

Ganser, Jennifer

From: [REDACTED]comcast.net
Sent: Tuesday, March 08, 2022 8:21 AM
To: Ganser, Jennifer
Subject: Roosevelt Road project

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Plan Commission, Village of Lombard

To Whom it May Concern:

We are registering our concerns about the plans for 855 E. Roosevelt Road, where a 3-story restaurant/banquet hall is being proposed. We participated in the Zoom hearing on March 3rd with the Attorney, Mark W. Daniel and left the meeting worried about some of the descriptions of the proposal.

Size. Three stories seems excessive for this location. There are currently one- or two-story businesses along this stretch of Roosevelt Road. What is being proposed would alter the tone and impact of this business area. Traffic, parking, lighting, and noise would all increase quite a bit.

Lighting and noise. These are two main concerns, because the increase in both would directly impact the neighborhood that we have called home for over 40 years. There was a big debate about whether we would even have street lights, and how many, which should indicate to you that quiet and peace are important factors of the semi-rural feel that is valued in our neighborhood. We could have chosen to live in a noisy mid-city area, but instead we chose this place, and we hope to be able to maintain this oasis of quality living.

Land Use/Water displacement. Having lived here as long as we have, we have seen the problems of water collecting on both sides of 13th Street, just south of the proposed development. What was previously a park with a baseball field, playground, and picnic areas has been reduced, for much of the year, to a pond with a small picnic area on the far south side of our park. And on the north side of 13th? Definitely a pond, visited often by herons, ducks, and other wildlife. Those are beautiful, too. I wonder how additional building to this extent, just north of our property, will continue to restrict water flow under Roosevelt Road to adequately drain our parkland. We have "negotiated" with Lombard in the past to encourage the culvert beneath Roosevelt Road to be cleared out, and the land north of Roosevelt to be dredged to allow better flow of Sugar Creek, but have received little satisfaction.

Best location for this project? Just to the west of this property is High Point Center, which has quite a bit of vacant property, and plenty of parking. We believe that much of this property could be repurposed for this banquet center with a minimum of additional disturbance to wetlands, animal populations, or neighbors.

We are hoping that the Plan Commission will reconsider the size and scope of this proposed development, or refuse it altogether.

Please keep us informed of any decisions regarding this project.

Robert and Doreen Fritz

636 Rochdale Circle, Lombard, IL.

rbfritz@comcast.net

630-495-4270



Plan Commission, Village of Lombard

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Please keep us informed of any decisions regarding this project.

Robert and Doreen Fritz
636 Rochdale Circle, Lombard, IL.
comcast.net

Ganser, Jennifer

From: Kathryn Clot <[REDACTED]@yahoo.com>
Sent: Tuesday, March 08, 2022 12:57 PM
To: Ganser, Jennifer
Subject: concerns- Re: Property development
Attachments: animal 2.jpg; animal 3.jpg; animal 7.jpg; animal 8.jpg; animal 10.jpg; animal 11.jpg; animal 13.jpg; animal 16.jpg; animal 19.jpg; animal 20.jpg; animal 21.jpg; animal 22.jpg; animal.jpg

Please be cautious

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To Whom it May Concern,

I am writing to express my significant concerns about the impact of plans for development by SAFA ENTERPRISES, LLC in the B4A Roosevelt Road Corridor District on the property directly north of the Coop Community Park on 13th street that is Public land maintained by the York Center Park District.

There are quite a few native species that live and depend on that park as a safe oasis of quiet, undisturbed nature in this desert of asphalt. Residents come from all over both York Center and incorporated Lombard, not just from within our immediate neighborhood, to enjoy the solitude of nature, wildlife sighting, and a walk in the prairie.

The proposed plans include requests for **8 variations** to existing codes/rules including (but not limited to) the height of the building, less landscaping/trees/ground cover, brighter and more lighting: **ALL of which would impact the natural habitats that currently exist for the plethora of native species that call this park home.**

I understand that this land will eventually be developed. I don't understand why Lombard would consider honoring the requests for these 8 variances that would impact the habitats of so many native species. I have attached some pictures of various animals that can be spotted on any given day. **I know that Lombard is often plagued with worries from residents complaining of coyotes and foxes. Here, we welcome them. If they are pushed out of this park by this development, they WILL look for somewhere else to go, and you will have more resident complaints on your hands.**

Protect their space so that they are not driven to hunting Lombard's cats and small dogs.

With so many empty store fronts along Roosevelt, I am also wondering...

- How long will this restaurant last before it becomes another empty building?
- Why can't they use existing empty space to accommodate their needs.

Hosting over 350 people daily will be disruptive to its neighbors. (Not to mention that the park has the possibility of becoming a thoroughfare when overflow parking spills into the neighborhood.) Unfortunately, their lawyer is only addressing the property's human neighbors. But, wildlife are our neighbors too. Since they don't have a voice, I am speaking for them. Please. Protect their homes. Protect this place of solitude and peaceful nature. Advocate for this park and the creatures within. Protect Lombard.

Thank you,
Kathryn Clot
[REDACTED]











