

June 20, 2016

**Title**

PC 16-11

**Petitioner**

Mustafa Hammad  
1676 Caroline Drive  
Elk Grove Village, IL 60007

**Property Owner**

VLand Lombard Highland LLC  
Steve Panko  
515 N. State Street #2660  
Chicago, IL 60654

**Property Location**

211 E. Roosevelt Road  
PINs: 06-20-110-006  
Trustee District #6

**Zoning**

B4APD

**Existing Land Use**

Retail center

**Comprehensive Plan**

Community Commercial

**Approval Sought**

Approval of outdoor seating and a sign variance

**Prepared By**

Jennifer Ganser, Assistant  
Director



Location Map

**PROJECT DESCRIPTION**

The petitioner proposes outdoor seating and a sign variance. They will be opening a restaurant which is a permitted use, Pita Pita, in the near future.

**APPROVAL(S) REQUIRED**

The petitioner requests that the Village grant a conditional use, pursuant to Section 155.417(G)(2)(a)(v) of the Lombard Zoning Ordinance, to allow outside service areas (outdoor dining) for the subject property located within the B4APD Roosevelt Road Corridor District and a deviation from Section 153.505(B)(19)(b)(i)(a) of the Lombard Sign Ordinance to increase the maximum allowable area of a wall sign from thirty-five (35) square feet to fifty-two (52) square feet in the B4APD Roosevelt Road Corridor District, Planned Development.

**EXISTING CONDITIONS**

The subject property is currently improved with a multi-tenant retail center, built in 2008. They are bordered by commercial uses and residences to the south.

**PROJECT STATS**

**Lot & Bulk**

Parcel Size            3.4 acres

**Submittals**

1. Petition for Public Hearing;
2. Response to Standards;
3. Sign Plan, by Diversify Designs, LLC, dated 5/24/16;
4. Outdoor seating plan, by Reitan Architects, LLC, dated 5/13/16; and
5. Plat of Survey, by JLH Land Surveying Inc., dated 4/2/16.

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division has no comments.

**Fire Department:**

The Fire Department has no issues or concerns.

**Private Engineering Services (PES):**

PES has no comments, and notes that the new impervious coverage will not meet any of the thresholds to require BMPs or additional detention.

**Public Works:**

The Department of Public Works has no comments.

**Planning Services Division (PSD):**

The Planning Services Division notes the following:

*1. Surrounding Zoning & Land Use Compatibility*

	<b>Zoning Districts</b>	<b>Land Use</b>
<b>North</b>	OPD	National University of Health Sciences
<b>South</b>	R4	DuPage County single family residences
<b>East</b>	B4A	Retail
<b>West</b>	B4A	Retail

In consideration that the B4A Roosevelt Road Corridor District is intended to provide a wide variety of retail sales activity required to meet the demands of the market, staff finds the project is consistent with the zoning and land use of the surrounding properties.

*2. Comprehensive Plan Compatibility*

The Comprehensive Plan recommends community commercial for the planned development. As a supplement to the Comprehensive Plan, the Roosevelt Road Corridor Plan was adopted in 2007 which also supports the center. The plan ranked numerous land uses and found restaurants among the most desirable for the Corridor.

### 3. Outdoor Seating

The subject business is located within a commercial strip center which consists of other retail businesses. Restaurants are a permitted use in the B4A zoning district; however, restaurants which include outdoor seating require conditional use approval for the outdoor component.

The Roosevelt Road corridor is a high volume corridor with numerous commercial uses. The subject property is surrounded by other commercial uses. The outdoor seating will be between the building and the street frontage, therefore screening it from the residential neighborhood to the south.

The outdoor seating is proposed in a current landscape island in front of the unit. The patio will be two hundred and fifty (250) square feet. A four (4) foot tall prefinished metal fence will be installed around the perimeter. Landscaping will be added around the perimeter, to help with screening, as depicted in the outdoor seating plan. Four (4) tables with four (4) chairs each will be added. No parking spaces will be removed. The site exceeds Code for parking lot landscaping; therefore removing this landscape island does not create the need for an additional variance.

