

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) \_\_\_\_\_  
Waiver of First Requested  
Recommendations of Boards, Commissions & Committees (Green) \_\_\_\_\_  
Other Business (Pink) \_\_\_\_\_

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: February 26, 2008 (BOT) Date: March 6, 2008

TITLE: PC 07-45: 530 E. North Avenue

SUBMITTED BY: Department of Community Development *Wak*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. The petitioner requests approval of a conditional use for an outdoor service area (outdoor dining) in the B4 Corridor Commercial District. (DISTRICT #4)

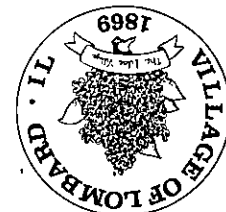
The Plan Commission recommended approval of this petition with conditions.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X \_\_\_\_\_  
Date \_\_\_\_\_  
Finance Director X \_\_\_\_\_  
Date \_\_\_\_\_  
Village Manager X \_\_\_\_\_  
Date \_\_\_\_\_

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

**TO:** William T. Lichter, Village Manager

**FROM:** David A. Hulseberg, AICP  
*DH*  
Assistant Village Manager/Director of Community Development

**DATE:** March 6, 2008

**SUBJECT:** PC 07-45: 530 E. North Avenue

Attached are the following items for Village Board consideration as part of the March 6, 2008 Village Board meeting:

1. Plan Commission referral letters;
2. IDRC report for PC 07-45;
3. An Ordinance granting approval of a conditional use for an outdoor service area (outdoor dining) in the B4 Corridor Commercial District.
4. Plans associated with the petition.

Within the staff report, you will find a discussion regarding the potential vacation of an existing alley to the rear of the subject property. The vacation will be brought to the Village Board for consideration at a later date.

Please contact me if you have any questions regarding the aforementioned materials.



VILLAGE OF LOMBARD  
255 E. Wilson Avenue  
Lombard, IL 60148-3931  
(630) 620-5700 FAX: (630) 620-8222  
TDD: (630) 620-5811  
www.villageoflombard.org

March 6, 2008

Mr. William J. Mueller,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 07-45; 530 E. North Avenue**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests approval of a conditional use for an outdoor service area (outdoor dining) in the B4 Corridor Commercial District.

After due notice was given for the hearing, the Plan Commission held a public hearing on February 18, 2008. Salim Kapadia, property owner and petitioner, presented the petition. He stated that they purchased the property over one year ago. They renovated the inside of the building for their banquet hall/restaurant. They opened for business last summer and they were thinking of providing outdoor seating as well. He stated that outdoor seating existed on the site at one time, but it is not allowed now without zoning approvals. They are still in the process of upgrading the property and it would be better if they had an outdoor patio with a nice flower bed with accent lights. The patio area would be open in the summertime for lunch or dinner seating. The property is in good shape and they have spent over \$500,000 on the inside of the building. They now want to complete work on the outside.

Vice-Chairperson Flint opened the meeting for public comment. There was no one to speak in favor or against the petition.

William Heniff, Senior Planner, presented the staff report, which was submitted to the public record. He stated the petitioner wishes to seek approval of a conditional use for an outdoor dining area associated with the existing banquet hall/restaurant use located on the subject property. The outdoor dining area is intended to provide an area in which non-banquet hall customers could eat their respective meals in an outdoor setting. The proposed outdoor dining area will be located adjacent to the restaurant dining area and will not be used in conjunction with the banquet hall activity.

Village President  
William J. Mueller

Village Clerk  
Brittne O'Brien

Trustees

Greg Alan Cron, Dist. 1  
Richard J. Tross, Dist. 2  
John "Jack" T. O'Brien, Dist. 3  
Dana L. Moreau, Dist. 4  
Laura A. Fitzpatrick, Dist. 5  
Rick Soderstrom, Dist. 6

Village Manager  
William T. Lichter

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business to create a distinctive sense of spirit and an outstanding quality of life."

