

July 15, 2019

Title

SUB 19-01

Petitioner

Insite Real Estate
1400 16th Street
Oak Brook, IL 60523

Property Owner

YTC Butterfield Owner LLC
222 N Sepulveda Blvd, Suite
2350
El Segundo, California 90245

Property Location

98 Yorktown
06-29-101-037
Trustee District #3

Zoning

B3 Commercial Shopping District
Planned Development

Existing Land Use

Parking Field; Vacant

Comprehensive Plan

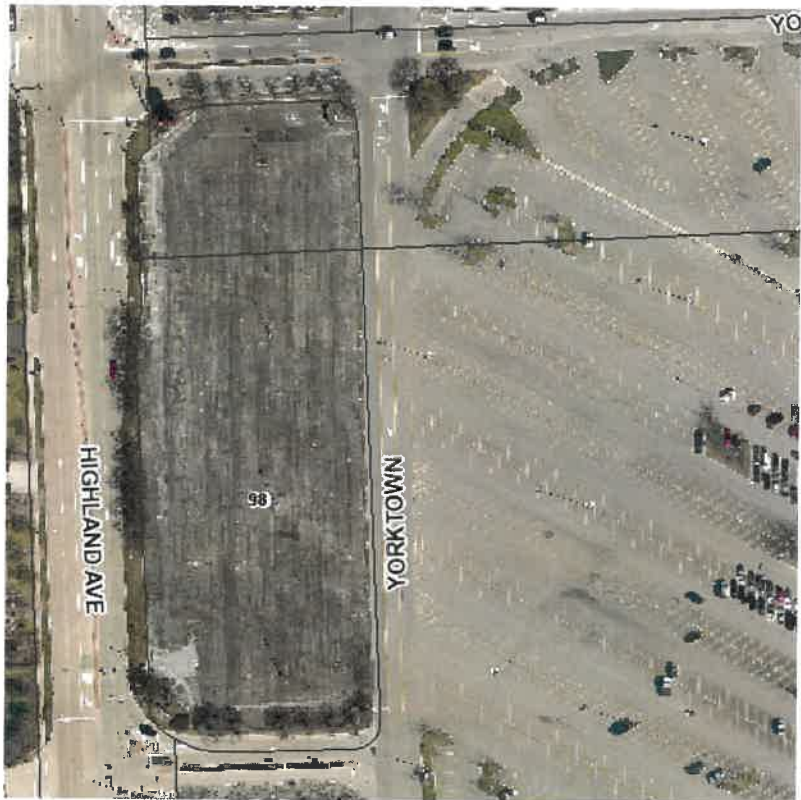
Regional Commercial

Approval Sought

Plat of Subdivision to divide
property into 2 parcels.

Prepared By

Jennifer Ganser, AICP
Assistant Director of
Community Development,
Joseph Hill, Intern



LOCATION MAP

PROJECT DESCRIPTION

The petitioner, Insite Real Estate, is requesting approval of a plat of resubdivision for a tract of land located at Yorktown Center to be entitled Yorktown Mall Resubdivision of Lot 2 in Yorktown Center. The new plat depicts the proposed resubdivision two lots of record, it will stay as 2 lots of record, a property line is being moved.

The property is currently a parking field. The owner of the lot proposes to subdivide to create two lots in total:

- Lot 1: 62,063 square feet, 1.4248 acres, proposed daycare center
- Lot 2: 36,482 square feet, 0.8375 acres, will remain vacant

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 with some private utilities.

PROJECT STATS

Lot information

Total Size: 98,545 sq. ft.
2.2623 acres

Lot 1 62,063 sq. ft.
1.4248 acres

Lot 2 36,482 sq. ft.
0.8375 acres

Submittals

1. Request for final plat approval;
2. Draft Final Plat dated June 11, 2019, prepared by V3;
3. Layout Plan dated June 18, 2019, prepared by V3;
4. Landscape Plan dated June 19, 2019, prepared by Daniel Weinbach & Partners; and
5. Topographic survey dated April 1, 2019, prepared by V3.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments.

Fire Department:

Fire has no comments at this time.

Private Engineering Services:

PES has no comment at this time. Comments will be available once final engineering plan review has been completed.

Public Works:

The Department of Public Works has the following comment on the subject petition:

- Full public improvements are normally required for major plats of subdivision per §154.304. In this case, this requires installing sidewalk along the adjacent public right-of-way. However, the Department has no objection delaying any such required public improvements until subsequent major developments, as per §154.306. Furthermore, it is understood that Yorktown Center is developing a pedestrian and bicycle master plan, which may provide an alternative design layout in lieu of standard right-of-way sidewalks in order to optimally accommodate such circulation.

- The future sanitary services for both subdivided lots shall be coordinated and designed to be privately owned and maintained to the point that they connect to the Village's existing sanitary sewer(s). A shared private sanitary lift station may also be in both parties' interest.

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. There are no existing structures on the lots.

Lot 2 as proposed is to be developed with the cooperation of a future tenant. Additional access points and B3 Commercial Shopping District Planned Development requirements will be considered as part of future development of this lot in a zoning petition or Site Plan Approval process as the property is within the Yorktown Planned Development.

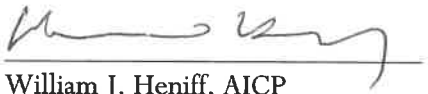
FINDINGS & RECOMMENDATIONS

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 **approval** of SUB 19-01:

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 19-01.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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