



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

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

MEETING DATE: August 19, 2021

SUBJECT: **PC 21-17: 359 E. Roosevelt Road – Panda Express**

At the July 19, 2021, meeting of the Plan Commission, the Plan Commissioners considered a petition to approve construction of a new Panda Express restaurant on the subject property. The Plan Commissioners voted to recommend approval of the petition as presented to the Plan Commission. Community Development staff subsequently transmitted this item to the Village Board for consideration at the August 19, 2021, meeting.

Following the Plan Commission public hearing, the petitioner informed Community Development staff that Panda Express intends to revise the proposed site plan. The revised plan includes a repositioning of the building and reconfiguration of the parking lot. Staff determined that the proposed changes are major changes, and require a new public hearing with the Plan Commission.

ACTION REQUESTED

The petitioner and staff request the Village Board remand the petition back to the Plan Commission for an amended public hearing to consider the revised site plan packet. The public hearing on the revised site plan packet is tentatively scheduled for September 20, 2021, after which the item will be forwarded back to the Village Board for consideration.



July 30, 2021

VIA EMAIL

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 updated change in building location for the proposed Panda Express freestanding restaurant with drive through located at 359 Roosevelt Road. 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 HC Klover Architect on behalf of Panda Express, Inc. to advance a revised site plan. The revision encompasses changes regarding the building location and results from ongoing design negotiations with adjacent tenants with regards to the approval of the cross-access agreement. In comparison with the July 19th Planning Commission approved layout, the revised plan pushes the proposed building to the South to align with the facades of the adjacent tenants

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

Thank you,


Henry C. Klover
Proprietor

CC:
Attachments: Revised Site Plan
Client project #: D7142
Klover Project #: 21044.004



Date Signed
EXPIRATION

JUL 29 2021
NOV 30 2020