

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.

Re: SUB 05-05
September 1, 2005
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Respectfully,

VILLAGE OF LOMBARD

Donald Ryan
Chairperson
Lombard Plan Commission

DR:WJH:jd
att-

c. Petitioner
 Lombard Plan Commission

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