

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

AMENDMENT TO THE YORKTOWN PERIPHERAL PLANNED DEVELOPMENT

NOVEMBER 23, 2015

Title

PC 15-27B

Property Owner

KRE YTC Venture LLC
203 Yorktown
Lombard, IL 60148

Petitioner – Consultant

Rosanova & Whitaker, Ltd.
c/o Russell Whitaker
30 W. Jefferson St., Ste. 200
Naperville, IL 60540

Property Location

Northeast corner of Butterfield Rd. and Highland Ave.
Trustee District #3

Zoning

B3PD Community Shopping
District Planned Development

Existing Land Use

Regional Shopping Center

Comprehensive Plan

Regional Commercial

Approval Sought

Amend the Yorktown Peripheral
Planned Development to change
its geographical extent.

Prepared By

Matt Panfil, AICP
Senior Planner



LOCATION MAP

DESCRIPTION

As explained in the IDRC Report for PC 15-27A, the petitioner's initial request has been divided into a series of three (3) separate requests and assigned sub-case identifiers A through C. In PC 15-27A, the petitioner proposed to amend the geographic boundaries of the Yorktown Shopping Center Planned Development by removing the property identified below as Parcels 2 through 4 and also requested a reduction in the overall amount of parking required within the Yorktown Shopping Center Planned Development.

Now, in PC 15-27B the petitioner requests to remove the property identified as Parcel 1 from the Yorktown Peripheral Planned Development.



PROJECT STATS

Planned Development Size

Existing: 38.8 acres

To be Removed from PD

Parcel 1 5.9 acres

Proposed: 32.9 acres

Submittals

1. Petitions for public hearings, dated October 19, 2015;
2. Three (3) separate project narratives with responses to standards corresponding to each item, PC 15-27 A through C, dated October 19, 2015;
3. Yorktown Commons PD Design Guidelines, prepared by Torti Gallas + Partners, and dated October 19, 2015;
4. Yorktown Commons Traffic Study and Appendix, prepared by Eriksson Engineering Associates, Ltd., and dated October 19, 2015;
5. Parking Memorandum from Stephen B. Corcoran, P.E., PTOE, Dir. of Traffic Engineering for Eriksson Engineering, Associated, Ltd., dated October 15, 2015;
6. Natural Resource Review prepared by the Illinois Dept. of Natural Resources at the request of V3 Companies, Ltd., and dated July 21, 2015;
7. Civil Design Guidelines, prepared by V3 Companies, Ltd., and dated October 19, 2015;
8. Prelim. Stormwater Analysis, prepared by V3 Companies, Ltd., and dated October 19, 2015;

The ultimate purpose behind PC 15-27A and PC 15-27B is to take the property removed from both planned developments and combine them together in PC 15-27C in order to establish a new, approximately fifteen (15) acre, mixed-use planned development entitled Yorktown Commons.

APPROVAL(S) REQUIRED

In order for Parcel 1 to be incorporated into a new planned development, it must be removed from the existing Yorktown Peripheral Planned Development. Therefore, pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, the petitioner requests to amend the Yorktown Peripheral Planned Development, as established by Ordinance No. 3962, and any companion zoning approvals, as follows:

1. A change to the geographical extent of the previously approved planned development and any companion zoning approvals.

EXISTING CONDITIONS

The geographic area to be removed from the Yorktown Shopping Center Planned Development is the vacant parcel at the northeast corner of Grace Street and the Yorktown Shopping Center ring road.

The property has essentially been vacant since its annexation into the Village in 1966. The only record of development on the property is that it was once used as a location for a temporary sales office / model showroom when the Yorktown Condos to the north were under construction (approximately 1973). The only remaining physical improvement on-site is a parking lot at the north of the property that once served the temporary sales office / model showroom.

There is a constructed ditch on the property that conveys stormwater from Grace Street to a storm sewer that runs underneath the Target parking lot and is then routed to the wetlands north of the Target building. The ditch is not designated wetland, Waters of DuPage, or Waters of the U.S. and is considered a non-regulatory ditch.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issues or concerns regarding the petition.

Submittals (cont.)

9. Wetland Delineation and Assessment Report, prepared by V3 Companies, Ltd., and dated August 12, 2015;
10. Prelim. Plat of Subdivision, prepared by V3 Companies, Ltd., and dated October 14, 2015; and
11. Five (5) ALTA/ACSM Land Title and Topographic Surveys, one each for Parcels One through Three and both an east and west survey for Parcel Four, prepared by V3 Companies, Ltd., and dated October 5, 2015.

