

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Brauer House – 1000 N. Rohlwing Road, #16

July 16, 2018

Title

PC 18-15

Petitioner

Steven Brauer
1000 N. Rohlwing Road, #16
Lombard, IL 60148

Property Owner

Lombard Northgate, LLC
2901 Butterfield Road
Oak Brook, IL 60523

Property Location

1000 N. Rohlwing Road, #16

Zoning

B3PD – Community Shopping
District Planned Development

Existing Land Use

Shopping center

Comprehensive Plan

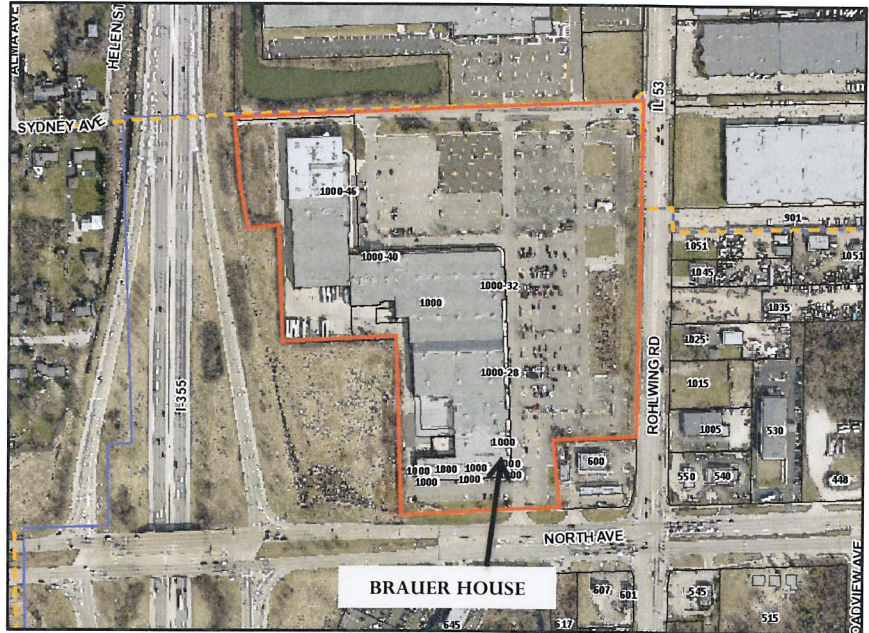
Community Commercial

Approval Sought

Conditional use, pursuant to Section 155.415(C)(20) of the Zoning Ordinance, to allow outside service areas for outdoor dining and entertainment for a property in the B3PD Community Shopping Zoning District Planned Development.

Prepared By

Anna Papke, AICP
Senior Planner



LOCATION MAP

PROJECT DESCRIPTION

The petitioner, Steven Brauer, owns the Brauer House restaurant in the Landings of Lombard shopping center at the corner of Rohlwing Road (Route 53) and North Avenue. The restaurant is located at the southeast corner of the shopping center, and includes an existing outdoor dining area on the east side of the building.

The petitioner plans to expand the business north into an adjacent space in the shopping center. The expansion will include an extension of the outdoor dining area in front of the restaurant as well as a new outdoor entertainment area in the rear of the building. Outdoor dining and entertainment are conditional uses in the B3PD zoning district.

APPROVAL(S) REQUIRED

The petitioner requests that the Village grant approval of an amendment to Ordinance 6619, which granted a conditional use, pursuant to Section 155.415(C)(20) of the Village of Lombard Zoning Ordinance, to allow outside service areas for outdoor dining and entertainment for the subject property located within the B3PD Community Shopping District Planned Development.

PROJECT STATS

Lot & Bulk

Parcel Size: 27 +/- acres

Submittals

1. Petition for a public hearing;
2. Response to Standards for a Conditional Use, prepared by the petitioner;
3. Site plan and architectural plans, dated March 13, 2018.

EXISTING CONDITIONS

The subject property is currently developed with a shopping center.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division the following comments regarding the petition. Additional comments may be forthcoming during permit review.

1. The submitted plan shows the newly created outside seating/entertainment area at the rear of the establishment, but shows some doors/gates not swinging outward in the direction of travel. While the Building Division will review for such code items when the permit is submitted, the change of swing direction can affect the layout of the space. This will be reviewed when plans are submitted for a permit.
2. The complete outside seating/entertainment area must meet the Illinois Accessibility Code. There is presently gravel in much of the area, so they will need to provide hard surface materials for the ground. This will be reviewed as part of the permit.

Fire Department:

The Fire Department has the following comment on the petition. Additional comments may be forthcoming during permit review.

1. The submitted plan shows the newly created outside seating/entertainment area at the rear of the establishment, but shows some doors/gates not swinging outward in the direction of travel. It also shows a small 4' width corridor with exits opening into the corridor between the building and the fence. The width of that area needs to be looked at for the occupancy load of that area. These items will be reviewed when the plans are submitted.

Private Engineering Services:

Private Engineering Services (PES) has no comments regarding the petition. Additional comments may be forthcoming during permit review.

