



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development *WJH*

DATE: July 18, 2019

SUBJECT: SUB 19-01; 98 Yorktown

Please find the following items for Village Board consideration as part of the July 18, 2019 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for SUB 19-01; and
3. Companion plat associated with the petition.

The Plan Commission unanimously recommended approval of the plat of subdivision at the July 15, 2019 meeting. Please place this petition on the July 18, 2019 Board of Trustees consent agenda for authorization of signatures from the Village President and Village Clerk.

Please let me know if you have any questions on the aforementioned materials.

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VILLAGE OF LOMBARD

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July 18, 2019

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees

Dan Whittington, Dist. 1
Anthony Puccio, Dist. 2
Reid Foltyniewicz, Dist. 3
Andrew Honig, Dist. 4
Daniel Militello, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
Scott R. Niehaus

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

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: SUB 19-01: 98 Yorktown

Dear President and Trustees:

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

Chairperson Ryan requested that the petitioner proceed with the petition.

Mr. Joseph Giannini presented the request for Insite Real Estate to resubdivide Lot 2 of the Yorktown Mall Resubdivision. He represented the contract purchaser for one of the lots in the proposed subdivision. He noted the subdivision will be a division of 2.2 acres of land into two lots of record.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, Chairperson Ryan asked for the staff report.

Anna Papke presented the staff report, which was submitted to the public record in its entirety. This is a request for approval of a major plat of resubdivision for a tract of land located at Yorktown Center, adjacent to Highland Avenue. The subject property is currently vacant, and will be subdivided into two lots in anticipation of future development. Since the subject property is over one acre in area, this is considered a major subdivision, subject to review by the Plan Commission and Village Board. The proposed lots meet minimum lot width and area requirements for the underlying zoning district. Staff recommends approval of the resubdivision.

Chairperson Ryan opened the meeting for questions or comments among the Commissioners.

Commissioner Burke noted that the Plan Commission packet had included a site plan and landscape plan. He asked if the Plan Commission was being asked to consider a proposed development on one of the parcels. Ms. Papke said those plans were for a proposed day care that was planned for one of the parcels, and had been included for reference purposes only. The only item before the Plan Commission this evening was consideration of the subdivision.

Commissioner Burke asked if the proposed day care center would come before the Plan Commission in the future for zoning entitlements. Ms. Papke said the Yorktown Planned Development allows day care centers as a permitted use, and at this point staff anticipates the development will meet code, not requiring any variances or other zoning entitlements. If this continues to be the case, the day care center would not come before the Plan Commission.

Commissioner Flint motioned to approve SUB 16-01. The motion was seconded by Commissioner Olbrysh. After due consideration of the petition and the testimony presented, the Plan Commission found that the Plat of Resubdivision complies with the Zoning Ordinance and therefore, the Plan Commission, by a roll call vote of 6 to 0, recommended to the Corporate Authorities, approval of SUB 19-01.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

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