

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda

Resolution or Ordinance (Blue)  Waiver of First Requested  
Recommendations of Boards, Commissions & Committees (Green)  
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Huliseberg, Village Manager *John*

DATE: May 26, 2009 (BOT) Date: June 4, 2009

TITLE: PC 09-15: 275 W. Roosevelt Road (Roundheads Pizza)

SUBMITTED BY: Department of Community Development *WH*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. This petitions requests that the Village grant a conditional use, pursuant to Section 155.417 (G) (2) (a) of the Lombard Zoning Ordinance, to allow outside service areas (outdoor dining) for the subject property located within the B4A Roosevelt Road Corridor District. (DISTRICT #2)

The Plan Commission recommended approval of this petition with conditions.

Please place this item on the June 4, 2009 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X \_\_\_\_\_  
Date \_\_\_\_\_  
Finance Director X \_\_\_\_\_  
Date \_\_\_\_\_  
Village Manager X \_\_\_\_\_  
Date 5/22/09

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



**MEMORANDUM**

**TO:** David A. Hulseberg, Village Manager  
**FROM:** William Heniff, AICP *WH*  
Director of Community Development  
**DATE:** June 4, 2009

**SUBJECT:** PC 09-15; 275 W. Roosevelt Road (Roundheads Pizza)

Attached please find the following items for Village Board consideration as part of the June 4, 2009 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 09-15;
3. An ordinance granting a conditional use, pursuant to Section 155.417 (G) (2) (a) of the Lombard Zoning Ordinance, to allow outside service areas (outdoor dining) for the subject property located within the B4A Roosevelt Road Corridor District;
4. Plans associated with the petition.

The Plan Commission recommended approval of the zoning actions associated with the petition. The petitioner is requesting a waiver of first reading.

**VILLAGE OF LOMBARD**  
 255 E. Wilson Ave.  
 Lombard, Illinois 60148-3931  
 (630) 620-5700 Fax (630) 620-8222  
 www.villageoflombard.org



June 4, 2009

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

Village President  
 William J. Mueller  
 Village Clerk  
 Brigitte O'Brien

**Subject: PC 09-15; 275 W. Roosevelt Road (Roundheads Pizza)**

Dear President and Trustees:

Trustees  
 Greg Alan Gron, Dist. 1  
 Richard J. Tross, Dist. 2  
 Zachary C. Wilson, Dist. 3  
 Dana L. Moreau, Dist. 4  
 Laura A. Fitzpatrick, Dist. 5  
 William "Bill" Ware, Dist. 6

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village take the following action on the subject property:

1. The petitioner requests that the Village grant a conditional use, pursuant to Section 15.417 (G) (2) (a) of the Lombard Zoning Ordinance, to allow outside service areas (outdoor dining) for the subject property located within the B4A Roosevelt Road Corridor District.

"Our shared vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."  
 "The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on May 18, 2009. Jay Nagy, 6771 Bear, Downers Grove, IL, introduced the petition. He said they are a family owned business and have been operating for 14 years in Downers Grove and 1 year in Lombard. He explained that they want to add a new outdoor patio to the northwest corner of the building. He said that he feels that he needs to have this so as to compete with other businesses. He explained that they have a similar patio in Downers Grove and they have not had any complaints.

Chairperson Ryan opened the meeting for public comment.

There were no comments or questions from the public.

Chairperson Ryan then requested the staff report.

Christopher Stilling, Assistant Director, presented the staff report. Staff drafted the IDRC report to submit to the public record in its entirety. The subject property, Roundheads Pizza, is currently located in an outlot as part of the Sportmart Plaza Shopping Center. The petitioner is proposing to remove seven (7) parking spaces and construct a 1,600 square foot outdoor dining area on the northwest side of the existing building. Pursuant to Section 15.417 (G) (2) (a) of

the Lombard Zoning Ordinance, outside service areas (outdoor dining) require a conditional use in the B4A Roosevelt Road Corridor District.

Zoning History of the Property

In 2007, the existing shopping center, including the subject property, was granted a conditional use for a planned development, by Ordinance 6126 (PC 07-05). Those approvals included plans for a new facade to the existing shopping center, signage relief for the entire center and granted approval for a new Starbucks facility with drive-thru and outdoor dining. Earlier this year, the Village Board approved an amendment to the planned development to allow the existing Starbucks facility to remain. With that approval, the rights previously granted by Ordinance 6126 for the new Starbucks were removed.

Proposed Improvements

The petitioner is proposing to construct a 1,600 square foot outdoor dining area on the northwest side of the existing building. To accommodate the proposed outdoor dining area, the petitioner would remove seven (7) existing parking spaces. The dining area would consist of approximately ten (10) tables with 6-8 chairs per table. Included in the dining area would be a 500 square foot gaming area on the north side, within the fenced area. The petitioner has stated that this area would only be used to play bean bag toss.

The petitioners plans indicate two (2) new entrances on the west side of the building. The first entrance is needed to accommodate the new dining area and it would only be accessed from the dining area. However, a second entrance would be provided outside the dining area to allow access for patrons who park on the west side of the building.

The dining area would be enclosed with a 4' high ornamental metal fence. The height and style of the fence proposed is consistent with other recently approved outdoor dining areas. In addition, a 2' landscape area would be provided between the fence and existing parking lot curb. The dining area would not be covered, however the existing awning on the west side would remain. No new signage is proposed as part of this request.

