

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

TO: Lombard Plan Commission HEARING DATE: April 19, 2004  
FROM: Department of Community Development PREPARED BY: Angela Clark, AICP  
Planner I

**TITLE**

**PC 04-11; 340 E. Roosevelt Road:** The petitioner requests that the Village approve a conditional use for an outdoor seating area for the subject property located within the B4 Corridor Commercial Zoning District.

**GENERAL INFORMATION**

Petitioner/Property Owner: Kamel Tbakhi  
340 E. Roosevelt Road  
Lombard, IL 60148

**PROPERTY INFORMATION**

Existing Land Use: Commercial (fast-food restaurant)

Size of Property: 1 Acre

Comprehensive Plan: Recommends Community Commercial

Existing Zoning: B4 Corridor Commercial District

Surrounding Zoning and Land Use:

- North: R2 Single Family Residential & CR Conservation Recreation District; developed as residential and Southland Park
- South: B3PD Community Shopping District Planned Development; developed as commercial (Highpoint Center)
- East: B4 Corridor Commercial District; developed as commercial (Maxfield's Restaurant)
- West: B4 Corridor Commercial District; developed as mixed-use building (offices, retail and apartments)

## **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 March 15, 2004
2. Plat of Survey, dated July 20, 1998, prepared by L.S.C.I. Land Surveyors
3. Response to Standards for Variations
4. Undated elevations and plans for outdoor seating

### **DESCRIPTION**

The subject property is operated as a fast-food restaurant with an outdoor patio located in front of the building. The patio is approximately 160 square feet in area. The petitioner applied for a building permit to affix eight tables with umbrellas to the outdoor patio area at which time staff informed the petitioner that outdoor seating is a conditional use. The petitioner requests the conditional use at this time.

### **INTER-DEPARTMENTAL REVIEW COMMENTS**

#### **ENGINEERING**

From a construction or engineering perspective, Private Engineering Services has no comments.

#### **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 the following comments:

The umbrella like structures are to be built to present Village codes and any wood used in the construction of the umbrellas is to be of heavy timber construction or of factory fire retardant lumber.

#### **PLANNING**

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

Outside eating and service areas are conditional uses within the B4 Corridor Commercial Zoning District. The site currently has thirty-two (32) parking spaces with the requisite number of parking spaces being twenty-four (24) after accounting for the outdoor seating area. No

additional parking spaces will be required. However, there is only one handicap space where two are required.

The Village has not granted a conditional use for outdoor seating for the subject property to date. The existing principal building was erected on the subject property in 1975 and was established with a fast food restaurant. A concrete pad area with a perimeter railing was constructed where the current outdoor dining area exists. The site has been occupied by a variety of uses including a computer software sales store and a realtor's office. In 2000, the site was re-established as a fast food restaurant (Pita House).

The Zoning Ordinance lists outdoor dining as a conditional use. Since the Village previously approved the outdoor dining component, it would have legal non-conforming status on the property. The proposed umbrella tables would constitute an expansion of a non-conforming use – therefore, an approval of a conditional use application would be needed.

Since the intent of the restaurant expansion is to provide for greater seating, and hence increase business, staff notes that the site components associated with the restaurant expansion should also be addressed at this time.

While the subject property has sufficient parking spaces, the parking lot must be restriped to reflect the necessary additional handicap accessible parking space as well as the required signage per the Illinois Accessibility Code. In addition to the restriping, there are several sections on the northern side of the parking lot that are in need of patching or resurfacing. Staff recommends that this be completed at this time. Also, per Section 155.710 of the Lombard Zoning Ordinance, all refuse disposal and recycling bin areas shall be screened on all sides by a solid wood fence or an equivalent material to a height of not less than six feet (6') but not more than eight feet (8').

#### **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 structures are appropriate at the subject location and are compatible with surrounding uses.

Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion:

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 use for outdoor seating associated with PC 04-11, subject to the following conditions:

1. The petitioner shall construct a trash enclosure for the restaurant dumpster(s) and grease containers on the subject property. The enclosure shall be designed consistent with the Zoning Ordinance provisions with the exterior enclosure walls being between six (6) and eight (8) feet in height and constructed of wood or a solid screening material.
2. The northern section of the parking lot must be patched or resurfaced, pursuant to Village Code.
3. The petitioner shall obtain building permits for the construction of the outdoor seating area, parking lot repair and restriping, and trash enclosure.
4. That the discarded signage, sign structure and all other additional trash and debris shall be removed from the subject property.

Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Director of Community Development

DAH/ADC:

att

c. Petitioner