

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

NOON WHISTLE MICROBREWERY – 800 E. ROOSEVELT ROAD

March 18, 2019

Title

PC 19-05

Petitioner

Noon Whistle/ Mike Condon
800 E Roosevelt Rd, Suite C
Lombard IL 60148

Property Owner

800 Roosevelt, LLC
PO Box 491
Deerfield, IL 60015

Property Location

800 E. Roosevelt Road
(06-17-406-049)
(Trustee District #6)

Zoning

B4APD Roosevelt Road Corridor
District Planned Development

Existing Land Use

Noon Whistle Brewery

Comprehensive Plan

Community Commercial

Approval Sought

Conditional use to allow for a for an expansion of microbrewery/craft alcohol production facility and outside service area (outdoor seating)

Prepared By

Jennifer Ganser, AICP
Assistant Director



LOCATION MAP

PROJECT DESCRIPTION

The petitioner, Noon Whistle, is proposing to enlarge their business into existing tenant space and add a small kitchen. The land use of a microbrewery and the outdoor seating was a conditional use; the expansion will need to go before the Plan Commission and Village Board. Noon Whistle has operated in Lombard for approximately four (4) years. The expansion will also allow for special events and meetings. The building was constructed in 1975.

Proposed amendments include tasting room and production expansion as well as the addition of outdoor seating and a kitchen. This will result in improvements to the exterior appearance of the buildings. The site is over-parked and staff does not anticipate parking concerns.

APPROVAL(S) REQUIRED

The petitioner requests that the Village grant approval of an expansion of existing conditional uses per Ordinances 6951 and 7069, pursuant to Section 155.417 (G)(2)(a) of the Village of Lombard Zoning Ordinance, of a microbrewery/craft alcohol production facility and outside service area (outdoor seating) within the B4APD Roosevelt Road Corridor District Planned Development.

PROJECT STATS

Lot & Bulk

Parcel Size:	6.35 acres
Building Area:	39,700 sq. ft.
Tenant Area:	14,000 sq. ft.

Reqd Setbacks & Lot Dimensions – Existing (Proposed)

Front:	30' (478')
Interior Side: (West)	10' (38')
Interior Side: (East)	10' (116')
Rear:	30'(55')
Lot Width:	150' (313')

Parking Spaces

Demand:	244 spaces (7 ADA)
Supply:	303 spaces (8 ADA)

Submittals

1. Petition for a public hearing;
2. Response to Standards for a Conditional Use;
3. Plat of Survey, prepared by Zarko Sekerez & Associates, dated January 20, 1999 with affidavit dated May 17, 2007; and
4. Preliminary Drawings, prepared by K. Peterson Associates Architects, dated February 18, 2019.

EXISTING CONDITIONS

The subject property is currently improved with two principal structures. The petitioner is proposing to expand within the existing one-story brick and concrete block multi-tenant structure. The other structure is approximately 21,150 square foot standalone retail building occupied by Tile Shop.

The expansion is approximately 9,000 square feet. Noon Whistle currently occupies 5,000 square feet. Access to the site is limited to one point at the signalized intersection Roosevelt Road and the private drive serving 700-810 E. Roosevelt Road.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has the following comments.

1. The expansion of the "Assembly" space will require sprinklers in the expanded area if not already installed;
2. Expansion of food service will require a review of the existing and any new grease traps; and
3. A full review will be conducted during the building permit process.

Fire Department:

The Fire Department has the following comments.

1. Check fire department vehicle turning radius;
2. Ensure proper egress from covered and outside seating areas;
3. Use fire rated material in the covered seating area;
4. Properly protect outdoor seating by the fire sprinkler system per code; and
5. A full review will be conducted during the building permit process.

Private Engineering Services:

Private Engineering Services (PES) has the following comments.

