

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

BALKAN BAKERY AND COFFEE- 14 W. ST. CHARLES ROAD

November 17, 2014

Title

PC 14-36

Petitioner

Balkan Bakery and Coffee Shop
Dragica Mitic
84 W. Nevada Avenue
Glendale Heights, IL 60139

Property Owner

Garrick Nielson & Ed O'Neil
236 E. St. Charles Road
Lombard, IL 60148

Property Location

14 W. St. Charles Road
(06-07-206-020)

Zoning

B5

Existing Land Use

Two story commercial building

Comprehensive Plan

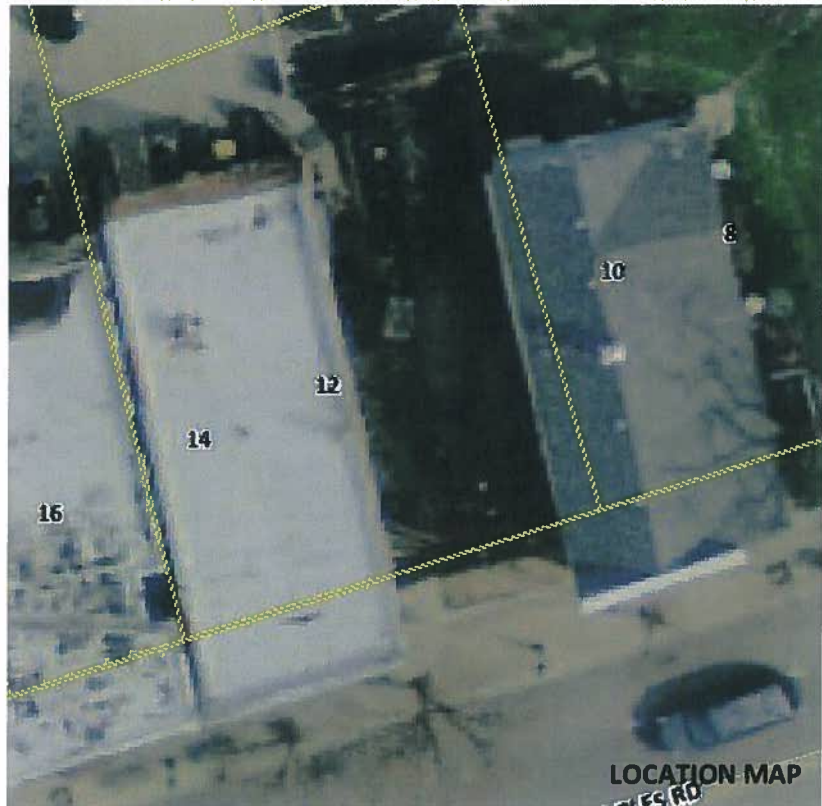
Community Commercial

Approval Sought

Conditional use to allow for outside display and sales of products, the sale of which is a permitted or conditional use in the B5 Central Business District.

Prepared By

Jennifer Ganser
Assistant Director



PROJECT DESCRIPTION

The petitioner, referred to as Balkan Bakery and Coffee Shop is proposing to open a restaurant with outdoor seating. They propose to build a deck on the vacant property to the east of the building. The deck is proposed to hold seven tables with four chairs each. A new sliding glass door will connect the deck to the restaurant. The hours are currently proposed from 6am to 6pm.

APPROVAL(S) REQUIRED

The petitioner is requesting approval of a conditional use pursuant to Section 155.418 (C) of the Village of Lombard Zoning Ordinance, to allow for outside display and sales of products the sale of which is a permitted or conditional use in this district within the B5 Central Business District.

EXISTING CONDITIONS

The subject property is currently improved with two story building. The first floor is commercial and currently vacant while the second floor is residential. The property to the east is vacant land. Access is from St. Charles Road.