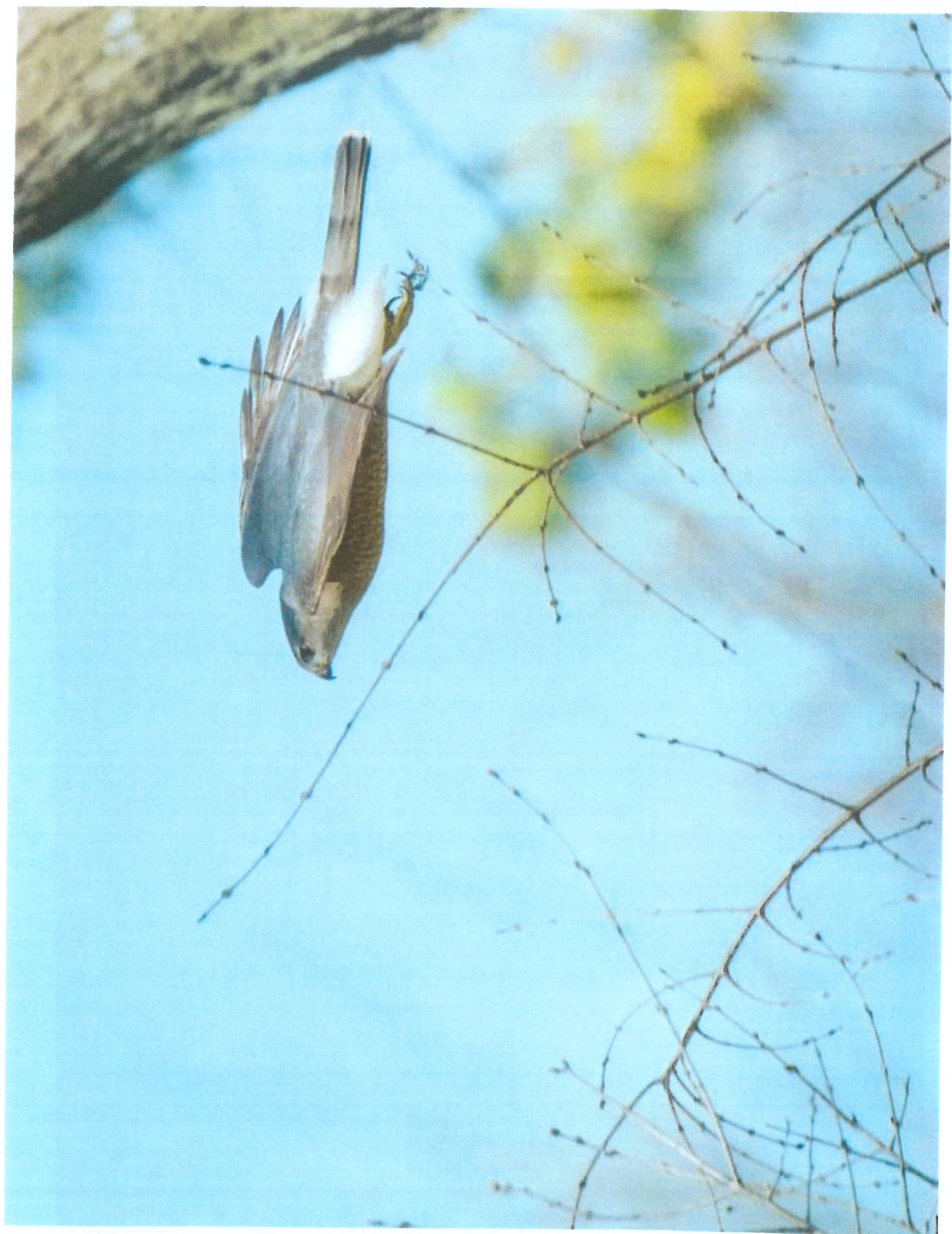
















Ganser, Jennifer

From: Sarah Koechling <[REDACTED]@gmail.com>
Sent: Tuesday, March 08, 2022 4:20 PM
To: Ganser, Jennifer
Subject: Coop Community Park

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I am writing to express my concern with proposed plans for SAFA ENTERPRISES, LLC to build a 3 story restaurant directly in front of this wonderful park in this historic neighborhood. I live in the Glenbard Acres unincorporated neighborhood in Lombard that fought hard against Bucky's (already bought and sold to another community, by the way) building a large gas station that is just behind my own house. It now lights up my entire backyard, along with all of those behind me. We have had flooding issues that were not issues prior, and the entire feel of the neighborhood changed. For a gas station.

I am well aware just how much this will affect the area in York Center, not just with light and sound but with unwanted traffic. With so many businesses on Roosevelt Road standing empty, I am unsure how this would be a wise decision. Who knows how long this business will last? The proposed spot is also just before a very busy intersection with roads through this small neighborhood destined to become shortcuts.

I have also been made aware that the proposed business plans include requests for 8 separate variances, including for height and light. Considering there is a longstanding park directly behind the spot, with native plants and animals, I do not believe that this would be a wise spot for any of these variances to be approved.

Thank you,

Sarah Campagna
S. Lloyd Ave.
Lombard

Ganser, Jennifer

From: Patricia Shapera [REDACTED]@att.net>
Sent: Friday, March 11, 2022 12:54 PM
To: Community Development
Subject: attn: Jennifer Ganser, Case No. PC22-05

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Ganser,

We have two primary concerns - flooding and noise.

Studies we consulted conclude that this area will experience more frequent and severe rain-storms and flooding. This is consistent with our own observations over the 70 years we have lived here. We look to the good-faith efforts of the Village of Lombard to promote the integrity of the drainage system to mitigate flooding.

We intend to be good neighbors and hope the developer will keep the noise of his operations to a minimum.

Sincerely,
Benjamin and Patricia Shapera, 18w740 13th Street

Ganser, Jennifer

From: Lana Pedersen [REDACTED]@icloud.com>
Sent: Friday, March 11, 2022 4:32 PM
To: Community Development; Ganser, Jennifer
Cc: Lana Pedersen
Subject: Proposed banquet hall on East Roosevelt Road
Attachments: York Center Community Wildlife.pdf

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am very unhappy with the prospect of building a 3-story building just north of our small community park on 13th Street; it is simply too tall/large for the location, and will destroy the character of the park. Besides impacting nearby residents (and having a negative affect on their property values), the project would impact many of us who enjoy nature - the sense of peace, solitude, and quietness when gazing at the pond, enjoying quiet moments....

- - a Great Blue Heron, or a Great Egret, standing silently and still in the water, hunting for prey. Suddenly - SPLASH! - a strike!
- - a Barn Swallow (an airborne acrobat!) flying over the pond in search of insects
- - on a sunny day, beautiful, amazingly fast and ferocious fireflies, darting over and around the water, preying on mosquitoes (their favorite food) and other insects
- - the haunting calls of our neighborhood Great-Horned Owls, their hoots proclaiming their territory and strengthening their pair bonds. (Did you know they mate for life?) These owls are good neighbors, very welcome and celebrated in our community, and we want to keep them here. Light pollution and noise create unnatural challenges for them while they are hunting for prey, primarily rabbits and other rodents.
- - on early Spring evenings, the chorus of Spring Peepers "peeping" and the trills of American Toads around the pond, looking for mates (relaxing "night music," a natural stress reliever for many of us)
- - at nightfall, bats zooming over the water - natural mosquito control!
- - the magical and mesmerizing spectacle of hundreds of sparkling fireflies at dusk, looking for mates! Populations of fireflies have drastically plummeted, due to light pollution (as well as pesticides, herbicides, and habitat loss). Light pollution makes it more difficult for male fireflies to recognize the unique blinking flashes of females of their particular species, which makes it harder to find a mate.
- - coyotes and foxes, hunting in the waning light and after dark, are also hampered by light pollution and noise

These are special moments that we want to preserve for our children, grandchildren, and generations to come. We all pay taxes to support the York Center Park District, so many of us have a sense of ownership of this park.

The sight of a tall, large building, looming just over the pond, dominates the view. It would ruin the sense of peace and solitude. The lights in the evening would totally get in the way of enjoying nature, and more importantly, have a negative impact on wildlife. We must protect and restore wildlife and their habitats; if we don't, who will?