### 4. Signage

In 2010 (SPA 10-02ph), CD One Price Cleaners located at 2015 E. Roosevelt Road went before the Plan Commission for a larger sign. Originally they proposed a sign of eighty-eight and four-tenths (88.4) square feet where a maximum of thirty-two and one half (32.5) square feet is permitted by the Sign Ordinance. The petition was amended to ultimately receive a favorable approval and the sign size was reduced to forty-eight (48) square feet, or 1.5 times the square footage allowed by Code.

Pita Pita would be allowed thirty-five (35) square feet of signage, per Code. Similar to CD One Price Cleaners, they have proposed a sign 1.5 times the square footage allowed by Code, or fifty-two (52) square feet. Two signs are proposed, which total 52 square feet. Staff finds this request consistent with the previously approved petition at the center.

### **SITE HISTORY**

The subject property is located at the southwest corner of Highland Avenue and Roosevelt Road and is part of the V-Land Planned Development. The entire development was completed in 2008 and now consists of a standalone bank, known as Chase Bank, a multi-tenant retail building that currently houses a mix of commercial uses including a Buffalo Wild Wings restaurant, T-Mobile store, CD One Price Cleaners, Hair Cuttery, Check n' Go, and Jet's Pizza.

### **FINDINGS & RECOMMENDATIONS**

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

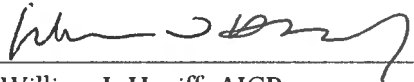
The Inter-Departmental Review Committee has reviewed the standards for the conditional use and variance and finds that they **comply** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Department Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 16-11.

Based on the submitted petition and the testimony presented, the proposed request for a conditional use and variance does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting said request is in the public interest and, therefore, I move that the Plan Commission

accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 16-11, subject to the following conditions:

1. The petitioner shall develop the site in accordance with the plans submitted as part of this request from Diversify Designs, LLC and Reitan Architects, LLC, dated 5/13/16;
2. The conditional use permit for outdoor seating/dining is exclusively for the tenant space at 211 E. Roosevelt Road, as depicted on the submitted plans;
3. The outdoor dining activity shall not be operated after 11:00 p.m. on weeknights and 1:00 a.m. on Friday and Saturday nights. Wait staff shall be available for the outdoor dining area and shall monitor operations to ensure that the use is operated properly and legally;
4. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
5. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the outdoor seating 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

# STANDARDS FOR VARIATION

## BUSINESS: PITA PITA MEDITERRANEAN GRILL

1. Based on the sign code for this location, the total area allowed for a storefront sign is not sufficient due to the fact that the legal business's name is long, and with would display miniscule next to some of the other signs on the property. The location of the storefront is between other businesses including Buffalo Wild Wings, which has multiple signage and awnings which will make the business storefront harder to find. Also, Pita Pita will not have a pylon sign spot on the property monument sign, so the storefront wall sign is the only display available for the business.
2. As previously stated, if the sign is only given the allowed square footage, and based on the nature of the logo, the "Mediterranean Grill" part of the sign will not be easily readable from the road. Based on the current speed limit, patrons will be unable to read the sign easily and could pass the location without realizing what kind of business is there.
3. The purpose of the sign is to have a sign that is legible from the major arterial within the village and to make it easier for patrons to identify the business without hardship of being able to read the sign and disrupting traffic, which could potentially cause stoppage or worse, accidents.
4. The hardship is based on the sign code allowing the same number of square footage for a customer having a short name and not giving any bonuses based on the amount of characters in the business name. In this instance a business with the name CVS with the same amount of footage would be allowed to have the same size signs as Pita Pita Mediterranean Grill and thus would greatly decrease the size of the restaurant sign based on the length of the business name.
5. The sign, if granted, would not be detrimental for the simple fact that a sign is allowed on the property and the larger sign would no more detrimental than the standard size sign that is currently allowed by code.
6. The sign is currently allowed by code and thus would not alter the character of the neighborhood due to the fact that the sign would be allowed at the smaller size so the sheer size will not affect the character. The sign size and design proposed would compliment the surrounding signs on the property.
7. The sign will be mounted to the building facade and will in no way impair the public safety. The mounting the sign will be flat against the brick wall. Lighting will not be excessive and overpower any of the current signs at night.

