

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE: October 6, 2015 (B of T) Date: October 15, 2015

TITLE: SUB 15-03; 80 Yorktown (Dunkin Donuts)

SUBMITTED BY: Department of Community Development *W*

BACKGROUND/POLICY IMPLICATIONS:

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.

The Plan Commission unanimously recommended approval of the plat of subdivision at the September 21, 2015 meeting.

Fiscal Impact/Funding Source:

Review (as necessary):  
Village Attorney X \_\_\_\_\_ Date \_\_\_\_\_  
Finance Director X \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager X \_\_\_\_\_ Date \_\_\_\_\_

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

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

**DATE:** October 15, 2015

**SUBJECT: SUB 15-03; 80 Yorktown (Dunkin Donuts)**

Please find the following items for Village Board consideration as part of the October 15, 2015 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for SUB 15-03; and
3. Companion plat associated with the petition.

The Plan Commission unanimously recommended approval of the plat of subdivision at the September 21, 2015 meeting. **Please place this petition on the October 15, 2015 Board of Trustees consent agenda for authorization of signatures from the Village President and Village Clerk.**

Please let me know if you have any questions on the aforementioned materials.

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## VILLAGE OF LOMBARD

255 E. Wilson Ave.  
Lombard, Illinois 60148-3926  
(630) 620-5700 Fax (630) 620-8222  
www.villageoflombard.org

October 15, 2015

**Village President**  
Keith T. Giagnorio

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

**Village Clerk**  
Sharon Kuderna

Subject: SUB 15-03: 80 Yorktown (Dunkin Donuts)

**Trustees**  
Dan Whittington, Dist. 1  
Michael A. Fugiel, Dist. 2  
Reid Foltyniewicz, Dist. 3  
Bill T. Johnston, Dist. 4  
Robyn Pike, Dist. 5  
William "Bill" Ware, Dist. 6

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.

**Village Manager**  
Scott R. Niehaus

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. She said the petitioner, Yorktown Mall, requests approval of a two-lot subdivision and since the lot is over one acre in size the subdivision is considered a major plat of subdivision and requires Plan Commission and Village Board of Trustee review and approval. The owner of the lot wishes to subdivide the existing lot of 382,603 square feet, 8.7 acres to create two lots in total: Lot 1: 307,062 square feet, 7.04 acres; Lot 2: 75,541 square feet, 1.73 acres. Lot 2 is for the proposed Dunkin Donuts as previously discussed in the SPA 15-03ph request.

*"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 petitioner has been made aware of the comments in the IDRC Report by Private Engineering Services and Public Works and has agreed to address them. The proposed outlot of Lot 2 is similar as previously approved resubdivisions for Claim Jumper, Rock Bottom Brewery and Capital Grille surrounding Yorktown Mall. Staff supports the request.

*"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Chairperson Ryan opened the meeting for questions or comments among the Commissioners.

Commissioner Flint motioned to approve SUB 15-03. The motion was seconded by Commissioner Olbrysh. After due consideration of the petition and the testimony presented, the Plan Commission found that the Plat of Resubdivision complies with 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 15-03.

Respectfully,

VILLAGE OF LOMBARD

A handwritten signature in black ink, appearing to read "Donald Ryan". The signature is written in a cursive style with a large, looping initial "D".

Donald Ryan, Chairperson  
Lombard Plan Commission

c. Lombard Plan Commission

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# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### Resubdivision of Lot 1 in Pehrson Second Resubdivision – 80 Yorktown

September 21, 2015

#### Title

SUB 15-03

#### Petitioner

YTC Mall Owner, LLC  
203 Yorktown Center  
Lombard, IL 60148

#### Property Owner

Same as above

#### Property Location

80 Yorktown  
(PIN 06-29-200-028 and  
06-29-200-030)  
(Trustee District #3)

#### Zoning

B3PD Community Shopping  
District, Planned Development

#### Existing Land Use

Commercial; Theater, Indoor

#### Comprehensive Plan

Regional Commercial

#### Approval Sought

Two lot major plat of  
subdivision

#### Prepared By

Tami Urish  
Planner I



LOCATION MAP

#### PROJECT DESCRIPTION

The petitioner, YTC Mall Owner, LLC, is requesting approval of a two-lot major plat of subdivision for a tract of land located at 80 Yorktown. The plat depicts one property divided into two lots of record, as defined by the Zoning Ordinance. 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 property has a lot area of 382,603 square feet or 8.7 acres. The owner of the lot wishes to subdivide to create two lots in total (Exhibit A):

- Lot 1: 307,062 square feet, 7.04 acres, theater and associated parking lot;
- Lot 2: 75,541 square feet or 1.73 acres, parking lot (proposed Dunkin Donuts, see Exhibit C).

#### EXISTING CONDITIONS

The subject property is bounded by regional commercial uses in the Village of Lombard as part of the Yorktown Planned Development. The subject property is occupied by AMC Theatre and associated parking area. The proposed Lot 2 consists of parking lot space that is rarely utilized by shoppers or theatre patrons as it is situated south

**PROJECT STATS**

**Lot information**

Total Size: 8.7 acres  
382,603 sq. ft.