Thank you for your consideration,

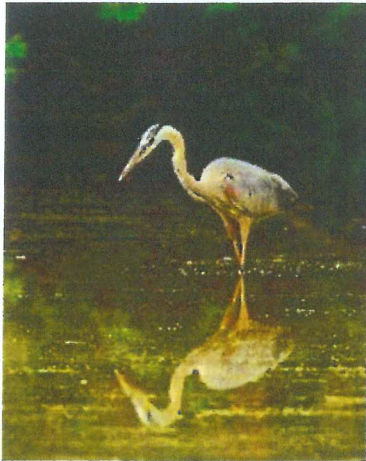
Lana Pedersen
Nature lover and homeowner (about 2 blocks from the park) in York Center Community

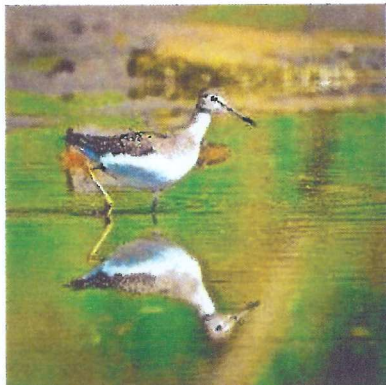
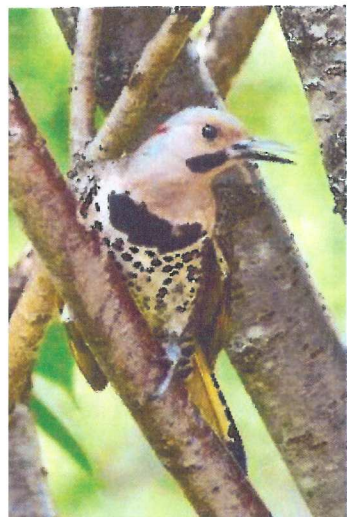
P.S. ALL PHOTOS (copyright Lana Pedersen) were taken in YORK CENTER COMMUNITY, including the park on 13th Street. Even though coyotes and foxes visit the pond, I photographed them from our windows. We NEVER put food out to attract them (although we do have bird feeders). We want these creatures to "stat wild" for their own safety, and ours.

Please see photo attachment.

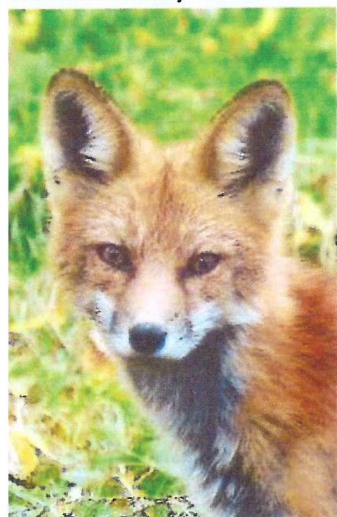


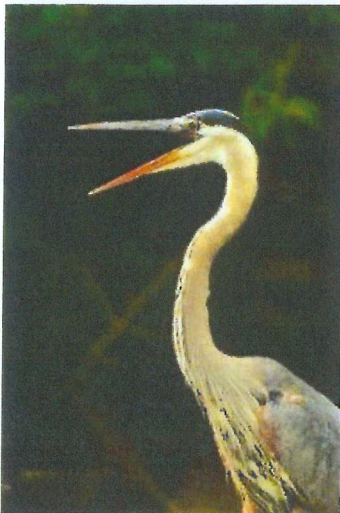
York Center
Community Wildlife





York Center
Community Wildlife





York Center
Community
Wildlife





York Center
Community
Wildlife





York Center
Community
Wildlife



Ganser, Jennifer

From: Sarah Detzner [REDACTED]@gmail.com>
Sent: Wednesday, March 09, 2022 10:24 AM
To: Ganser, Jennifer
Subject: Concerns about proposed development by SAFA enterprises in B4A Roosevelt Road Corridor District

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it May Concern,

I am writing to express my significant concerns about the impact of plans for development by SAFA ENTERPRISES, LLC in the B4A Roosevelt Road Corridor District on the property directly north of the Coop Community Park on 13th street that is Public land maintained by the York Center Park District.

The 8 variations to existing rules and variances that SAFA has requested seem excessive and poorly-thought out. Frankly it seems short-sighted to disrupt one of the few areas where wildlife congregate when there are so many other commercial properties in the area (the many storefronts on Roosevelt rd, for example) standing vacant. Growing up near the park, I enjoyed the opportunity to enjoy nature and observe wildlife to an extent that many who live in more built-up areas of region sadly don't, and consider it an important part of my childhood. I don't want to see this opportunity closed off for current and future residents.

I hope you'll take action to protect this important part of Lombard.

Best,

Sarah Detzner

*Dr. Sarah Detzner
Consultant
Security Sector Reform*
[REDACTED]

Ganser, Jennifer

From: P.J. Novickas [REDACTED].net>
Sent: Thursday, March 10, 2022 10:06 AM
To: Ganser, Jennifer
Subject: Concerns for development by SAFA ENTERPRISES, LLC in the B4A Roosevelt Rd. Corridor District
Attachments: Lombard Plan Commission - YCC coop park.pdf

Please be cautious

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Hello Ms. Ganser,

Please consider and submit my concerns to the Plan Commission regarding the plans for development by SAFA ENTERPRISES, LLC in the B4A Roosevelt Rd. Corridor District on the property directly north of the Coop Community Park on 13th street that is public land maintained by the York Center Park District.

My letter is written below and a pdf is attached.

With Gratitude,
Tricia Sanborn

Plan Commission
Lombard Village Hall
255 East Wilson Ave.
Lombard, IL 60148

To Whom It May Concern:

I am writing to express my significant concerns regarding the impact of plans for development by SAFA ENTERPRISES, LLC in the B4A Roosevelt Rd. Corridor District on the property directly north of the Coop Community Park on 13th street that is public land maintained by the York Center Park District.

In a recent meeting with the project's lawyer, Mr. Daniel, I was enraged to hear Mr. Daniel repeatedly refer to the property wetland and connecting parkland as "insignificant". Here are my significant concerns:

-There are at least 7 vacant restaurant properties on Roosevelt Rd. between this property and I-355. If this property is significant enough to develop with such an ambitious project, then at least be a good neighbor and contribute to maintaining the park district land in addition to homeowners on the "notice" list. Development owners can donate trees to the park district and neighbors in the "notice" zone.

-Lombard, IL is on the CRTI (Chicago Region Trees Initiative) Partners List. The purpose of this network is to advocate for trees. How is this development acknowledging it's CRTI membership? The group asserts, "Chicago's regional forest is a critical asset that needs our protection. Trees clean our air and water, reduce flooding, improve our property values, create habitat for wildlife, and provide significant social and health benefits. In short, trees improve our quality of life."

-Listed in the CRITICAL ISSUES section of the CRTI site:

- Increased development and impervious ground cover
- Limited species and age diversity of publicly owned trees
- Lack of education and outreach to private property owners who manage the majority of trees within municipalities

-Is Lombard known for consulting with CRTI Partners and Collaborators about this development's site and operation plans?

-Where is it written that there will not be alcohol served on this development for the next 50 years. The developing owners may not serve alcohol, but what happens if/ when ownership changes?

