

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

60 YORKTOWN (TARGET PARKING LOT)

January 22, 2024

Title

PC 23-26

Petitioner

GPD Group Inc. on behalf of Tesla, Inc.
520 S. Main St., Suite 2531
Akron, OH 44311

Property Owner

Target Corporation T1024
PO Box 9456
Minneapolis, MN 55440

Property Location

60 Yorktown
PIN: 06-29-200-047

Zoning

B3PD – Community Shopping
District Planned Development

Existing Land Use

Retail

Comprehensive Plan

Regional Commercial

Approval Sought

Conditional use for gasoline sales establishment (fueling station) within a planned development.

Prepared By

Tami Urish
Planner I



PROJECT DESCRIPTION

Target Corporation is the owner of the 60 Yorktown property that Tesla, Inc. proposes to install an electric charging/fueling station also known as a Tesla Supercharger Station. The proposed location is on the south end of the parking lot.

APPROVAL(S) REQUIRED

The petitioner requests a conditional use pursuant to Section 155.415(C)(8) of the Lombard Village Code to allow for gasoline/fuel sales on the subject property located within the B3PD Community Shopping District Planned Development (Yorktown Peripheral Planned Development).

EXISTING CONDITIONS

The subject property is developed with a retail store and associated parking lot with access to 22nd Street and Yorktown Mall Drive. The property is part of the Yorktown Shopping Center area.

PROJECT STATS

Lot & Bulk

Parcel Size: 15.35 Acres
Building size: ~130,800 SF

Parking Spaces

Required: 414
Proposed: 555
16 charging stalls
4 removed for equipment install
= 20 total removed
Existing: 575

Submittals

- 1. Petition for a public hearing, dated 10/16/23;
- 2. Response to Standards, prepared by the petitioner;
- 3. Plat of Survey prepared by JAS Frankfort, dated 10/16/1995;
- 4. Plans prepared by GPD Group, dated 12/18/23;
- 5. Photos of other stations prepared by petitioner.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has the following comment:
As this site is covered under the Americans with Disabilities Act (ADA), one charging station / space must be an accessible parking space with a sign, striping, etc. as is typical. This space will need to meet the Illinois Accessibility Code regarding signage, etc.
Additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no comment on the petition. Additional comments may be forthcoming during permit review.

Private Engineering Services:

Private Engineering Services has no comment on the petition. Additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has no comment on the petition. Additional comments may be forthcoming during permit review.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	O	Office buildings
South	B3PD	Elan Apartments and Westin Hotel
East	OPD	Office building
West	R5PD, B3PD	Yorktown Condos, TownPlace Suites

The subject property is located along 22nd Street in an area developed with a mixture of commercial retail, a hotel, higher density residential and some single-family residential uses. An existing charging station is located on the south side of Yorktown Shopping Center near the Von Maur department store.

2. Comprehensive Plan Compatibility

The Comprehensive Plan recommends regional commercial uses on the subject property. The proposed use of a fueling/charging station is consistent with this designation.

3. Zoning Compatibility

Per Section 155.415(C) of the Village Code, gasoline sales (or any expansion of a principal, secondary or ancillary use on the same lot as a gasoline sales establishment) are a conditional use in the B3 District.

Staff has reviewed the petitioner's request and finds the proposed electric charging station is indistinguishable from a gasoline sales establishment. A recent trend has emerged whereas large grocery and big box retail stores offer fueling stations on site to their customers. Staff reached out to nearby villages that have existing Tesla Supercharging stations. Both the Villages of Villa Park and Oak Brook responded that their charging stations have not created any challenges or concerns and the hours of operation are not limited. Both stations are located in the parking lot of retail stores. Villa Park's station is located at the Target store on North Avenue (Rt. 64) and Oak Brook's station is located at a multi-tenant shopping center on Kingery Highway (Rt. 83).

Yorktown Center already has charging station spaces near Von Maur and staff is unaware of any issues at that location. The subject property, Target, is in a regional shopping area, where retail sales, and other similar land uses are typical uses. The activity associated with the use will not create any undue impacts on neighboring properties.

4. Site Plan: Access & Circulation

The existing Target store is required by Section 155.602 to have 414 parking spaces. There are presently 575 parking spaces on the subject property. The proposed fueling/charging station will reduce the number of parking spaces available to Target customers that are not charging a car to 555 parking spaces. The site still exceeds the number of parking spaces required. The placement of the fueling/charging station at the south edge of the parking lot will integrate seamlessly into the internal traffic circulation of Target's existing parking configuration.

Staff finds the proposed fueling/charging station use meets the standards for conditional uses.