"The *Mission* of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Outdoor dining and service areas are listed as conditional uses in the B4 District. The subject property's principal land use is a banquet hall facility. The petitioner's business operation is focused on larger sized events, primarily on weekends. During the week, a portion of the facility is open for a sit-down restaurant business. In order to supplement this use and activity, the petitioner's plan is to establish an outdoor seating area for restaurant patrons, should they desire to sit outdoors.

The outdoor seating area is proposed to be 25' x 30' (750 square feet) in area. It is proposed to have a four-foot high wrought iron fence around the perimeter of the dining area. An access gate to the parking lot will also be provided to meet emergency egress issues. Final design of the patio will be subject to Fire Department Review.

The dining area will be located where two parking spaces currently exist. The subject property primarily consists of the building and the asphalt parking lot on the west, east and south sides of the building. Based upon a building capacity of 180 persons and with an average staff of about 8 persons, the existing parking requirement of 68 spaces is satisfied.

The Ordinance requires parking for outdoor dining in a similar manner as indoor areas. With the addition of 750 square feet for outdoor dining and using the restaurant standard of 16 spaces per 1,000 square feet, the outdoor dining element requires an additional 12 spaces. The proposed site plan will provide for the demand and will also be designed in closer compliance with code. The proposed dining area will only have minor decorative lighting for the benefit of dining guests, which will be in compliance with photometric lighting requirements.

He noted that the North Avenue corridor is a high volume corridor with commercial and industrial sites on the north half of the street and residential sites on the south half of the street with intermittent areas of commercially zoned property. The subject property is located within a corridor of strip commercial uses. The petitioner's proposal will be compatible with the residential properties to the north in the following respects:

1. The petitioner's outdoor seating plan will consist of several tables located immediately adjacent and in front of the building. The building itself will screen the dining area from residential properties.
2. The outdoor dining area is only anticipated to be open during evening dinner hours.
3. While the petitioner is proposing to add some lighting for the area, it is not meant to be more than decorative or accent lighting.
4. The business establishment does not have and is not anticipating to apply for a liquor license.

Given its location, staff believes that the outdoor dining area will not negatively impact adjacent residential properties. Staff notes that the north and east side of the subject property currently

have exterior unscreened dumpsters. Staff suggests as a condition of approval that the dumpsters be screened per the provisions of the Zoning Ordinance. This condition will also help soften the impact of the business from adjacent residential properties. The remaining cargo container on the premises shall also be removed.

While not a part of this specific request, he noted that a twenty-foot wide public alley abuts the northern property line. This alley only serves the subject property and the abutting property does not take access from it. The alley serves as a secondary access drive to the site and provides for truck unloading and trash collection efforts. Historically this alley has been functionally absorbed into the subject property even though the Village has its maintenance responsibility.

Community Development and Public Works staffs have been speaking with the petitioner regarding the alley. Staff will bring forward a petition to vacate the alley to the property owner, with the terms of the vacation to be established as part of a separate agreement in the future. Once this agreement has been finalized, it will be brought forward to the Village Board for consideration.

Vice-Chairperson Flint then opened the meeting for comments from the Commissioners.

Commissioner Sweetser questioned if the patio area is for the restaurant or for the banquet hall as well. Mr. Kapadia stated that it would only be for the restaurant dining customers and not the banquet hall.

Commissioner Burke noted that the building is pushed far to the north property line with the alley separating it from residences. If outdoor dining occurs during the evening hours, what consideration is being given for the noise? Mr. Heniff noted that the noise issue will be not significant due to the patio's location being on the south side and abutting the building. The building itself will be the buffer.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition complies with the standards required by the Lombard Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 4-0, recommended to the Corporate Authorities approval of the petition associated with PC 07-45 subject to the following conditions:

1. The property shall be developed in substantial compliance with the site plan developed and submitted as part of this petition.