-Variances that allow more lights to showcase the building on the south AND west side of the building are unacceptable. We, the members of the Co-Op Park, deserve a dark skies compliant neighbor.

The significance of nature's services in this undeveloped property is critical to wildlife habitat, waterway health, and overall well being of York Center Community. Our neighborhood park land is significantly impacted by the development of this property. My quality of life is measured by the access my family and friends have to natural areas and wildlife habitat. My daily stroll with my two toddlers, our neighborhood's annual events held in the Co-Op Park, the neighbors' sightlines, water retention, and noise and olfactory concerns in the "notice" zone will be HUGELY impacted by this VERY LARGE construction project on the adjacent park land.

After attending the meeting with the project's lawyer, Mr. Daniel, my concerns for the development of this property with this project have only escalated.

With Gratitude,
Tricia Sanborn
York Center Community Member

Plan Commission
Lombard Village Hall
255 East Wilson Ave.
Lombard, IL 60148



To Whom It May Concern:

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With Gratitude,
Tricia Sanborn 
York Center Community Member

Ganser, Jennifer

From: Brett Gouveia <[REDACTED]@comcast.net>
Sent: Thursday, March 10, 2022 5:08 PM
To: Ganser, Jennifer
Subject: 855 East Roosevelt Road Development
Attachments: 855 E Roosevelt.docx

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jennifer,

I am submitting my concerns about the 855 East Roosevelt Road Development in a MS word document that I have attached. I live on the SE corner of Pep Boys.

Thanks for your time,
Brett Gouveia
828 E 13th St, Lombard, 60148

Plan Commission
Lombard Village Hall
255 East Wilson Ave.
Lombard, IL 60148

To Whom It May Concern:

I am writing to express my concerns regarding the construction of a three-story restaurant by SAFA ENTERPRISES, LLC located at 855 Roosevelt Road, Index #06-21-100-013.

My main concerns are lighting, noise and the height of the building.

I am asking that the lighting on the west and south sides of the building be baffled so that the intensity of the lighting in my back yard are minimized. I suggest the same for the parking lights. That they be baffled and angled down toward the parking lot.

Related to lighting and noise I would be happy if a line of shrubs and 40' trees could be planted on the south and west sides of the parking lot to buffer lighting and noise coming for the building and parking lot.

I am also opposed to the height of the building as it will be at least a full story higher than other buildings nearby. I am sure I will see the third floor of the restaurant above the Pep Boys in my back yard. The restaurants impact on my neighborhood would be greatly reduced if the building height was limited to two stories.

These changes should help preserve the peacefulness of the neighborhood for myself, my neighbors and the wildlife which is plentiful in our neighborhood.

Thanks for listening to my concerns,
Brett Gouveia
828 East 13th St, Lombard 60148
I am located on the SE corner of Pep Boys.

Ganser, Jennifer

From: [REDACTED]@comcast.net
Sent: Thursday, March 10, 2022 11:47 PM
To: Ganser, Jennifer
Subject: plans for development by Safa Enterprises on Roosevelt Road

Please be cautious

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Dear Lombard Planning Commission:

I am writing to express concerns regarding the current plans for development by Safa Enterprises, LLC in the B4A Roosevelt Road Corridor District on the property directly north of the Co-op Community Park, public land in our community maintained by the York Center Park District.

I have lived in this community for 35 years and am among the residents who will be directly impacted by this proposed construction. After hearing details about this proposal, I have multiple concerns. I live on 13th St., which is the street just south of the park area that will be impacted by this proposed building. I realized that this 3-story structure will be much taller than any of the trees that are to the south and west of this proposed structure. These are grown trees that have been in the area for years. The building will tower over our existing trees and will be totally visible at least from late fall through spring. This will significantly modify the beauty of the park and the impact of a park as a piece of nature. We currently have a variety of wildlife living in this park or making frequent visits to this park. It is one of the real joys of walking along the park to see these various birds and animals. Various members of the community have talked about the loss of wildlife due to this additional intrusion of this large building that will alter and potentially destroy both the daytime and nighttime cycles of the many creatures that live and visit in our parkland.

Mark Daniel, the attorney presenting the proposal, repeatedly said noise would not be a problem since alcohol would not be served; however, the building would have a capacity of 350 people including some outside seating and would be open until 11 PM. Those numbers certainly seem to be an intrusion on residents in our community as well as wildlife living in our park. There are currently many empty restaurants on Roosevelt Rd. Restaurants frequently fail and are immediately or eventually purchased by another entity; we have seen that often on Roosevelt Rd. What is the guarantee that no restaurant serving liquor will ever replace this original restaurant should it fail or otherwise change ownership? My neighbors who live closer to Sebastian's and the various establishments that this building was prior to becoming Sebastian's have complained often about the noise both in the parking lot and people partying outdoors. I don't want to experience similar problems with a 3 story restaurant, a building that is much higher than anything around it.

Water retention has always been a problem in this park and has become a bigger issue in more recent years. Complaints from our community board of directors and individual residents have not seemed to result in any improvement. We have been repeatedly been told nothing will be done, as making change would create water retention on the north side of Roosevelt Road, which apparently is more important than our area. Since a large public storage facility with parking is now being built on the north side of Roosevelt, more water will be displaced rather than absorbed and could make drainage even worse on the south side of Roosevelt. The multiple variations in drainage being requested for this project are much too risky.

There are 116 parking spaces for guests and staff at this building, but the building capacity is 350 guests plus staff. Staff working weekends might park behind the strip mall to the west of the proposed building according to what we were told at this Zoom meeting, but guests would not park there. Where would the overflow guests park?

These are some of my major concerns about this project in addition to its excess height compared to other structures along Roosevelt Rd. I ask that the Lombard Planning Commission work with this restaurant proposal, making modifications that address these concerns.

Sincerely,

Doris Dornberger
19W020 13th St.
Lombard IL 60148

Ganser, Jennifer

From: Adam Johnson <[REDACTED]@hotmail.com>
Sent: Friday, March 11, 2022 9:04 AM
To: Ganser, Jennifer
Subject: 855 E. Roosevelt road.

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Plan Commission,

I am writing to voice concerns about the proposed development at 855 east Roosevelt Rd by SAFA properties. My concerns are:

1. Noise - The restaurant plans to host events with music and the late night hours will intrude on the local residents sleep hours. This directly lowers their quality of life, health, and wellbeing. Please require the building to use sound dampering construction methods in the building walls and windows.
2. Light-The design calls for lighting on all four stories and all four sides including ground lighting that shines skyward. The parking lot does not have a fence that will block car headlights from shining into surrounding houses and the park animal habitat. The increased light will lower the quality of life for near by houses. Please address.
3. Water drainage and flooding - The neighborhood already deals with water issues in the park and surrounding houses. This large development will decrease the green space that absorbs rainwater. This will decrease the quality of nearby yards and the park quality. Please address.
4. Traffic safety on 13ths Street. People trying to find or leave the restaurant will eventually end up on 13ths Street in confusion and drive too fast. We already have a speeding problem on that road. Signs have minimal impact and they look bad. Please address traffic safety concern.
5. The building is requesting many variances including height and lighting. For a space so close to residential it seems unnecessary to grant the variance. I request they build within current code. Please address.
6. Impact on nature and animals- What study has been done to understand the impact this development will have on the local park natural space and animals? Please address.

