

Additional Response to Standards for Conditional Use dated 1/24/11

In addition to the response to standards for at conditional uses that were submitted as part of the petition, staff offers the following additional findings to be considered for PC 11-01.

1. *That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;*

The proposed use as a restaurant and off site parking lot will not have an impact or endanger the public health, safety, morals, comfort, or general welfare. The restaurant is an already existing establishment and the use is consistent with other uses along the corridor. Furthermore, the concept of off site shared parking is consistent with what other businesses (Carlisle) have in place. Any potential negative impacts of the activity (i.e., trash, noise, etc.) will be continually overseen and managed.

2. *That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.*

The properties to the east and west of the subject property are also zoned in the Office District. The proposed use and off site parking is consistent with how other businesses operate in the area. Since the off site parking will be in the evening weekend hours when the office uses are not being used, there will be no impact on adjacent properties.

3. *That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;*

The proposed use and off site parking will not impact overall redevelopment activity along the Butterfield Road corridor. Staff finds that the expanded restaurant use could be considered an asset to the corridor.

4. *That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;*

The use does have adequate public utilities. The restaurant already exists and the proposed improvements will meet current codes.

5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;*

Staff finds that the proposed use and off site parking has suitable access. The proposed improvements are a small expansion from what already exists.

6. *That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and*

The Long-Range Plan Map of the Comprehensive Plan recommends that the property be designated for office uses. The proposed use, while not specifically office in nature, complements and is compatible with the surrounding office and restaurant uses. Staff finds that the use is consistent with the retail objectives in the Comprehensive Plan.

7. *That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.*

Staff finds that the use will be consistent with Village Codes.