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

X X	Resolution or Ordinance (Blue) X Wait Recommendations of Boards, Commissions & Co Other Business (Pink)			
TO:	PRESIDENT AND BOARD OF TRUSTEES			
FROM:	Scott R. Niehaus, Village Manager			
DATE:	April 28, 2015 (B of T) Date: May 7,	2015		
TITLE:	PC 15-08; Wing Bros – 1300 S. Main Street			
SUBMITTED BY:	Department of Community Development	٠		
BACKGROUND/POLICY IMPLICATIONS: Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. This petition requests approval of an outdoor seating/dining area. (DISTRICT #2) The Plan Commission recommended approval of this petition by a vote of 6-0. The petitioner requests a waiver of first reading of the Ordinance.				
Fiscal Impact/Funding	g 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:

Scott R. Niehaus, Village Manager

FROM:

William J. Heniff, AICP, Director of Community Development

DATE:

May 7, 2015

SUBJECT:

PC 15-08; Wing Bros – 1300 S. Main Street

Please find the following items for Village Board consideration as part of the May 7, 2015 Board meeting:

- 1. Plan Commission referral letter;
- 2. IDRC report for PC 15-08; and
- 3. An Ordinance granting approval of Conditional Use to provide for an outside service area for outdoor dining.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the May 7, 2015 Board of Trustees agenda with a waiver of first reading, as requested by the petitioner.

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VILLAGE OF LOMBARD

255 E. Wilson Ave. Lombard, Illinois 60148-3926 (630) 620-5700 Fax (630) 620-8222 www.villageoflombard.org

May 7, 2015

Mr. Keith T. Giagnorio, Village President, and Board of Trustees Village of Lombard

Subject: PC 15-08: 1300 S. Main Street, Wing Bros

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. This petition requests approval of an outdoor seating/dining area.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. The individuals were sworn in.

Shadab Mumtaz, the petitioner and restaurant owner, stated that he is also a resident of Lombard and has been for over ten years. The restaurant has been open for about a year and is operated by his family. The business model of the restaurant is based on a collegiate school project. Last summer, some outdoor furniture was placed on the patio without the knowledge of a conditional use requirement. Therefore, Mr. Mumtaz submitted his petition for outdoor seating for the restaurant patrons' use.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Jack Thompson came forward with the request that the area be kept quiet and clean. Paul Rougus came forward with concerns to be addressed such as the cleanliness of the patio to prevent attracting animals; the cleanliness of the paver bricks; the prevention of wind-blown litter; what recourse is there for non-compliance; does the restaurant have a liquor license; and is there an exterior P.A. or sound system.

Mr. Mumtaz responded that the property owner is responsible for the overall maintenance of the center however a large garbage receptacle will be placed on the patio for patrons' garbage to be placed in, as well as the restaurant staff to utilize when cleaning the area. The garbage in the can will be removed every night just as it is inside the restaurant. Any customers that are behaving in an unruly manner are asked to leave and there have been no noise complaints since the restaurant has been open. The restaurant is a

Village President Keith T. Giagnorio

Village Clerk Sharon Kuderna

Trustees

Dan Whittington, Dist. I Michael A. Fugiel, Dist. 2 Reid Foltyniewicz, Dist. 3 Bill T. Johnston, Dist. 4 Robyn Pike, Dist. 5 William "Bill" Ware, Dist. 6

Village Manager Scott R. Niehaus

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses 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."

quick service, family restaurant with no liquor license and no plans to obtain a liquor license. There are no plans to install speakers outside for a P.A. or music. The property maintenance staff power washes the outside of the building on a regular basis which would include the paver bricks.

Chairperson Ryan indicated that staff will address the non-compliance question and he requested the staff report.

