

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.

Inter-Departmental Review Group Report Approved By:

Plan Commission
Re: SUB 07-02
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David A. Hulseberg, AICP
Assistant Village Manager/Director of Community Development

DAH/WJH:

c. Petitioner

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