PROJECT STATS

Lot & Bulk

Parcel Size: 0.09 acres

Year Built: c. 1920s

Submittals

1. Petition for Public Hearing;
2. Response to Standards for a Conditional Use;
3. Architectural drawing, dated August 22, 2014; and
4. Plat of Survey, dated January 26, 2005.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the project that have not already been addressed through the permit review process.

Fire Department:

The Fire Department had concerns regarding the kitchen exhaust location, second floor means of egress, and the second floor smoke detection and fire alarm notification devices. Comments were forwarded to the petitioner, building owners, and architect for review.

Private Engineering Services:

Private Engineering Services (PES) will track the dimensions of the deck for any future improvements and impacts.

Public Works:

The Department of Public Works has no comments regarding the project.

Planning Services Division:

1. Comprehensive Plan Compatibility

The Comprehensive Plan recommends Community Commercial (commercial areas which provide services extending beyond daily living needs and includes comparison shopping goods). The subject property is consistent with the Comprehensive Plan's recommendation of community commercial uses for the site.

2. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	B5	Parking
South	B5	Commercial buildings
East	B5	Office building
West	B5	Hair salon

The proposed use is compatible with the surrounding commercial and downtown uses. This business may appeal to residents and Metra commuters with its location. Many restaurants in downtown Lombard have outdoor seating. Praga/Bonton received conditional use approval for outdoor dining with PC 10-06. Numerous other restaurants receive a permit for outdoor seating in the Village's right-of-way each year. The hours are proposed from 6am to 6pm. At this time, Balkan Bakery and Coffee has not applied for a liquor license.

3. Zoning and Sign Ordinance Compatibility

Outdoor dining is a conditional use within the B5 Zoning District, and the restaurant use is permitted by right. The deck is proposed to hold seven tables with four chairs each.

Outdoor cafes are a permitted use in the B5 Zoning District, but that would limit the deck to no more than six tables. Furthermore the public hearing process and potential approval allow the petitioner to have more than six tables, as requested and more flexibility on the project.

Staff finds that the proposed use meets all of the Standards for Conditional Uses.

Parking is available in the back to meet the parking requirement of the Zoning Ordinance.

4. Downtown Revitalization Guidebook

The Lombard Downtown Revitalization Project Guidebook focuses on aesthetic standards in Section 4. Page 12 (attached) of the Guidebook highlights the building at 14 W. St. Charles Road and calls for a cafe with outdoor dining. This project is consistent with the Guidebook and will help in downtown revitalization efforts.

SITE HISTORY

14 W. St. Charles Road has not appeared before the Plan Commission or Zoning Board of Appeals in recent history.

FINDINGS & RECOMMENDATIONS

As the petitioner has indicated their intention to operate outdoor dining and that the site is designed for such use, staff finds that allowing for outdoor dining is consistent with the surrounding context, the Village of Lombard Comprehensive Plan and Zoning Ordinance, and is in the best interest of the Village.

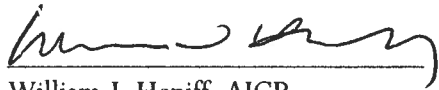
The Inter-Department Review Committee has reviewed the standards for the requested conditional use permit for a conditional use to allow for outside display and sales of products, the sale of which is a permitted or conditional use in the B5 Central Business District and finds that the proposed use **complies** 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 14-36:

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 14-36, subject to the following conditions:

1. That this relief is limited to the outside display and sales of products, the sale of which is a permitted or conditional use in the B5 Central Business District only (which consists exclusively as an outdoor dining area), and any physical site improvements or alterations require approval through the Village;
2. That the petitioner shall be required to apply for and receive a building permit for any improvements;

3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
4. That the petitioner shall develop the site in accordance with plans and submitted as part of this request;
5. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the outside dining activity, is not established by said date, this relief shall be deemed null and void;
6. The outdoor dining activity shall not be open past 11:00 p.m. on Friday and Saturdays and 9:00 p.m. Sunday through Thursday;
7. That all patrons shall leave the outdoor dining area no later than thirty minutes after the time in which the outdoor seating area is scheduled to close; and
8. All tables, chairs and umbrellas shall be removed from the outdoor seating area during the cold weather months (generally the end of October to March).

