

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

HEARING DATE: April 15, 2013

FROM: Department of
Community Development

PREPARED BY: William Heniff, AICP
Director

TITLE

PC 13-05; 352 E. Roosevelt Road: The petitioner requests that the Village grant a conditional use, pursuant to Section 155.417 (G) (2) (a) of the Lombard Zoning Ordinance, to allow outside service areas (outdoor dining) for the subject property located within the B4A Roosevelt Road Corridor District.

GENERAL INFORMATION

Petitioner: Tasty Food Inc.
dba Maxfield's Pancake House & Restaurant
352 E. Roosevelt
Lombard, IL 60148

Status of Petitioner: Tenant/Lessee

Property Owner: Gus Zios
1400 W. Golden Gate
Addison, IL 60101

PROPERTY INFORMATION

Existing Land Use: Retail commercial strip center

Size of Property: 1.3 acres

Comprehensive Plan: Roosevelt Road/Community Commercial District

Existing Zoning: B4A Roosevelt Road Corridor District

Surrounding Zoning and Land Use:

North: CR Conservation Recreation District; developed as Southland Park.

South: B4APD Roosevelt Road Corridor Planned Development; Lombard Crossing (Goodwill Industries).

East: B4APD Roosevelt Road Corridor Planned Development; Carson Center retail center.

West: B4A Roosevelt Road Corridor District; developed as a commercial retail business (Pita House Restaurant).

ANALYSIS

SUBMITTALS

This report is based on the following documents filed with the Department of Community Development on March 28, 2013:

1. Petition for Public Hearing with a response to standards.
2. Site Plan/Proposed Outdoor Seating Plan, prepared by petitioner and submitted with the petition.

DESCRIPTION

The petitioner currently operates a restaurant (Maxfield's Pancake House and Restaurant) in the B4A Roosevelt Road Corridor zoning district, which is a permitted use. The petitioner wishes to construct and operate an outdoor seating/dining area to be located in front of their existing restaurant facility, which requires conditional use approval.

INTER-DEPARTMENTAL REVIEW COMMENTS

PUBLIC WORKS

The Department of Public Works has no comment on the subject petition.

PRIVATE ENGINEERING

Private Engineering does not have any comments on the petition.

FIRE DEPARTMENT

The Fire Department does not have any comments on the petition.

BUILDING DIVISION

The Building Division offers the following comments in relation to PC 13-05: 352 E. Roosevelt Road:

1. The patio would have to meet the Illinois Accessibility Code (a 60” turning area at the intersect of the sidewalk and exit near the gate, and no more than a 1:20 pitch at the concrete walk and patio).
2. General lighting and emergency lighting would need to be supplied to the patio area.

PLANNING

Compliance with the Zoning Ordinance

The subject business is located within a free standing single tenant structure within the B4A zoning district. Restaurants are a permitted use in the B4A zoning district; however, the outdoor seating/dining requires conditional use approval.

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 (494 square feet) in area. It would have a four-foot high metal fence around the perimeter of the concrete floor dining area. Access to the dining area itself would be through the establishment by a patio door to be installed. An access gate to the parking lot will also be provided to meet emergency egress issues.

Parking

The Ordinance requires parking for outdoor dining in a similar manner as indoor areas. With the addition of 485 square feet for outdoor dining, the outdoor dining element requires an additional two spaces. The parking lot surrounds the building in a backward “C” formation with the majority of the parking located at the rear of the restaurant with a total of 103 parking spaces (the gross floor area of 5,586 sq. ft. + 485 sq. ft. outdoor seating = 6,071 sq. ft. * 16 spaces per 1000 sq. ft. parking requirement computes to 97 required parking spaces). The dining area will be located in what is now a landscaped area between the building and the parking lot’s inner perimeter concrete sidewalk. The dining area’s location does not impact the existing parking lot.

Design Considerations

The proposed seating area is intended to be complementary to the principal restaurant use. The petitioner is intending on softening the impact of Roosevelt Road and the adjacent parking lot by installing decorative fencing and possibly additional plant materials.

Compatibility with the Comprehensive Plan

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.

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 mixed strip commercial uses and free standing single tenant commercial uses and is not immediately adjacent to residential properties. The proposed dining area is located at the front of the building and will not impact the Conservation Recreation District located at the rear of the building beyond the parking lot which is screened by landscaping. The property located to the west of the subject property currently has a restaurant (Pita House) with an outdoor dining area similar in location (to the front) and scope (decorative fence and umbrellas).

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.

The business is currently open daily from 6:00 a.m. to 4:00 p.m., although they may extend the business hours into the early evening. The current hours of operation negate the concern for late

night noise or disturbances. Existing wait staff will monitor operations to ensure that the use is operated properly and legally.

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 corridor, which is surrounded by existing commercial businesses. The lot to the north is the only land adjacent to the subject property not zoned commercial but zoned as a Conservation Recreation District. 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 infrastructure 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 into the property. A twenty (20) foot drive aisle services the parking lot that surrounds most of the building. No improvements to the existing ingress/egress are required or proposed as part of this petition.

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 corridor.

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.

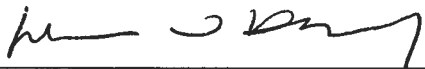
FINDINGS AND RECOMMENDATIONS

Staff believes that the proposed use is compatible with the surrounding zoning and land uses, enhances the site and the existing restaurant business and that it meets the standards for conditional uses. 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 13-05 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.

Inter-Departmental Review Group Report Approved By:



William J. Heniff, AICP
Director of Community Development

WJH:

Proposed Patio Plan For Maxfields Restaurant