I appreciate all you do for the city. Happy Friday. Peace, Adam Johnson
18w720 13th Street Lombard.

[REDACTED]
Behind the proposed building site.

Ganser, Jennifer

From: Tomas Novickas <[REDACTED]@novickas.net>
Sent: Friday, March 11, 2022 8:19 AM
To: Ganser, Jennifer; Heniff, William; Niehaus, Scott
Subject: 855 E Roosevelt Rd variances

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Lombard Plan Commission Members, Ms. Jennifer Ganser, Mr. Bill Heniff, and Mr. Scott Niehaus:

I am a resident of the York Center Community adjacent to the proposed development at 855 E Roosevelt Rd. Our community park abuts the development directly. I am an advocate for quality development and improvement of the Roosevelt rd corridor. I believe that the development, as currently proposed, should not be considered for variances nor development until the developer can resolve issues associated with the property as it relates to neighbors. On the developer's call with neighbors, several Community members raised significant concerns. By and large the concerns raised were the same issues intended to be addressed by Lombard's existing code. Lombard code section 155.417 - Roosevelt Road Corridor B4A District requirements begins with "*... commercial setting that is compatible and complimentary with adjacent uses, including nearby residential neighborhoods that will promote a high level of architectural and landscaping excellence. The establishment of this district shall encourage appropriate design principles for buildings, site planning, landscaping and/or signage.*" The intent and language is clear--the need for the development to work cohesively with neighbors is critical. As was demonstrated on the developer's call, the development proposal does not adequately address basic, reasonable, and code-related concerns.

In its current form the developer has indicated they would like to primarily utilize existing foliage in flood-ways for screening. Notably, section 155.417 (2) "*Site landscaping shall buffer unwanted views and sound*" and 155.417 (2) (a) "*Selection of plant materials should be based on year-round interest, color, branching pattern, etc.*" however the existing foliage/landscape screening loses its leaves in winter and given the height (including additional height requested by variance) of the proposed development, the existing trees would appear to be completely insufficient at buffering unwanted views and sound related to the top half of the building. 155.417(1)(a) Indicates "*...relationship of the site to its surroundings, with special consideration of protecting adjacent residential neighborhoods. Particular attention should be given to the location of parking, driveways, outdoor lighting, outdoor use area...*" yet the proposed building has abundant wall sconce lighting on both the south and west side of the building--both of which would be highly visible and incompatible with the adjacent public park. The developer has asked for a variance from 115.417(G) (14) in the context of uplighting of decorative features however critically, 155.417(G)(14) also states that "*Screening of lights from residential areas...shall be required*" which is not being accomplished by the developer's proposal. The rooftop deck with apparent "VIP" lounge areas would be utilized until the restaurant closes, likely at 11pm-12am and no provisions have been made to reduce noise from the rooftop deck to adjacent properties nor park. Further, upon the restaurant closing, the employee designated parking (another variance related request) --the last people to leave-- is almost directly adjacent to neighboring properties. The developer has verbally indicated that noise would be minimal simply because there is no alcohol served, however there is no written guarantee (that we are aware of) that would ensure this form of "noise mitigation" would be perpetual. The developer has indicated they would self-enforce noise issues related to parties and employees leaving at the end of the night (early morning hours) but no clear process or guidelines have been shared. We as neighbors do not want to have to involve authorities to regularly enforce our right to peace at home.

In short, the developer's proposal does is not "*... compatible and complimentary with adjacent uses, including nearby residential neighborhoods that will promote a high level of architectural and landscaping excellence.*" nor does the proposed "*Site landscaping ...buffer unwanted views and sound*"

Our serene and peaceful park is a respite against the hustle and bustle of Roosevelt rd and nearby corridors. Our park hosts numerous and interesting wildlife including migratory birds. While I do not expect the property at 855 Roosevelt to remain undeveloped, it is critical that any development of the property maintain the historical integrity of the park's serenity. The B4a Roosevelt Road zoning language supports keeping the park serene. Our Community has endeavoured to take an active role in protecting our park and neighborhood. Many in our Community are lifelong residents or like myself have planted roots we hope will grow deep. We have, by and large, explained our positions to the developers--who have indicated a limited willingness to work on solutions. As many of us have relevant knowledge, we have proposed specific, reasonable, and actionable solutions--which so far have largely not been included. As a result, I **believe it is the duty of Lombard to not consider variances nor approve development of the 855 Roosevelt rd property until reasonable solutions can be found to address the clear issues. I would respectfully ask that at minimum the consideration of variances is postponed to allow the developer to work on solutions.**

Thank you for your consideration,
Tomas Novickas

Ganser, Jennifer

From: [REDACTED]@gmail.com
Sent: Friday, March 11, 2022 11:47 AM
To: Ganser, Jennifer
Subject: proposed development at 855 E Roosevelt Rd: Plan Commission
Attachments: Lombard Plan Commission.docx

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Please distribute attached to PLAN COMMISSION

THANK YOU

Tim Murray
[REDACTED]

March 11, 2022

Plan Commission (delivered via email: ganserj@villageoflombard.org)
Lombard Village Hall
255 East Wilson Ave.
Lombard, IL 60148

To Whom It May Concern:

I am writing to express my significant concerns regarding the impact of plans for development by SAFA ENTERPRISES, LLC in the B4A Roosevelt Rd. Corridor District on the property directly north of the Coop Community Park on 13th street that is public land maintained by the York Center Park District.

In a recent zoom meeting (3/2/22) with the project's lawyer, Mr. Daniel, I was surprised by the emphasis on the landscape. There is obviously a greater impact to the area. The meeting did progress into other areas which brings me to petition this body to further investigate the cause and effect of this development, and to halt any further development.

The Plan Commission outlines specific areas (excerpt from website) that a development must address and provide evidence. I respectfully request that the Plan Commission continue to ask for further information and request that SAFA ENTERPRISES, LLC address the following concerns in these areas:

1. **Petition:**
2. **Plat of Survey:**
3. **Site Plan:**

OVERALL: The site plan calls for a 3-level restaurant. Taken into consideration the surrounding residential area, developable area of the parcel; intent of use; environmental impact; etc: The development simply does not fit the Village of Lombard code section 155.417.

PARKING: Site plan information provided does not provide for adequate parking of customers, staff, vendors, etc. The projects lawyer referenced valet and shared parking of adjacent strip mall as resolution. In addition, the site plan does not detail waste disposal area nor area for operational equipment which will lower the number parking spaces.

