

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 05-05; 100 Yorktown Shopping Center: The petitioner requests approval of a final plat of resubdivision of Lot 1 in the TBA Resubdivision.

GENERAL INFORMATION

Petitioner/Property Owner:	Long/Pherson Associates 203 Yorktown Shopping Center Lombard, IL 60148
Existing Land Use:	Former Ward's store with associated parking lot
Size of Property:	15.44 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; developed as Carr America office building (333-377 E. Butterfield Road)
East:	B3PD Community Shopping District, Planned Development; developed as Yorktown Mall parking spaces
West:	B3PD Community Shopping District, Planned Development; developed as the Buca di Peppo restaurant

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