Existing Easement

As indicated by the Public Works Department, there is an existing 20' utility easement along the west side of the proposed outdoor dining area. The proposed plans would need to be revised to reflect the location of the easement. As a condition of approval, staff will be recommending that the proposed fence be relocated outside the easement area (approximately 1.5' east). In addition, no permanent landscaping shall be installed along the entire western edge of the patio in-between the fence and curb. The petitioner may be allowed to have planter boxes in lieu of permanent landscaping.

Hours

The petitioner has indicated that the hours of operation outside would be consistent with their current hours of operations which are roughly 11AM-1AM. It should be noted that the former Texan BQ restaurant was granted outdoor dining last year. That petition (PC 08-24) did have a condition that the hours for the outdoor dining be no later than 11PM. This was due to the location of the dining area and the existing residences directly above. However it should be

noted that similar outdoor dining requests were granted for other restaurants along the Roosevelt Road Corridor (Buffalo Wild Wings) and no restrictions were placed on the hours for outdoor dining.

Compatibility with the Zoning Ordinance/Planned Development

*Conditional use, pursuant to Section 155.417 (G) (2) (a) of the Lombard Zoning Ordinance, to allow outside service areas (outdoor dining)*

The petitioner is proposing to construct a 1,600 square foot outdoor dining area on the northwest side of the existing building. Similar requests have been granted in the past for properties along Roosevelt Road. As previously noted, the planned development approvals for this shopping center granted approval of a 1,200 square foot outside dining area for the proposed new Starbucks. In addition, Buffalo Wild Wings was approved to have an outdoor dining area in 2007. Staff does not object to this request as it allows for an alternate area for patrons to drink/eat if desired. As the property is not located near any residences, impacts of the outdoor dining function are minimal. The petitioner has submitted responses to the standards for conditional use and staff finds that the standards have been met.

*Parking*

As part of this petition, staff completed an overall review of the parking requirements for the entire shopping center. Staff also notes that Ordinance 3712, which granted the original approvals for the development, already provided for a 5.5% reduction in the required number spaces for the center. As noted, the proposed outdoor dining area for Roundheads would increase the parking demand by 26 spaces for a total of 523 parking spaces needed for the entire development. The existing center currently has 540 spaces. Since the proposed outdoor dining area would remove seven (7) spaces, 533 spaces would be provided. Staff finds that sufficient parking is being provided.

Compatibility with the Comprehensive Plan/Roosevelt Road Plan

The Comprehensive Plan identifies the subject property for Community Commercial Uses. The Roosevelt Road Corridor plan, a supplement to the Comprehensive Plan, provides additional recommendations regarding the request.

- Ensuring that compatibility with adjacent residential properties is maintained. The proposed outdoor dining element is proposed on the northwest side of the building and will be over 400 feet away from the nearest residence. Moreover, the petitioner has indicated that they currently play music on the outside speakers while customers wait for tables outside. That volume level would be maintained. Staff has visited the property while music was playing outside and the noise level was minimal. The petition, if approved, would still be required to adhere to the Village's noise Ordinances.

Staff finds that this petition is consistent with the Comprehensive Plan and the Roosevelt Road Corridor Plan.

The site is surrounded by other retail commercial uses on all sides. The aerial shows the location of the outdoor dining area in relation to the surrounding properties. As noted, the nearest residences are in excess of 400' away. In many cases, there are substantial grade changes, existing buildings and solid fences buffering the site and the existing residences. The intent of the Roosevelt Road Corridor is to provide commercial retail business; therefore staff finds the proposed outdoor dining is consistent with the surrounding land uses. Therefore, staff recommends approval subject to the attached conditions.

Chairperson Ryan then opened the meeting for comments among the Commissioners.

Commissioner Cooper asked about a landscaping buffer on the west side. Mr. Stilling stated that there was a utility easement and if Public Works has to repair the sanitary sewer, they do not want to have to replace any landscaping, other than grass. That is why staff has suggested that the petitioner use removable planter boxes.

Commissioner Copper asked how customers who park on the west side were going to access the building. Mr. Stilling indicated that the petitioner is proposing a new entrance on the west side.

Commissioner Sweetser asked the petitioner to confirm that there would be no smoking outside. Mr. Nagy stated that there would be no smoking.

Commissioner Burke motioned to approve PC 09-15. The motion was seconded by Commissioner Sweetser.

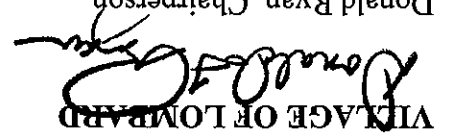
After due consideration of the petition and the testimony presented, the Plan Commission found that the proposal **complies** with the standards required by the Lombard Zoning Ordinance; and, therefore, moved that the Plan Commission find that the findings included as part of the Inter-departmental Review Report be the findings of the Plan Commission and therefore, by a roll call vote of 6 to 0, recommends to the Corporate Authorities **approval** of the zoning actions associated with PC 09-15 subject to conditions:

1. The subject property shall be developed in substantial compliance with the site plan, floor plan, landscape plan, and west elevation plan (D) prepared by William R Gleason, dated 4/7/09, except as they may be changed to meet Village Codes and the following conditions below.