SITE HISTORY

PC 94-15: 601 East 22nd Street – Target, Creation of the Yorktown Peripheral Planned Development (Ordinance 3962), rezoning from R5 to B3PD (Ordinance 3963), amendment to Ordinance 1172, Yorktown Mall Planned Development (Ordinance 3964), certain corrections for clarification purposes of Ordinance 3962 (Ordinance 4039).

PC 05-26: Amended ordinance 3962 to approve a major change to a planned development for a building expansion and sign deviations (Ordinance 5741).

PC 20-16: Amended ordinance 3962, 4039 and 5741 to approve variations of the perimeter yard requirement and signage associated with 600-690 E. Butterfield Road new planned development.

FINDINGS & RECOMMENDATIONS

Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use in the planned development within the B3PD District and finds that the petition **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 23-26:

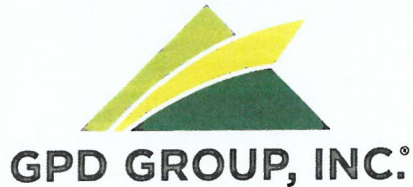
Based on the submitted petition and the testimony presented, the petition does comply with the standards required by the Village of Lombard Zoning Ordinance and approval of the petition is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 23-26, subject to the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.
2. That the petitioner shall apply for and receive building permits for any future improvements to the subject property.
3. That the petitioner shall place trash receptacles at the charging station.
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development
c. Petitioner



November 10 2023
2023241.53

Anna Papke
Village of Lombard
Community Development and Building
255 E. Wilson Avenue
Lombard, IL 60148-3926

Response to Standards – Tesla Supercharging Station 60 Yorktown Shopping Center, Lombard, IL 60148

Dear Plans Examiner,

GPD Group, Inc. – 184-007100 ("GPD") is responding to the request to provide a letter regarding the response to standards:

SECTION 155.103 (F)(8) OF THE LOMBARD ZONING ORDINANCE:

No conditional use shall be recommended by the Plan Commission unless it finds:

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;
 - a. The establishment of the conditional use will not lead to a deteriorated environment or diminished welfare. Construction and maintenance of electric vehicle charging stations would enhance the existing parking spaces and allow further beneficial activity in the surrounding areas. Those who would visit and utilize the charging stations would further promote a safe and productive place by patronizing local businesses while charging. Their presence may actively deter detrimental or unsafe activities in an otherwise unsupervised parking lot.
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, not substantially diminish and impair property values within the neighborhood in which it is to be located;
 - a. Electric vehicle establishment on this property would not limit the values of the property or surrounding properties. Charging stations would, in fact, add additional value to an otherwise underused portion of the property. These charging station's location is optimal for charging and patronage of existing assets. Construction of such stations would not only increase the assets of the property, but it may also increase the support for surrounding businesses and uses.
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;
 - a. The establishment of electric vehicle charging would further promote the development and improvement of the surrounding area by increasing the activity of an underused part of the lot. Such increased activity would offer an additional asset for prospective developments, as this could further provide desired customers or visitors to their project. Electric vehicle charging provides visitors sufficient time to support surrounding uses,

much like any other lot. This improvement, though, distinguishes the site from other lots as it draws people in, further enticing patronage to nearby permitted uses and commercial centers.

4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;
 - a. Existing infrastructure provides for complete access to, and maintenance of, the proposed electric vehicle charging. Where additional facilities/utilities are needed, they have been accounted for in the plans. An abundance of care has been taken to design this project with care for the existing site conditions, while also providing all necessary facilities for the site's safe operation.
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;
 - a. Ingress and egress considerations have been taken into account and have been demonstrated in both the plans for the chargers and the site's original plans. Thru-ways have already been designed to minimize traffic congestion and ensure smooth traffic flow. The addition of electric vehicle chargers would abide by the existing designs of traffic movement and would do little to disturb existing patterns.
6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,
 - a. The conditional use would abide by and enhance the goals set forth in the Village of Lombard Comprehensive Plan. The implementation and operation of charging stations would bring additional investment directly into the site, as well as continuous future investment through those who charge at the station. With a respect for the existing site characteristics, EV charging would further promote economic activity around the site and promote sustainable environments.
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.
 - a. All efforts have been made to respect and conform to the applicable regulations of the surrounding area. The proposed design represents careful consideration of the existing site and regulations and works to enhance the area in order to further highlight the successes of both the commercial area and broader community.

Should you require any other information, please don't hesitate to contact me at 330.572.3508.

