

August 19, 2024

Title

PC 24-08

Petitioner

Afzal Lokhandwala
25 W. Goebel Drive
Lombard, IL 60148

Property Owner

AFCO Services Inc.
810 E. Roosevelt Road
Lombard, IL 60148

Property Location

810 E. Roosevelt Road
PIN: 06-17-406-050

Zoning

B4APD – Roosevelt Road Corridor
District Planned Development

Existing Land Use

Drive-through restaurant

Comprehensive Plan

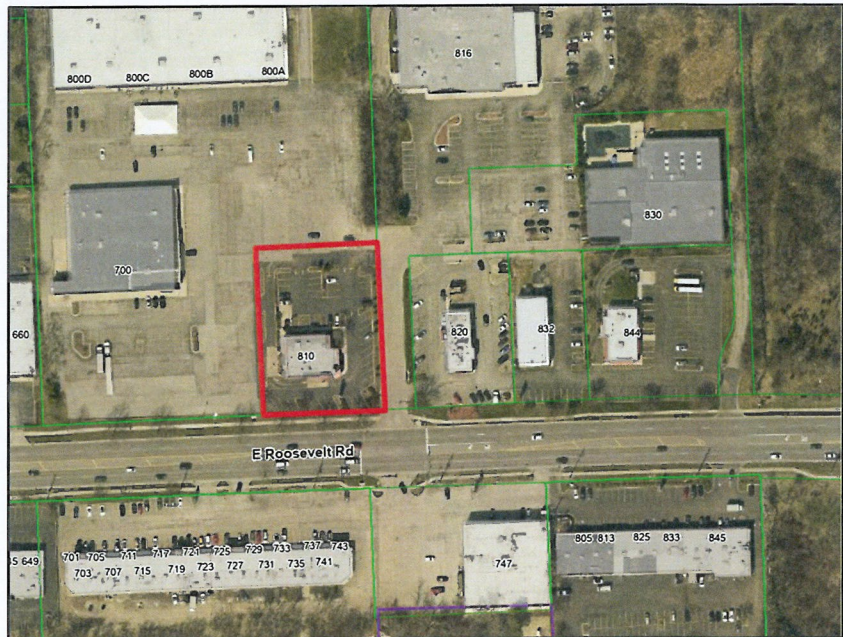
Community Commercial

Approval Sought

Amend a planned development to approve an addition to a building that changes the location of the building by more than 10 feet.

Prepared By

Anna Papke, AICP
Planning and Zoning Manager



LOCATION MAP

PROJECT DESCRIPTION

The subject property is improved with a KFC drive-through restaurant. The petitioner proposes to build an addition onto the rear and side of the existing KFC restaurant. Planned improvements include an expansion of the building and modifications to the parking lot and landscaping. The petitioner intends to introduce a food court concept to the building, adding several kitchens and counters inside for multiple businesses. The KFC drive-through will remain as a component of the tenant mix. The drive-through lane and pickup window will remain in the current location on the west side of the building.

The subject property is located in the 800-810 E. Roosevelt Planned Development. Per Sec. 155.504(A) of the Village Code, alterations to buildings in planned developments that change the location of the building by more than 10 feet are major changes requiring a public hearing with the Plan Commission and final approval by the Village Board. The petitioner is requesting an amendment to the planned development to allow for the building addition. No additional variations or deviations are requested.

PROJECT STATS

Lot & Bulk

Parcel Size: 39,950 SF
Building Size: 6,759 SF
Seating Area: 2,721 SF
Parking Spaces: 32 spaces (24 required)

Submittals

1. Petition for a public hearing, dated 7/15/24;
2. Response to Standards, prepared by the petitioner, dated 7/31/24;
3. Boundary survey, prepared by Pyramid Land Surveyors, dated 11/14/20;
4. Preliminary engineering prepared by Pyramid Land Surveyors, dated 1/9/24 (*note: layout of southern drive aisle in engineering plans will be updated to match layout of southern drive aisle in the architectural plans/existing conditions prior to permit submittal – no change to the southern drive aisle is proposed*); and
5. Architectural plans, landscape plan, and building elevations, prepared by Architectonic Solutions, Inc., dated 7/18/24.

APPROVAL(S) REQUIRED

The petitioner requests that the Village take the following action on the subject property located within the B4APD Roosevelt Road Corridor District Planned Development (800-810 E. Roosevelt Planned Development): Pursuant to Section 155.504(A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the 800-810 E. Roosevelt Road Planned Development, as established by Ordinance No. 5171, and amended by Ordinance Nos. 5172 and 5294, to approve an addition to a building in a planned development that changes the location of the building by more than 10 feet.

EXISTING CONDITIONS

The subject property is developed with a drive-through restaurant and associated surface parking lot.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comment on the petition. Additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no comment on the petition. Additional comments may be forthcoming during permit review.

Private Engineering Services:

Private Engineering Services has no comment on the petition. Additional comments may be forthcoming during permit review.