2. The petitioner shall apply for and receive a building permit for the proposed outdoor dining area. Said permit shall satisfactorily address all IDRC comments.

3. The proposed plans shall be revised to reflect the existing 20' sanitary sewer easement. No structures other than the curb and grass area shall encroach into the easement area. No permanent landscaping shall be installed along the entire western edge of the patio in-between the fence and curb. Plans shall be revised in a manner acceptable to the Director of Community Development.

Respectfully,

VILLAGE OF LOMBARD  


Donald Ryan, Chairperson  
Lombard Plan Commission

c. Petitioner  
Lombard Plan Commission

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

**TO:** Lombard Plan Commission

**HEARING DATE:** May 18, 2009

**FROM:** Department of Community Development  
**PREPARED BY:** Christopher Stilling  
Assistant Director

**TITLE**

**PC 09-15; 275 W. Roosevelt Road (Roundheads Pizza):** The petitioner requests that the Village grant a conditional use, pursuant to Section 155.417 (G) (2) (a) of the Lombard Zoning Ordinance, to allow outside service areas (outdoor dining) for the subject property located within the B4A Roosevelt Road Corridor District.

**GENERAL INFORMATION**

**Petitioner:**

Roundheads Pizza Pub  
275 W Roosevelt Road  
Lombard, IL 60148

**Property Owner:**

Roosevelt Associates L/P  
c/o Next Property Management, Inc  
400 Skokie Blvd, Suite 800  
Northbrook, IL 60062

**Status of Petitioner:**

Tenant

**PROPERTY INFORMATION**

**Existing Land Use:**

Retail Shopping Center

**Size of Property:**

10 acres

**Comprehensive Plan:**

Recommends Community Commercial land uses

**Existing Zoning:**

B4A - Roosevelt Road Corridor District



Zoning and Land Use Surrounding the Planned Development:

North:	B4A - Roosevelt Road Corridor District; developed as a commercial retail strip center, carwash, and furniture store.
South:	R2 Single-family Residence District; developed as single-family residences R5 General Residence District; developed as high-density residential
East:	B4A - Roosevelt Road Corridor District; stand alone financial institution and commercial retail strip center.
West:	B4A - Roosevelt Road Corridor District; developed as an automobile sales establishment known as Heritage Cadillac

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on April 15, 2009:

1. Petition for Public Hearing.
2. Tenant Lease Plan, prepared by Arcline Associates, Inc., last revised 11/29/06.
3. West Elevation Plan (D) received 4/15/09
4. Floor Plan, prepared by William R Gleason, dated 4/7/09
5. Site Plan, prepared by William R Gleason, dated 4/7/09
6. Landscape Plan, prepared by William R Gleason, dated 4/7/09
7. Existing Site Plan, prepared by Northwestern Engineering
8. Petitioner's Response to Standards

DESCRIPTION

The subject property, Roundheads Pizza, is currently located in an outlet as part of the Sportmart Plaza Shopping Center. The petitioner is proposing to remove seven (7) parking spaces and construct a 1,600 square foot outdoor dining area on the northwest side of the existing building. Pursuant to Section 155.417 (G) (2) (a) of the Lombard Zoning Ordinance, outside service areas (outdoor dining) require a conditional use in the B4A Roosevelt Road Corridor District.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

The Private Engineering Services Division of Community Development has the following comment on the above petition:

- 1) Ensure that the proposed work does not impact any existing private utilities (sanitary and storm are shown near the area of work).

## **PUBLIC WORKS**

Public Works Engineering has the following comments:

1. There is an existing 20" sanitary sewer easement along the western edge of the outdoor dining area. Please do not allow any permanent structures, fences, specialty landscaping, etc. within the existing easement.

## **FIRE AND BUILDING**

The Fire Department/Bureau of Inspectional Services has the following comments:

1. In addition to the 4' high fence around the perimeter of the dining area, there will also need to be at least 2 gates, minimum 36" wide for handicapped egress and with lever type hardware on the gates. Depending on the location of the gates when the construction plans are submitted for review, there may be a need to eliminate an additional parking stall for handicapped exiting.

2. Any new doors that are to be installed from the interior of the building to the new dining area will also need to be handicapped accessible in terms of width, opening and closing pressures and accessible hardware. The new doors to the exterior dining area may not be required to be considered as means of egress as long as the other existing means of egress are still valid for exiting purposes.

## **PLANNING**

### Zoning History of the Property

In 2007, the existing shopping center, including the subject property, was granted a conditional use for a planned development, by Ordinance 6126 (PC 07-05). Those approvals included plans for a new facade to the existing shopping center, signage relief for the entire center and granted approval for a new Starbucks facility with drive-thru and outdoor dining. Earlier this year, the Village Board approved an amendment to the planned development to allow the existing Starbucks facility to remain. With that approval, the rights previously granted by Ordinance 6126 for the new Starbucks were removed.

### Proposed Improvements

The petitioner is proposing to construct a 1,600 square foot outdoor dining area on the northwest side of the existing building. To accommodate the proposed outdoor dining area, the petitioner would remove seven (7) existing parking spaces. The dining area would consist of approximately ten (10) tables with 6-8 chairs per table. Included in the dining area would be a 500 square foot gaming area on the north side, within the fenced area. The petitioner has stated that this area would only be used to play bean bag toss.

