

June 5, 2003

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

Subject: PC 03-13; 810 E. Roosevelt Road (KFC/A&W)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, AFCO Services, requests approval of a conditional use for outdoor seating in the B3 Community Shopping District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on May 19, 2003.

Mr. Shahid Yusef, 810 E. Roosevelt Rd., Lombard, IL presented the petition. Mr. Yusef stated he is a partner in the business and thanked the Village for letting them open the KFC in March. He restated the request for a conditional use. Mr. Yusef stated the outside seating would not interfere with traffic and will be surrounded with landscaping. Mr. Yusef stated that they have cross easement with previous owner.

Chairperson Ryan then opened the meeting for public comment. No one spoke in favor or in opposition of the petition. Chairperson Ryan then requested the staff report.

Angela Clark, Planner I, presented the staff report. She noted that the outdoor seating area would be approximately 320 square feet in an area currently planned for landscaping. 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,

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the petitioner is now requesting approval of the outdoor seating at this time. Ms. Clark noted that the proposed service area addition would 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. Ms. Clark stated that the proposed use was compatible with the comprehensive plan and surrounding land uses, therefore staff was supportive of the request.

Chairperson Ryan opened the public hearing for discussion and questions by the Plan Commission.

Commissioner Sweetser asked if obtaining a signed parking agreement was acceptable to the petitioner.

Mr. Yusef stated that they would try to obtain the agreement.

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

Respectfully,

VILLAGE OF LOMBARD

Donald F. Ryan
Lombard Plan Commission

att-

c. Petitioner
Lombard Plan Commission

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