Fire Department:

As the proposal involves only the preliminary stages of an overall redevelopment plan for the area, the Fire Department has no issues or concerns regarding the project at this time.

Private Engineering Services (PES):

Private Engineer Services does not have any comments regarding the planned development amendment.

Public Works:

The Department of Public Works has no comments associated with this portion of the petition.

Planning Services Division:

The Planning Services Division notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	B3PD & O	Multi-Tenant Commercial and Multi-Tenant Office
South	B3PD	Yorktown Shopping Center PD
East	OPD	Northern Baptist Theological Seminary and Office
West	B3PD & R5PD	Yorktown Apartments PD, Yorktown Condos PD, and Yorktown Shopping Center PD

In consideration that the nearest adjacent property to the area to be removed from the Yorktown Shopping Center Planned Development is land that was either once part of the same development (Yorktown Shopping Center PD) or is multi-family residential, staff finds the proposal to remove Parcel 1 for redevelopment as either mixed or residential-only uses is consistent with the zoning and land uses of surrounding properties.

3. Comprehensive Plan Compatibility

As this item relates only to the modification of the geographic boundaries for the Yorktown Peripheral Planned Development, staff finds the proposal consistent with the Comprehensive Plan's recommendation of regional commercial uses.

3. Zoning Ordinance & Planned Development Compatibility

Should the proposed changes to the geographic boundaries of the planned development be approved, the Yorktown Peripheral Planned Development will maintain its compliance with Section 155.509 of the Lombard Zoning Ordinance in regards to the minimum size and frontage required for a planned development. Also, as the existing parking lot at the north side of the property is no longer utilized for parking, there is no associated loss of parking spaces within the Yorktown Peripheral Planned Development. Therefore, staff finds the proposal to be consistent with the Village of Lombard Zoning Ordinance.

SITE HISTORY (NON SIGN-RELATED)

PC 94-14: Yorktown Peripheral Planned Development

Granted approval of a conditional use for the Yorktown Peripheral Planned Development to provide for a retail shopping center. In the preliminary site plan, Parcel 1 was proposed to be an approximately 100,000 square foot retail structure (right).

PC 97-10: Yorktown Peripheral Shopping Center

Approving the Lombard Public Facilities Corporation for the purpose of financing, construction and equipping a convention hall and hotel and related facilities.

PC 03-30: 70 Yorktown Shopping Center (Lombard Westin Hotel / Conference Center)

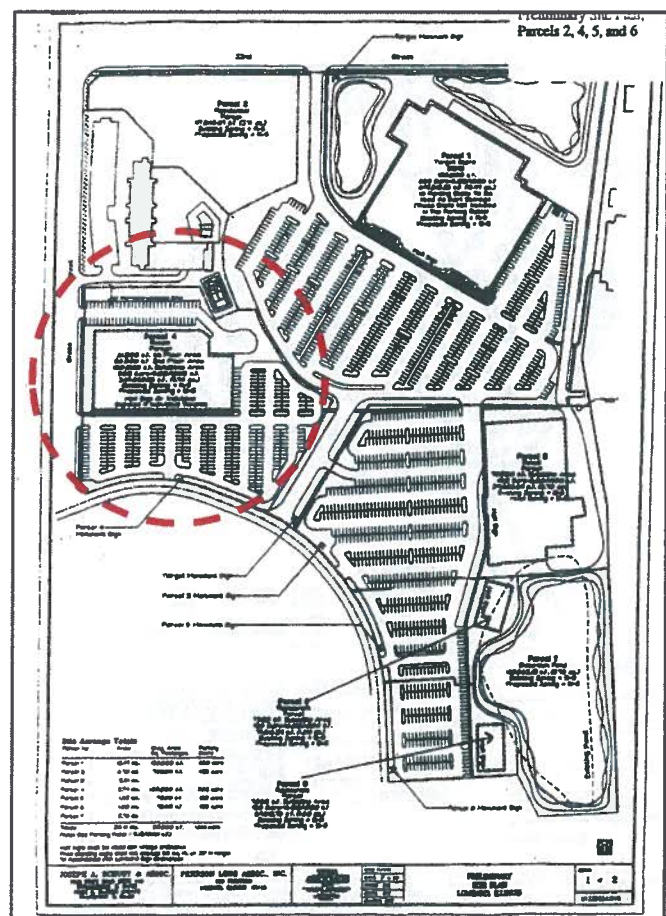
Amend the Yorktown Peripheral Planned Development to allow for a conditional use permit and Site Plan Approval for a hotel and convention hall and allow for multiple deviations, including: interior side yard setback deviation, rear yard setback deviation, building height deviation, perimeter lot landscaping deviation, and multiple signage deviations.

