

MEMORANDUM

TO: LOMBARD PLAN COMMISSION
Steve Flint, Plan Commission Vice-Chairman

FROM: Anna Papke, AICP, Senior Planner *AP*

MEETING DATE: July 20, 2020

SUBJECT: SPA 19-01 Weber Grill Canopy, 2331 Fountain Square Drive – Time Extension

BACKGROUND

In August 2019, the Weber Grill Restaurant requested site plan approval for a canopy over an existing outdoor dining area on the southwest side of the restaurant building. The Plan Commission approved the proposed canopy subject to four conditions, one of which required that construction be completed within one year of the approval of the petition. The petition was approved on August 19, 2019.

On July 9, 2020, a representative for Weber Grill informed staff that construction on the canopy is underway. However, the construction process has experienced delays due to circumstances surrounding the COVID-19 pandemic. The petitioner is not certain the construction will be complete by August 19, 2020. Therefore, the petitioner is requesting the Plan Commission grant a time extension to the approval associated with SPA 19-01. The time extension will allow the petitioner to continue work on the canopy in the event that construction is not complete by the expiration date specified in the original approval.

The Village Board occasionally grants time extensions on zoning entitlements that have been approved through the public hearing process. In these cases, standard practice has been for the Board to extend the approvals for one additional year. For purposes of consistency, staff recommends that the Plan Commission extend the approval associated with SPA 19-01 for one additional year. This would require that construction on the canopy be completed by August 19, 2021.

ACTION REQUESTED

Staff finds the petitioner's request for a time extension in light of construction delays to be reasonable, and recommends the Plan Commission make the following motion for approval:

I move that the Plan Commission approve a one-year time extension for the approval associated with SPA 19-01, such that construction on the canopy shall be complete by August 19, 2021.

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

SITE PLAN APPROVAL – 2331 FOUNTAIN SQUARE DRIVE (WEBER GRILL)

August 19, 2019

Title

SPA 19-01

Property Owner

Weber Grill Restaurant Lombard
1685 Winnetka Circle
Rolling Meadows, IL 60008

Petitioner

Same as property owner

Property Location

2331 Fountain Square Drive
Lombard, IL 60148

Zoning

B3PD – Community Shopping
District Planned Development

Existing Land Use

Commercial – restaurant

Comprehensive Plan

Mixed Use Office and
Commercial

Approval Sought

Site plan approval for a canopy
over an existing outdoor dining
area.

Prepared By

Anna Papke, AICP
Senior Planner



LOCATION MAP

DESCRIPTION

The petitioner, Weber Grill Restaurant Lombard, is requesting site plan approval in order to install a new canopy over the existing outdoor dining area on the southwest side of the building. There is currently a wood pergola over a portion of this dining area. The petitioner proposes to replace the pergola with an aluminum canopy that has moveable slats to manage sun exposure to diners. The canopy also includes rolldown canvas shades on three sides. The proposed canopy will cover a larger area of the outdoor dining area than the existing pergola covers. No expansion to the outdoor dining area is proposed.

Weber Grill previously went through the site plan approval process in 2000 and 2003 for work related to the enclosure of the outdoor seating area on the southeast side of the building (SPA 00-03 and SPA 02-07). The current request does not include any alterations to that enclosure.

APPROVAL(S) REQUIRED

The petitioner, Weber Grill Restaurant Lombard, requests site plan approval for a canopy over the existing outdoor dining area on the southwest side of the restaurant.

PROJECT STATS

Lot & Bulk

Parcel size: 2.31 acres

Submittals

1. Petition for a public hearing, dated July 19, 2019;
2. Description of request, provided by petitioner;
3. ALTA/ACSM Land Title Survey, by Bollinger, Lach & Associates, Inc., dated January 12, 1999;
4. Overall Site Plan, by Bollinger, Lach & Associates, Inc., dated November 20, 1998 and updated by petitioner with location of canopy;
5. Landscape plan, by Naturescape Design, dated November 15, 1999 and updated by petitioner with location of canopy; and
6. Renderings of proposed canopy, provided by petitioner.

EXISTING CONDITIONS

The subject property is currently developed with a restaurant.

INTER-DEPARTMENTAL REVIEW

Building Division and Fire Department:

The Building Division and Fire Department have the following comments on this petition:

1. The Building Division and Fire Department will require additional details on the canopy structure and side screening in order to determine requirements for sprinklers and other life safety measures. This can be addressed during the permitting phase.
2. Outdoor emergency lighting will be required.
3. Additional comments may be forthcoming during permit review.

Private Engineering Services (PES):

PES has no comments on this petition. Additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has no comments on this petition. Additional comments may be forthcoming during permit review.

