

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### Smoothie King Drive-Through – 150 E. Roosevelt Road

October 19, 2020

**Title**

PC 20-23

**Petitioner**

Faisal Raja  
104 Founders Pointe  
Bloomington IL 60108

**Property Owner**

The Sacker Co.  
945 W. George Street  
Chicago, IL 60657

**Property Location**

150 E. Roosevelt Road

**Zoning**

B4APD – Roosevelt Road Corridor  
District Planned Development

**Existing Land Use**

Multi-tenant strip shopping center

**Comprehensive Plan**

Community Commercial

**Approval Sought**

Reinstate a conditional use for a  
drive-through

**Prepared By**

Jennifer Ganser, AICP  
Assistant Director



LOCATION MAP

**PROJECT DESCRIPTION**

The subject property is the vacant Boston Market restaurant and the proposed new tenant, Smoothie King, would like to utilize the drive-through. As the drive-through has not been in operation for over one (1) year, zoning entitlements are required.

**APPROVAL(S) REQUIRED**

The petitioner requests an amendment to Ordinance 4088 to reinstate a conditional use for an existing drive-through at 150 E. Roosevelt Road on the subject property located within the Roosevelt Road Corridor B4A District.

**EXISTING CONDITIONS**

The subject property is currently developed with a multi-tenant commercial building with a drive-through.

**PROJECT STATS**

**Lot & Bulk**

Parcel Size: 0.50 acres  
Building Area: 4,100 sq. ft.  
Tenant Space: 1,500 sq. ft.

**Submittals**

1. Petition for a public hearing;
2. Response to Standards for a Conditional Use, prepared by the petitioner;
3. Plat of survey, prepared by National Survey Service, Inc., dated October 2, 2006 (two pages); and
4. Various pictures of existing stores and of the existing site, received from the petitioner, undated.

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

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

**Fire Department:**

The Fire Department noted the concrete bollard that is protecting the gas line on the back of the building has been hit and is leaning toward the gas lines on the building. This will need to be repaired to properly protect the gas lines.

The property owner and petitioner were made aware of this.

Additional comments may be forthcoming during permit review.

**Public Works/Private Engineering Services:**

Public Works and Private Engineering Services (PES) have 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. Surrounding Zoning & Land Use Compatibility*

	Zoning Districts	Land Use
North	B4APD	Retail
South	B4APD	Retail
East	OPD	National University of Health Sciences
West	B4A	Retail

The site is surrounded by other retail commercial uses, both within the Lombard Pines shopping center as well as along Main Street and Roosevelt Road. To the east is the National University of Health Sciences. Culver's and White Castle, located in the Lombard Pines center, each have a drive-through.

*2. Comprehensive Plan Compatibility*

The Comprehensive Plan recommends community commercial uses in this area. The use of a restaurant is consistent with this designation as well as a drive-through.



### 3. Zoning Compatibility

Staff finds the proposed use is consistent with the standards for conditional uses. The site received approvals for a drive-through from Ordinance 4088, PC 95-14. The drive-through was operational until recently, by Boston Market. As the drive-through has not been in operation for over one (1) year, zoning entitlements are required to re-instate the use. The function or nature of the drive-through would not change, and it would operate as it did under Boston Market. The menu board may change, however, that can be approved by staff through the permit review process.

#### **RECENT SITE HISTORY**

**PC 13-06:** Approval for a color ACC sign

#### **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 a drive-through in the B4A 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 20-23:

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 20-23, 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; and
3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the drive-through is 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

H:\CD\WORDUSER\PCCASES\2020\PC 20-23\PC 20-23\_IDRC Report.docx

## PETITIONERS' GUIDE TO THE PLAN COMMISSION

---

### VII. STANDARDS FOR CONDITIONAL USES

**APPLICANT: SMOOTHIE KING**

**Re: Drive Thru**

**LOCATION: 150 E. Roosevelt Road Lombard, IL, 60148 (former Boston Market)**

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all conditional uses of the Lombard Zoning Ordinance.

#### 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;  
*The establishment will not be detrimental to the public for any of the reasons listed above. This establishment will be a great place for the community to purchase Smoothies they can enjoy together.*
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;  
*The property will have any and all repairs to the property completed before opening to public. there will not be any hazardous area on the property. The property currently operated as a restaurant for the last 27 years. It will bring more value to the property with the updated modern image we plan to construct. The modern image will change the street view and will enhance the Corridor on Roosevelt Rd.*
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 current building was an operating restaurant with drive thru less than 12 months ago. It operated as a drive thru for 27 years. We will not be changing any drive thru flow that exists.*
4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;  
*All utilites, access roads, drainage and/or necessary facilities are already in place as this operated as a drive thru restaurant for the last 27 years.*
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;  
*As stated above the current building and drive thru operated for 27 years and we will not make any changes to the current drive thru setup or positioning. Our concept has an average wait time of 2 minutes and 30secs from time order is place until customer has received product at window.*
6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,  
*Agreed*
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. *Agreed*