

February 15, 2007

Mr. William J. Mueller,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: SUB 07-02; 96 Yorktown Shopping Center**

Dear President and Trustees:

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

William Heniff, Senior Planner, presented the petition and referenced the companion staff report. He presented an aerial photograph of the area to be subdivided and described the proposed boundaries of the lot. The proposed lot is immediately south of the resubdivision included as part of SUB 07-01 and an entrance drive.

The intent of the subdivision is to create a new lot of record which will be developed with a new Fifth/Third Bank and drive-through facility. The 1965 planned development approval granted approval of the bank and drive-through as a matter of right. The bank may apply for wall signage deviations in the future to address signage issues along the ring road.

The plat is required in order to make the proposed tract of land in which the bank will be constructed a separate lot of record. The resubdivision meets all of the lot requirements of the Subdivision and Development Ordinance and the B3 zoning district lot width and area requirements. Any additional easements needed for the proposed bank facility will be addressed as part of a final plat of easement dedication. Staff is recommending approval of the plat.

No one in the audience had comments about the proposed plat.

Chairperson Ryan opened the meeting for discussion and questions by the Plan Commission.

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Chairperson Ryan asked about future development on the outlot parcels and any traffic impacts these future development may have on the ring road. Mr. Heniff stated that staff has been working closely with the ownership of the mall to address overall ring road improvements. As an example, he noted that in working with the Claim Jumper and Rock Bottom Brewery projects, additional landscaped parking lot islands were installed to help segregate the parking areas on the outlots from the traffic on the ring road. Staff will also be looking at ways to promote better pedestrian circulation.

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 and therefore, the Plan Commission, by a roll call vote of 4 to 0, recommended to the Corporate Authorities, **approval** of SUB 07-02.

Respectfully,

**VILLAGE OF LOMBARD**

Donald Ryan  
Chairperson  
Lombard Plan Commission

att-

c. Petitioner  
Lombard Plan Commission

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