existing office building located at 1 E. 22nd Street in 1985 with plans to construct the second office building to the east at the location of the existing parking lot. As the market demand for office space diminished, the other half of the property has remained undeveloped. The property owners, Two 11 East Building Associates, have decided that subdividing the vacant land from the parking lot of Lot 2 would offer an opportunity for development. A variety of ideas have been suggested by potential interested parties. The resubdivision of the property is essential to proceed with discussions concerning the redevelopment of this vacant parcel of land.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, Chairperson Ryan asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. She said the petitioner, Two 11 East Building Associates LLC, requests approval of a two-lot subdivision and since the lot is over one acre in size the subdivision is considered a major plat of subdivision and requires Plan Commission and Village Board of Trustee review and approval. The owner of the lot wishes to subdivide the existing lot of approximately 5 acres to create two lots with Lot 1 at approximately 3.6 acres and Lot 2 at approximately 1.4 acres.

Chairperson Ryan opened the meeting for questions or comments among the Commissioners.

Commissioner Sweetser motioned to approve SUB 16-01. The motion was seconded by Commissioner Mrofcza. After due consideration of the petition and the testimony presented, the Plan Commission found that the Plat of Resubdivision complies with the Zoning Ordinance and therefore, the Plan Commission, by a roll call vote of 5 to 0, recommended to the Corporate Authorities, approval of SUB 16-01.

Respectfully,

VILLAGE OF LOMBARD

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

Donald Ryan, Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

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

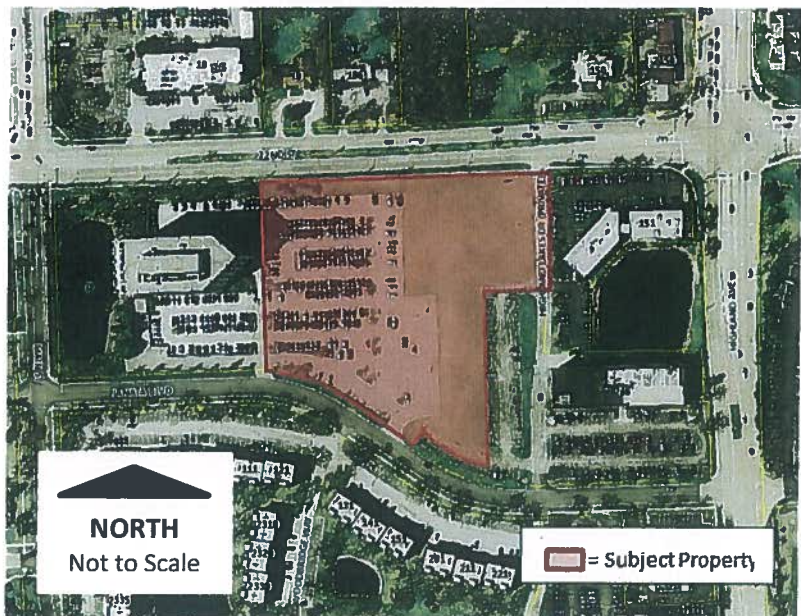
Office

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.

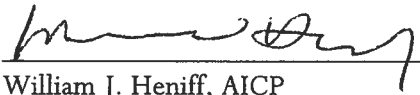
FINDINGS & RECOMMENDATIONS

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

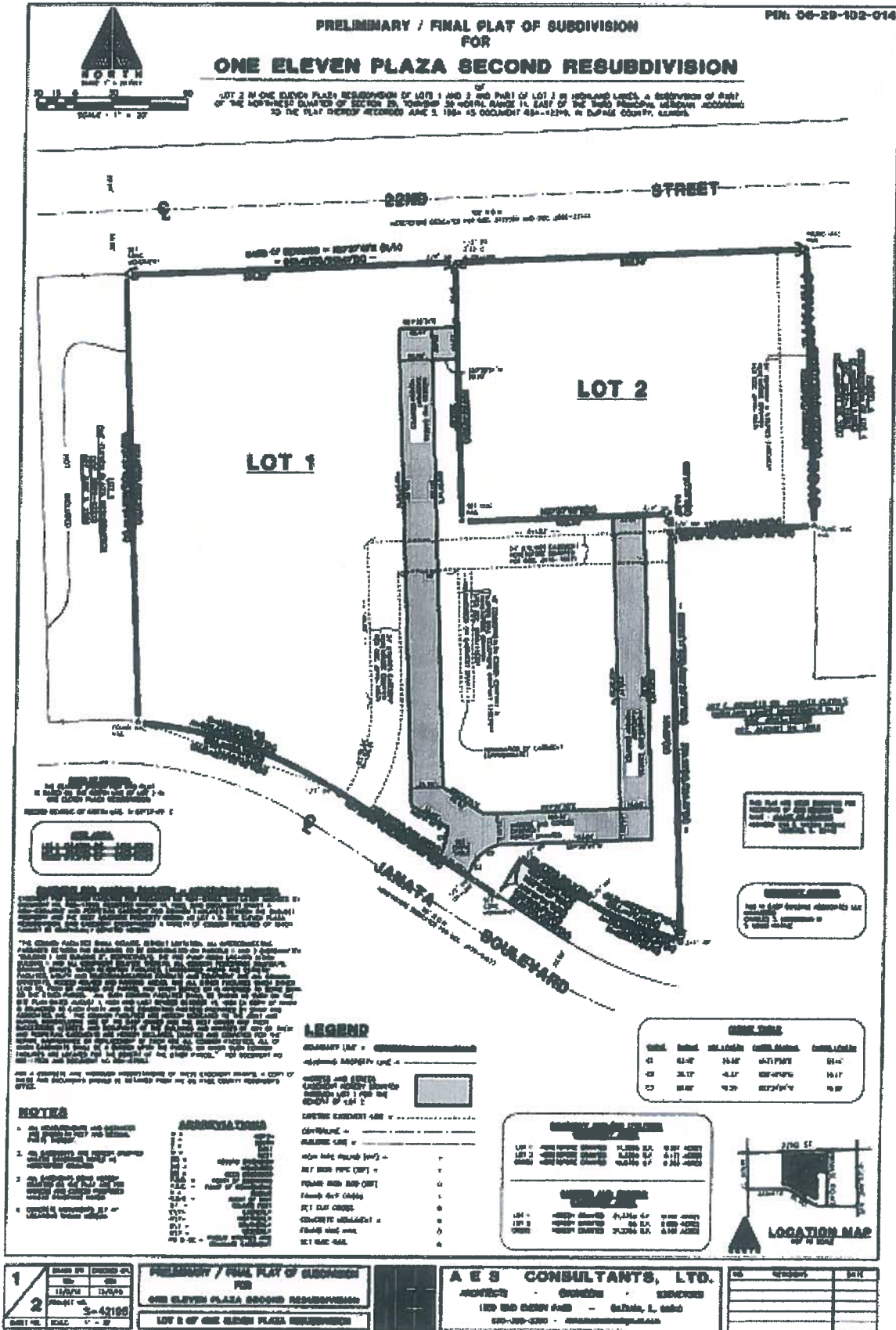


EXHIBIT B: PROPOSED SITE PLAN

