

February 15, 2007

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

Subject: SUB 07-01; 98 Yorktown Shopping Center

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. This petition requests approval of a one-lot major plat of resubdivision.

William Heniff, Senior Planner, presented the petition and referenced the companion staff report. He presented an aerial photograph of the area to be subdivided and described the proposed boundaries of the lot. The intent of the subdivision is to create a new lot of record which will be developed at a future date. The proposed lot will be similar to those tracts that were subdivided as part of the Rock Bottom and Claim Jumpers' properties. Access to the site will still be made off of the Yorktown mall ring road. Should any relief be needed as part of the future development of the lot, it will be brought back to the Plan Commission accordingly.

This subdivision meets all of the lot requirements of the Subdivision and Development Ordinance and the B3 zoning district lot width and area requirements. Any required future easements will be submitted for approval as part of a separate plat of easement dedication. Staff is recommending approval of the plat.

No one in the audience had comments about the proposed plat.

Chairperson Ryan opened the meeting for discussion and questions by the Plan Commission.

Re: SUB 07-01
February 15, 2007
Page 2

Commissioner Sweetser did not have an objection to the plat but raised a question regarding overall parking requirements for Yorktown Mall. She was wondering if the loss of additional parking spaces will create a problem, particularly during busy seasons. Mr. Heniff noted that there are currently about 8,300 parking spaces at the mall. The 1965 planned development approval stated that in lieu of the Village parking requirements, at least 7,500 spaces must be provided within the planned development. As such, there is still an ample supply of parking available at the mall, even if this property redevelops.

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 the Zoning Ordinance and therefore, the Plan Commission, by a roll call vote of 4 to 0, recommended to the Corporate Authorities, **approval** of SUB 07-01.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan
Chairperson
Lombard Plan Commission

att-

c. Petitioner
Lombard Plan Commission