Ms. Ganser, Assistant Director of Community Development, presented the staff report, which was submitted to the public record in its entirety. Non-compliance issues are handled by the Community Development Department, specifically the Code Enforcement Division, which has procedures in place to remedy problems or complaints. The existing restaurant is requesting outdoor seating which is a conditional use. The property is bounded by other commercial uses with the exception of residential to the south. The building was built in 1987 as a multi-tenant shopping center. The existing restaurant occupies the corner unit of the building with approximately 1,100 square feet. The Building Division noted in the report that wheel stops or parking blocks of six inches are required at all parking spaces that are adjacent to the eating area since there is no fence. The Comprehensive Plan recommends community commercial for the site and a restaurant use is considered community commercial. The Roosevelt Road Corridor Plan ranked restaurants as one of the most desirable uses for the corridor. Per the plans the outdoor seating area is approximately 750 square feet in area with seven tables and associated chairs. There is a minimum of forty-eight inches to be maintained as aisles for access to the tables. Staff finds that the standards are met for the request for the conditional use, as long as the petitioner can meet the conditions of the staff report, which includes wheel stops and access aisles; therefore staff can support the request for the conditional use of outdoor seating.

On a motion by Commissioner Burke and a second by Commissioner Flint, the Plan Commission voted 6-0 to recommend approval to the Village Board of the petition associated with PC 15-08, subject to the following conditions:

- 1. The conditional use permit for outdoor seating/dining is exclusively for the tenant space (Unit A) at 1300 S. Main St.;
- 2. The property shall be developed in substantial compliance with the site plan developed and submitted as part of this petition;
- 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;
- 5. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements.

Respectfully, VILLAGE OF LOMBARD

Donald Ryan, Chairperson Lombard Plan Commission

c. Lombard Plan Commission

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PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Wing Bros - 1300 S. Main Street

April 20, 2015

Title

PC 15-08

Petitioner

Wing Bros Shadab Mumtaz 627 N Columbine

Lombard, IL 60148

Property Owner

Omni Partners 665 W. North Avenue Lombard, IL 60148

Property Location

Omni Plaza Shopping Center 1300 S. Main Street (06-19-201-018)

Zoning

B4A — Roosevelt Road Corridor

Existing Land Use

Multi-Tenant Commercial

Comprehensive Plan

Community Commercial

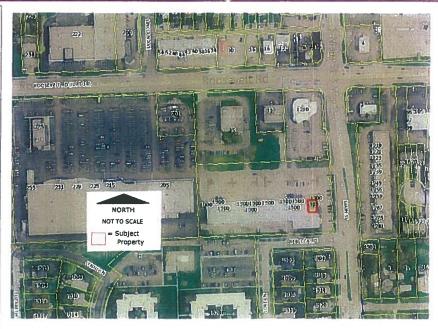
Approval Sought

Conditional Use to allow for an outside service area (outdoor dining) within the B4A Roosevelt Road Corridor Zoning District.

Prepared By

Tami Urish

Planner I



LOCATION MAP

PROJECT DESCRIPTION

The petitioner currently operates a restaurant (Wing Bros) in the B4A zoning district, which is a permitted use. The petitioner is proposing to construct and operate an outdoor seating/dining area to be located in front of their existing restaurant facility, which requires conditional use approval.

APPROVAL(S) REQUIRED

Per Section 155.417 (G) (2) (a) of the Zoning Ordinance, the use is considered an Outdoor Service Area and thus requires a conditional use permit within the B4A Roosevelt Road Corridor Zoning District.

EXISTING CONDITIONS

The subject property is bounded by commercial uses with the exception of the south abutting properties being residential. The property is accessed by Main Street, and Rebecca Road and Roosevelt Road via cross access with the Hobby Lobby Shopping Center.

The structure, built in approximately 1987, is divided into multiple units occupied with mixed retail and office functions. The tenant space is approximately 1,160 square feet and is a corner unit. There are one hundred and seventy-five (175) parking spaces shared between the tenants at 1300 S. Main Street.