Public Works:

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

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Proposed Improvements

The restaurant occupies a tenant space in the southeast corner of the shopping center, and includes a 500-square foot outdoor seating area on the east side of the building adjacent to the parking lot. The petitioner received conditional use approval for this outdoor seating area in 2011.

The petitioner intends to expand the business into the adjacent tenant space to the north of the restaurant. In addition to expanding the interior of the restaurant, the petitioner proposes to expand the outdoor dining area by approximately 200 square feet. The planned expansion includes wrought iron fencing to match the existing fencing and new planter boxes around the perimeter of the dining area. The expansion will accommodate an additional four tables, for a total of 12 tables in the outdoor dining area.

The petitioner also proposes to construct a 3,700-square foot outdoor patio and entertainment area to the rear of the building. This space will accommodate a stage and 12 tables. Patrons will access the rear patio from the restaurant. Direct ingress/egress to the patio area from the rear service drive aisle will be maintained for emergency purposes only.

2. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	M4 (Addison)	Office building
South	OPD	Fairfield Inn & Suites
East	B4 & R1	Gas station, single-family homes (across Rohlwing Road)
West	B3PD	I-355

The subject property is located in the Landings of Lombard shopping center at the intersection of Rohlwing Road (Route 53) and North Avenue. The shopping center contains a banquet facility, two large retail tenants and a mixture of smaller retail and service businesses. The proposed outdoor dining and entertainment areas are compatible with the other businesses in the shopping center.

3. Comprehensive Plan Compatibility

The Comprehensive Plan recommends community commercial uses in this area. The proposed use is consistent with this designation.

3. Zoning Compatibility

Per Section 155.415(C)(20) of the Zoning Ordinances, a conditional use permit is required to operate an outdoor dining and entertainment venue in the B3PD Zoning District.

Staff has reviewed the petitioner's request and finds the proposed expansion of the outdoor dining area for an existing business will not create any undue impacts on adjacent property owners or the surrounding neighborhood. Staff notes that the proposed outdoor patio with entertainment to the rear (west) of the building will be located adjacent to other businesses and Interstate 355. It is not adjacent to any residential uses. Further, the existing outdoor dining area in front of the restaurant has been operating since 2011 without any significant issues.

SITE HISTORY (since planned development established)

PC 06-18

Granted approval of a planned development with signage and landscaping deviations.

SPA 07-04

Temporary real estate sign

SPA 11-07ph

Signage deviations (Floor & Décor)

PC 11-10

Granted a conditional use for outdoor dining for Brauer House restaurant.

SPA 12-05ph

Temporary sign (The Room Place)

FINDINGS & RECOMMENDATIONS

Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

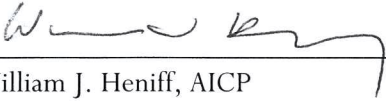
The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for outdoor dining and entertainment areas and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 18-15:

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 18-15, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;

3. The patio area in the rear of the building shall be staffed and monitored during all business hours;
4. Patrons shall access the patio in the rear of the building through the restaurant; direct ingress and egress from the rear patio shall be maintained for emergency purposes only; and
5. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the outdoor dining and entertainment areas are 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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RECEIVED

6/15/18 AP

Brauer house, 1000 N Rohlwing rd #13 & #16 is requesting conditional use approval to operate a Patio expansion behind it's unit #16

This is a new construction patio behind the existing building. The space consists of a 1000 square feet.

The space will be used for outdoor dining.

VII. Standards for Conditional uses; Section 155.103 (F)(8) of the Lombard Zoning Ordinance:

No conditional use shall be recommended by the Plan Commission unless it finds:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public

health, safety, morals, comfort, or general welfare;

Response: The proposed conditional use is operationally maintained through a secured door from the new venue expansion.

Patio will be used only by restaurant and venue customers.

2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the

purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be

located;

Response: Brauer House is guided by a common purpose to provide a safe environment for dining and entertainment.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the

surrounding property for uses permitted in the district;

Response: The new construction tenant interior fit-out will not impede the normal and orderly development of surrounding

property as it is only an exterior remodel of existing patio area.

4. That the adequate public utilities, access roads, drainage and/ or necessary facilities have been or will be provided;

Response: A parking lot in front of the building is available for use by restaurant customers. No dedicated parking spaces will be assigned to the restaurant near the restaurant storefront so adjacent tenants' customer parking will be available for use in front of the restaurant storefront. Public utilities, access roads, drainage and/ or other facilities will not be impacted by the interior fit-out.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

Response: Every measure has been taken into account to ensure that ingress and egress will not be impacted by the new exterior fit-out. An ADA path of travel to the building sidewalk from the patio lot will be updated to current ADA standards and is available to restaurant customers and for use by adjacent tenants. Its placement will not impede access to adjacent tenant storefront doors.

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,


Response: The proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard as it establishes commercial diversity by adding viability to the North ave Road Corridor by providing 6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the restaurant services that are in great need within its vicinity.

7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the

recommendations of the Plan Commission.

Response: The proposed conditional use is in conformance to applicable regulations of the district in which it is located and is subject to be modified pursuant to the recommendations of the Plan Commission.

STEVEN BRAUER
OWNER

 6/15/18