

CASE NUMBER: PZC #20-2020  
TYPE: PRELIMINARY  
PLAT OF  
SUBDIVISION



Village of Westmont  
Board of Trustees  
Memorandum  
July 16, 2020

**Item for Board of Trustees Consideration:**

The petitioner, Ryan Companies, requests approval of their plan to subdivide one lot located at 700 Oakmont Lane into two lots. This request requires that the petitioner consult with the Planning and Zoning Commission:

(A) Preliminary Plat of Subdivision to subdivide one lot into two lots.

**Recommended Action:**

Approve the proposed plat of subdivision to remove nonconformities and reconcile easements for two buildings that are currently on one lot. The approval shall be subject to the following conditions:

1. Engineering approval by the Village prior to Final Plat approval by the Village Board.

**I. Basis of Recommendation**

A. Background

Ryan Companies requests consideration of a subdivision plat to create lot lines around two buildings on one approximately 12-acre lot having one address of 700 Oakmont Lane. The parent lot has frontage on two sides, Pasquinelli Drive and Oakmont Lane. The lot is proposed to be split in half from north to south. The easterly lot will contain one building that is currently under redevelopment, along with a stormwater pond serving the two proposed lots, and the westerly lot will contain the recently renovated and opened building housing JLL and other offices, as well as the bulk of the parking lots currently serving both lots.



Aerial Map - Subject Properties

As a result, access and other easements must be granted as part of the preliminary plat. Our Consulting Engineer has reviewed the preliminary plat and has approved it as to form and compliance with the Village Code and the various plat acts that apply. Any recommendation to approve will be contingent on final plat approval by a final engineering review prior to scheduling with the Village Board.

In their cover letter, the applicant indicates that the intent of the plat is as follows:

*Ryan purchased the property at 700 Oakmont in 2016 with the intent to redevelop the existing facility into two new, market Class A office buildings. We have been successful in leasing, and will complete construction of the eastern building by the end of 2020.*

The applicant has received a permit to finish construction of the building and requires the plat of subdivision to bring the building into closer conformance with Village Codes.

**B. Critical Issues**

Currently, there are two buildings with two principal uses as office buildings on the lot. Each principal use needs to be on one lot, and therefore, a plat of subdivision to divide the lot into two is an appropriate action.

However, there are concerns regarding the lots in relation to what is currently constructed on the lot and the components within the lots.

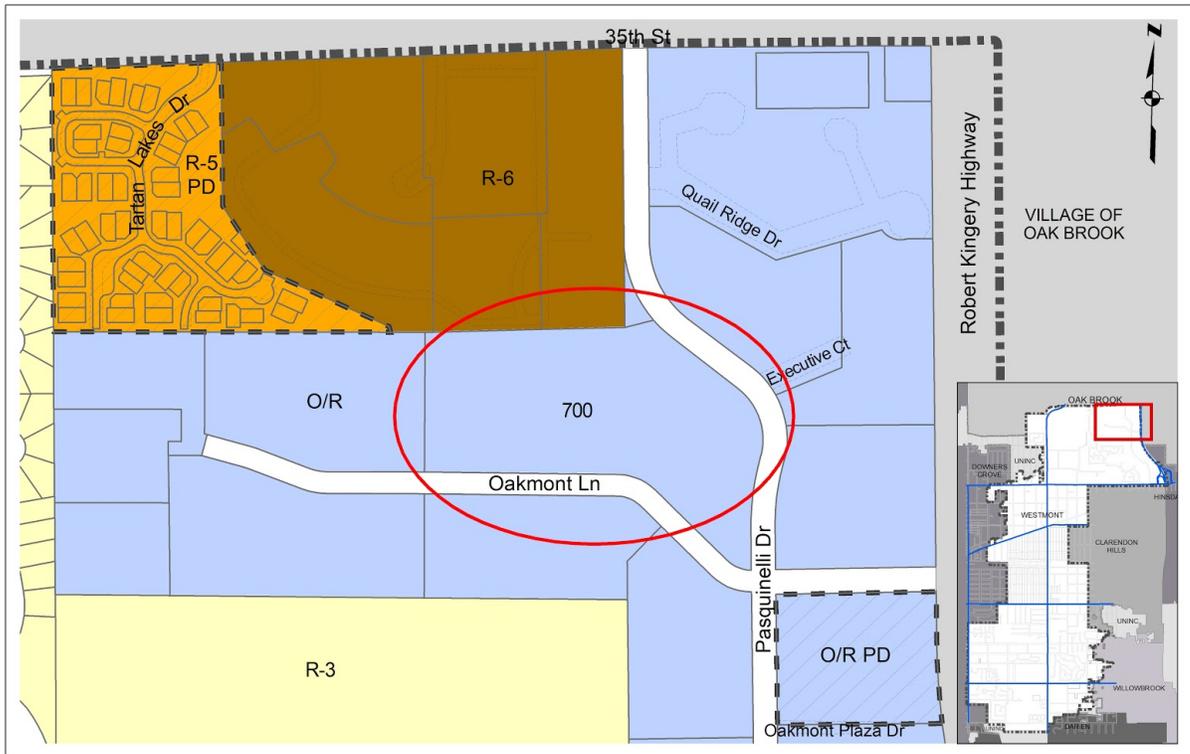
The site plan needs to be the basis for the plat of subdivision. Through the permitting process, the site plan was approved. The step in the process now requires the preliminary plat to be approved per Platting requirements in order to proceed with the implementation of the project.