PROJECT STATS Lot & Bulk Parcel Size: 3.6 acres 38,660 sq. ft. Building Size: Tenant Space: 1,160 sq. ft. **Open Space** 13% **Actual Setbacks** Front (south) 88 feet Corner Side 21 feet (east) Side (west) 65 feet 115 feet Rear (south) **Parking Spaces**

Demand	152 spaces (6 ADA)
Supply	175 spaces (4 ADA) - 6 spaces required

Submittals

- 1. Petition for Public Hearing;
- Response to Standards for Conditional Use;
- Plat of Survey, prepared by ALTA/ACSM Land Title Survey dated 06/30/2000; and
- 4. Site Plan, prepared by petitioner.

INTER-DEPARTMENTAL REVIEW

Building Division:

Wheel stops/parking blocks (6" high) are required at all parking spaces that adjoin the seating area if a fence or barrier is not to be utilized. The proposed layout of the tables and chairs requires 48" accessible paths to ensure egress and accessibility.

Fire Department:

The Fire Department concurs with the Building Division's requirements.

Private Engineering Services:

The Private Engineering Services Division has no comments.

Public Works:

The Department of Public Works has no comments.

Planning Services Division:

1. Surrounding Zoning & Land Use Compatibility

	Zoning District	Land Use
North	B4A	Community Commercial
	R2 and R5	Single-family Residential
South		and Multi-family
		Residential
East	B4A	Oxford Corners Shopping
		Center
West	B4APD	Hobby Lobby Shopping
		Center

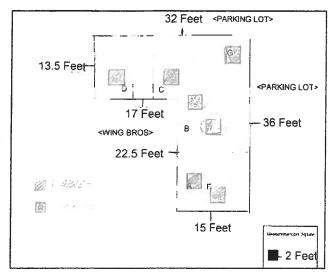
2. Comprehensive Plan Compatibility

The Comprehensive Plan recommends Community Commercial uses at this location. Compatibility with adjacent residential properties was also identified as a primary concern within the recently adopted Roosevelt Road Corridor Report, adopted in 2007 as a supplement to the Comprehensive Plan. The Roosevelt Road Corridor Report ranked 143 different land uses from "highly desirable" to "highly undesirable". The report ranked restaurants among the most desirable uses for the Corridor.

3. Zoning Ordinance Compatibility

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

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 proposed dining area is similar to those provided for other dining establishments.



Per the submitted plans, the outdoor seating area is proposed to be approximately 750 square feet in area for an arrangement of seven (7) tables and associated chairs. The existing area is a wide side walk (15 feet wide to the east and 13.5 wide feet to the north) consisting of paver bricks raised 6" above grade to the east and 2" above grade to the north. This patio area can remain open as long as 6" high wheel stops/parking blocks are installed at all parking spaces that adjoin the seating area. Access to the dining area itself would be open and accessible from the parking lot and front door of the restaurant. A minimum of 48" aisles are required to access the tables.

<u>Parking</u>

The Ordinance requires parking for outdoor dining in a similar manner as indoor areas. With the addition of 750 square feet for outdoor dining, the outdoor dining element requires an additional twelve spaces. With a total of one hundred and seventy-five (175) parking spaces provided on-site and only one fifty two (152) required of the strip center, there is a surplus of twenty-three (23) parking spaces, which will more than accommodate the additional spaces needed for the outdoor dining.

Impact on Neighboring Properties

The Roosevelt Road Avenue corridor is a high volume corridor with commercial sites on both



sides. 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 south, as the petitioner's outdoor seating plan will consist of several tables located immediately adjacent to and in front of the building. The building itself will screen the dining area from residential properties.

Standards for Conditional Uses

For a conditional use to be approved, the standards for conditional uses must be met. The petitioner provided an initial response to the standards. Staff has reviewed the petitioner's materials and offers the following additional comments regarding the requisite standards for conditional uses:

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 conditional use process allows staff the opportunity to review each applicable petition in context with the surrounding area in regards to health, safety, and general welfare. The petitioner's siting of the outdoor dining element attempts to ensure that all matters pertaining to the operations of the activity do not negatively impact the subject properties or neighboring properties.