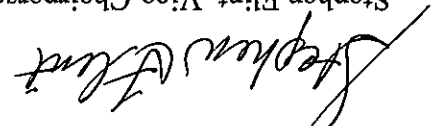
2. The petitioner shall apply for and receive a building permit for any improvements to be constructed on the subject property. The permit shall satisfactorily address any comments included within the Inter-departmental Review Report.

3. The petitioner shall provide for the screening of the on-site dumpsters and removal of the cargo container on-site per the provisions of the Zoning Ordinance.

March 6, 2008  
PC 07-45  
Page 4

Respectfully,

**VILLAGE OF LOMBARD**



Stephen Flint, Vice-Chairperson  
Lombard Plan Commission

c. Petitioner  
Lombard Plan Commission

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**VILLAGE OF LOMBARD  
INTER-DEPARTMENTAL REVIEW GROUP REPORT**

**TO:** Lombard Plan Commission  
**FROM:** Department of Community Development  
**PREPARED BY:** William J. Heniff, AICP Senior Planner

**TITLE**

**PC 07-45; 530 East North Avenue:** The petitioner requests approval of a conditional use for an outdoor service area (outdoor dining) in the B4 Corridor Commercial District.

**GENERAL INFORMATION**

Petitioner/  
Property Owner:

Shakti 05 Restaurant  
530 E. North Avenue  
Lombard, IL 60148

**PROPERTY INFORMATION**

Existing Zoning: B4 Corridor Commercial Shopping District

Existing Land Use: Banquet Hall/Sit-Down Restaurant

Size of Property: Approximately 37,521 Square Feet

Comprehensive Plan: Community Commercial

Surrounding Zoning and Land Use:

North: Property in Unincorporated DuPage County zoned R-4 Single-Family Residence District and developed as a single-family residence and a vacant lot  
South: Property within the Village of Villa Park zoned and developed as a commercial use (retail strip center building)  
East: Property within the Village of Villa Park zoned and developed as a commercial use (vacant retail building)  
West: B4 Corridor Commercial Shopping District; improved with an automotive sales use

## ANALYSIS

## SUBMITTALS

This report is based on those documents filed on with the Department of Community Development on September 10, 2007:

1. Petition for Public Hearing with response to standards and description of request.

2. A.L.T.A. Plat of Survey, prepared by Schlaf-Sedig & Associates, Inc., dated September 30, 2005.

3. Site Plan showing proposed outdoor dining area as prepared by the petitioner, along with a companion parking lot plan prepared by Village staff.

4. Interior layout of banquet hall/restaurant facility, prepared by Harish Virmani, dated October 15, 2006; superimposed with proposed outdoor dining plan, denoted by Village staff.

5. Aerial photograph of the subject property, prepared by Village staff.

## DESCRIPTION

The petitioner wishes to seek approval of a conditional use for an outdoor dining area associated with the existing banquet hall/restaurant use located on the subject property. The outdoor dining area is intended to provide an area in which non-banquet hall customers could eat their respective meals in an outdoor setting. The proposed outdoor dining area will be located adjacent to the restaurant dining area and will not be used in conjunction with the banquet hall activity.

## INTER-DEPARTMENTAL REVIEW COMMENTS

## ENGINEERING

The PBS Division of Community Development has the following comments of the above captioned petition:

1. The area where the outdoor dining area is to be located is currently improved with an impervious asphalt surface. Therefore the new outdoor dining area will not increase the amount of impervious surface to the property.



2. The outdoor dining area design will need to address stormwater drainage, particularly from the existing downspouts on the building. The petitioner will need to show how the roof drainage will be handled.
3. The layout design of the tables and chairs will need to account for the existing cleanout manhole within the outdoor dining area.
4. Additional comments will be provided upon building permit submittal.

## PUBLIC WORKS

The Public Works Department notes that the existing parking lot and the abutting alley are in need of repair. Future actions associated with the adjacent alley should address this issue.