PC 05-26: 60 Yorktown Shopping Center (Target)

Amend the Yorktown Peripheral Planned Development to provide for an expansion of the Target building and signage deviations.

PC 06-32: 70 Yorktown Shopping Center (Lombard Westin Hotel / Conference Center)

Amend the Yorktown Peripheral Planned Development to allow for a further rear yard setback variation from the previously approved five feet (5') to 2.7 feet for an existing building encroachment.



PC 07-17: 70 Yorktown Shopping Center (Lombard Westin Hotel / Conference Center)

Amend the Yorktown Peripheral Planned Development to allow for a change in the geographic boundaries of the previously approved planned development and a map amendment to rezone a portion of the property to be added to the planned development from the O Office District to the B3 Community Shopping District. A conditional use for an outdoor service area (outdoor dining) was also requested.

SPA 04-04: 70 Yorktown Shopping Center (Lombard Westin Hotel / Conference Center)

Site Plan Approval of a substantial change to the proposed building elevations.

FINDINGS & RECOMMENDATIONS

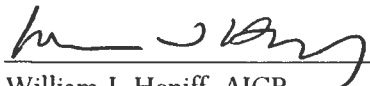
Staff finds the proposed amendment to the planned development to be consistent with the objectives of the Zoning Ordinance, Yorktown Peripheral Planned Development, and the intent of the Comprehensive Plan in general.

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards required by the Lombard Zoning Ordinance. As such, 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 testimony presented, the requested conditional use amendment **complies** with the standards required by the Village of Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Review Committee Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 15-27B, subject to the following conditions:

1. That this relief is valid only in conjunction with the approval of both PC 15-27B and PC 15-27C;
2. That this relief is limited to a change in the geographic boundaries for the Yorktown Peripheral Planned Development and any physical site improvements or alterations require approval through the Village; and
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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EXHIBIT A – PROJECT NARRATIVE WITH RESPONSE TO STANDARDS

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)
)
VILLAGE OF LOMBARD)

**PETITION TO THE VILLAGE OF LOMBARD FOR AMENDMENT TO
THE YORKTOWN PERIPHERAL PLANNED DEVELOPMENT**

YTC Land Owner, LLC (the “**Petitioner**”), as the owner of the property commonly known as the six (6) acre vacant parcel located at the northeast corner of Grace Street and the Yorktown Ring Road, which property is legally described on **Exhibit A** (the “**Property**”), respectfully petitions the Village of Lombard (the “**Village**”) to revoke the Yorktown Peripheral Planned Development with respect to the Property. In support of the requested relief, Petitioner hereby represents to the Village as follows:

1. The Petitioner, YTC Land Owner, LLC, a Delaware limited liability company, is the owner of the Property.

2. The Property was originally part of the larger Yorktown Shopping Center Planned Development (the “**Yorktown PD**”), which planned development was approved by the Village in 1966 pursuant to Ordinance No. 1172 and facilitated the original development of the Yorktown Shopping Center.

3. The Property was later removed from the Yorktown Shopping Center Planned Development and was included in the Yorktown Peripheral Planned Development (the “**Peripheral PD**”), approved by the Village in 1995 pursuant to Ordinance No. 3962.

4. In addition to the Property, the Peripheral PD also includes the Target property and the two parcels immediately south of the Westin Hotel, all of which is legally described on

Exhibit B and depicted on the zoning map attached as **Exhibit C**.

5. The Petitioner hereby requests that the Peripheral PD be amended to revoke the Peripheral PD with respect to the Property.

6. The Property has been part of the Peripheral PD for approximately twenty years and no beneficial development of the Property has occurred under the guise of the Peripheral PD.

7. The proposed revocation of the Peripheral PD will have no negative impact on the continued operation of other properties within the Peripheral PD.

8. The proposed removal of the Property from the Peripheral PD will facilitate the establishment of a new planned development geared specifically toward the beneficial development of the Property.

9. The development of the Property is part of a concerted effort by the owner and operator of the Yorktown Shopping Center to reposition the shopping center consistent with modern development trends to facilitate the long-term success of the shopping center.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests the Village Board and Plan Commission take the necessary steps to grant the aforementioned zoning and subdivision relief and such other relief as may be necessary and appropriate based on the request outlined above to revoke the Peripheral PD with respect to the Property pursuant to the provisions of the Lombard Municipal Code.

RESPECTFULLY SUBMITTED this 19th day of October, 2015.