Public Works:

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

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	B4APD	Shopping center
South	B4A	Shopping center
East	B4A	Drive-through restaurant
West	B4APD	Retail store

The subject property is located along the Roosevelt Road corridor in an area developed with a mixture of retail, service, and other commercial land uses. The existing drive-through restaurant has been in operation for over 20 years. The proposed addition to the restaurant is compatible with surrounding uses.

2. ***Comprehensive Plan Compatibility***

The Comprehensive Plan recommends community commercial uses on the subject property. The drive-through restaurant is consistent with this designation.

3. ***Zoning Compatibility and request for major change to a planned development to allow an addition onto the rear and side of the building***

The subject property was initially developed as a single-tenant drive-through restaurant. The petitioner proposes to enlarge the building by adding a 2,400-square-foot addition to the rear and east side of the existing building. Inside the building, the petitioner will add several small kitchens and service counters to the space to create a food court concept that accommodates multiple food service businesses. Seating will be provided in a central area inside the building. The KFC restaurant will remain one of the tenants in the building.

The subject property is in the B4A Roosevelt Road Corridor Planned Development District, where drive-through restaurants are conditional uses. The existing drive-through was approved by the Village in 2002. Since opening over 20 years ago, the drive-through has functioned without issue on the site. The drive-through service lane is located adjacent to the west property line, where gaps in the landscape islands provide a means of egress for customers that need to exit the lane prior to completing their order. Ingress and egress easements along the west property line provide for drive-through traffic to utilize the drive aisle on the neighboring property. The proposed addition to the building will not alter the location of the drive-through service lane. The service lane will narrow slightly to accommodate new equipment for the restaurant building (grease traps and coolers), but the proposed modifications will maintain the ability for customers to bypass the queue if necessary.

The building addition meets all bulk requirements of the Zoning Ordinance. The plat of survey shows an existing easement for private utilities (ComEd and Nicor) along the east side of the existing building. The property owner is in the process of having this easement vacated by the private utility companies prior to constructing the proposed addition.

4. ***Parking and traffic circulation***

The petitioner proposes to reconfigure a portion of the parking lot on the north side of the property to accommodate the expanded building footprint. The resulting plan provides 32 parking spaces. 24 parking spaces are required by Village Code, based on the size of the seating area inside the building. Access to the site is currently provided through cross access easements along the north and west property lines. No change is proposed to these access points or to the direction of traffic flow within the parking lot. No new curb cuts are proposed.

5. ***Signage***

The petitioner has not submitted a signage package at this time. The signage shown on the building elevations is conceptual in nature. Signage will be reviewed at such time as the petitioner submits a sign permit. The petitioner intends to meet the relevant signage regulations.

SITE HISTORY

PC 02-24: Approval of zoning entitlements for the 800-810 E. Roosevelt Planned Development, including approval of conditional use for the drive-through, landscape deviation, and signage deviation.

PC 03-13: Approval of conditional use for outside seating area.

FINDINGS & RECOMMENDATIONS

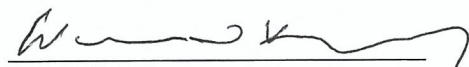
Staff finds that the proposed modification to the building in a planned development is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and the Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested amendment to a planned development in the B4APD District and finds that the petition **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 24-08:

Based on the submitted petition and the testimony presented, the petition does comply with the standards required by the Village of Lombard Zoning Ordinance and that approval of the petition 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 24-08, subject to the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
3. That the petitioner shall apply for and receive building permits for the proposed improvements;
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11); and
5. The petitioner shall provide evidence that the private utility easement on the east side of the existing building has been vacated by all requisite utility companies prior to issuance of a building permit.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development
c. Petitioner


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PETITIONERS' RESPONSES TO STANDARDS FOR PLANNED DEVELOPMENTS USES

PER SECTION 155.508 (A)(B)(C) OF THE LOMBARD ZONING ORDINANCE:

810 E Roosevelt Road, Lombard, IL 60148. PIN 06-17-406-050

- 1.** It is stated that the Planned Development, except as modified by and approved in the final development plan, complies with the regulations of the district/s in which it is located.
- 2.** Community Water, Sanitary, Sewage facilities are connected to a central system and are currently existing on the site.
- 3.** The planned development use will not impede the normal and orderly development and improvement of the surrounding businesses as the proposed remodel is on an outlot which is separate from the other properties. The dominant use in the proposed planned development is consistent with the recommendations of the Comprehensive plan of the Village for the site.
- 4.** The proposed planned development is in the public interest and is consistent with the purposes of the Zoning ordinance. Adequate public utilities, access roads, drainage and other facilities are currently in place at the existing site, and the building enhancements should be very inviting to all area residents.
- 5.** The planned development is being designed as an extension to the existing building and will have no adverse or any effect on the
 - a. Inconvenient or unsafe access.
 - b. Traffic congestion in and around the planned development.
 - c. No burden on public parks, recreation areas, schools and other public areas. There should be no issues with ingress and egress as this is an outlot and an existing business with no issues of traffic congestion in the public streets. The planned development will conform to all the applicable regulations of the district currently in place and as may be modified pursuant to the recommendations of the Plan Commission.


Afzal Lokhandwala 7/31/24

Petitioner