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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Standards for Conditional Use

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;*

The outdoor dining will be an enhancement for the downtown area. The petitioner will be required to maintain the property so as not to be a nuisance to the surrounding area. Many other downtown restaurants have outdoor dining on both private property and the Village owned right-of-way. The use will not endanger the public health, safety, morals, comfort, or general welfare.

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, nor substantially diminish and impair property values within the neighborhood in which it is to be located.*

The outdoor seating area will be a benefit to the downtown area. The outdoor dining follows the vision of the Downtown Revitalization Guidebook. Outdoor dining will not be injurious to other properties or negatively affect property values. Many other downtown restaurants have outdoor dining on both private property and the Village owned right-of-way.

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;*

The outdoor dining will not impact development or redevelopment activity along St. Charles Road. The use may be an asset to the corridor and encourage more residents to dine in downtown Lombard. Many other downtown restaurants have outdoor dining on both private property and the Village owned right-of-way.

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

Utilities, roads, and drainage are already provided for. The outdoor seating will not negatively impact the existing structures.

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;*

Adequate measures of ingress and egress are provided. No new points will be created.

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

The use serves as an enhancement to the downtown as it is an attraction for visitors to the area. The Comprehensive Plan shows Community Commercial for the area and outdoor seating would be help progress the vision of the Comprehensive Plan. Many other downtown restaurants have outdoor dining on both private property and the Village owned right-of-way.

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.*

The use will be consistent with Village Codes. Should the use become a nuisance, the Village will have the opportunity to enforce those Ordinances to ensure minimal impact.