The petitioners plans indicate two (2) new entrances on the west side of the building. The first entrance is needed to accommodate the new dining area and it would only be accessed from the dining area. However, a second entrance would be provided outside the dining area to allow access for patrons who park on the west side of the building.

The dining area would be enclosed with a 4' high ornamental metal fence. The height and style of the fence proposed is consistent with other recently approved outdoor dining areas. In addition, a 2' landscape area would be provided between the fence and existing parking lot curb. The dining area would not be covered, however the existing awning on the west side would remain. No new signage is proposed as part of this request.

#### *Existing Easement*

As indicated by the Public Works Department, there is an existing 20' utility easement along the west side of the proposed outdoor dining area. The proposed plans would need to be revised to reflect the location of the easement. As a condition of approval, staff will be recommending that the proposed fence be relocated outside the easement area (approximately 1.5' east). In addition, no permanent landscaping shall be installed along the entire western edge of the patio in-between the fence and curb. The petitioner may be allowed to have planter boxes in lieu of permanent landscaping.

#### *Hours*

The petitioner has indicated that the hours of operation outside would be consistent with their current hours of operations which are roughly 11AM-1AM. It should be noted that the former Texan BBQ restaurant was granted outdoor dining last year. That petition (PC 08-24) did have a condition that the hours for the outdoor dining be no later than 11PM. This was due to the location of the dining area and the existing residences directly above. However it should be noted that similar outdoor dining requests were granted for other restaurants along the Roosevelt Road Corridor (Buffalo Wild Wings) and no restrictions were placed on the hours for outdoor dining.

### Compatibility with the Zoning Ordinance/Planned Development

*Conditional use, pursuant to Section 155.417 (G) (2) (a) of the Lombard Zoning Ordinance, to allow outside service areas (outdoor dining)*  
The petitioner is proposing to construct a 1,600 square foot outdoor dining area on the northwest side of the existing building. Similar requests have been granted in the past for properties along Roosevelt Road. As previously noted, the planned development approvals for this shopping center granted approval of a 1,200 square foot outside dining area for the proposed new Starbucks. In addition, Buffalo Wild Wings was approved to have an outdoor dining area in 2007. Staff does not object to this request as it allows for an alternate area for patrons to drink/eat if desired. As the property is not located near any residences, impacts of the outdoor dining

function are minimal. The petitioner has submitted responses to the standards for conditional use and staff finds that the standards have been met.

*Parking*

As part of this petition, staff completed an overall review of the parking requirements for the entire shopping center. Staff also notes that Ordinance 3712, which granted the original approvals for the development, already provided for a 5.5% reduction in the required number spaces for the center. The following is a summary of the required parking:

<u>Existing Parking Requirements</u>	
Retail Center:	433 spaces
Starbucks:	4 spaces
Roundheads:	90 spaces
Sub-total:	<u>527 spaces</u>
<b>TOTAL parking required (less 5%):</b>	<b>498 spaces</b>
<u>Proposed Parking Requirements</u>	
Retail Center:	433 spaces
Starbucks:	4 spaces
Roundheads (with outdoor dining):	116 spaces
Sub-total:	<u>553 spaces</u>
<b>TOTAL parking required (less 5%):</b>	<b>523 spaces</b>

As noted, the proposed outdoor dining area for Roundheads would increase the parking demand by 26 spaces for a total of 523 parking spaces needed for the entire development. The existing center currently has 540 spaces. Since the proposed outdoor dining area would remove seven (7) spaces, 533 spaces would be provided. Staff finds that sufficient parking is being provided.

Compatibility with the Comprehensive Plan/Roosevelt Road Plan

The Comprehensive Plan identifies the subject property for Community Commercial Uses. The Roosevelt Road Corridor plan, a supplement to the Comprehensive Plan, provides additional recommendations regarding the request. Comments in italics are part of the Corridor Plan. Comments in bold reflect staff's response:

- *Restaurants are a preferred land use in the corridor. The existing restaurant use is being maintained.*
- *Outdoor sales and service areas should be tied to the principal use of the property. The plan meets this goal. The petitioner is providing a fenced area which ensures that the dining area does not encroach into the sidewalk/parking spaces.*
- *Ensuring that compatibility with adjacent residential properties is maintained. The proposed outdoor dining element is proposed on the northwest side of the building and will about other commercial uses. The outdoor area will be over 400 feet away*

from the nearest residence. Moreover, the petitioner has indicated that they currently play music on the outside speakers while customers wait for tables outside. That volume level would be maintained. Staff has visited the property while music was playing outside and the noise level was minimal. The petition, if approved, would still be required to adhere to the Village's noise Ordinances.

Staff finds that this petition is consistent with the Comprehensive Plan and the Roosevelt Road Corridor Plan.

### Compatibility with Surrounding Land Uses

The site is surrounded by other retail commercial uses on all sides. The aerial shows the location of the outdoor dining area in relation to the surrounding properties. As noted, the nearest residences are in excess of 400' away. In many cases, there are substantial grade changes, existing buildings and solid fences buffering the site and the existing residences. The intent of the Roosevelt Road Corridor is to provide commercial retail business; therefore staff finds the proposed outdoor dining is consistent with the surrounding land uses.