Planning Services Division:

1. Surrounding Zoning & Land Use Compatibility

	Zoning District	Land Use
North	B3PD	Sunrise Senior Living
South	B3PD	Stormwater pond
East	B3PD	Restaurant – Yard House
West	B3PD	Restaurant – P.F. Chang's

The subject property is located in the Fountain Square Planned development along the Butterfield Road commercial/retail corridor. The subject property is an existing restaurant. The use of the property will not be changing.

2. Comprehensive Plan Compatibility

The Comprehensive Plan designates the subject property as suitable for mixed use office and commercial. The existing restaurant is consistent with this designation.

3. Outdoor Dining Canopy

The Weber Grill restaurant has two outdoor seating areas that were approved when the restaurant was developed (SPA 98-04). The petitioner received site plan approval to install a canopy over the southeast outdoor seating area in 2000, with modifications approved in 2002.

There is currently a small wood pergola over a portion of the southwest outdoor seating area. The petitioner proposes to install a larger aluminum canopy covering nearly all of the southwest outdoor seating area. The aluminum canopy will include moveable slats on the roof that adjust depending on sun exposure. The canopy will also include rolldown screens to enclose the sides of the canopy. The petitioner states the canopy and shades will allow use of the outdoor seating area for longer periods of the spring and fall seasons. The footprint of the outdoor dining area will not be changing.

Staff finds the proposed canopy is consistent with the intent of the Fountain Square Planned Development, and complimentary to other architectural elements of the Weber Grill building.

SITE HISTORY

SPA 00-03

Site plan approval for canopy over outdoor dining area and approval for Weber Grill kettle.

SPA 02-07

Site plan approval to amend SPA 00-03 to allow modified roof and exterior wall for outdoor dining area.

SPA 03-05

Modifications to approved signage plan.

SPA 03-11

Modifications to approved signage plan.

SPA 10-07ph

Modifications to approved signage plan.

FINDINGS & RECOMMENDATIONS

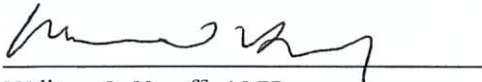
Staff finds the proposed outdoor dining canopy to be consistent with the objectives of the Zoning Ordinance and the intent of the Comprehensive Plan in general.

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards required by the Zoning and Ordinance. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of this petition:

Based on the submitted petition and the testimony presented, the outdoor dining canopy in a planned development **complies** with the standards required by the Village of 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 **approve** SPA 19-01 subject to the following conditions:

1. The petitioner shall develop the site in substantial conformance with the plans submitted as part of this request and referenced in this Inter-Departmental Report;
2. The petitioner shall apply for and receive building permits for the proposed canopy;
3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
4. The approval for a canopy, installed over the outdoor dining area on the southwest side of the restaurant as shown on the plans provided by the petitioner, shall be valid for a period of one year from the date of approval of the petition. If the canopy is not constructed by said date, this approval 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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THOMPSON ELEVATOR INSPECTION SERVICE, INC.

830 East Rand Road Unit 10 Mount Prospect, Illinois 60056

Phone (847) 296-8211 Fax (847) 296-5424 Email info@thompstonelevator.com

Date: July 10, 2020

Invoice #: 20- 1774

Village of Lombard
Bldg. Dept.-Accts. Pay.
255 E. Wilson Ave.
Lombard, IL. 60148

SERVICES RENDERED: 3 semi-annual elevator reinspections

Date	Insp Type	ID#	Location	Address	VTC	Unit Info	Pass / Fail	Reg#	Unit Price
5/28/2020	RI-SA	75	Finley Supportive Housing Apartments	1175 South Finley Rd	Lombard	1 Pass 3 stop	Pass	T008290	\$ 10.00
6/12/2020	RI-SA	240	Lincoln Terrace Condos	212 West St Charles Rd	Lombard	1 Pass N	Pass	H007683	10.00
6/12/2020	RI-SA	241	Lincoln Terrace Condos	212 West St Charles Rd	Lombard	2 Pass S	Pass	H007684	10.00

TOTAL

\$ 30.00

SA=Semi-Annual; A=Annual; NC=New Construction; RI-XX=Re-Inspection XX, PR=Plan Review, VR=Variance Review, IR=Information Report

****NOTE: FAILS REQUIRE ADDITIONAL ACTION TO OBTAIN CERTIFICATE. ****

PAYMENT DUE IN 30 DAYS FROM INVOICE ISSUANCE DATE

Accepted Payment: Check or Credit Card (Visa or Mastercard only)

REMIT PAYMENT TO:

**Thompson Elevator Inspection Service, Inc.
830 East Rand Road Unit 10 Mt Prospect, IL 60056**

INVOICE #: 20-

Thank You!!