FIGURE 1.7

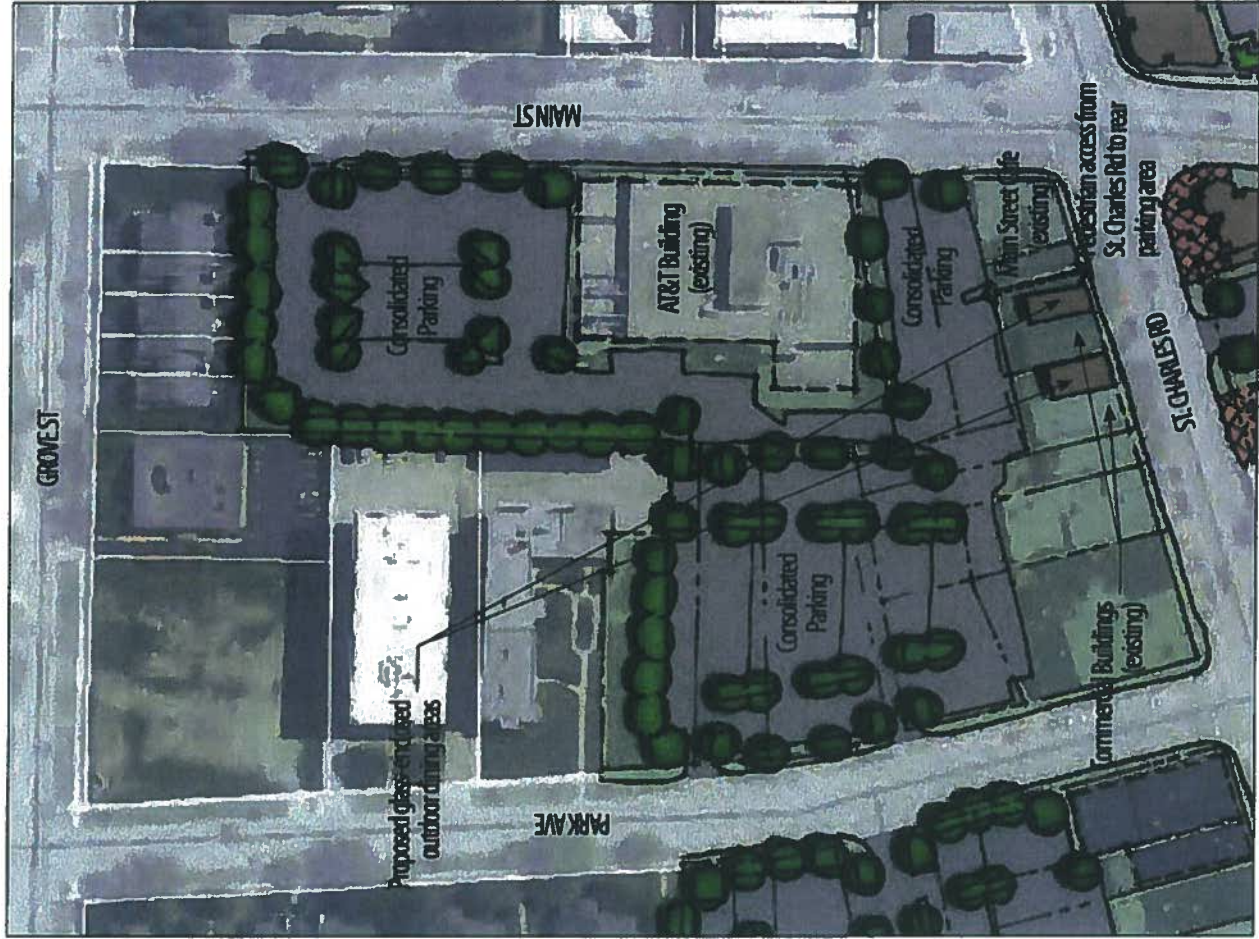
Site 4: 10-14W St. Charles Rd Site

20 Description of Approach

The concept for this site proposes retaining the buildings and the open space provided by the current vacant lots to accommodate garden cafes and the potential for a glass enclosed, all-season expansion to the adjacent buildings, which would allow for a year-round glass-enclosed "outdoor" dining experience. Existing buildings will benefit from improved facades and site enhancements. To enhance the pedestrian accessibility of the site, a sidewalk or pedestrian access path should be provided from St. Charles Road to the rear parking area.

20 Site Data

Site Area	7,754 sqft (0.18 acres)
Parcels	2 parcels
Site Improvements	Facade and site enhancements with garden cafes to support outdoor dining
Existing Uses	Vacant commercial building Law office Undeveloped open space on each parcel
Notes	Potential for a consolidated parking area serving Site 4 and adjacent businesses (refer to Figures 3.1 and 3.2 in Section 3 for details)