### FINDINGS AND RECOMMENDATIONS

Staff believes that the proposed conditional use is compatible with the surrounding area and is appropriate for the site. Staff has also reviewed the standards for conditional use and finds that the development does meet those provisions as well. Based on the above, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending approval of this petition:

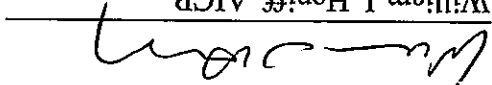
Based on the submitted petition and the testimony presented, the requested conditional use **complies** with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 09-15; subject to the following conditions:

1. The subject property shall be developed in substantial compliance with the site plan, floor plan, landscape plan, and west elevation plan (D) prepared by William R

Gleason, dated 4/7/09, except as they may be changed to meet Village Codes and the following conditions below.

2. The petitioner shall apply for and receive a building permit for the proposed outdoor dining area. Said permit shall satisfactorily address all IDRRC comments.
3. The proposed plans shall be revised to reflect the existing 20' sanitary sewer easement. No structures other than the curb and grass area shall encroach into the easement area. No permanent landscaping shall be installed along the entire western edge of the patio in-between the fence and curb. Plans shall be revised in a manner acceptable to the Director of Community Development.

Inter-Departmental Review Group Report Approved By:

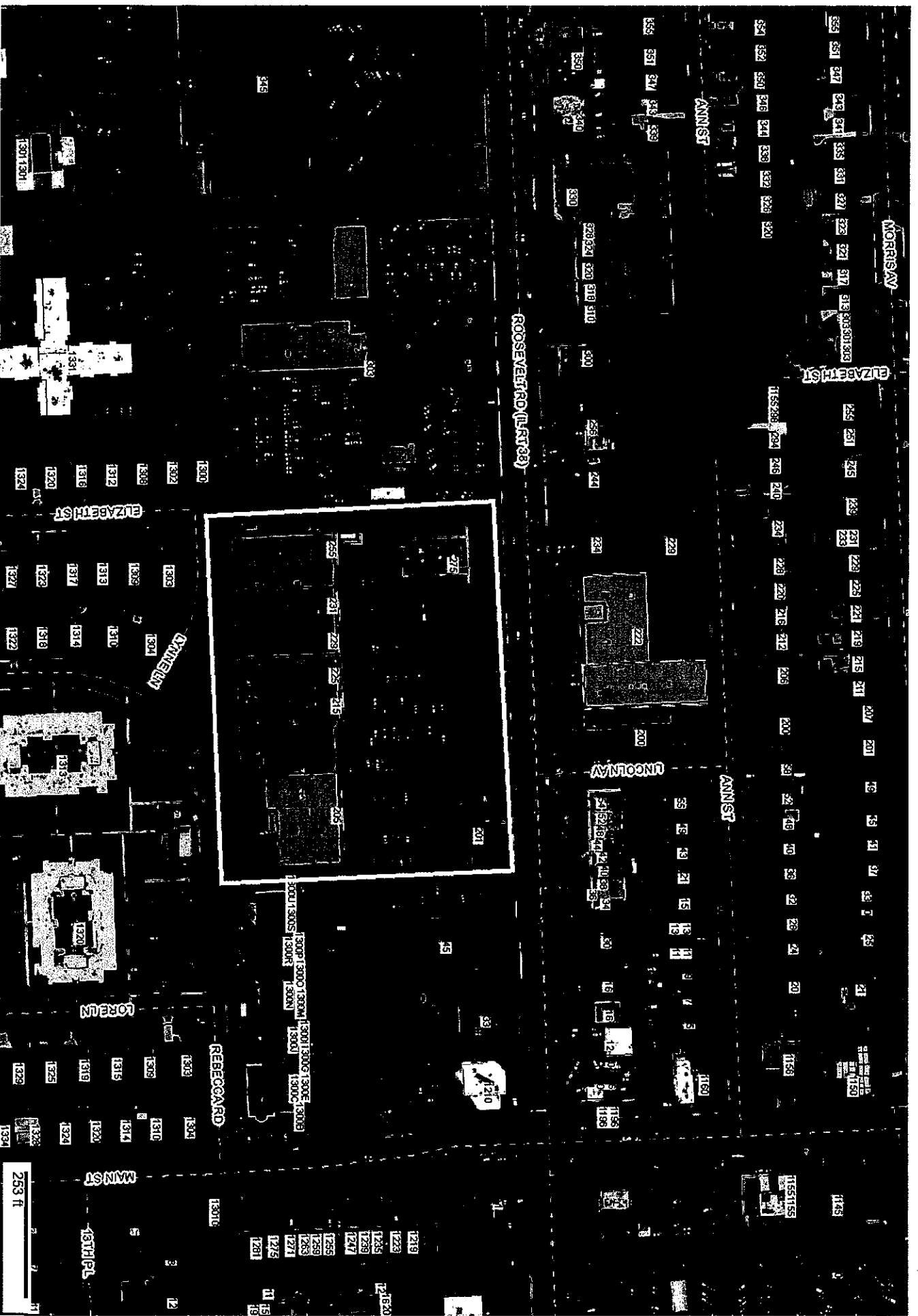
  
\_\_\_\_\_  
William J. Heniff, AICP

Director of Community Development

att

c: Petitioner

PC 09-15: 275 W. Roosevelt Rd. (Roundheads Pizza Pub)



