

November 15, 2021

Title

SUB 21-01

Petitioner

SES – Charley Schalliol
6001 Nimtz 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.

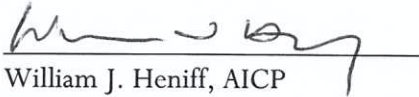
FINDINGS & RECOMMENDATIONS

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