## BUILDING AND FIRE

Upon review of the petition, the Fire Department/Bureau of Inspectional Services has the following comments:

- 1) For the outdoor seating/dining area, the area should have direct access to the parking lot.
- 2) The overall building access/egress issues will need to be reviewed as well.
- 3) The outdoor dining area will need to meet the provisions of the Illinois Accessibility Code.
- 4) A building permit will be required for the outdoor dining area improvements. The permit should address any lighting, fencing and any associated building modification.
- 5) A building permit shall be required for any outdoor fencing/screening elements to the rear of the building.

## PLANNING

### Compliance with the Zoning Ordinance

Outdoor dining and service areas are listed as conditional uses in the B4 District. The subject property's principal land use is a banquet hall facility. The petitioner's business operation is focused on larger sized events, primarily on weekends. During the week, a portion of the facility is open for a sit-down restaurant business. In order to supplement this use and activity, the petitioner's plan is to establish an outdoor seating area for restaurant patrons, should they desire to sit outdoors.

The outdoor seating area is proposed to be 25' x 30' (750 square feet) in area. It is proposed to have a four-foot high iron fence around the perimeter of the dining area. An access gate to the parking lot will also be provided to meet emergency egress issues.

The proposed dining area is similar to those provided for other dining establishments. To ensure that the activity is in compliance with the Zoning Ordinance, staff notes the following:

#### Parking

The dining area will be located where two parking spaces currently exist. The subject property primarily consists of the building and the asphalt parking lot on the west, east and south sides of the building. An alley exists on the north side. The site currently has 83 parking spaces. The Zoning Ordinance parking requirements for banquet hall facilities is one space per 3 seats plus 1 per employee. Based upon a building capacity of 180 persons and with an average staff of about 8 persons, the existing parking requirement of 68 spaces is satisfied.

The Ordinance requires parking for outdoor dining in a similar manner as indoor areas. With the addition of 750 square feet for outdoor dining and using the restaurant standard of 16 spaces per 1,000 square feet, the outdoor dining element requires an additional 12 spaces. The proposed site plan will provide for the demand and will also be designed in closer compliance with code.

#### Lighting

The proposed dining area will only have minor decorative lighting for the benefit of dining guests, which will be in compliance with photometric lighting requirements.

#### Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends Community Commercial at this location. The proposed use complies with the recommendation of the Comprehensive Plan.

#### Compatibility with Surrounding Land Uses

The North Avenue corridor is a high volume corridor with commercial and industrial sites on the north half of the street and residential sites on the south half of the street with intermittent areas of commercially zoned property. The subject property is located within a corridor of strip commercial uses. The petitioner's proposal will be compatible with the residential properties to the north in the following respects:

1. The petitioner's outdoor seating plan will consist of several tables located immediately adjacent and in front of the building. The building itself will screen the dining area from residential properties.
2. The outdoor dining area is only anticipated to be open during evening dinner hours.
3. While the petitioner is proposing to add some lighting for the area, it is not meant to be more than decorative or accent lighting.

4. The business establishment does not have and is not anticipating to apply for a liquor license.

Given its location, staff believes that the outdoor dining area will not negatively impact adjacent residential properties.

Property Maintenance Issues

Staff notes that the north and east side of the subject property currently have exterior unscreened dumpsters. Staff suggests as a condition of approval that the dumpsters be screened per the provisions of the Zoning Ordinance. This condition will also help soften the impact of the business from adjacent residential properties. The remaining cargo container on the premises shall also be removed.

Alley Vacation

While not a part of this specific request, staff notes that a twenty-foot wide public alley abuts the northern property line. This alley only serves the subject property and the abutting property does not take access from it. The alley serves as a secondary access drive to the site and provides for truck unloading and trash collection efforts. Historically this alley has been functionally absorbed into the subject property even though the Village has its maintenance responsibility.

Community Development and Public Works staffs have been speaking with the petitioner regarding the alley. Staff will bring forward a petition to vacate the alley to the property owner, with the terms of the vacation to be established as part of a separate agreement. Once this agreement has been finalized, it will be brought forward to the Village Board for consideration.