## Responses to: VII. STANDARDS FOR CONDITIONAL USES



1. The conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare for the following reasons; Proposed site will be made from concrete and metal which does not harbor insects or creatures. The concrete is a non slip surface to help avoid slips or falls. It will contain patio furniture that is made from recycled materials. The area will add more vegetation than currently exists at the proposed site. Curb will be added to protect vehicles from entering the proposed site as well as keep snow plows at a safe distance from the site. The area will be protected by a 4" high iron fence which is esthetically pleasing and will include an emergency exit gate.
2. The conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity nor will it diminish or impair property values for the following reasons; the proposed site is land locked by the Heritage Cadillac dealership, Roundhead's Pizza and Hobby Lobby this helps in keeping any additional sounds from patrons from getting to the nearest residential area which is approximately .25 miles away from the proposed site. No additional lighting is required than already exists so that light itself will not be a barrier for enjoyment of the surrounding area.
3. The addition of the patio will not impede the normal and orderly development of the surrounding property as it will only take up a small area that currently exists for parking and add value to the current business location by driving more traffic to the area which will help the area in a competitive market.
4. The current public utilities, access roads, drainage and/or facilities will remain unchanged for this conditional use.
5. The current ingress and egress will remain unchanged with the approval of the conditional use.
6. The proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard. The Conditional use will be an extension of the current business.
7. The conditional use shall conform to the applicable regulations of the district because it will be treated as an extension of the business currently located at the proposed site.



April 28, 2009

**NOTICE OF PUBLIC HEARING**

Dear Property Owner:

The Village of Lombard Plan Commission hereby provides notice that a public hearing will be conducted to consider the following petition:

The petitioner requests that the Village grant a conditional use, pursuant to Section 155.417 (G) (2) (a) of the Lombard Zoning Ordinance, to allow outside service areas for outdoor dining for the subject property located within the B4A Roosevelt Road Corridor District.

*No*

The petition is referred to as PC 09-15. The property is located at 275 W. Roosevelt Road, Lombard, Illinois and is commonly known as Roundheads Pizza. This request requires approval through a public hearing process, and this notice is being sent to all property owners within two-hundred fifty feet (250') of the subject property in order to inform them of the public hearing.

The public hearing to consider this petition is scheduled for:

Date: Monday, May 18, 2009

Time: 7:30 P.M.

Location: Lombard Village Hall  
255 E. Wilson Avenue  
Lombard, IL 60148

For more information, please visit or call the:

Department of Community Development  
255 East Wilson Avenue  
Lombard, Illinois 60148  
630 620-5749 (TDD No. 630 873-4595)



Dorothy L. Butt  
1331 S Finley Rd. Apt. 413  
Lombard, IL 60148

*Thank you, Dorothy L. Butt*

*May 14th, 2009. No not agree with this. due to noise & smoke. when weather is open in summer time. I'm also owner at 1321 South Fenley Rd. apt 421*

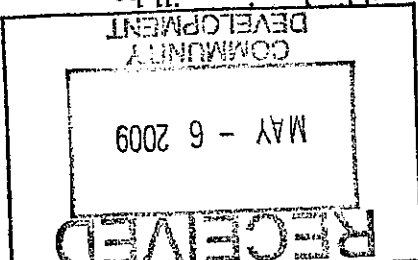
Christopher Stilling

Assistant Director of Community Development

Case No. PC 09-15

Parcel Numbers: 06-19-201-021 and -022

All persons desiring to comment on the proposed request will be given an opportunity to do so at the public hearing. Written statements are encouraged and will be distributed to the Plan Commission and the petitioner if received at the Village Hall, 255 E Wilson Avenue, Lombard, IL, on or before May 11, 2009. The public hearing is scheduled to be televised live via Cable Channel 6. Interested parties are also encouraged to attend the public hearing.



- 5/8/09  
Village of Inland

I have no problem with

retroactive zoning, but would  
totally vote No to this

attached petition if outside

more would be part of

the retroactive zoning.

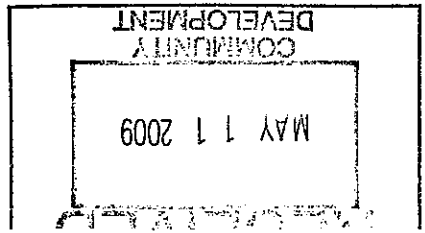
We already have to listen

to the outside "operator" system

for school & wouldn't want  
to move school to my outside

zone or my zoning. Thank you!

1222 E. Riverside #214 San Bernardino 518/109



JOHN P SUERTH  
1331 S FINLEY RD APT 414  
LOMBARD IL 60148-4387



*John P Suert*

*John P Suert*

*Thank you*

*Original is enclosed*

*appears to be correct especially where*

*outdoor dining because of above and*

*approved to outside service area for*

*both my wife and I are completely*

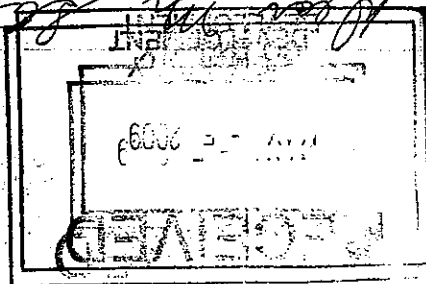
*021 and 022.*

*Case No PC 09-15 - Parcel Number 06-19-201*

*Re your letter of April 28, 09 concerning*

*John P Suert*

*May 4, 09*



874

1



May 21, 2009

Village of Lombard  
255 East Wilson Ave.  
Lombard, IL 60148

To Whom it may concern,

Roundhead's Pizza would like to request a waiver of first reading of ordinance due to the following concerns; 1: Loss of business against other establishments with patios already in place 2: Contracted companies being used to build patio are more available now rather than later in season. 3: Loss of business because length of season for use will be shortened by build out, permit and approval process.

