

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: William T. Lichter, Village Manager
DATE: February 6, 2007 (BOT) Date: February 15, 2007
TITLE: SUB 07-01: 98 Yorktown Shopping Center (Carson Pirie Scott)
SUBMITTED BY: Department of Community Development *WTL*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests approval of a final plat of resubdivision of a portion of Lot 3 in the Yorktown Subdivision. (DISTRICT #3)

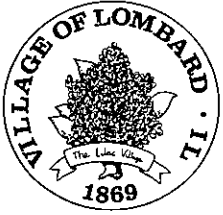
The Plan Commission recommended approval of this petition.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X *William T. Lichter* Date *2/7/07*

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: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP *DAH*
Assistant Village Manager/Director of Community Development

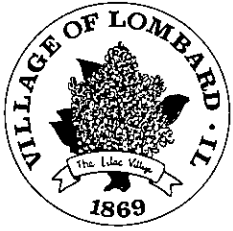
DATE: February 15, 2007

SUBJECT: SUB 07-01: 98 Yorktown Shopping Center

Attached please find the following items for Village Board consideration as part of the February 15, 2007 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for SUB 07-01;
3. Companion plat associated with the petition.

The Plan Commission recommends that the Village Board approve the plat of resubdivision.



VILLAGE OF LOMBARD

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Village President
William J. Mueller

Village Clerk
Brigitte O'Brien

Trustees
Greg Alan Gron, Dist. 1
Richard J. Tross, Dist. 2
John "Jack" T. O'Brien, Dist. 3
Steven D. Sebby, Dist. 4
Kenneth M. Florey, Dist. 5
Rick Soderstrom, Dist. 6

Village Manager
William T. Lichter

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.

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

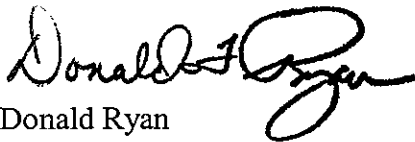
Re: SUB 07-01
February 15, 2007
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Commissioner Sweetser did not have an objection to the plat but raised a question regarding overall parking requirements for Yorktown Mall. She was wondering if the loss of additional parking spaces will create a problem, 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

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on December 4, 2006:

1. Petition for Subdivision Approval
2. Plat of Resubdivision, prepared by Siebert Engineers, Inc., revised date January 10, 2007.

DESCRIPTION

The petitioner is requesting approval of a plat of resubdivision for the northwest portion of Lot 3 in Yorktown Subdivision, entitled "Highland Avenue Resubdivision". The plat proposes to create a separate lot of record from the previously platted Lot 3, also known as the Carson Pirie Scott parcel. This division was previously established as part of an assessment division of the Lot 3 parcel. However, as the Village requires new development to be on a lot of record, a resubdivision plat is being brought forward at this time. The proposed one-lot subdivision will be 2.2 acres in size and will contain the portion of the existing Lot 3 west of the ring road and north of the Highland Avenue entrance drive into the mall.

While the property owner/petitioner has acquired the associated tract of land and will be proposing to develop the site in the near future, no companion development proposal is under consideration at this time. However, approval of this plat will allow the petitioner/property owner to address the Village's platting requirements by establishing the new lot of record. Since the subject property is greater than an acre in size, it is considered a major plat of subdivision and must be reviewed and approved by the Plan Commission and Board of Trustees.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

The Private Engineering Services Division does not have any comments on this proposed resubdivision or the companion 5/3 Bank Resubdivision (SUB 07-02). However, once definitive plans have been submitted for review and approval for the proposed lot, the Village will provide additional comments and/or require additional public utility easements to facilitate the associated development.

PUBLIC WORKS

The Department of Public Works has no comments on the proposed plat. Additional comments will be provided as part of the associated building permit submittal.

FIRE AND BUILDING

The Bureau of Inspectional Services does not have any comments on the proposed plat.

PLANNING

While the original 1965 planned development approval for the Yorktown Mall provided substantial relief as it pertained to permitted land uses and bulk regulations, the associated Ordinances did not waive or vary the Village's subdivision regulations. As such, divisions of land must be approved in the same manner as all other land divisions.

This resubdivision is intended to create a separate lot of record. This subdivision meets all of the requirements of the Zoning Ordinance and Subdivision and Development Ordinance. The proposed lot will also exceed the 100 foot minimum lot width and minimum 20,000 square foot area requirements of the underlying B3 Community Shopping District requirements. As the plat shows, the site already contains various public utility easements. Additional easements that would be required as part of any redevelopment activity can be addressed through a future plat of easement dedication.

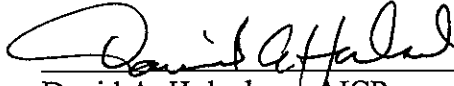
FINDINGS AND RECOMMENDATIONS

Staff finds that the proposed Plat of Subdivision meets the requirements of the Subdivision and Development Ordinance, the Zoning Ordinance. Based on the above considerations, the Inter-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 Plat of Subdivision meets the requirements of the Lombard Subdivision and Development Ordinance and the Zoning Ordinance, and therefore, I move that the Plan Commission recommend to the Corporate Authorities **approval** of the Plat of Resubdivision associated with SUB 07-01.

Plan Commission
Re: SUB 07-01
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Inter-Departmental Review Group Report Approved By:



David A. Hulseberg, AICP
Assistant Village Manager/Director of Community Development

DAH/WJH:

c. Petitioner

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