Sincerely,

Sarah J. Honeycutt
Project Coordinator

REV	DATE	DESCRIPTION
A	08/30/2023	ISSUED FOR PERM REVIEW
B	09/26/2023	REDESIGNED FOR PERM REVIEW
C	10/03/2023	REDESIGNED FOR PERM REVIEW
B	12/18/2023	REWORKING PERM THROUGH STALL

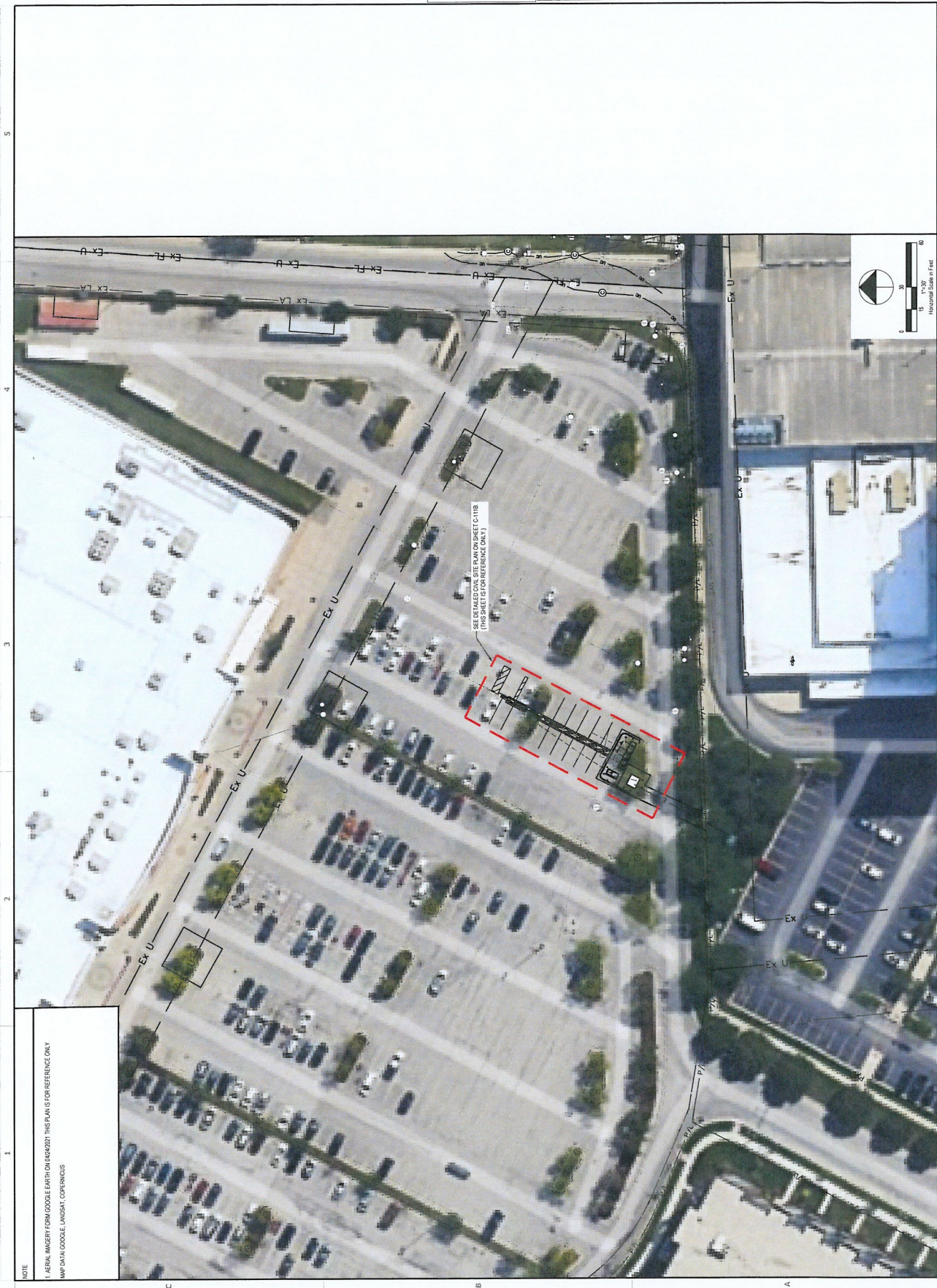
PRELIMINARY DRAFT
 NOT FOR
 CONSTRUCTION,
 BID, RELIANCE,
 RECORDING,
 PURPOSES OR
 IMPLEMENTATION

TESLA SUPERCHARGER STATION
 80 YORKTOWN SHOPPING CENTER (TESLA SUPERCHARGER)
 LOMBARD, IL 60148

PROJECT NUMBER	DATE
IM	02/24/2024

JOB NO
2023241.53

C-111A



NOTE
 1. AERIAL IMAGERY FROM GOOGLE EARTH ON 04/24/2023. THIS PLAN IS FOR REFERENCE ONLY.
 MAP DATA: GOOGLE, LANSBAT, CORNERGIS

SEE DETAILED SITE PLAN ON SHEET C111B
 (THIS SHEET IS FOR REFERENCE ONLY.)





