

May 5, 2011

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

**Subject: PC 11-10; 1000 N Rohlwing, Suite 13 (Brauer House Restaurant)**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests approval of an outside service area for outdoor dining for the subject property located within the B3PD Community Shopping Center Planned Development District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on April 18, 2011.

Steven Brauer, 1000 N Rohlwing, Lombard, IL, presented the petition. He stated that they are seeking to have a 700 square foot outdoor dining area on the east side of the existing tenant space which would be used to serve lunch and dinner weather permitting.

Chairperson Ryan asked if anyone was present to speak in favor or against the petition.

There was no one spoke in favor or against the petition.

Chairperson Ryan then requested the staff report.

Christopher Stilling, Assistant Director of Community Development, presented the report. He stated that subject property was annexed into the Village in 1990 associated with the approval of the Northgate Shopping Center development. In the late 1990s, the Northgate Theatres ceased operations. In 2003, an anchor tenant of the shopping center, Menard's, closed their operations within the center. Since then, the Menard's space has remained vacant. The theatre site received conditional use approvals for a teen club and a religious institution, but both closed in 2006. The planned development was established in 2006 (PC 06-18) in order to accommodate signage and landscaping modifications. The property is

currently occupied by the anchor tenants of Harlem Furniture and Restaurant Depot, as well as smaller tenants, including the Brauer House Restaurant, occupying space at the southern end of the center.

The petitioner is proposing to construct a 700 square foot outdoor dining area on the east side of the existing tenant space. The dining area would consist of approximately eight (8) tables with four (4) chairs per table, for a total of thirty-two (32) seats. 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. The dining area would be covered by the existing canopy running along the east side of the tenant space.

There is an existing daycare facility in the tenant space directly north of the outdoor dining area. That facility did receive text amendment and conditional use approval to allow its operation until midnight (PC 03-35 and 03-36). The entrance is over 30' away from the outdoor dining area. The petitioner has agreed to install a privacy wall on the north side of the outdoor dining area, blocking the view to the daycare facility.

As noted in the comments by the Building Division, if the petition is approved, the plans will have to be revised to meet the Illinois Accessibility Code. Based on the dimensions shown, it appears that sufficient space is available to accommodate the required spacing. The petitioner has indicated that the hours of operation outside would be consistent with their current hours of operations which are roughly 11AM -11PM, seven (7) days a week.

Staff finds the standards have been met and that the use is compatible with the Comprehensive Plan and surrounding land uses and therefore staff recommends approval of the conditional use subject to the conditions noted in the staff report.

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

On a motion by Commissioner Sweetser and a second by Commissioner Flint, the Plan Commission voted 4 to 0 that the Village Board approve the petition based on the finding that the petition had met the required Standards as set forth in the Zoning Ordinance. The Plan Commission did make 1 change to the condition to correct an error. The condition was changed to read, "The petitioner shall develop the space in substantial conformance with the Site Plan showing 8 tables with a total of 32 chairs, prepared by Kevin Lane Architects, dated February 28, 2011 and attached as Exhibit A, except as may be changed to conform to Village Codes"

Based on the submitted petition and the testimony presented, the proposal **complies** with the standards required by the Lombard Zoning Ordinance and is consistent with the Lombard Landings Planned Development; and, therefore, I move 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, I recommend to the Corporate Authorities **approval** of PC 11-10, subject to the following conditions:

1. The petitioner shall develop the space in substantial conformance with the Site Plan showing 8 tables with a total of 32 chairs, prepared by Kevin Lane Architects, dated February 28, 2011 and attached as Exhibit A, except as may be changed to conform to Village Codes.
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.

Respectfully,

**VILLAGE OF LOMBARD**

Donald Ryan, Chairperson  
Lombard Plan Commission

c. Petitioner  
Lombard Plan Commission