1. Provide a truck turning radius exhibit for the Fire Department's ladder truck for site accessibility;
2. The newly proposed expanded seating area & newly proposed islands shall be 6" barrier curb;
3. No dimensions are provided, but the drives shall function as 2-way and should have the appropriate dimensions provided;
4. During permitting, a net new impervious calculation should be provided for the changes in the impervious coverage with the revised layout of the parking lot; and
5. A full review will be conducted during the building permit process

Public Works:

The Department of Public Works has no comments regarding the project at this time. A full review will be conducted during the building permit process.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	R2 & CR	Single Family Homes & Old Grove Park
South	B4APD & B4A	The Tile Shop / KFC-A&W / Multi-Tenant Commercial
East	B4A	Sterling Autobody / Midas Total Car Care
West	R2 & B4A	Single Family Homes & Dental Office

In consideration that the B4A Roosevelt Road Corridor District is intended to provide a wide variety of retail sales activity required to meet the demands of a developing local market and the fact that the proposed use extends beyond simple production and distribution and will have a retail component as well as attract visitors to tour the brewing process, staff finds the project is consistent with the zoning and land use of the surrounding properties. The applicant has been operating since 2014 at the site.

Staff is bringing forward a text amendment for a craft alcohol production facility as PC 19-04. Should that be approved by the Village Board, Noon Whistle will be in that new zoning category. Should that text amendment not be approved by the Village Board, Noon Whistle will be categorized as a microbrewery, for purposes of Zoning.

2. Comprehensive Plan Compatibility

The proposed expansion is consistent with Comprehensive Plan designation of Community Commercial.

3. Zoning & Sign Ordinance Compatibility

The subject property is part of a planned development established via Ordinance No. 5171 (PC 02-24). However, the planned development is silent on matters pertaining to land use and therefore the underlying B4A permitted and conditional uses apply to the site. As the microbrewery and outdoor seating received previous conditional uses, the expansion must be reviewed by the Plan Commission.

The existing structure meets lot, bulk, and setback standards for the B4A Roosevelt Road Corridor District. No additional signage has been proposed.

4. Site Plan: Access & Circulation

Staff concurs with the petitioner’s statement that the proposed microbrewery expansion will not generate significantly more traffic than is currently experienced. The overall parking supply for the parcel exceeds projected demand. Access to the site is limited to one point at the signalized intersection Roosevelt Road and the private drive serving 700-810 E. Roosevelt Road.

5. Elevations

The petitioner is not proposing any changes to the exterior elevations.

SITE HISTORY (since 2000)

PC 02-24

The establishment of a planned development and a conditional use for a drive-through establishment (KFC/A&W) with deviations for wall signage and parking lot perimeter landscaping were recommended

for approval by the Plan Commission and received final approval from the Village Board of Trustees on July 18, 2002.

PC 05-27

A conditional use for an indoor amusement establishment (teen club) was approved by the Village Board of Trustees on October 6, 2005. However, the use was never established.

PC 14-08

A conditional use for a microbrewery, Noon Whistle, was approved June 19, 2014.

FINDINGS & RECOMMENDATIONS

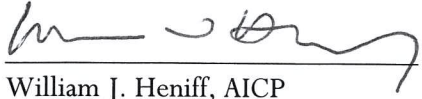
Staff finds that the expanded conditional uses are consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested expanded conditional uses for a microbrewery/craft alcohol production facility and outside service area (outdoor seating) and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 19-05:

Based on the submitted petition and the testimony presented, the proposed conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 19-05, subject to the following conditions:

1. That this relief is limited to the operation of a microbrewery/craft alcohol production facility and outside service area (outdoor seating) only and any physical site improvement or alterations require approval through the Village;
2. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
4. The conditional use permit for an outside service area (outdoor seating) is exclusively for the tenant space for Noon Whistle at 800 E. Roosevelt Road;
5. The outdoor seating area shall not be operated or occupied after 11:00 PM on weeknights and 1:00 AM on Friday and Saturday nights. The petitioner shall monitor operations to ensure that the use is operated properly and legally;
6. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the microbrewery/craft alcohol production facility and outside service area (outdoor seating) expansion is not established by said date, this relief shall be deemed null and void.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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