



MEMORANDUM

TO: LOMBARD PLAN COMMISSION

FROM: Anna Papke, AICP, Senior Planner *AP*

MEETING DATE: November 15, 2021

SUBJECT: **PC 21-17: Panda Express, 359 E. Roosevelt Road – Request to Advance Original Site Plan**

Panda Express plans to build a new drive-through restaurant on the vacant outlot to the east of the Goodwill store. The proposed development requires approval of a conditional use for a drive-through restaurant and a companion landscaping variation. The petition was initially considered by the Plan Commission at the July 19, 2021 meeting and the Plan Commission recommended approval of the petition. Following the Plan Commission public hearing, the petitioner revised the proposed site plan. In light of the revisions, on September 2, 2021, the Village Board remanded the petition back to the Plan Commission for an additional public hearing to consider the amended site plan.

The petitioner has informed staff that they are no longer considering an amended site plan, and intend to develop the site as shown on the site plan considered by the Plan Commission on July 19, 2021. As such, the petitioner requests that the Plan Commission favorably recommend the original site plan and Plan Commission action, and forward the petition to the Village Board for final approval.

As there is no change to the site plan, the Plan Commission has no need to conduct an additional public hearing.

RECOMMENDATION

Staff recommends that the Plan Commission forward the petition to the Village Board for final approval. Staff recommends the following motion:

Based upon the submitted correspondence from the petitioner, I move that the Plan Commission affirm the Plan Commission's July 19, 2021, recommendation for approval of PC 21-17, and forward PC 21-17 to the Village Board for final approval.



November 8, 2021

VIA EMAIL

The City of Lombard Illinois
ATTN: Anna Papke
225 E. Wilson Ave
Lombard, IL 60148

RE: Panda Express - 359 Roosevelt Rd., Lombard, IL 60148

Anna,

This letter is in response to the previously sent request for continuance dated October 12, 2021 for the proposed Panda Express freestanding restaurant with drive through located at 359 Roosevelt Road to the December 20th Plan Commission meeting. The project was previously approved at the July 19th Planning Commission Meeting for Conditional Use for drive thru service and one variation for the reduction of the codified Landscaping Buffer.

Please let this letter serve as a formal request from HG Klover Architect on behalf of Panda Express, Inc. for a rescinding of the previously requested continuance and for the Commission to favorably recommend the past plan and for the July 19th Planning Commission plan to be sent to the Village Board for Approval. This comes as a result of our client resolving the cross-access easements with the tenants to the east.

Please reference the included updated site plan and contact Xavier Gavin or Ryan Talbott should you have any questions (913) 649-8181.

Thank you,

A handwritten signature in blue ink, appearing to read 'H. Klover', is written over the 'Thank you,' text.

Henry C. Klover
Proprietor

CC: Moira Stapleton-Corcoran

Attachments: 7.19.21 Planning Commission Approved Site Plan

Client project #: D7142

Klover Project #: 21044.004