## Standard for Variations for Patio

### Pita Pita Mediterranean Grill

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.
  - a. Being next to a restaurant that offers outdoor seating, Pita Pita would be at a disadvantage and lose customers that prefer to sit outside on a nice weather day.
2. The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification.
  - a. This variance is asking to remove landscape and add seating for Pita Pita. However, new landscape will be added to surround the new patio. This will grant Pita Pita a patio without leaving the space with landscape.
3. The purpose of the variation is not based primarily upon a desire to increase financial gain.
  - a. A more attractive look to the strip mall. By adding seating and happy faces outside without fully taking out the landscape will add appeal to the strip mall and to the city.
  - b. Many customers will look for outdoor seating to sit outside to enjoy the weather. We would like to give those customers the option to enjoy outdoor seating at Pita Pita in Lombard.
4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.
  - a. This hardship is not created by any person having interest in the property.
5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
  - a. The variation will not be detrimental to the public welfare to any other property. The request of variance to add a patio area will be directly in front of 211 S. Roosevelt Rd and will not impact any other business.
6. The granting of the variation will not alter the essential character of the neighborhood.
  - a. It will not alter the character of the neighborhood and will do the exact opposite adding more of the same character to the village of Lombard.
7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.
  - a. The variation will not raise any of these issues.

# SIGN PLAN

## LED FRONT LIT - LED Illuminated

Design:



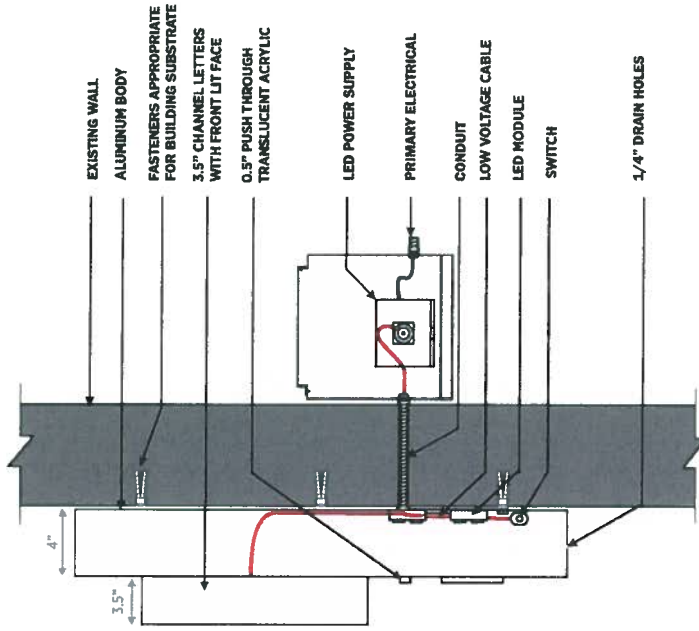
### SIGN 1 DETAILS - 12' 6" x 3' 2" (40 sqft):

- 1 - Backboard: Box painted black
- 2 - PITA PITA: Front lit, channel letters
- 3 - LINE: Pushed through, clear acrylic w/ red vinyl face
- 4 - MEDITERRANEAN GRILL: Pushed through, clear acrylic w/ white vinyl face
- 5 - EMBLEM: Front lit, channel letter

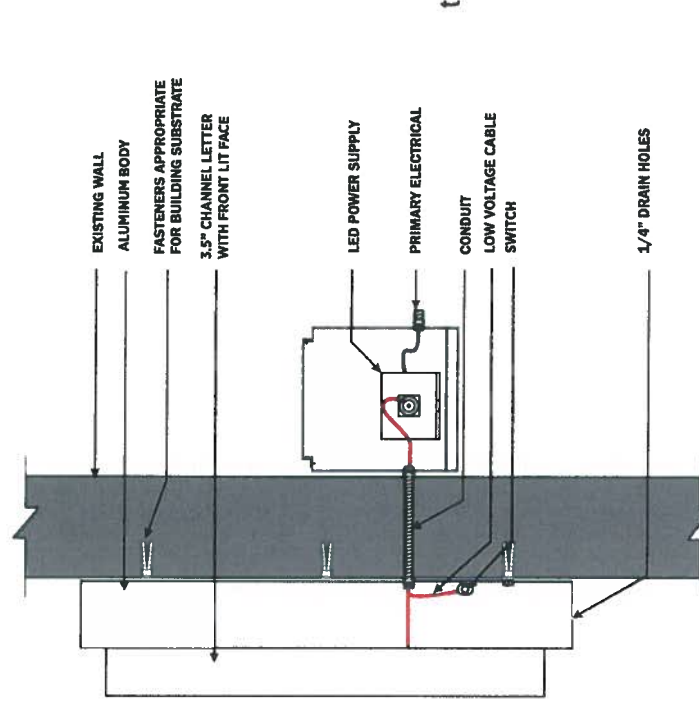
### SIGN 2 DETAILS - 3' x 4' (12 sqft):