SUGGESTED PLAN COMMISSION ACTION: Reject any variance in this area. The buildings square footage and planned capacity does not match (the square footage can maintain a larger occupancy than what is published), and the occupancy can very easily be increased further in the development process or after grant of occupancy. This will result in significant issues with customers parking in residential areas and trespassing for egress/regress of the site.

NOISE: The site plan calls for rooftop seating. An open-air venue within such close proximity to a residential area establishes an adversary situation that will last for the existence of the building/business. The philosophy of the Plan Commission is to foresee this type of situation and address before a structure is built.

SUGGESTED PLAN COMMISSION ACTION: Reject open-air venue due to the negative impact to neighbors and environment.

FIRE SAFETY: From the plans I have reviewed, there seems to be some discrepancy regarding code. The second floor requires a 2 hr rated enclosed stairwell leading directly outside. I do not see this on the plan. Front stairwell leads to ground floor level interior. Rear stairwell indicates no exterior door and appears inadequate for the occupancy.

SUGGESTED PLAN COMMISSION ACTION: Confirm all fire safety codes adhered to without variance.

4. Landscape Plan: The landscape plan was significantly discussed, and feedback provided during ZOOM call on 3/2/22.

SUGGESTED PLAN COMMISSION ACTION: Reject as written. Request a comprehensive landscape plan that includes input from residence (Line of Sight/Lighting/Noise); wetlands plan (see #8); and Endangered Species plan (#9).

5. Preliminary Plat of Subdivision:

6. 8 1/2" x 11" and/or PDF version of all plans

7. Response to Applicable Standards:

SUGGESTED PLAN COMMISSION ACTION: Review in detail all applicable standards.

8. Kane-DuPage Soil and Water Conservation District: This area is a deep concern with all parties except the developer. The developer has the position that if it does not change anything then it does not need to do anything with the wetlands. As I can understand that position, I appeal to the Plan Commission to take-up the challenge to get all entities (Village of Lombard, Dupage County, York Township, etc) to resolve the flooding that exist on private homeowner properties and the Coop Community Park.

SUGGESTED PLAN COMMISSION ACTION: Recommend a comprehensive plan be developed and executed prior to or in conjunction with the development of this parcel. This is the time to collectively resolve the flooding prior to the development of this parcel.

9. Illinois Department of Natural Resources Application regarding Endangered and Threatened Species: There is evidence of endangered species on the site. In addition, I am not aware of any address of this concern.

SUGGESTED PLAN COMMISSION ACTION: Stop any development of the site until endangered and threatened species are addressed. Specifically, the Short-Eared OWL has nested on/around this parcel.

10. Additional Information (consult with staff for further direction): There is considerable additional information to this site. For instance: The square footage of the kitchens do not match the occupancy. The current square footage assigned to the kitchens would easily be able to serve double the occupancy listed. This indicates there is additional information needed. In addition, the lawyer offered that the business would not serve alcohol to justify the minimal impact to noise/traffic/etc. There is no commitment that the parcel will remain "alcohol-free".

In closing, I respectfully request the Plan Commission continue to further investigate the plan-of-use for this parcel. From the information I have to date, I respectfully request that the Plan Commission make the recommendation to deny the petition to the Lombard Board of Trustees.

Sincerely

Timothy Murray
Homeowner within 250' of said Parcel
[REDACTED]@mail.com

Ganser, Jennifer

From: Leah Pedersen <[REDACTED]@gmail.com>
Sent: Friday, March 11, 2022 12:31 PM
To: Ganser, Jennifer
Subject: York Center concerns

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello -

I am a current resident of the York Center Community, adjacent to the proposed development at 855 E Roosevelt Rd. The proposed property backs up directly to our community park. While I am an advocate for quality development along the Roosevelt road corridor, I am concerned about the numerous variances being proposed. Our neighborhood park is a hidden gem, and we love the wildlife seen around and in the park. My main concerns are with the height of the building proposed and the lighting involved. As the proposal currently stands, the developer plans to primarily rely on current foliage for screening. This would be inadequate for a building of that size and scale, as the existing foliage loses its leaves in the winter. In addition, the existing trees would be insufficient to screen a building of that height, from both sight and sound.

This neighborhood has a long history of concern about the well-being of the residents of YCC, and we have an admiration for the native plants and animals that make this park so great. Unless the developer makes major changes to their plan that will protect this existing treasure, I believe the Village of Lombard has a duty to block this development. Thank you for your time,
Leah Pedersen

Melissa Stuart Barnett
18W725 13th Street
Lombard, IL 60148



March 10, 2022

To Whom it May Concern,

I would like to address the proposal for a 350 seat restaurant/banquet hall/event space to be developed by SAFA enterprises in the B4A Roosevelt Road Corridor District. For informational purposes, I live directly adjacent to the south end of Co-Op Community Park on 13th Street. My family and I will be impacted by this development although we are not close enough to be considered 'in standing'.

My primary issue is with the lighting variances that have been requested. There is a reason that you have wisely required that lighting face down – so that it does not impact surrounding areas. Variances for this property have been submitted in order that rickshaws and landscaping be illuminated with lights facing up. The building also appears to have multiple sconces on it which will also face up. Mark Daniel made it clear that he expects this to be a late-night restaurant so I would fully expect these lights to remain on well past midnight, or perhaps all night. This is an unnecessary disturbance to myself and my family, my neighbors and all the creatures (from blue herons to great horned owls) that call our park home. I would ask that lights that do not face Roosevelt Road be minimal and meet all lighting restrictions without variance. The south facing lights truly serve no purpose as they do not draw the eye of those driving on Roosevelt and will primarily only serve to be a nuisance. Other businesses in this area only seem to have south-facing lighting for security. I would also request that every effort be made to mask the lights from the cars that will travel in and out of the parking lot. This would be an on-going issue but one that could be remedied with a wall.

My secondary issue is with the sound that will come from the upstairs patio and the proposed and yet unnamed events in the parking lot and on the rooftop. While Mark Daniel told us that no alcohol will be served at this establishment, I can assure you that 350 people, with or without alcohol, will make an impact. They also describe entertainment and dancing as a part of this restaurant, which will also contribute to noise well into the night.

As a former restaurant manager, I fully understand that SAFA enterprises is investing a lot of money in this property and that they fully expect to seat near capacity in order to satisfy their debt. I am asking that events in the parking lot and on the patio not be given a variance as there is no limitation as to how often, when or to what capacity these events can be held. This variance would allow SAFA enterprises to hold events at any time of the year, at their discretion. These unnamed events have nothing to do with the running of a restaurant/banquet hall and could be requested to the village as they come up.

Finally, I believe that the height of this building is out of scale and dwarfs all other developments in the area. It is much taller than Pep Boys to the east and, at 45 feet, it will be the tallest building in the area. This building will tower over the very tall trees in the park and will certainly be taller than any trees the developer plans to put in as screens. I respectfully request that you limit the height of the building to 40 feet as per code.