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 adjacent commercial uses will not be affected by the proposed conditional use as the petitioner's outside seating will be placed in a location that would not create negative impacts on adjacent properties. It will only be visible from the north and east.

The business is currently open from 11:00 a.m. to 1:00 a.m. Sunday through Wednesday and 11:00 a.m. to 3:00 a.m. on Thursday, Friday and Saturday.

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 subject business is located within an existing commercial retail strip center, which is surrounded by existing single-family residences and existing commercial businesses. The nature of this improvement will not impact redevelopment activity on the subject property or on adjacent properties.

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

All necessary infrastructural improvements are already in existence.

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;

There are two existing drive aisles leading from Main Street into the property at 1300 S. Main Street. No improvements to the existing ingress/egress are required.

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

The Comprehensive Plan recommends Community Commercial uses at this location. As previously mentioned, compatibility with adjacent residential properties was also identified as a primary concern within the recently adopted Roosevelt Road Corridor Report. The integration of the outdoor seating further enhances the commercial nature of the corridor and will strengthen the retail nature of the center.

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.

Applicable departments of the Village have reviewed the petition and if it were to be approved, the applicable code issues would be addressed though the IDRC comments listed and conditions of approval.

HISTORY

1300 S. Main has not appeared before the Plan Commission, Zoning Board of Appeals, or Village Board of Trustees. Similar recent petitions on outdoor seating/dining were approved by the Village Board of Trustees.

FINDINGS & RECOMMENDATIONS

The Inter-Department Review Committee has reviewed the standards for the requested conditional use permit for outdoor seating/dining and finds that, provided the petitioner can sufficiently address any and all concerns regarding wheel stops and accessibility aisles, the 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 15-08:

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 Report as the findings of the Plan Commission, and recommend to the Village Board approval of PC 15-08, subject to the following conditions:

- 1. The conditional use permit for outdoor seating/dining is exclusively for the tenant space (Unit A) at 1300 S. Main St.;
- 2. The property shall be developed in substantial compliance with the site plan developed and submitted as part of this petition;
- 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;
- The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
- 5. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements.

Inter-Departmental Review Committee Report approved by:

William J. Heniff, AICP

Director of Community Development

c. Petitioner

RESPONSE TO STANDARDS

Wing Bros, Mealwithus Inc. 1300 S Main St. Unit A Lombard, IL

VII. STANDARD FOR CONDITIONAL USES

 The Outdoor Seating use will not determinate to, endanger the public health, Safety, Morals, Comfort, or General Welfare of the maintenance or operation of Wing Bros.