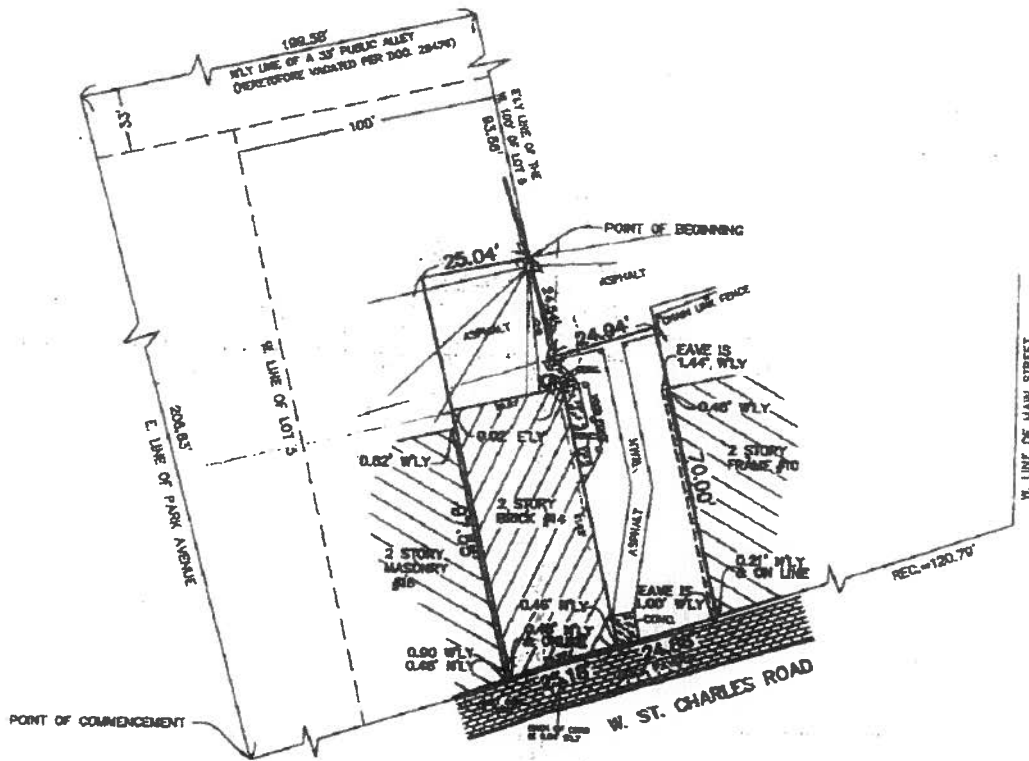


PLAT OF SURVEY

BY
GENTILE AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS

THAT PART OF LOTS 4 AND 5 IN BLOCK 11 IN THE TOWN OF LOMBARD IN THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF ST. CHARLES ROAD (FORMERLY LAKE STREET) AND THE WEST LINE OF THE EAST 93.12 FEET OF LOT 6 (SAID LINE BEING THE EAST LINE OF PARK AVENUE); THENCE NORTHERLY ALONG THE EAST LINE OF PARK AVENUE 206.63 FEET TO A POINT ON THE NORTHERLY LINE OF A 33.0 FOOT PUBLIC ALLEY HERETOFORE VACATED PER DOCUMENT NUMBER 28476; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID VACATED ALLEY 199.56 FEET TO A POINT ON THE EASTERLY LINE AND ITS NORTHERLY EXTENSION THEREOF, OF THE WEST 100.0 FEET OF LOT 5 THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF THE WEST 100 FEET OF LOT 5 AND ITS NORTHERLY EXTENSION A DISTANCE OF 93.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG THE LAST DESCRIBED LINE A DISTANCE OF 24.54 FEET; THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTH 70.0 FEET (AS MEASURED ALONG THE EAST AND WEST LINES THEREOF) A DISTANCE OF 24.94 FEET; THENCE SOUTHERLY ALONG A LINE 5 FEET EAST OF THE WEST LINE OF LOT 4, 70.0 FEET TO A POINT ON THE NORTHERLY LINE OF ST. CHARLES ROAD; THENCE WESTERLY ALONG SAID NORTHERLY LINE OF ST. CHARLES ROAD, 50.09 FEET; THENCE NORTHERLY A DISTANCE OF 97.95 FEET TO A POINT 25.04 FEET WESTERLY OF THE POINT OF BEGINNING; THENCE EASTERLY 25.04 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PROPERTY COMMONLY KNOWN AS 12-14 W. ST. CHARLES ROAD, LOMBARD, ILLINOIS.



ALL PARTS THEREOF

BEING

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS OTHER THAN POSSIBLE EASEMENTS WHICH WERE KNOWN AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIONS; CONVEYANCES; EASEMENTS; RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

DATE AND AT ONCE REPORT
 THESE RESTRICTIONS NOT
 DEED, CONTRACT AND ZONING

STATE OF ILLINOIS S.E.
 COUNTY OF DUPAGE

WE, GENTILE AND ASSOCIATES, INC. HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PLAT CONFORMS TO THE MINIMUM STANDARD REQUIREMENTS FOR A BOUNDARY SURVEY.

DATE: JANUARY 28, A.D. 2005
 BY: Paul J. Gentile
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
 MY LICENSE EXPIRES NOVEMBER 30, 2008.