Compliance with the Subdivision and Development Ordinance

The subject property is currently a lot of record. If in the event the alley is vacated to the subject property, it should be consolidated into a single lot of record.

**FINDINGS AND RECOMMENDATIONS**

Staff believes that the proposed use is compatible with the surrounding zoning and land uses and is appropriate for the site. Additionally, the improvements will enhance the site and bring the property into closer compliance with Code requirements. Based on the above the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

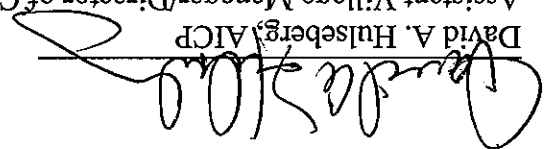
Based on the submitted petition and the testimony presented, the proposal does comply with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission recommend approval to the Corporate Authorities **approval** of PC 07-45 subject to the following conditions:

1. The property shall be developed in substantial compliance with the site plan developed and submitted as part of this petition.

2. The petitioner shall apply for and receive a building permit for any improvements to be constructed on the subject property. The permit shall satisfactorily address any comments included within the Inter-departmental Review Report.

3. The petitioner shall provide for the screening of the on-site dumpsters and removal of the cargo container on-site per the provisions of the Zoning Ordinance.

Inter-Departmental Review Group Report Approved By:



David A. Hulseberg, AICP  
Assistant Village Manager/Director of Community Development