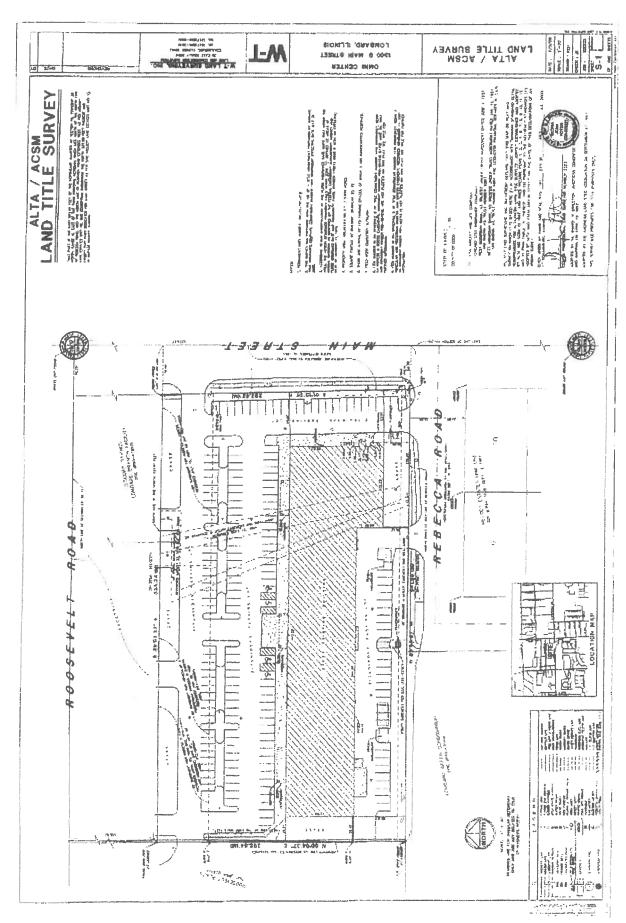
We will follow our code of operation to its fullest extent in maintaining the wellbeing of these noted values. Our Plan is to follow the same guidelines other establishments in Lombard use to preserve the exquisiteness of Lombard. We will make sure the general welfare from maintaining it cleanliness and safety shall be one of our highest priorities.

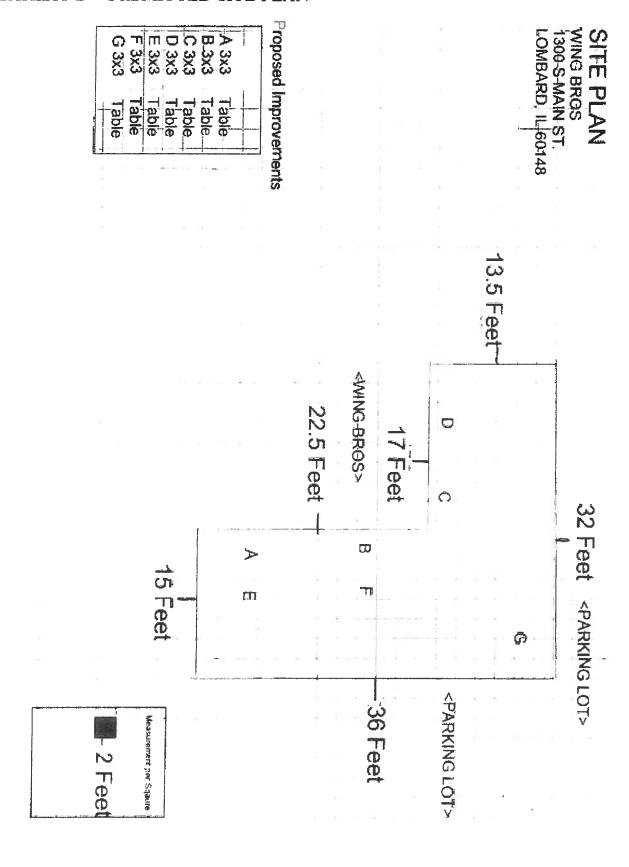
2.) The conditional use will not be injurious to anyone. Wing Bros will be using only the designated part of the property that was built in to be used as an outdoor seating when this property was built. We will be providing the fencing noted on the plans commissions guide to insure the safe-being of all patrons.

Due to that, it will not substantially diminish or impair the property values within the neighborhood however we see it as a benefit for the neighborhood by instilling a

beautiful seating that will only benefit the community on those heated summer days.

- 3.) Our Conditional Use will not impede the normal and orderly development and improvement of the surrounding properties. We are located in a property where no construction of any sort will be necessary for our conditional use.
- 4.) The adequate public utilities, access roads, drainage, and all other facilities have already been provided and fulfilled predated to our lease.
- 5.) The adequate measures have been taken to provide ingress and engress so design as to minimize traffic congestion in the public streets. Our area of use is preexisting to be used as an outdoor seating for our establishment and does not violate to increase any sort congestion from both motor vehicles and pedestrians.
- 6.) After carefully reviewing the current 2014 comprehensive Plan for the Village of Lombard, we have determined that our use is not contrary to the objectives of the plan.
- 7.) Lombard is in a mature phase in its physical development and evolution as stated on www.VillageofLombard.org. Our Use will respect, conform to the applicable regulations of the District in which it is located. We see no complication in adopting future modifications pursuant to the recommendations of the Plan Commission.