The order for the entitlements process needs to be:

1. Plat of Subdivision to implement the approved site plan per Ordinance 18-163;
2. Amended Site and Landscape Plan Approval;
3. Variances to implement the amended site plan;
4. Access, utility, stormwater etc., easements and parking and stormwater agreements;
5. Property Address Assignment.

### Zoning Analysis

The lot is zoned O/R Office Research. The minimum lot size in the O/R district is 20,000 square feet, and the minimum width is 100 feet. The maximum height is 75 feet and the minimum F.A.R. is .80. Variances will be required for the proposed lots as there are legal nonconforming uses already on the lot. However, in order to seek to obtain these variances, the lot requires to go through the plat of the subdivision process.



Zoning and Location Map - 700 Oakmont

The site plan was approved on October 11, 2018 through Ordinance 18-163: An Ordinance approving a variance to allow parking in the front yard setback , a variance to increase the maximum number of wall signs, and approving a site plan and landscaping plan for property located at 700 Oakmont Lane, Westmont.

Compliance with Zoning Standards:

- **Use:** O/R Office Research District allows one principal building on a lot for office research uses.
- **Building Setbacks:** Not applicable at this time.
- **Required Minimum Lot area and Width:** 20,000 square feet. Complies.
- **Maximum FAR:** Not applicable at this time.
- **Building Height:** Not applicable at this time.

1. Economic Analysis

The subdivided lot will provide two legal standard lots for the continuation of the two principal uses on the current lot and will enable the applicant to sell one or both lots according to their business plans. This action will provide benefits to the property and to the surrounding areas and enhance the economic base of the Village.

2. Architecture Review and Signage

Not applicable at this time.

3. Lot Subdivision

**Site Access:** The lot is an irregularly shaped lot in the Village, with a large stormwater feature. It is part of an established office and business corridor along Pasquinelli, and fronts on Pasquinelli and Oakmont. The subdivided lot will create two lots, one of which will front on Pasquinelli and one of which will front on Oakmont Lane.

**Plat of Subdivision:**

The subdivision plat is required to eliminate easement irregularities, provide two lots for two principal uses and buildings, and facilitate the economic activity of the lots by enabling the property owner to sell one or both lots. The plat of subdivision generally complies with Village requirements and any comments that need to be addressed will be required to be completed prior to final plat approval by the Village Board.

Parking Requirements and Waiver Request

Not applicable at this time. However, there will be a forthcoming case that will involve the two newly created lots, which will likely involve obtaining variances to bring the existing buildings into compliance with any zoning issues that might be created through the

subdivision process. A cursory review of these variances will not provide additional hardships or increase the nonconformities of the existing uses.

C. Legal

Notification: Public notice was not required as this is a plat of subdivision only.

Code Reference: Appendix B - Land Development (Subdivision Standards)

D. Other Actions: The recommendation of the Planning and Zoning Commission will be referred to the Village Board for a final decision.

II. **Recommended Conditions, Stipulations, or Other Requirements**

1. Compliance with all requirements and conditions from Village Staff and Consultants.

III. **Attachments and References**

1. Preliminary Plat of Resubdivision, dated June 24, 2020