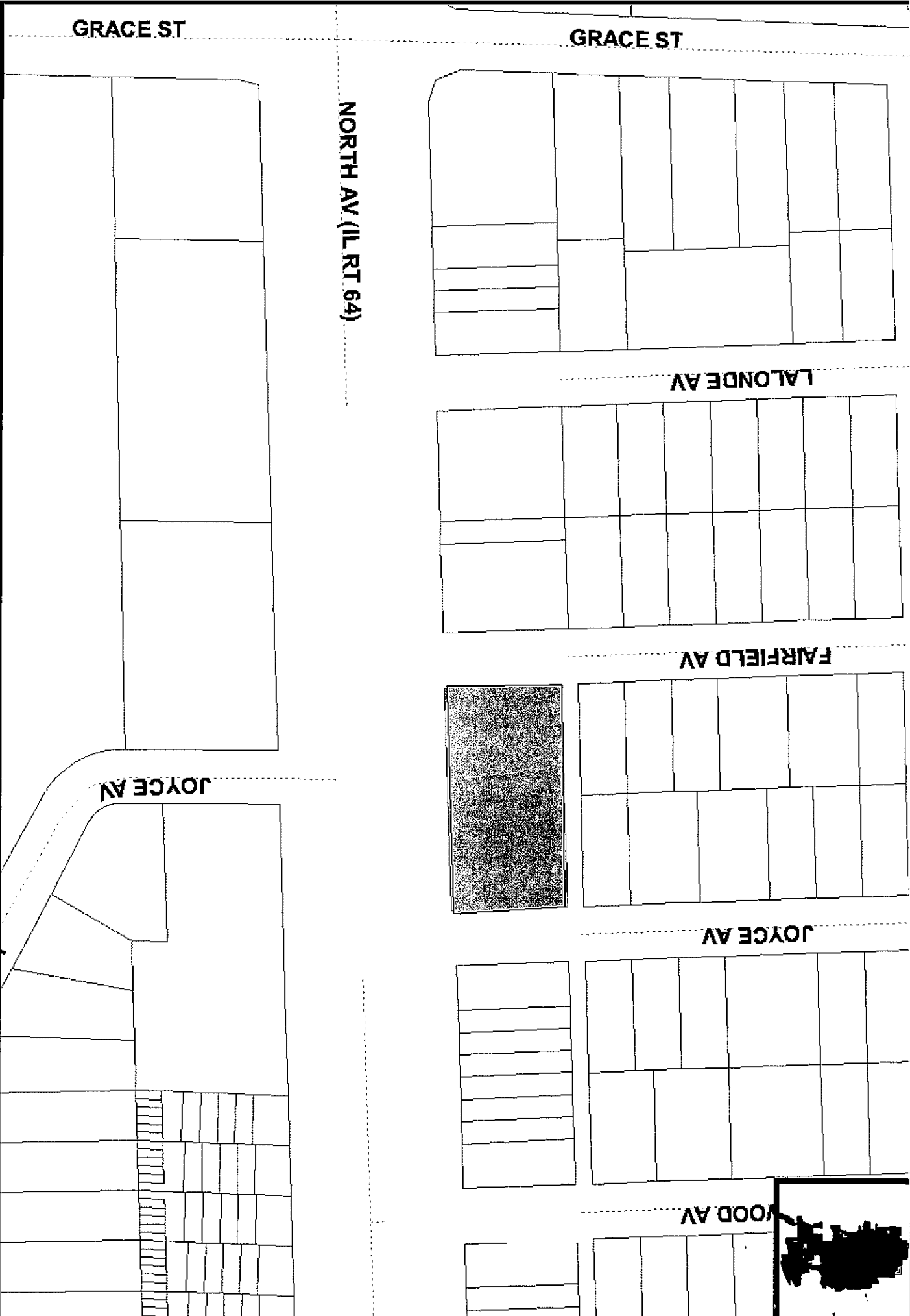
DAH:WJH

att  
c. Petitioner



# PC 07-45: 530 E. North Avenue

1 in. = 150.0 feet



LOMBARD ZONING ORDINANCE DEPARTMENT  
[EXPLANATION OF STANDARDS FOR CONDITIONAL USES]

WE ARE ASKING THE PERMISSION TO BUILD PATIO WITH IRON FENCE AROUND IT.

1. BUILDING A PATIO WILL NOT BE ANY DANGER TO THE PUBLIC HEALTH AND SAFETY. IT IS JUST TO HAVE A

DINNER OUTSIDE IN THE COMFORTABLE WEATHER.

2. TO OUR BEST KNOWLEDGE, THERE IS NO OTHER PROPERTY IN THE IMMEDIATE VICINITY THAT GET DIMINISH AND IMPAIR

PROPERTY VALUES DUE TO US PUTTING A PATIO THERE.

3. HAVING A PATIO ON THE PROPERTY IS JUST GIVING AN

OPTION TO THE CUSTOMER TO HAVE THEIR MEAL OUTSIDE

IN THE OPEN AIR. IT IS NOT AFFECTING ANY DEVELOPMENT

OF THE SURROUNDING PROPERTY.

4. IF IT IS NECESSARY, IT WILL BE PROVIDED ACCORDING TO

LOMBARD ZONING ORDINANCE.

5. PATIO WILL BE BUILT ON THE PRIVATE PROPERTY. IT WILL

NOT AFFECT OR INTERFERE WITH THE TRAFFIC CONGESTION

IN THE PUBLIC STREET.

6. WE WILL MAKE SURE THAT WE BUILT PATIO WITH LOMBA

ZONING ORDINANCE, AND ALSO ACCORDING TO THE

COMPREHENSIVE PLAN FOR THE VILLAGE OF LOMBARD.

7. WE WILL CONFORM ALL THE APPLICABLE REGULATIONS

OF THE DISTRICT, AND IN ANY INSTANCE IF ANY MODIFICATION

IS REQUIRED WILL BE DONE ACCORDING TO THE RECOMMENDATION

OF THE PLAN COMMISSION.

TO,

9-10-07

DATED

SHORT EXPLANATION OF THE PATIO PLAN.

