

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 05-05: 100 Yorktown Shopping Center

SUBMITTED BY: Department of Community Development *DLT*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration a petition requesting approval of a final plat of resubdivision of Lot 1 in the TBA Resubdivision. (DISTRICT #3)

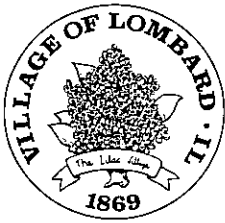
The Plan Commission recommended approval of this request.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X *William 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*

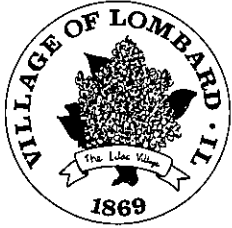
DATE: September 1, 2005

SUBJECT: SUB 05-05: 100 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 05-05;
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 05-05: 100 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 of Lot 1 of the TBA Resubdivision.

William Heniff, Senior Planner, presented the staff report. He distributed and referenced a revised plat of resubdivision that will subdivide Lot 1 of the TBA Resubdivision, entitled "Capital Grille Resubdivision Plat". The plat proposes to further divide Lot 1 into two parcels, with the dividing line being the existing ring road around the mall. The north lot will contain the portion of the existing lot north of the ring road and will be redeveloped as part of the Shoppes on Butterfield development. The south lot will contain the portion of the existing lot south of the ring road and is being created in order to facilitate the redevelopment of the proposed south lot as the Capital Grille 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 05-05.

"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 05-05
September 1, 2005
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Respectfully,

VILLAGE OF LOMBARD

A handwritten signature in black ink, appearing to read "Donald Ryan". The signature is fluid and cursive, with a large, stylized initial "D".

Donald Ryan
Chairperson
Lombard Plan Commission

DR:WJH:jd
att-

c. Petitioner
 Lombard Plan Commission

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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 3, 2005.

DESCRIPTION

The petitioner is requesting approval of a plat of resubdivision of Lot 1 of the TBA resubdivision plat. The plat proposes to further divide Lot 1 into two parcels, with the dividing line being the existing ring road around the mall. The north lot (14.18 acres) will contain the portion of the existing lot north of the ring road and will be redeveloped as part of the Shoppes on Butterfield development. The south lot (1.26 acres) will contain the portion of the existing lot south of the ring road and is being created in order to facilitate the redevelopment of the proposed south lot as the Capital Grille 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. The TBA Resubdivision was approved in 2003 to facilitate the Claim Jumpers restaurant currently under construction. This resubdivision is intended to create a separate lot of record for Capital Grille. 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.

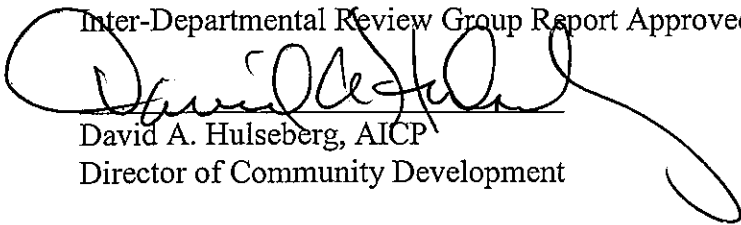
This subdivision meets all of the requirements of the Zoning Ordinance and Subdivision and Development Ordinance. The two lots will also exceed the 100 foot minimum lot width and minimum 20,000 square foot area requirements of the underlying B3 Community Shopping District requirements. As the plat shows, 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 05-05.

Inter-Departmental Review Group Report Approved By:



David A. Hulseberg, AICP
Director of Community Development

DAH/WJH:

c. Petitioner

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Location Map

SUB 05-05: Yorktown Mall

Resubdivision of Lot 1

