

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda


Resolution or Ordinance (Blue) Waiver of First Requested
 Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : November 22, 2021 **(BOT) Date:** December 2, 2021

SUBJECT: SUB 21-01, 145 Yorktown – Final Plat of Von Maur Yorktown Subdivision

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

The Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition.

The petitioner is requesting approval of a plat of subdivision for a tract of land located at 145 Yorktown. The new plat depicts the proposed subdivision. Currently the property is owned by Von Maur. Olive Garden proposes to subdivide the property and build a new freestanding restaurant.

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 Plan Commission unanimously recommended approval of the plat of subdivision at the November 15, 2021 meeting. Please place this petition on the December 2, 2021 Board of Trustees consent agenda for authorization of signatures from the Village President and Village Clerk.

Fiscal Impact/Funding Source:

Review (as necessary):

Finance Director _____ Date _____
Village Manager _____ Date _____



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development *WH*

DATE: December 2, 2021

SUBJECT: SUB 21-01; 145 Yorktown

Please find the following items for Village Board consideration as part of the December 2, 2021 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for SUB 21-01; and
3. Companion plat associated with the petition.

The Plan Commission unanimously recommended approval of the plat of subdivision at the November 15, 2021 meeting. Please place this petition on the December 2, 2021 Board of Trustees consent agenda for authorization of signatures from the Village President and Village Clerk.



VILLAGE OF LOMBARD

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December 2, 2021

Village President
Keith T. Giagnorio

Village Clerk
Liz Brezinski

Trustees
Brian LaVaque, Dist. 1
Anthony Puccio, Dist. 2
Bernie Dudek, Dist. 3
Andrew Honig, Dist. 4
Daniel Militello, Dist. 5
Bob Bachner, Dist. 6

Village Manager
Scott R. Niehaus

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses 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."

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: SUB 21-01: 145 Yorktown

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. This petition requests approval of a two-lot major plat of subdivision.

Acting Chairperson Sweester requested that the petitioner proceed with the petition.

Mr. Andy Stein said his firm is the contract purchaser of the 1.7 acres of land. It is currently parking and owned by Von Maur. Von Maur would continue to own the rest of the parking and he would build a new Olive Garden restaurant. Mr. Stein said the subdivision is consistent with the planned development the B3 district.

Acting Chairperson Sweetser asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, Acting Chairperson Sweetser asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. The petitioner is requesting approval of a plat of subdivision for a tract of land located at 145 Yorktown. The new plat depicts the proposed subdivision. Currently the property is owned by Von Maur. Olive Garden proposes to subdivide the property and build a new freestanding restaurant. 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 two lots meets Code for the B3 district.

Acting Chairperson Sweetser opened the meeting for questions or comments among the Commissioners.

Commissioner Invergo motioned to approve SUB 21-01. The motion was seconded by Commissioner Walker. After due consideration of the petition and the testimony presented, the Plan Commission found that the Plat of Subdivision complies with the Zoning Ordinance and therefore, the Plan Commission, by a roll call vote of 7 to 0, recommended to the Corporate Authorities, approval of SUB 21-01.

Respectfully,

VILLAGE OF LOMBARD

Ruth Sweetser, Acting Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Division of Property Into Two Parcels – 145 Yorktown Road

November 15, 2021

Title

SUB 21-01

Petitioner

SES – Charley Schalliol
6001 Nimitz Parkway
South Bend IN 46628

Property Owner

Von Maur, Inc.
6565 Brady Street
Davenport IA 52806

Property Location

145 Yorktown
06-29-400-002
06-29-301-008
Trustee District #3

Zoning

B3 Commercial Shopping District
Planned Development

Existing Land Use

Parking Field; Von Maur

Comprehensive Plan

Regional Commercial

Approval Sought

Plat of Subdivision to divide
property into 2 parcels.

Prepared By

Jennifer Ganser, AICP
Assistant Director of
Community Development



LOCATION MAP

PROJECT DESCRIPTION

The petitioner is requesting approval of a plat of subdivision for a tract of land located at 145 Yorktown. The new plat depicts the proposed subdivision. Currently the property is owned by Von Maur. Olive Garden proposes to subdivide the property and build a new freestanding restaurant.

The petitioner proposes to subdivide to create two lots:

- Lot 1: 74,052 square feet, 1.7 acres, proposed Olive Garden restaurant
- Lot 2: 513,294 square feet, 11.784 acres, will remain as Von Maur and parking

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.

EXISTING CONDITIONS

The subject property is currently an impervious asphalt parking field and the Von Maur Department Store.

PROJECT STATS

Lot information

Total Size:	587,346 sq. ft. 13.484 acres
Lot 1	74,052 sq. ft. 1.7 acres
Lot 2	513,294 sq. ft. 11.784 acres

Submittals

1. Request for final plat approval and
2. Draft Final Plat dated October 12, 2021.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments. Additional comments may be forthcoming during permit/occupancy review.

Fire Department:

Fire has no comments. Additional comments may be forthcoming during permit/occupancy review.

Private Engineering Services:

PES has no comments. Additional comments may be forthcoming during permit/occupancy review.

Public Works:

Public Works has no comment. Additional comments may be forthcoming during permit/occupancy review.

Planning Services Division:

Planning's focus with respect to any subdivision of developed lots is to make sure that all lots within the subdivision meet the minimum lot standards of the district, and that all existing structures on the lots meet the minimum setbacks once the subdivision has been recorded. For the proposed subdivision, both lots meet or exceed the underlying B3 Commercial Shopping District Planned Development minimum lot width of one hundred feet (100') and exceeds the minimum lot area of 20,000 square feet and the Subdivision and Development Ordinance.

Lot 2 as proposed is to be developed with the cooperation of Olive Garden Restaurant. The proposed development meets the setbacks and other zoning regulations per the Yorktown Planned Development the B3 Zoning District. A companion petition, SPA 21-01ph, will be heard on sign variances for the proposed restaurant.

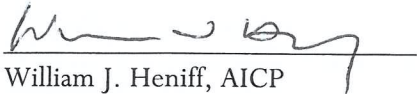
FINDINGS & RECOMMENDATIONS

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 recommendation of **approval** of SUB 21-01:

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 21-01.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