DATE 9/10/07

WE THINK WE HAVE A PERFECT PLACE

FOR THE PATIO AT <sup>SOUTH</sup> NORTH EAST CORNER OF

THE BUILDING AND IS ALREADY EQUIPPED

WITH THE PATIO DOOR AND IS COVERED

FROM TWO SIDES. WE ARE PLANNING TO

PUT: BROUGHT IRON FENCE RAILING ON TWO

SIDES WITH THE HANDICAP ACCESS GATE.

WE ARE PLANNING TO USE AN EXISTING

PATIO FLOOR AND THERE IS NO ELECTRICAL

AND PLUMBING WORK IS REQUIRED. IT WILL BE

ONLY USED IN THE SUMMER TIME AND DURING

DAYLIGHT. ~~WE~~ SINCE WE OPEN WE HAVE A

VERY HIGH DEMAND FOR PATIO SITTING WHICH

WE CANNOT PROVIDE TO OUR VALUABLE CUSTOMERS

AT THIS POINT.

FROM

THE BUSINESS OWNER.

**AN ORDINANCE GRANTING A CONDITIONAL USE  
FOR AN OUTDOOR DINING ESTABLISHMENT  
IN THE B4 CORRIDOR COMMERCIAL DISTRICT**

(PC 07-45; 530 E. North Avenue)

ORDINANCE NO. \_\_\_\_\_

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, an application has heretofore been filed requesting approval of a conditional use for a for an outdoor dining/service establishment located in a B4 Corridor Commercial District; and

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on February 18, 2008 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the conditional use for outdoor dining described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: A conditional use for an outdoor dining/service establishment is hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3.



SECTION 2: That the ordinance is limited and restricted to the properties generally located at 530 E. North Avenue, Lombard, Illinois, and legally described as follows:

Lot 1 in Rustic Hearth Assessment Plat, being a subdivision of the southeast quarter of Section 32, Township 40 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded as Document Number R1972-036893 in DuPage County, Illinois.

Parcel Numbers: 03-32-416-027 and 028

SECTION 3: The conditional use approval set forth in Section 1 above shall be granted subject to compliance with the following conditions:

1. The property shall be developed in substantial compliance with the site plan developed and submitted as part of this petition.

2. The petitioner shall apply for and receive a building permit for any improvements to be constructed on the subject property. The permit shall satisfactorily address any comments included within the Inter-departmental Review Report.

3. The petitioner shall provide for the screening of the on-site dumpsters and removal of the cargo container on-site per the provisions of the Zoning Ordinance.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2008.  
Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Nays: \_\_\_\_\_

Ayes: \_\_\_\_\_

Brigitte O'Brien, Village Clerk

Published by me this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Brigitte O'Brien, Village Clerk

ATTEST:

William J. Mueller, Village President

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Absent: \_\_\_\_\_



# Village of Lombard Master Report

Village Hall  
255 East Wilson Ave.  
Lombard, IL 60148  
villageoflombard.org

File Number: 080093

File Number: 080093 File Type: Ordinance on Second Reading  
 Status: On Consent  
 Controlling Body: Village Board of Trustees  
 Introduced: 02/12/2008  
 Requester: Community Development Department  
 Cost:  
 File Name: PC 07-45: 530 E. North Avenue  
 Final Action:

**Title: PC 07-45: 530 E. North Avenue**  
 Requests approval of a conditional use for an outdoor service area (outdoor dining) in the B4 Corridor Commercial District. (DISTRICT #4)

Notes:  
 Code Sections:  
 Agenda Date: 03/06/2008

Indexes:  
 Sponsors:  
 Attachments:  
 Agenda Number:  
 Enactment Date:  
 Enactment Number:

## History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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0	Plan Commission	02/18/2008	recommended to the Corporate Authorities for approval subject to conditions				Pass
0	Village Board of Trustees	03/06/2008	passed on first reading				Pass

## Text of Legislative File 080093

PC 07-45: 530 E. North Avenue  
 Requests approval of a conditional use for an outdoor service area (outdoor dining) in the B4 Corridor Commercial District. (DISTRICT #4)

[Enter body here.]