Thank you in advance in consideration for the waiver of first reading.

Please feel free to contact us with any additional questions or if additional information is needed.

Sincerely,

Jonathon J. Nagy  
Owner

**AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT TO  
TITLE 15, CHAPTER 155, SECTION 155.417 (G) (2) (a)  
OF THE LOMBARD ZONING ORDINANCE**

(PC 09-15: 275 W Roosevelt Road)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the subject property is zoned B4A Roosevelt Road Corridor District,

WHEREAS, an application has heretofore been filed requesting approval of a conditional use for an outside service area on the subject property located within the B4A Roosevelt Road Corridor District; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on May 18, 2009 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the conditional use, subject to conditions; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

**SECTION 1:** That a Conditional Use is hereby granted for the property described in Section 3 below and pursuant to Title 15, Chapter 155, Section 417 (G) (2) (a) of the Zoning Ordinance so as to allow an outside service area.

**SECTION 2:** That the Ordinance is limited and restricted to the property generally located at 275 W Roosevelt Road, Lombard, Illinois, and legally described as follows:

LOT 1 IN ROOSEVELT PLAZA, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE

11, EAST OF THE THIRD MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1666 AS DOCUMENT R66-25777, IN DUPAGE COUNTY, ILLINOIS, (EXCEPTING THEREFROM THE PROPERTY DESCRIBED IN A DEDICATION AND PLAT FAVOR OF THE VILLAGE OF LOMBARD, ILLINOIS DATED APRIL 11, 1973 AND RECORDED JUNE 11, 1973 AS DOCUMENT R73-33871 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT R78-14380).

Parcel Number: 06-19-201-021 and -022

**SECTION 3:** This ordinance shall be granted subject to compliance with the following conditions:

1. The subject property shall be developed in substantial compliance with the site plan, floor plan, landscape plan, and west elevation plan (D) prepared by William R Gleason, dated 4/7/09, except as they may be changed to meet Village Codes and the following conditions below.

2. The petitioner shall apply for and receive a building permit for the proposed outdoor dining area. Said permit shall satisfactorily address all IDR/C comments.
3. The proposed plans shall be revised to reflect the existing 20' sanitary sewer easement. No structures other than the curb and grass area shall encroach into the easement area. No permanent landscaping shall be installed along the entire western edge of the patio in-between the fence and curb. Plans shall be revised in a manner acceptable to the Director of Community Development.

**SECTION 4:** This Ordinance, upon approval, shall be recorded by the Village with the Office of County Recorder

**SECTION 5:** This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

**PROCLAMATION  
BIKE TO WORK WEEK**

**WHEREAS,** for more than a century, the bicycle has been an important part of the lives of most Americans; and

**WHEREAS,** today, millions of Americans engage in bicycling because it is a viable and environmentally-sound form of transportation, an excellent form of fitness and provides quality family recreation; and

**WHEREAS,** the education of cyclists and motorists as to the proper and safe operation of bicycles is important to ensure the safety and comfort of all users; and

**WHEREAS,** the Village of Lombard is promoting greater public awareness of the importance of commuting by bicycle, bicycle operation and bicycle safety education as a means of reducing reliance on the automobile, reducing vehicle traffic congestion and promoting a healthier and more connected community; and

