

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


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

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : June 12, 2024 (BOT) Date: June 20, 2024

SUBJECT: PC 24-06: 855 E. Roosevelt Road – Creekview Plaza

SUBMITTED BY: William J Heniff, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

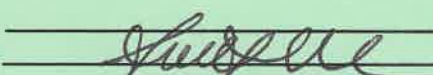
Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition.

The Village previously approved a proposal by the petitioner, SAFA PROPERTY LLC, for construction of an 18,500 square foot, three-story restaurant/banquet facility. The petitioner now proposes to amend the approved plan in order to construct a 14,800 square foot, two-story multi-tenant commercial building with a drive-through on the east side of the building. The building will be shifted west to provide space for the drive-through lane and bypass lane, with modifications to the interior of the parking lot immediately adjacent to the west side of the building. The southern extent of the parking area will not change. No changes to the wetland buffer or floodplain areas on the south side of the property are proposed. The petition includes approval of a plat of subdivision that impacts 865 E. Roosevelt Road (Pep Boys); however, no development will occur on 865 E. Roosevelt.

The submitted petition considered by the Plan Commission included a landscape plan showing a retaining wall around portions of the south and west edges of the parking lot, and a line of bald cypress trees located between the parking lot and the wetlands on the south portion of the property (subject to DuPage County approval due to proximity to special management areas).

The Plan Commission recommended approval of this petition by a vote of 5-1. Please place this petition on the June 20, 2024, Village Board of Trustees agenda for a first reading, under Hems for Separate Action.

Fiscal Impact/Funding Source:
Review (as necessary)

Finance Director _____ Date _____
Village Manager  _____ Date 