Thank you for your consideration in this matter,

Melissa Stuart Barnett

Ganser, Jennifer

From: James Barnett [REDACTED]@att.net>
Sent: Friday, March 11, 2022 1:13 PM
To: Ganser, Jennifer
Subject: letter regarding proposed development at 855 E Roosevelt
Attachments: letter to lombard planning.docx

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Ganser,

Please find the attached file with a copy of my comments about the proposed development on 855 E. Roosevelt Road and deliver them to the members of the Plan Commission.

Appreciatively,
James Barnett

Sent from [Mail](#) for Windows

James Barnett
18W725 13th Street
Lombard, IL 60148

[REDACTED]@att.net
[REDACTED]

March 11, 2021

Dear Commissioners,

I would like to address the proposal for a 350-seat restaurant/banquet hall/event space to be developed by SAFA enterprises in the B4A Roosevelt Road Corridor District.

My wife Melissa also wrote a letter telling you of our concerns about the potential impact of the lights and the noise of the proposed development on the lives of our family and the greater York Center community, and I agree with her assessment, so I will let her speak for me in those regards. Instead, I would like to talk a little bit about the park that so many of us are worried about.

I loved the Co-Op Park even before we moved into the community. We would wander the park after visiting friends in the area, or sometimes just turn the lights and the engine off in our car and sit there, enjoying the sights and sounds of a summer evening in a place that was quiet and dark enough for the natural world to hold sway. We jumped at the opportunity when we heard that a house next to the park was for sale, and living nearby has been even more of a blessing than I could have imagined at the time.

The park is a bit of nature in the metropolis, a keystone out of which radiates the open land of a dozen different homes and then connecting with the York Center community as a whole to form a refuge for wild creatures of all sorts. The park is home to several species of hawks and owls, numerous amphibians, mammals ranging from muskrats and voles to coyotes, too many species of birds to name but including jays and orioles, woodpeckers and cardinals and the occasional egret or heron, not to mention the many migrating species that briefly call our vernal pond and the surrounding trees home each spring.

Too much commotion will likely cause problems for much of this wildlife, but I really worry about the impact of the lights and the noise on the nocturnal creatures that call the park home. At least three species of owls live in the park and its environs, along with several types of frogs and amphibians and at least a couple species of bats. These are all especially vulnerable to bright lights and excessive noise. What is going to happen to them once the lights go on and the rooftop parties begin?

Our community has diligently protected the land, made a conscious decision not to install any bright street lighting on the block, kept it as a refuge, a quiet spot for wildlife and people. I hope you can see why many of us believe it is important to be good stewards of the park and the creatures that live there, and I hope you will take these concerns into account when deciding what can be built next to it.

Best Regards,

James Barnett
18W725 13th Street
Lombard, IL 60148

[REDACTED]@att.net
[REDACTED]



March 10, 2022

Dear Commissioners,

I would like to address the proposal for a 350-seat restaurant/banquet hall/event space to be developed by SAFA enterprises in the B4A Roosevelt Road Corridor District.

My wife Melissa also wrote a letter telling you of our concerns about the potential impact of the lights and the noise of the proposed development on the lives of our family and the greater York Center community, and I agree with her assessment, so I will let her speak for me in those regards. Instead, I would like to talk a little bit about the park that so many of us are worried about. I loved the Co-Op Park even before we moved into the community. We would wander the park after visiting friends in the area, or sometimes just turn the lights and the engine off in our car and sit there, enjoying the sights and sounds of a summer evening in a place that was quiet and dark enough for the natural world to hold sway. We jumped at the opportunity when we heard that a house next to the park was for sale, and living nearby has been even more of a blessing than I could have imagined at the time.

The park is a bit of nature in the metropolis, a keystone out of which radiates the open land of a dozen different homes and then connecting with the York Center community as a whole to form a refuge for wild creatures of all sorts. The park is home to several species of hawks and owls, numerous amphibians, mammals ranging from muskrats and voles to coyotes, too many species of birds to name but including jays and orioles, woodpeckers and cardinals and the occasional egret or heron, not to mention the many migrating species that briefly call our vernal pond and the surrounding trees home each spring.

Too much commotion will likely cause problems for much of this wildlife, but I really worry about the impact of the lights and the noise on the nocturnal creatures that call the park home. At least three species of owls live in the park and its environs, along with several types of frogs and amphibians and at least a couple species of bats. These are all especially vulnerable to bright lights and excessive noise. What is going to happen to them once the lights go on and the rooftop parties begin?

Our community has diligently protected the land, made a conscious decision not to install any bright street lighting on the block, kept it as a refuge, a quiet spot for wildlife and people. I hope you can see why many of us believe it is important to be good stewards of the park and the creatures that live there, and I hope you will take these concerns into account when deciding what can be built next to it.

Best Regards,

A handwritten signature in blue ink that reads "James Barnett". The signature is fluid and cursive, with the first name "James" written in a larger, more prominent script than the last name "Barnett".

Ganser, Jennifer

From: dastowe <[REDACTED]@adspring.com>
Sent: Friday, March 11, 2022 3:11 PM
To: Ganser, Jennifer
Subject: Development plans for 855 Roosevelt Rd - SAFA Property, LLC

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jennifer,

I appreciated the opportunity to attend the zoom meeting with the attorney for the investor/developer of the restaurant property proposal on 855 Roosevelt Road. I believe they have started to make a good faith effort to address, in advance, the concerns that we as a community, the village and county may have regarding their proposal.

I'm sure you can appreciate that both the village and developer/owner need to provide the opportunity for and receive feedback and concerns from the broader community and adjust plans accordingly. I've outlined (repeated some of them here with some suggestions at mitigation. I am concerned about the apparently short time frame to inform and receive feedback from the community. That said, I am pleased to see that the county, village, and developer have taken some steps to address some of the concerns that would be inevitable with the location of this project.

Some of my input for community concerns:

1. Land use - would like to see an overall plan from the county and village (and possibly the developer) that will mitigate the historical and currently eroding/deteriorating drainage and wetland/forest area. I appreciate that a significant amount of the property is not being developed due to water and wetlands preservation, but also note that further developments in the area may (or may not) be contributing to improved habitat and drainage concerns. What is being done at this location and surrounding for appropriate management of the vulnerable areas once the project is "completed".
2. Water/Stormwater - fundamental requirements = no change to existing direction, flow rate, volume impact from the property. The engineering allegedly appears to reflect this according to the current standards - what is the margin for error? Do they exceed current standards in order to adjust to the new reality of climate change impacts looking towards the future? See comments above.
3. Height of structure - There is a significant impact on views of the horizon looking north from the open (park) areas to the south of the structure and across 13th street in addition to identified households in the community. This will influence the ambient light and noise to the surrounding areas beyond the closest homes. (Think Montini High School on the southern

border of the community and related stadium lights and amplified noise that has had an unpleasant influence on quality of life that is an influence on how the community responds to this development).