Nowakowski, Tamara

From:

Shadab Mumtaz <mumtazshadab@gmail.com>

Sent:

Tuesday, April 21, 2015 3:37 PM

To:

Urish, Tami

Subject:

RE: Monday's Plan Commission meeting

I would like to waive the first reading

On Apr 21, 2015 1:51 PM, "Urish, Tami" < <u>UrishT@villageoflombard.org</u>> wrote:

I heard you had to endure a long meeting last night. You should have been given a form stating the recommendation for approval and the date for the Board of Trustees meeting of May 7, 2015. If you would like to waive the first reading of your petition so you can get your dining area set up sooner, the second reading will be on May 7. All you have to do is reply to this email and state that you would like to waive the first reading in order to get your project underway as soon as possible. Otherwise, without your consent for waiving the first reading, it would have to be read twice and push back the final approval to May 21.

Thanks,

Tami Urish Planner I Village of Lombard 255 E. Wilson Ave. Lombard, IL 60148 Phone: (630) 620-5750 Fax: (630) 629-2374 Email: urisht@villageoflombard.org Web: www.villageoflombard.org

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.417(G)(2)(a) OF THE LOMBARD ZONING ORDINANCE

(PC 15-08; 1300 S. Main Street)

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, the Subject Property as defined below is zoned B4A - Roosevelt Road Corridor District; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Title 15, Chapter 155, Section 417(G)(2)(a) of the Lombard Village Code to provide for an outside service area for outdoor dining; and

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on April 20, 2015 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 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: That a conditional use is hereby granted for the Subject Property, as described in Section 2 below, pursuant to Title 15, Chapter 155, Section 417(G)(2)(a) of the Lombard Village Code to provide for outside service area for outdoor dining.

Ordinance No	
Re: PC 15-08	
Page 2	

SECTION 2: That this Ordinance is limited and restricted to the property located at 1300 S. Main Street, Lombard, Illinois and legally described as follows:

THAT PART OF THE EAST 592.00 FEET OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTH OF THE NORTH LINE OF REBECCA ROAD, AND THE NORTH LINE OF REBECCA ROAD EXTENDED WEST, AS PER MELODY LANE ESTATES UNIT NO. ONE (EXCEPTING THEREFROM THE NORTH 337.80 FEET THEREOF AND EXCEPT THAT PART DEDICATED FOR MAIN STREET AS PER SAID MELODY LANE ESTATES UNIT NO. 1) IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-19-201-018; (the "Subject Property")

SECTION 3: The conditional use, as provided for in Section 1 of this Ordinance shall be granted subject to compliance with the following conditions:

- 1. The conditional use permit for outdoor seating/dining is exclusively for the tenant space (Unit A) at 1300 S. Main St.;
- 2. The property shall be developed in substantial compliance with the site plan developed and submitted as part of this petition;
- 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;
- 5. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements.

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 o	n first reading	this	day of		2015
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Ordinance No	
Re: PC 15-08	
Page 3	
First reading waived by action of the Board of Trustees this day of	,
2015.	
Passed on second reading this day of, 2015, pursuant to	a roll
call vote as follows:	a 1011
Ayes:	
Nays:	
ivays	
Absent:	_
Approved by me this, 2015.	
Wide Community of the C	
Keith Giagnorio, Village President	
ATTEST:	
Sharon Kuderna, Village Clerk	
onaron radorna, v mago cione	
Published in pamphlet from this, 2015.	
	
Sharon Kuderna, Village Clerk	