

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

TO: Lombard Plan Commission      HEARING DATE: May 19, 2003  
FROM: Department of Community      PREPARED BY: Angela Clark  
Development      Planner I

**TITLE**

**PC 03-13; 810 E. Roosevelt Road (KFC and A&W)**: The petitioner, AFCO Services, requests approval of a conditional use for outdoor seating in the B3 Community Shopping District, Planned Development.

**GENERAL INFORMATION**

Petitioner/Property Owner:      AFCO Services  
810 E. Roosevelt Rd  
Lombard, IL 60148

**PROPERTY INFORMATION**

Existing Land Use:      Commercial (Fast-Food Restaurant)  
Size of Property:      40,000 square feet  
Comprehensive Plan:      Recommends Commercial  
Existing Zoning:      B3 Community Shopping District, Planned Development

Surrounding Zoning and Land Use:

North:      R2 Single Family Residential; developed as single family residences  
South:      B3 Community Shopping District; developed as commercial.  
East:      B3 Community Shopping District; developed as commercial (Wendy's  
Restaurant).  
West:      B3 Community Shopping District; developed as commercial (Frank's  
Nursery and Crafts).

## **ANALYSIS**

### **SUBMITTALS**

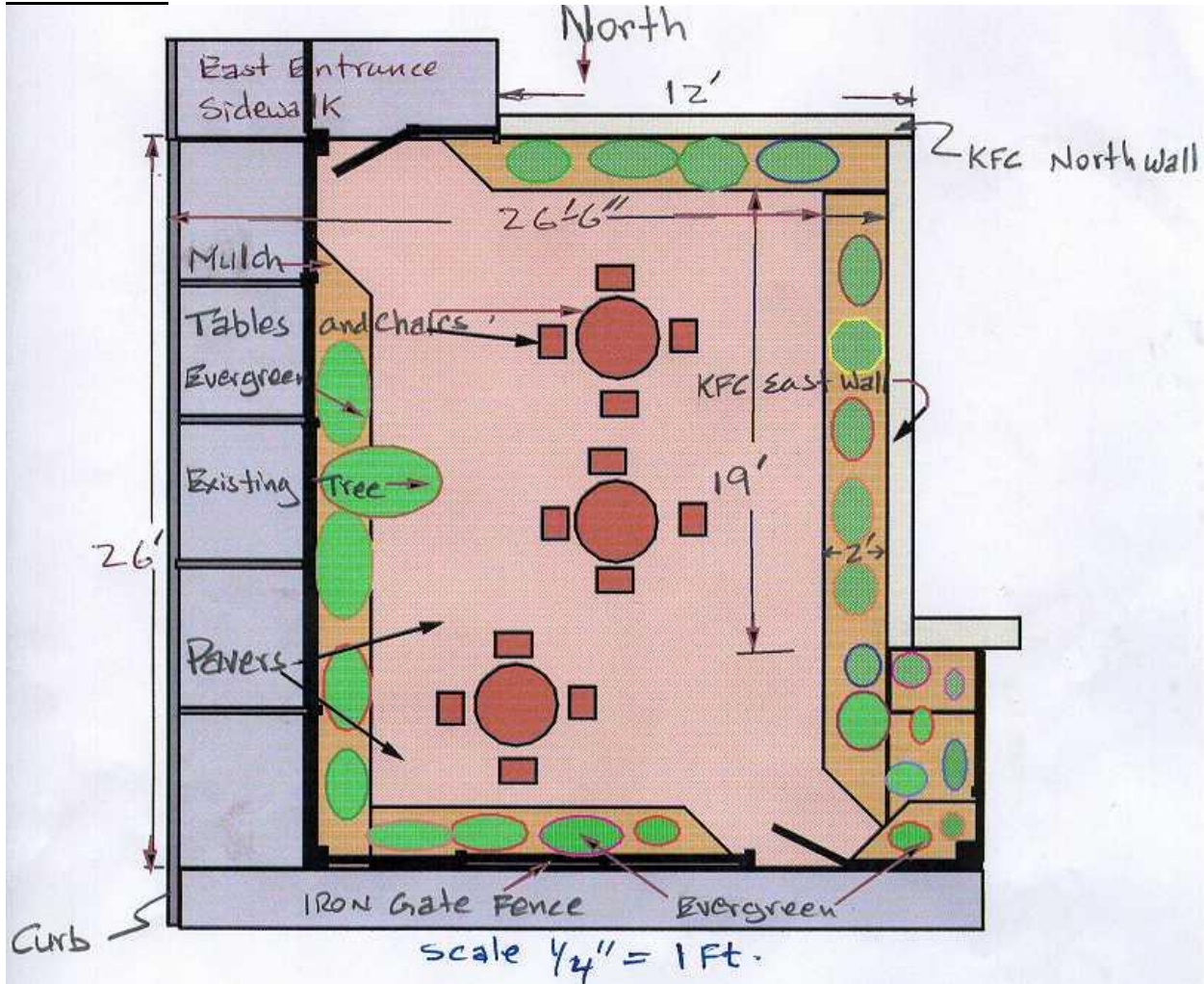
This report is based on the following documentation, which was filed with the Department of Community Development:

1. Petition for Public Hearing, received April 15, 2003.
2. Plat of Survey, date January 20, 1999.
2. Site Plan, undated, showing proposed outdoor seating and surrounding landscaping.
3. Response to the Standards for Conditional Uses.

### **DESCRIPTION**

The petitioner requests approval of a conditional use to allow for an outdoor seating area in the B3 Community Commercial District. The outdoor seating area will be approximately 320 square feet in an area currently planned for landscaping. As the Plan Commissioner's will remember, the subject property received conditional uses for a planned development for the drive-through establishment/services in 2002 (PC 02-24). As the outdoor seating component was not included as part of the original petition, the petitioner is now requesting approval of the outdoor seating at this time.

**SITE PLAN**



The above location is marked on the Landscaping and C2 drawings. The total outside seating area will be approximate around 320 sq. ft. As you can see we are not sacrificing any parking or the sidewalk space. It will not in anyway inconvenient out customers, on the other hand our customers will be able to enjoy the beautiful summer of The City of Lombard outside.

**ENGINEERING**

From a construction or engineering perspective, Private Engineering Services has the following comment:

The outdoor eating area shall be constructed of permeable paver blocks so as not to increase the amount of stormwater runoff. This area was originally designed to be landscaping thus runoff shall be minimized.

## **PUBLIC WORKS**

The Department of Public Works, Engineering Division has no comments regarding the petition.

## **FIRE AND BUILDING**

The Fire Department/Bureau of Inspectional Services has no comment regarding the petition.

## **PLANNING**

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

Outdoor seating areas are conditional uses in the B3 Community Shopping District. The petitioner would like to install three sets of tables and chairs within a landscaped area on the site. The proposed area will be approximately 320 square feet and constructed of permeable paver blocks, therefore no additional detention would be necessary. The site currently has 41 parking spaces, which is the requisite amount for the existing structure. The proposed service area addition will require four (4) additional parking spaces. Staff suggests that the petitioner try to obtain a parking agreement with the shopping development to provide the additional spaces.

### **Compatibility with the Comprehensive Plan**

The Comprehensive Plan recommends retail or service and the proposed use is therefore compatible with the Comprehensive Plan.

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

The proposed use is compatible with the surrounding commercial uses.

## **FINDINGS AND RECOMMENDATIONS**

Staff believes that the proposed use is appropriate at the subject location and is compatible with surrounding uses.

Based on the above considerations, 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 recommend to the Corporate Authorities **approval** of the conditional uses associated with PC 03-13, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with the undated site plans submitted as part of this request.

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2. That the petitioner's improvements shall be designed and constructed consistent with Village Code and shall also address the comments included within the IDRC report.
3. That the petitioner provides four (4) additional parking spaces or obtains a signed parking agreement with the shopping development to provide for the additional spaces.

Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Director of Community Development

DAH/ADC:

att  
c. Petitioner