4. Lighting - Ambient light of a very tall structure in comparison with surrounding structures (twice the height of PEP Boys), parking lot lighting and vehicle lights.
5. Noise - Amplified music, voice, events held on the third floor open air patio, unruly patrons

Mitigation considerations:

1. Land use - what will the county/village/investor/park district dedicate as resources to improve the natural habitat on both the "developed" and "undeveloped" (adjoining) land at this location? Footprint of the project leaves a significant part of the vulnerable areas "untouched", but that begs the question of what level of land management will encourage a healthy development of the surrounding natural/wetlands/wooded areas and who will share in this common interest?
2. Water/Storm water - engineering plans to minimize further impact on the poorly functioning drainage in this area appear to address the concerns and may enhance the management if the village/county/investor are forced to pay more attention to this spot.
3. Height - Unless the investor would agree to reduce the height to the same as the adjoining PEP Boys, the horizon view will be impacted. (The roof and south face will tower through and above the currently tallest tree line). Given the "reduced footprint" and retaining walls required for water mitigation it is unlikely that adequately sized trees planted on the slope/edge of the retaining walls would be able to address this or the lighting concern (worth asking/confirming). This would lead me to think that plantings may be more useful in the undeveloped lot to the north of 13th street (privately owned) and will take years to mitigate - which is okay from my perspective having planted with, my father, pines in the former south shelter belt 50+ years ago between ourselves and Montini). Alternative solutions may be more practical but may reduce space on the parking lot foot print. If parking is inadequate - drop building height/capacity to 2 floors.
4. Lighting - The shielded and reduced number of downward facing sconces against the walls between the windows will be unlikely to remove the night time view of the south and west facing walls that will become the new sky line. Secondly, shielding the south and west facing windows should be shaded at night to eliminate the ambient light of this skyline structure. Parking lot lights and building lights should be shielded and directed away from lot lines (which appears to be the case) light intensity may still be an issue that should be eliminated or reduced to the parking lot level only. Thirdly, vehicle headlights should be able to be mitigated by the suggested (guard rails) enhanced by a fence or natural screen above the guard rails to mitigate the lights from traffic movement in the parking lot.
5. Noise - The 3rd (upper) level open patio primarily faces west and is open to the south. Amplified music would be directed to the west (over the strip mall) and the "naturally preserved" Sugar Creek with likely overflow to the south. Hours of operation would need to be reviewed perhaps similarly to event management at Montini (?) so amplified music especially on the outdoor patio shuts down earlier (10pm?) even if the event goes until midnight. This would not prevent boisterous or unruly crowd noise. Indoor events might be granted longer hours for amplified music. Unruly patrons - confirm that this will be and remain an alcohol-free

establishment and that may help mitigate many issues related to noise, safety, security, and traffic.

6. Other considerations - While the village and county inspectors will be monitoring the project, there will inevitably be "change orders" that will need to be approved and implemented that could change the final result of the project. Based on some prior experience additional variance or "change orders" that impact the exterior and the operations on the site should be subject to community review before implementation.

Respectfully submitted,

David Stowe

19W151 Rochdale Circle

Ganser, Jennifer

From: Daniel Pedersen <[REDACTED]@yahoo.com>
Sent: Friday, March 11, 2022 5:00 PM
To: Ganser, Jennifer
Subject: SAFA Enterprises development proposal feedback

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings Commissioners,

I am writing in regard to the proposed development for the 3-story restaurant / banquet hall at 855 E Roosevelt Road by SAFA Enterprises.

I am a resident of the historic York Center Community which is directly adjacent to the proposed development site.

This site as you may know borders our community park.

The community loves this park for it's beauty, it's quietness and for it's significantly diverse natural habitat and wildlife, right here in Lombard.

While I am in favor of valuable development along the Roosevelt Road corridor, I have concerns with this proposal especially regarding the variances sought regarding the lighting and the building height, with additional concerns that the proposal in general is not compatible or complimentary with the adjacent neighbors due to the noise from the outdoor areas and the vehicle traffic. All of these concerns would have a negative impact on the wildlife in the area as well as on my and my neighbor's enjoyment of this wonderful community park.

Therefore I respectfully ask that these concerns related to the neighbors be addressed and resolved before the development is considered.

Thank you for your consideration.

Best Regards,
Dan Pedersen

Ganser, Jennifer

From: JEFFREY PHILLIPS [REDACTED]comcast.net>
Sent: Friday, March 11, 2022 5:09 PM
To: Ganser, Jennifer
Cc: [REDACTED]centerparks.org; Vince Summers
Subject: Planned Restaurant on Roosevelt Rd.

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jennifer Ganser, Village of Lombard

Dear Ms. Ganser,

We are writing in opposition to the planned restaurant on Roosevelt Rd. just north of the York Center Coop Park located on 13th St. in the York Center Community where we live.

We are concerned about the noise, the water drainage, and the view of the restaurant from the park and 13th Street, all of which would take away from the tranquil character of our neighborhood.

Most of all, we are concerned about the encroachment of this development on the park itself. Our neighborhood is one of the least-developed areas in DuPage County. Our little park and adjacent country-like street (13th St.) allow for a respite from the frenzy of suburban sprawl, not only for people who live in York Center Community, but for neighbors who visit and pass through. We are not NIMBY people who oppose change because of its impact on our neighborhood alone. We oppose this development because of what it would do to one of the last remaining quiet residential areas in our area.

Ms. Ganser, the world has enough restaurants, and Lombard has enough retail establishments. However, there is only one sweet little park like this one. For the sake of natural beauty and the human craving for contemplative spaces and experiences, please look at the larger picture here and act to preserve this unique, treasured spot.

We may not live in the Village of Lombard, but we are taxpayers in the York Center Park District. I am hoping you will consider the obligations of your intergovernmental relationship with our Park District and save our park from this development.

Thank you for your consideration.

Rev. Jeffrey Phillips
Vincent M. Summers
15130 Pine Ln.
Lombard IL 60148 USA
cell [REDACTED]



York Center Park District

1609 S. Luther, Lombard, IL 60148-5070

Phone: (630) 629-0886 Fax: (630) 629-0888 Hotline: (630) 575-9675

Web Site: www.yorkcenterparks.org

Board of Commissioners

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Village of Lombard
Attn: Jennifer Ganser, AICP
Development
255 E. Wilson Ave.
Lombard, IL 60148

RE: Development at 855 E. Roosevelt Rd.

This memo is being sent as the written comment from the York Center Park District to be included in the staff report for the Variance Hearing for the development of the property at 855 E. Roosevelt Rd.

At the Park District's public meeting held on Tuesday, March 15 at 5pm the commissioners voted to support action against any variances being approved for the development of the property.

Please feel free to call me if you have any questions. 630-629-0886

Thank You

Scott Nadeau,
Executive Director

