

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### Resubdivision of Lot 1 in Pehrson Second Resubdivision – 80 Yorktown

September 21, 2015

#### Title

SUB 15-03

#### Petitioner

YTC Mall Owner, LLC  
203 Yorktown Center  
Lombard, IL 60148

#### Property Owner

Same as above

#### Property Location

80 Yorktown  
(PIN 06-29-200-028 and  
06-29-200-030)  
(Trustee District #3)

#### Zoning

B3PD Community Shopping  
District, Planned Development

#### Existing Land Use

Commercial; Theater, Indoor

#### Comprehensive Plan

Regional Commercial

#### Approval Sought

Two lot major plat of  
subdivision

#### Prepared By

Tami Urish  
Planner I



LOCATION MAP

#### PROJECT DESCRIPTION

The petitioner, YTC Mall Owner, LLC, is requesting approval of a two-lot major plat of subdivision for a tract of land located at 80 Yorktown. The plat depicts one property divided into two lots of record, as defined by the Zoning Ordinance. This division is considered a major plat of subdivision as it is greater than one acre in size. Therefore the project must be reviewed and approved by the Plan Commission and Village Board of Trustees.

The property has a lot area of 382,603 square feet or 8.7 acres. The owner of the lot wishes to subdivide to create two lots in total (Exhibit A):

- Lot 1: 307,062 square feet, 7.04 acres, theater and associated parking lot;
- Lot 2: 75,541 square feet or 1.73 acres, parking lot (proposed Dunkin Donuts, see Exhibit C).

#### EXISTING CONDITIONS

The subject property is bounded by regional commercial uses in the Village of Lombard as part of the Yorktown Planned Development. The subject property is occupied by AMC Theatre and associated parking area. The proposed Lot 2 consists of parking lot space that is rarely utilized by shoppers or theatre patrons as it is situated south

**PROJECT STATS**

**Lot information**

Total Size: 8.7 acres  
382,603 sq. ft.

Lot 1 307,062 square feet,  
7.04 acres

Lot 2 75,541 square feet,  
1.73 acres

**Submittals**

1. Request for final plat approval.
2. Plat of Subdivision, Resubdivision of Lot 1 in Pehrson Second Resubdivision prepared by Gremley & Biedermann dated August 13, 2015.

of the ring road at the very edge of the mall property.

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division has no comments.

**Fire Department:**

The Fire Department has no issues or concerns regarding the project.

**Private Engineering Services:**

As engineering has not been submitted yet, the property owner may consider adding an easement on Lot 1 resub of lot 5 for the sanitary sewer service line that will serve the new Lot 2 for future maintenance reasons, if Lot 1 were to be sold off at some point in the future.

The Drainage Certificate is to be removed from the plat by the surveyor.

**Public Works:**

A public sidewalk is required along Butterfield Road as a Major Development per Village Code Section 154.306. If desired, this sidewalk may be constructed on private property provided that it is contained in a related easement.

**Planning Services Division:**

Both proposed lots meet the criteria of the B3 Community Shopping District Zoning Ordinance; Subdivision and Development Ordinance. Cross access between Lot 1 and Lot 2 will be provided to gain access to Butterfield Road at the existing access point located on Lot 1 (Exhibit B).

Lot 2 as a proposed "outlot" is similar in use as Claim Jumpers, Rock Bottom Brewery and Capital Grille with the addition of a proposed Dunkin Donuts.

**FINDINGS & RECOMMENDATIONS**

Staff finds that the proposed Plat of Subdivision meets the requirements of the Subdivision and Development Ordinance and the Zoning Ordinance.

As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of SUB 15-03:

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 Zoning Ordinance and therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of SUB 15-03.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

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EXHIBIT B: AERIAL PHOTO OF SITE



= Approximate proposed property lines



= Existing property lines



NORTH  
Not to Scale

