

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: August 23, 2005 (B of T) Date: September 1, 2005

TITLE: SUB 05-04: 203 Yorktown Shopping Center

SUBMITTED BY: Department of Community Development *WTL*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration a petition requesting approval of a final plat of resubdivision of Lot 4 in the Yorktown Subdivision. (DISTRICT #3)

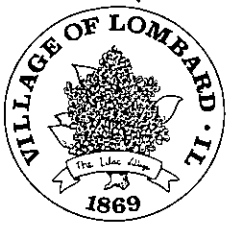
The Plan Commission recommended approval of this request.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X *W. T. Lichter* Date *8/23/05*

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, Director of Community Development *DH*

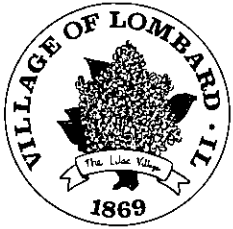
DATE: September 1, 2005

SUBJECT: **SUB 05-04: 203 Yorktown Shopping Center**

Attached please find the following items for Village Board consideration as part of the September 1, 2005 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for SUB 05-04;
3. Companion plat associated with the petition.

The Plan Commission recommends that the Village Board make a motion to 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

September 1, 2005

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

Subject: SUB 05-04: 203 Yorktown Shopping Center

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The property owner is requesting approval of a final plat of resubdivision for Lot 4 of the Yorktown Shopping Center.

William Heniff, Senior Planner, presented the staff report. He distributed and referenced a revised plat of resubdivision that will subdivide the portion of Lot 4 of the Yorktown Subdivision, entitled "Rock Bottom Brewery Resubdivision Plat". The plat proposes to divide Lot 4 into two parcels, with the dividing line being the existing ring road around the mall. This division is being requested in order to facilitate the redevelopment of the proposed west lot as the Rock Bottom Brewery Restaurant. 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.

Chairperson Ryan opened the meeting for discussion and questions by the Plan Commission. There were no comments by the members.

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. Therefore the Plan Commission, by a roll call vote of 4 to 0, recommended to the Corporate Authorities, approval of SUB 05-04.

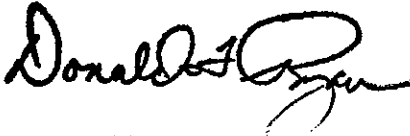
"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business to create a distinctive sense of spirit and an outstanding quality of life."

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

Re: SUB 05-04
September 1, 2005
Page 2

Respectfully,

VILLAGE OF LOMBARD

A handwritten signature in black ink, appearing to read "Donald Ryan". The signature is fluid and cursive, with the first name "Donald" being more prominent and the last name "Ryan" following in a similar style.

Donald Ryan
Chairperson
Lombard Plan Commission

DR:WJH:jd
att-

c. Petitioner
 Lombard Plan Commission

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VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO:	Lombard Plan Commission	DATE:	August 15, 2005
FROM:	Department of Community Development	PREPARED BY:	William Heniff, AICP Senior Planner

TITLE

SUB 05-04; 203 Yorktown Shopping Center: The petitioner requests approval of a final plat of resubdivision of Lot 4 in the Yorktown Subdivision.

GENERAL INFORMATION

Petitioner/Property Owner:	Long/Pherson Associates 203 Yorktown Shopping Center Lombard, IL 60148
Existing Land Use:	Yorktown Mall with associated parking lot
Size of Property:	17.34 acres
Comprehensive Plan:	Recommends Community Commercial
Existing Zoning:	B3PD Community Commercial District, Planned Development
Surrounding Zoning and Land Use:	
North:	B3PD Community Shopping District, Planned Development; developed as Yorktown Mall (parking lot)
South:	B3PD Community Shopping District, Planned Development; under development as the Claim Jumpers Restaurant
East:	B3PD Community Shopping District, Planned Development; developed as Yorktown Mall 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 August 8, 2005:

1. Petition for Subdivision Approval
2. Plat of Resubdivision, prepared by Siebert Engineers, Inc., dated May 19, 2005.

DESCRIPTION

The petitioner is requesting approval of a plat of resubdivision of Lot 4 in Yorktown Subdivision, entitled "Rock Bottom Brewery Resubdivision Plat". The plat proposes to divide Lot 4 into two parcels, with the dividing line being the existing ring road around the mall. The west lot (1.42 acres) will contain the portion of the existing lot west of the ring road. The east lot (15.92 acres) will contain the portion of the existing lot east of the ring road. Ultimately this division is being requested in order to facilitate the redevelopment of the proposed west lot as the Rock Bottom Brewery Restaurant. 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 has no objection to the request from an engineering or construction perspective. Any future development on the proposed lots will be required to meet the stormwater provisions per Village Code and the DuPage County Stormwater and Development Ordinance.

PUBLIC WORKS

The Department of Public Works has no objection to the petition.

FIRE AND BUILDING

The Bureau of Inspectional Services has no comment on the petition at this time.

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 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 for Rock Bottom Brewery. For reference purposes, the petitioner has provided the Village with a concept plan for the site. This plan is meant to provide the Plan Commission members with additional information as to how the subdivision will relate to the proposed development.

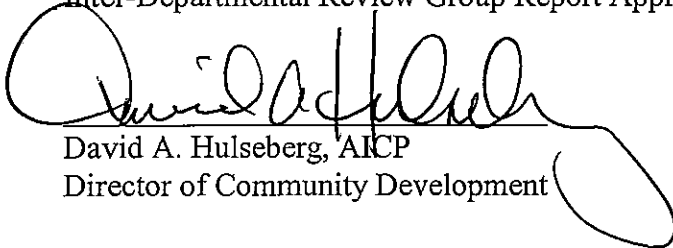
This subdivision meets all of the requirements of the Zoning Ordinance and Subdivision and Development Ordinance. The two lots will also exceed the 100 foot minimum lot width and minimum 20,000 square foot area requirements of the underlying B3 Community Shopping District requirements. As the plat shows, the site already contains various public utility easements. Any future easements that would be required as part of any redevelopment activity can be addressed through future plat of easements.

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 05-04.

Inter-Departmental Review Group Report Approved By:



David A. Hulseberg, AICP
Director of Community Development

DAH/WJH:

c. Petitioner

