

December 6, 2007

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 07-40: 345 W. Roosevelt Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests a conditional use approval for a attendant collection center in the B4APD Roosevelt Road Corridor District, Planned Development.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on November 19, 2007. Tom Foley of Amvets International, presented the petition. He stated that their facility has been located at the K-Mart site for years. He noted that they have two attendants staffing the facility during the week and three on weekends. Their facility is open seven days a week, from 8:00 a.m. to 5:00 p.m. He stated that they collect donated household goods and clothing on the premises. Once collected, they send the goods to processing centers, where they sort the goods for resale, and the money derived from the resale goes toward Amvets' programs.

Chairperson Ryan then opened the meeting for public comment. There were no comments relative to the petition. He then requested the staff report.

William Heniff, Senior Planner, presented the petition and submitted the staff report to the public record. He stated that as a companion to the text amendments associated within PC 07-39, the petitioner seeks approval of a conditional use for an attendant collection facility. No modifications are proposed to the facility as part of this petition.

A charitable clothing drop-off facility has been located on the subject property for years. The facility is considered a legal non-conforming use. As part of PC 07-30, which granted approval of a planned development and other conditional use and variations pertaining to the K-Mart store, staff suggested that the operations related to the Amvets facility also be addressed as a part of the petition. With approval of the petitioner's petition, the attendant collection center operator is now seeking approval of the zoning actions accordingly.

Typically this facility consists of on-site parking of one or two trucks and several clothing containers. The facility is staffed during the day. The goods collected at the site are stored within the respective containers or vehicles. These goods are then transported to other facilities for final sorting and eventual resale and the proceeds of the sale are distributed back to the non-profit operator.

He noted that PC 07-30 was conditioned to provide for selected parking lot, fencing and landscape improvements. These improvements would also benefit the collection facility as well as they will improve traffic flow and help screen the use from adjacent properties. As the center itself is bounded on all sides by parking lots or other commercial uses itself, its operations should not negatively the adjacent land uses. In fact, this use can be considered an ancillary draw to the K-Mart center itself.

From a traffic standpoint, the facility is located within a larger and somewhat underutilized parking lot. The use does not impact the parking and circulations for the shopping center, as the facility is located away from the store itself in an area that would otherwise be unused. Per the petitioner, the facility fills about 6-7 trailers per week. Given the track record of property maintenance on the site, staff notes that the use does not negatively impact adjacent properties.

The Comprehensive Plan recommends Community Commercial uses at this location. The Roosevelt Road Corridor Plan denoted that outdoor uses should be tied to the principal uses on the property. However, in this unique case, the drop-off facility has been linked to the center for decades. As such, while it is not part of the principal retail use of the center, it can be considered a complementary use for the center. As such, the proposed use complies with the recommendation of the Comprehensive Plan.

Chairperson Ryan then opened the hearing for discussion by the Plan Commission.

Commissioner Sweetser noted that the conditions of approval should denote the requirement that a regular staffing presence is required for the facility.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition complies with the standards required by the Lombard Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 4-0, recommended to the Corporate Authorities approval of the petition associated with PC 07-40, subject to the following conditions as amended:

1. The site shall be operated in substantial compliance with the submitted Site and Landscape Plan and Details, prepared by S. A. Miro, Inc., dated August 6, 2007.
2. The approval of the attendant collection facility shall be limited to four drop-off containers and no more than two trailer trucks on the premises.
3. The petitioner shall establish a daily presence at the attendant collection center.

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Respectfully,

VILLAGE OF LOMBARD

Donald F. Ryan

Lombard Plan Commission

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