Lot 1 307,062 square feet,  
7.04 acres

Lot 2 75,541 square feet,  
1.73 acres

**Submittals**

1. Request for final plat approval.
2. Plat of Subdivision, Resubdivision of Lot 1 in Pehrson Second Resubdivision prepared by Gremley & Biedermann dated August 13, 2015.

of the ring road at the very edge of the mall property.

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division has no comments.

**Fire Department:**

The Fire Department has no issues or concerns regarding the project.

**Private Engineering Services:**

As engineering has not been submitted yet, the property owner may consider adding an easement on Lot 1 resub of lot 5 for the sanitary sewer service line that will serve the new Lot 2 for future maintenance reasons, if Lot 1 were to be sold off at some point in the future.

The Drainage Certificate is to be removed from the plat by the surveyor.

**Public Works:**

A public sidewalk is required along Butterfield Road as a Major Development per Village Code Section 154.306. If desired, this sidewalk may be constructed on private property provided that it is contained in a related easement.

**Planning Services Division:**

Both proposed lots meet the criteria of the B3 Community Shopping District Zoning Ordinance; Subdivision and Development Ordinance. Cross access between Lot 1 and Lot 2 will be provided to gain access to Butterfield Road at the existing access point located on Lot 1 (Exhibit B).

Lot 2 as a proposed "outlot" is similar in use as Claim Jumpers, Rock Bottom Brewery and Capital Grille with the addition of a proposed Dunkin Donuts.

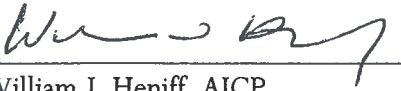
**FINDINGS & RECOMMENDATIONS**

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 15-03:

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 15-03.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

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EXHIBIT A: PLAT OF RESUBDIVISION