PETITIONER:

YTC Land Owner, LLC

By:


Rosanova & Whitaker, Ltd.,
Its Attorney

SUBSCRIBED and SWORN to before me
this 19th day of October, 2015.


Notary Public



EXHIBIT LIST:

Exhibit A: Legal Description of Property

~~**Exhibit B: Legal Description of Peripheral PD Property**~~

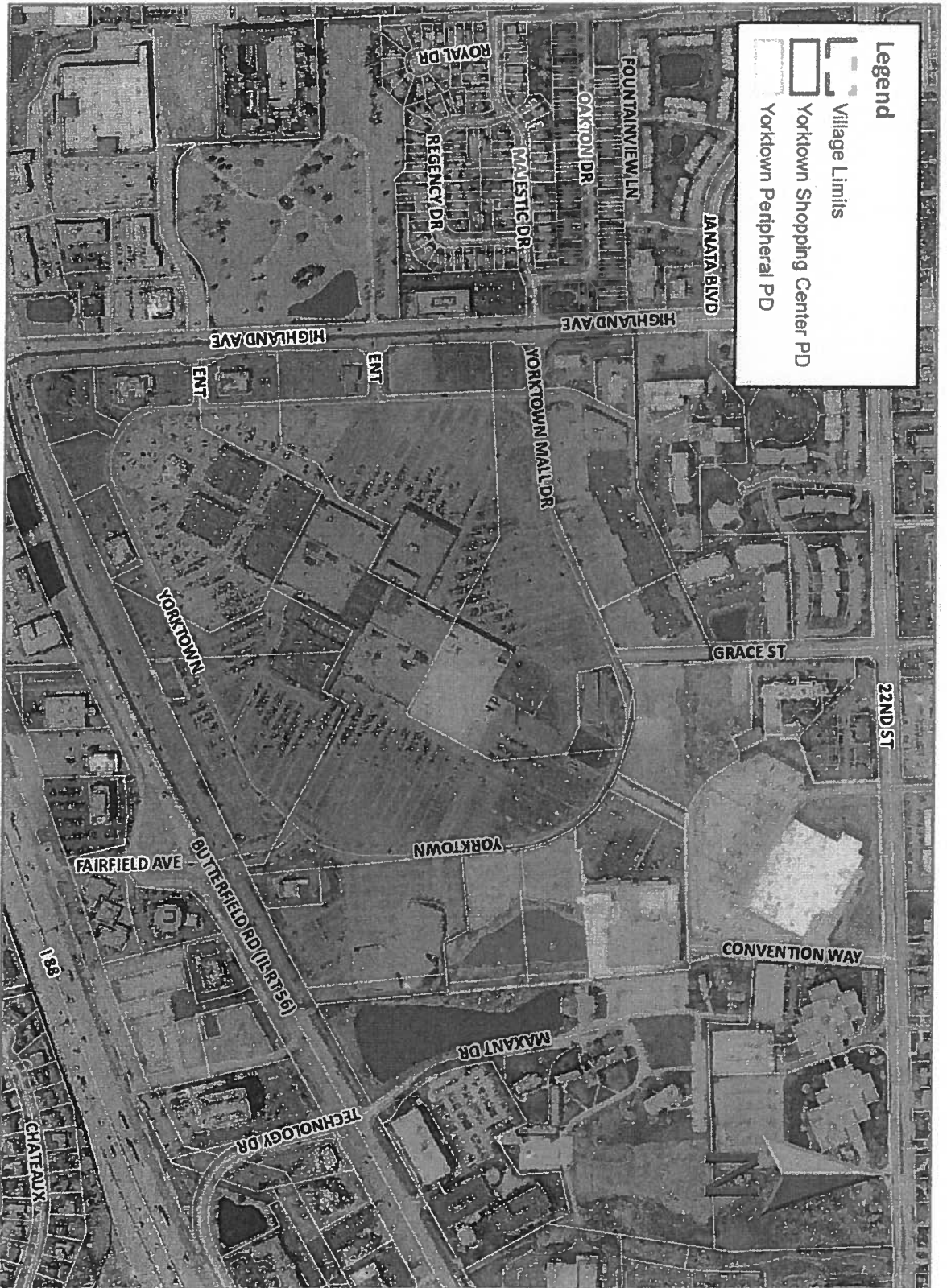
Exhibit C: Zoning Map

Exhibit A

Legal Description of Property

Lot 4 in Yorktown Peripheral/Target Subdivision, being a part of the Northeast 1/4 of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded November 17, 1995 as document R95-162762, in Du Page County, Illinois.

Exhibit C
Zoning Map



ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

Planned Development Boundaries

Figure 1