- 1 - Backboard: Box painted black
- 2 - EMBLEM: Front lit, channel letter

### Side View:



SIGN 1



SIGN 2

info@DIVERSIFYdesigns.com  
(647) 350-9236  
www.DIVERSIFYdesigns.com

651 S. Sutton Rd # 123, Streamwood, IL 60107

EXPAND. TRANSFORM. DIVERSIFY.

WEBSITES | GRAPHIC DESIGN | PRINTING | SIGNAGE & LIGHTING

Customer:	<b>PITA PITA</b>	Date:	5/24/16	DRW # REV:	PPG-02
Location:	Lombard	Drawn By:	RR	Scale:	--

DISCLAIMER: THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY DIVERSIFY DESIGNS, LLC. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY DIVERSIFY DESIGNS, LLC. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IS IT TO BE USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION.

# SIGN PLAN




Mockup:

DAY



NIGHT





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designs, LLC

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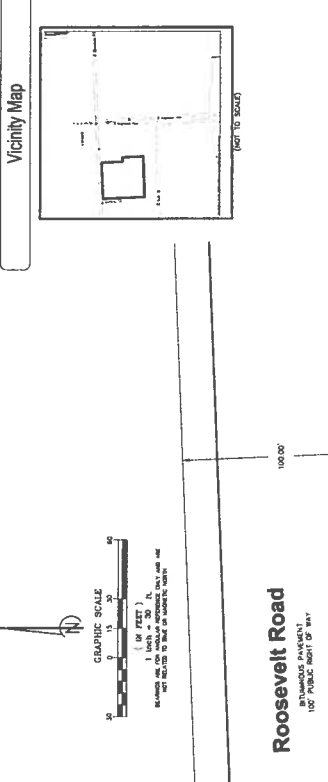
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- Legend**
- from record
  - - - from field
  - (1) Utility Pole
  - (2) Meter
  - (3) Manhole
  - (4) Catch Basin
  - (5) Fire Hydrant
  - (6) Electric Meter
  - (7) Electric Light
  - (8) Gas Valve
  - (9) Gas Meter
  - (10) Water Valve
  - (11) Fire Alarm Bell
  - (12) Fire Alarm Box
  - (13) Fire Alarm Gong
  - (14) Fire Alarm Whistle
  - (15) Fire Alarm Siren
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  - (26) Fire Alarm Bell
  - (27) Fire Alarm Box
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  - (29) Fire Alarm Whistle
  - (30) Fire Alarm Siren

**Record Description**

THIS IS A REVISION TO THE PLAT OF AL TANSFOS LAND TITLE SURVEY, RECORD 20138 S.F. #07-221, WHICH WAS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF COOK, ILLINOIS, ON FEBRUARY 11, 2018. THIS REVISION CORRECTS THE PROPERTY CORNER LOCATIONS TO BE THE CORNER LOCATIONS SHOWN ON THE PLAT OF AL TANSFOS LAND TITLE SURVEY, RECORD 20138 S.F. #07-221, AS SHOWN ON THE ATTACHED SURVEY MAP. THIS REVISION IS BEING MADE TO CORRECT THE PROPERTY CORNER LOCATIONS TO BE THE CORNER LOCATIONS SHOWN ON THE PLAT OF AL TANSFOS LAND TITLE SURVEY, RECORD 20138 S.F. #07-221, AS SHOWN ON THE ATTACHED SURVEY MAP. THIS REVISION IS BEING MADE TO CORRECT THE PROPERTY CORNER LOCATIONS TO BE THE CORNER LOCATIONS SHOWN ON THE PLAT OF AL TANSFOS LAND TITLE SURVEY, RECORD 20138 S.F. #07-221, AS SHOWN ON THE ATTACHED SURVEY MAP.



