



Memorandum

To: Chair Dawson and Members of the Plan Commission
cc: Randy Recklaus, Village Manager
All Department Heads
From: Sam Hubbard, Development Planner
Date: 5/6/2022
Re: PC #21-009: Ridgeline/Rohrman Redevelopment, Final Plat of Subdivision

On September 20, 2021, the Village Board approved Ordinance #21-041 authorizing Preliminary Plat of Subdivision approval to subdivide the subject property into three lots. The petitioner has prepared a Final Plat of Subdivision, and the document has been reviewed by the Village. The Final Plat of Subdivision is substantially compliant with the preliminary approvals as outlined in Ordinance #21-041 and is now ready for approval by the Plan Commission.

Ordinance #21-041 contained two conditions of approval relative to the Final Plat:

6. As part of the Final Plat of Subdivision approval, the following easements shall be established:
 - a) Ridgeline/ Lexus Easement;
 - b) Lexus/ Nissan Easement;
 - c) Ridgeline/ Nissan Easement;
 - d) Future Access Easement.

7. As part of the Final Plat of Subdivision approval, the Petitioner shall provide a code compliant Photometric Plan for the Rohrman lots. Should any of the onsite lighting exceed code requirements, revisions to the onsite lighting shall be required, or the Petitioner must seek a variation.

Relative to the first condition listed above, the petitioner has worked with the Village to finalize the four easement documents, which are now ready for signature by all parties. The petitioner is currently working on obtaining said signatures and will provide the documents to the Village for recording, which will occur at the same time that the Plat is recorded with Cook County. No building permit will be issued for the proposed site improvements necessary for the Ridgeline project until such time as the signed easement documents have been provided to the Village. The petitioner has acknowledged this understanding and will provide the easement documents as soon as they have been signed.

Relative to the second condition listed above, the Rohrman team has provided a code compliant photometric plan as part of the building permit process and the condition has therefore been met.

Prior to Village Board consideration of the Final Plat, the petitioner is required to pay all recording and benchmark fees, as well as provide the required maintenance bond/deposit and the public improvement bond/deposit.

Recommendation: The Staff Development Committee recommends **APPROVAL** of the Final Plat of Subdivision.