

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 07-02: 96 Yorktown Shopping Center (Fifth Third Bank))  
SUBMITTED BY: Department of Community Development *[Signature]*

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)

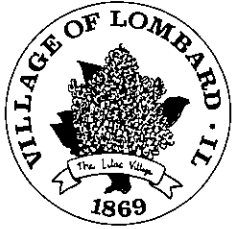
The Plan Commission recommended approval of this petition.

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.



## 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 07-02; 96 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 proposed lot is immediately south of the resubdivision included as part of SUB 07-01 and an entrance drive.

"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 intent of the subdivision is to create a new lot of record which will be developed with a new Fifth/Third Bank and drive-through facility. The 1965 planned development approval granted approval of the bank and drive-through as a matter of right. The bank may apply for wall signage deviations in the future to address signage issues along the ring road.

"The *Mission* of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

The plat is required in order to make the proposed tract of land in which the bank will be constructed a separate lot of record. The resubdivision meets all of the lot requirements of the Subdivision and Development Ordinance and the B3 zoning district lot width and area requirements. Any additional easements needed for the proposed bank facility will be addressed as part of a final 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.

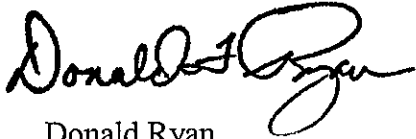
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Chairperson Ryan asked about future development on the outlot parcels and any traffic impacts these future development may have on the ring road. Mr. Heniff stated that staff has been working closely with the ownership of the mall to address overall ring road improvements. As an example, he noted that in working with the Claim Jumper and Rock Bottom Brewery projects, additional landscaped parking lot islands were installed to help segregate the parking areas on the outlots from the traffic on the ring road. Staff will also be looking at ways to promote better pedestrian circulation.

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 07-02.

Respectfully,

**VILLAGE OF LOMBARD**



Donald Ryan  
Chairperson  
Lombard Plan Commission

att-

c. Petitioner  
Lombard Plan Commission

**VILLAGE OF LOMBARD**  
**INTER-DEPARTMENTAL REVIEW GROUP REPORT**

|       |  |              |  |
|-------|--|--------------|--|
| TO:   | Lombard Plan Commission                | DATE:        | January 22, 2007                       |
| FROM: | Department of Community<br>Development | PREPARED BY: | William Heniff, AICP<br>Senior Planner |

**TITLE**

**SUB 07-02; 96 Yorktown Shopping Center:** The petitioner requests approval of a final plat of resubdivision of a portion of Lot 3 in the Yorktown Subdivision.

**GENERAL INFORMATION**

|                                  |  |
|----------------------------------|--|
| Petitioner/Property Owner:       | Yorktown Joint Venture LLC<br>203 Yorktown Shopping Center<br>Lombard, IL 60148  |
| Existing Land Use:               | Yorktown Mall with associated parking lot  |
| Size of Property:                | 1.77 acres   |
| Comprehensive Plan:              | Recommends Community Commercial  |
| Existing Zoning:                 | B3PD Community Commercial District, Planned<br>Development   |
| Surrounding Zoning and Land Use: |  |
| North:                           | B3PD Community Shopping District, Planned Development; developed as<br>Yorktown Mall (parking lot) and entrance drive              |
| South:                           | B3PD Community Shopping District, Planned Development; developed as a Rock<br>Bottom Brewery Restaurant                            |
| East:                            | B3PD Community Shopping District, Planned Development; developed as<br>Yorktown Mall shopping center and associated parking spaces |
| West:                            | C/R Conservation/Recreation District; developed as the Allerton Ridge Cemetery   |

## **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 3, 2007.

### **DESCRIPTION**

The petitioner is requesting approval of a plat of resubdivision for the west portion of Lot 3 in Yorktown Subdivision, entitled "Highland Avenue 2nd 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 1.77 acres in size and will contain the portion of the existing Lot 3 west of the ring road and south of the Highland Avenue entrance drive into the mall.

This plat is being forward at this time to facilitate the construction of a new 5/3 Bank on the new lot. 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 5/3 Bank Resubdivision. However, associated with the proposed bank development the petitioner will be required to provide additional public utility easements. This comment has been previously sent to the petitioner as part of the building plan review for the site. The final location of these easements will be addressed as part of a future plat of easement dedication and be based upon the final engineering approval for the site.

### **PUBLIC WORKS**

The Department of Public Works concurs with the comments provided by Private Engineering Services above.

### **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.

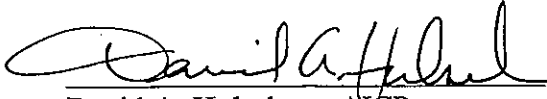
### **FINDINGS AND RECOMMENDATIONS**

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 07-02.

Plan Commission  
Re: SUB 07-02  
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Inter-Departmental Review Group Report Approved By:

A handwritten signature in black ink, appearing to read "David A. Hulseberg". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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

DAH/WJH:

c. Petitioner

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