

**VILLAGE OF LOMBARD**  
**INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO:	Lombard Plan Commission	HEARING DATE:	November 19, 2007
FROM:	Department of Community Development	PREPARED BY:	William Heniff, AICP Senior Planner

**TITLE**

**PC 07-40; 345 West Roosevelt Road (K-Mart Planned Development):** The petitioner requests conditional use approval for an attendant collection center, as established by PC 07-39, within the B4APD Roosevelt Road Corridor District, Planned Development.

**GENERAL INFORMATION**

Petitioner:	Illinois Amvets Service Foundation 2200 S. 6 <sup>th</sup> Street Springfield, IL 62703
Property Owner:	LaSalle Bank NA, Trust 120 S. LaSalle Street Chicago, IL 60611
Petitioner/Trust Beneficiary:	Donald Geller 919 N. Michigan Ave., #3201 Chicago, IL 60611

**PROPERTY INFORMATION**

Existing Land Use:	Big K (K-Mart) department store and attendant collection center
Size of Property:	Approximately 9.94 acres
Comprehensive Plan:	Recommends Community Commercial & Roosevelt Road Corridor Commercial
Existing Zoning:	B4PD Corridor Commercial District, Planned Development

Surrounding Zoning and Land Use:

North: B4 Corridor Commercial District; developed as P.M. Bedroom Gallery, The Light Brothers, Glenbard Auto Body, Subway, and Cassidy Tire

South: R5 PD, General Residence District, Planned Development; developed as Point West Condominiums

East: B4 PD Corridor Commercial District, Planned Development; developed as Heritage Cadillac

West: B4 Corridor Commercial District; developed as the Dania shopping Center (includes bank, auto glass repair, auto repair, cleaners and furniture store)

**ANALYSIS**

**SUBMITTALS**

This report is based on the following documentation, which was filed with the Department of Community Development on October 2, 2007:

1. Petition for Public Hearing, with Description of Request and Response to Standards.
2. Site Plan and Details, prepared by S. A. Miro, Inc., dated August 6, 2007. The plan reflects the current location and layout of the facility within the parking lot.
3. Aerial Photograph of Subject Property, prepared by the Village of Lombard.

**DESCRIPTION**

The petitioner seeks conditional use approval for the existing Amvets drop-off attendant collection center located on the subject property. The use has operated on the premises over the past several decades and this request is intended to establish the activity as a permitted use on the property. No modifications are proposed to the facility as part of this petition. This report also assumes that the actions associated with PC 07-39 are adopted.

## **INTER-DEPARTMENTAL REVIEW COMMENTS**

### **PUBLIC WORKS**

The Public Works Department does not have any comments on the petition.

### **PRIVATE ENGINEERING**

Private Engineering Services does not have any comments on the petition.

### **FIRE AND BUILDING**

The Fire Department does not have any comments on the petition.

### **PLANNING**

#### **Compliance with the Zoning Ordinance**

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.

PC 07-39 established regulations for attendant collection centers and established such uses as conditional uses in the B4A District. With approval of this action, the petitioner also seeks approval of the associated conditional use.

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.

#### **Compatibility with Surrounding Land Uses**

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.

#### Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends Community Commercial uses at this location. The property is also located within the Roosevelt Road Corridor. 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.

### **FINDINGS AND RECOMMENDATIONS**

Staff has reviewed the submitted standards for conditional uses and finds that the petition meets the standards. Staff believes that the operators of the existing drop-off center have demonstrated that the facility can operate in a manner that is compatible with the adjacent land uses. Based on the above, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the proposal does comply with the standards required by the Lombard Zoning Ordinance; and therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission and therefore recommend to the Corporate Authorities approval of PC 07-40, subject to the following conditions:

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.

Plan Commission  
Re: PC 07-40  
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Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Assistant Village Manager/Director of Community Development

DAH:WJH

att  
c. Petitioner