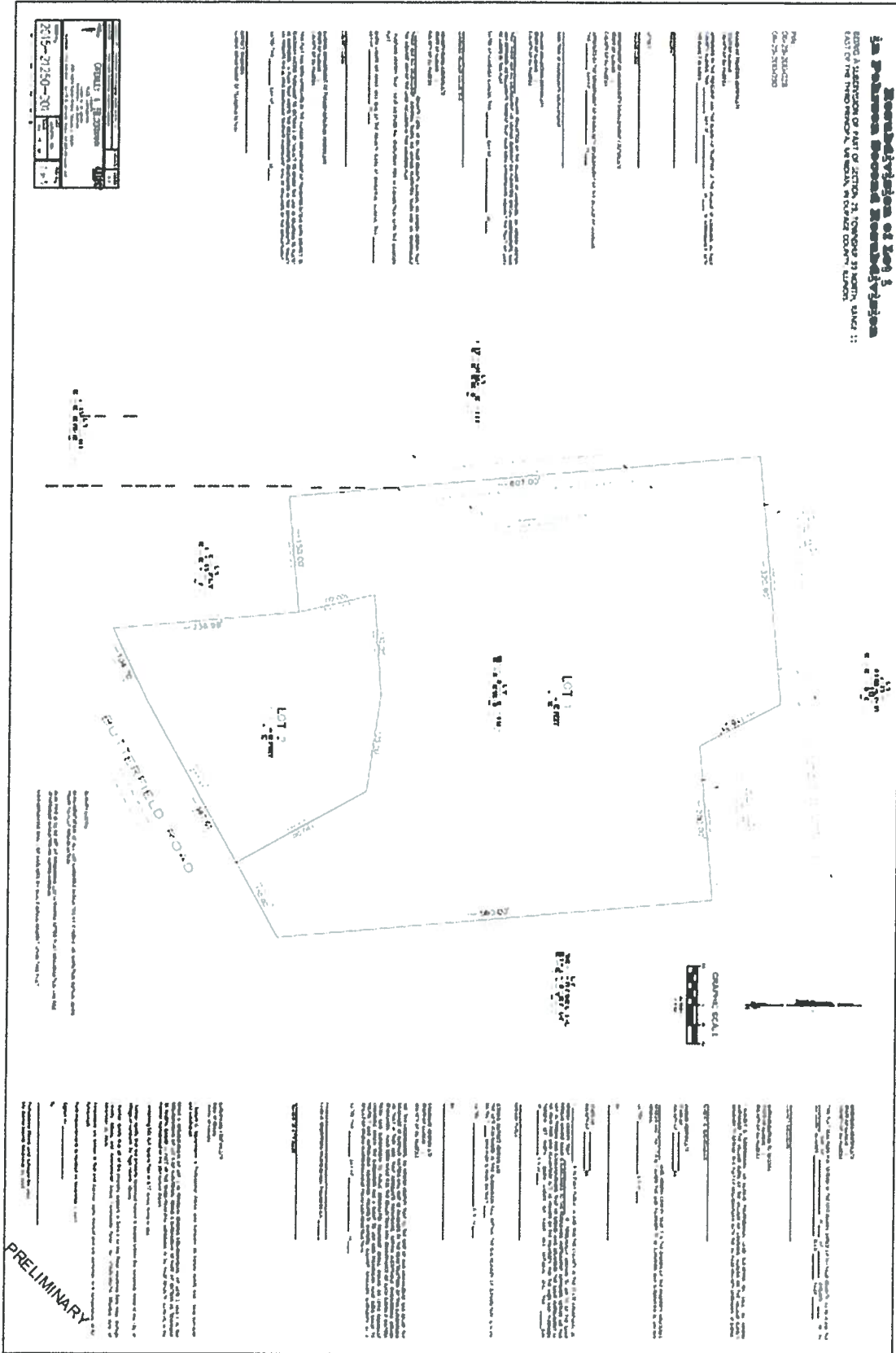
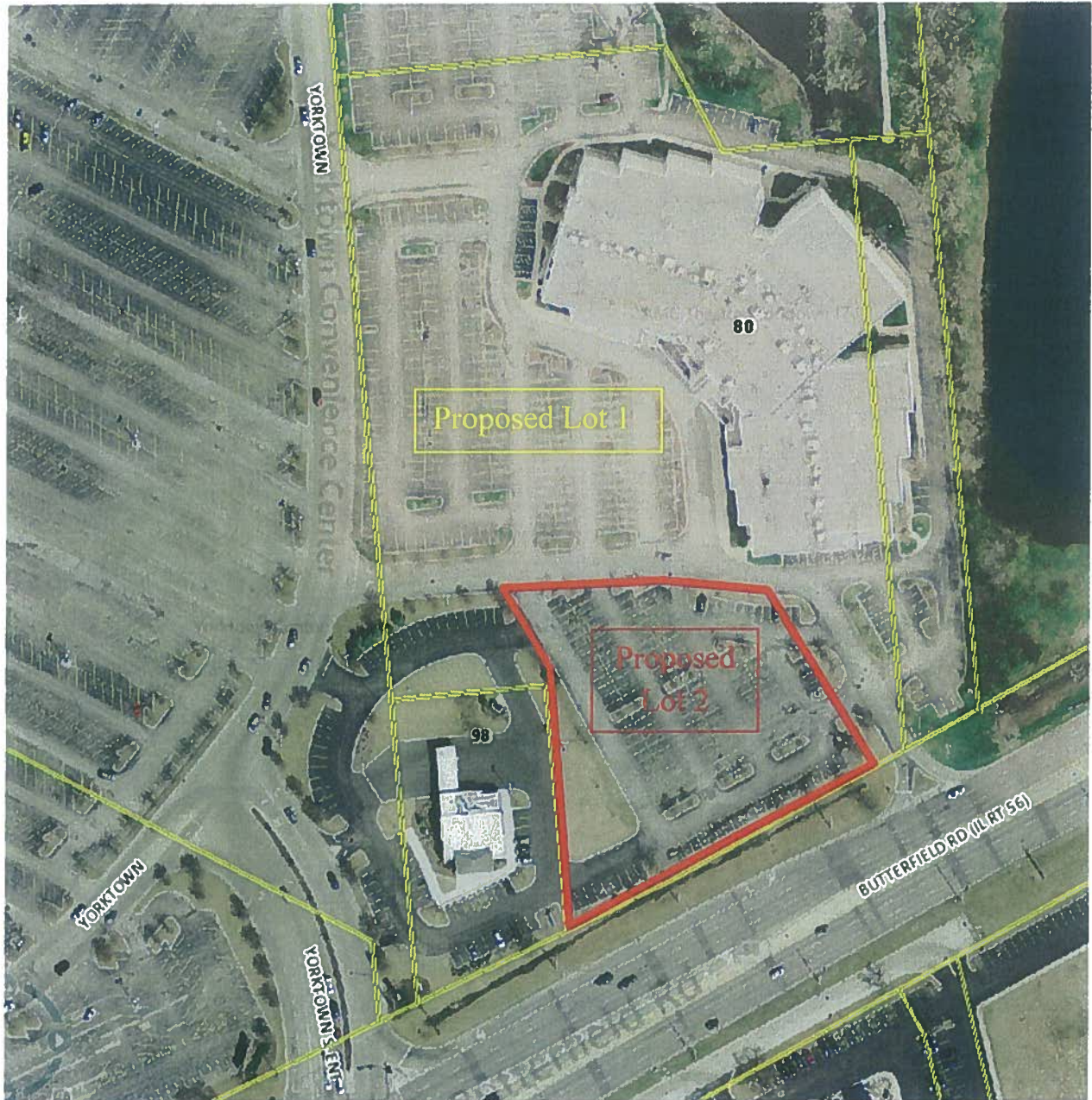
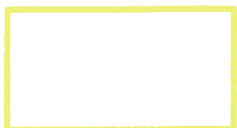




EXHIBIT B: AERIAL PHOTO OF SITE



= Approximate proposed property lines



= Existing property lines



NORTH  
Not to Scale

# EXHIBIT C: PROPOSED SITE PLAN