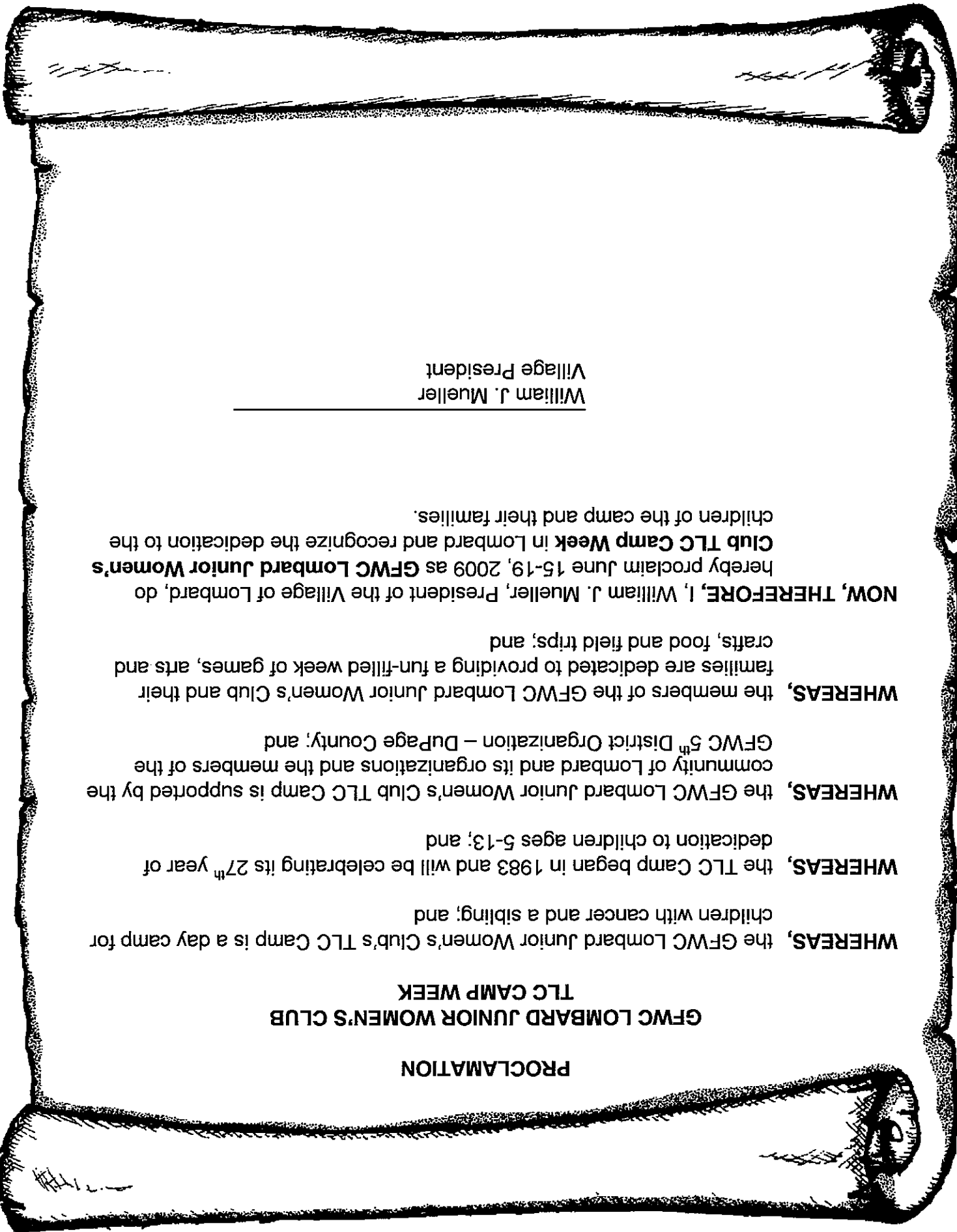
**WHEREAS,** the Village of Lombard employees are active participants in the Active Transportation Alliance's annual Bike Commuter Challenge;

**NOW, THEREFORE I,** William J. Mueller, President of the Village of Lombard, do hereby proclaim June 13-19, 2009 as **Bike to Work Week** in the Village of Lombard to call attention to the importance of bicycles for both recreation and transportation and I further call upon all residents of the Village of Lombard to use a bicycle to commute to work or run errands during that week.

William J. Mueller  
Village President

*WJ Mueller*





**PROCLAMATION**

**GFWC LOMBARD JUNIOR WOMEN'S CLUB  
TLC CAMP WEEK**

**WHEREAS,** the GFWC Lombard Junior Women's Club's TLC Camp is a day camp for children with cancer and a sibling; and

**WHEREAS,** the TLC Camp began in 1983 and will be celebrating its 27<sup>th</sup> year of dedication to children ages 5-13; and

**WHEREAS,** the GFWC Lombard Junior Women's Club TLC Camp is supported by the community of Lombard and its organizations and the members of the GFWC 5<sup>th</sup> District Organization – DuPage County; and

**WHEREAS,** the members of the GFWC Lombard Junior Women's Club and their families are dedicated to providing a fun-filled week of games, arts and crafts, food and field trips; and

**NOW, THEREFORE,** I, William J. Mueller, President of the Village of Lombard, do hereby proclaim June 15-19, 2009 as **GFWC Lombard Junior Women's Club TLC Camp Week** in Lombard and recognize the dedication to the children of the camp and their families.

William J. Mueller  
Village President

090312

Think GREEN and avoid printing emails when possible. THANK YOU!

[www.villageoflombard.org](http://www.villageoflombard.org)

(630) 620-5718

Village of Lombard

Communications & Marketing Coordinator

Joelyn Kott



Carol, please add to the agenda. Thanks.

Aaron from 5/3 Bank WILL be at the BOT meeting on June 4 for the photo and plaque presentation for Cruise Nights.

Subject: Cruise Night Photo

Cc: Bauer, Carol; 'NICK JANAKAS'

To: Mueller, William

Sent: Wednesday, May 20, 2009 2:55 PM

From: Kott, Joelyn

Bauer, Carol

090311

Carol Bauer  
Executive Coordinator  
Village of Lombard  
255 E. Wilson Ave.  
Lombard, IL 60148  
(630) 620-5712 (Office)  
(630) 620-8222 (FAX)

Do you have it now? I am on vacation beginning Friday and all next week and am trying to get stuff done ahead of time

**From:** Bauer, Carol  
**Sent:** Tuesday, May 19, 2009 4:19 PM  
**To:** Gorman, Dave  
**Subject:** are you the bike to work proc person

Here you go. Thanks!

**From:** Gorman, Dave  
**Sent:** Tuesday, May 19, 2009 4:24 PM  
**To:** Bauer, Carol  
**Subject:** RE: are you the bike to work proc person  
**Attachments:** Proclamation Bike Month 2009.doc

Bauer, Carol

09/03/0