**Zoning Information**

The Surveyor was not provided with the zoning information.

**Utility Notes**

The location of utilities shown hereon has been observed and/or inferred by the Surveyor and is shown for informational purposes only. The Surveyor was not provided with underground utility data to determine the location of any underground utility.

**Significant Observations**

NOE WERE OBSERVED.

**Miscellaneous Notes**

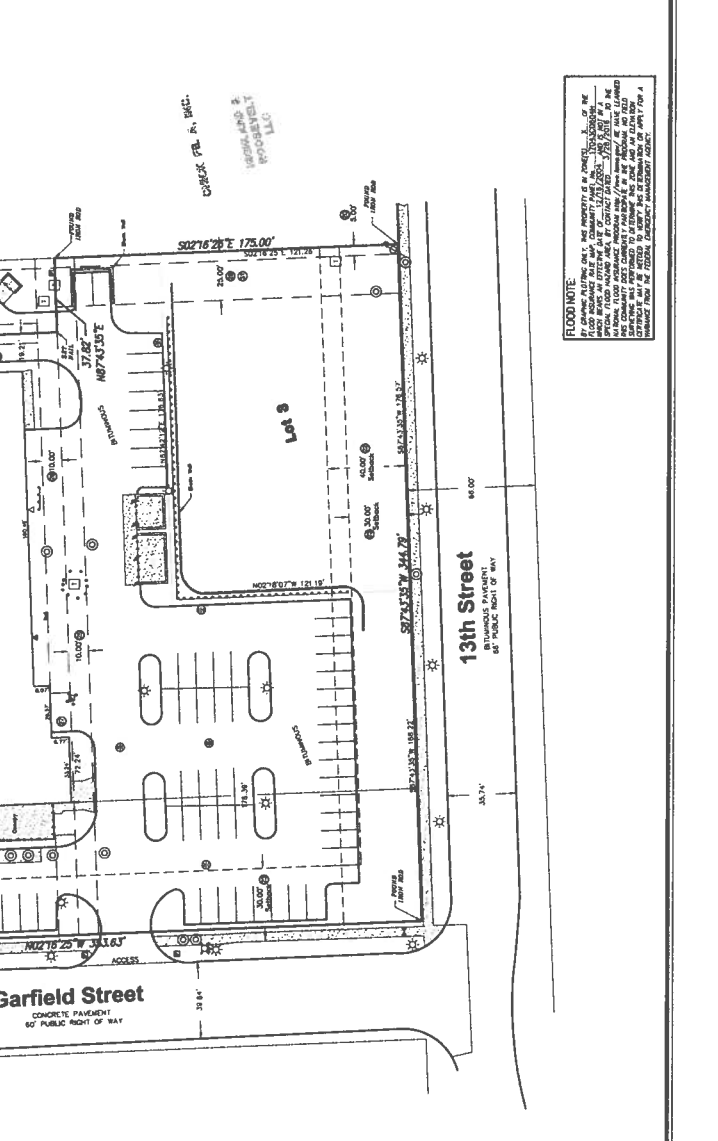
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**Schedule B**

1. LANDHOLDERS FOR BARRIERS AND OTHER ADJACENT LANDS IN THE SURVEYED AREA SHALL BE NOTIFIED BY THE SURVEYOR AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THEIR INTERESTS. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SURVEYED LAND AND SHALL NOT BE RESPONSIBLE FOR THE PROTECTION OF ANY ADJACENT LANDS. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SURVEYED LAND AND SHALL NOT BE RESPONSIBLE FOR THE PROTECTION OF ANY ADJACENT LANDS. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SURVEYED LAND AND SHALL NOT BE RESPONSIBLE FOR THE PROTECTION OF ANY ADJACENT LANDS. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SURVEYED LAND AND SHALL NOT BE RESPONSIBLE FOR THE PROTECTION OF ANY ADJACENT LANDS.

**Surveyor's Certificate**

I, the undersigned, being duly sworn, certify that I am a Licensed Professional Surveyor in the State of Illinois, and that I am duly qualified to perform the duties of a Surveyor in the State of Illinois. I am duly qualified to perform the duties of a Surveyor in the State of Illinois. I am duly qualified to perform the duties of a Surveyor in the State of Illinois. I am duly qualified to perform the duties of a Surveyor in the State of Illinois.