

May 6, 2004

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

Subject: PC 04-11; 340 E. Roosevelt Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village approve a conditional use for an outdoor seating area for the subject property located within the B4 Corridor Commercial Zoning District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on April 19, 2004.

Kamel Tbakhi, property owner of 340 E. Roosevelt Road, stated the request. He stated that he would like to affix the existing patio tables to the ground.

Chairperson Ryan opened the meeting for public comment. No one spoke for or against the petition. He then requested the staff report.

Angela Clark, Planner I, presented the staff report. She stated that the petitioner applied for a building permit last fall to secure umbrellas and tables to the outdoor patio area. She noted that Building Inspectional Services would require that the umbrella structures be constructed of fire resistant materials. Ms. Clark stated that the existing structure was constructed in 1975 as a fast food restaurant with a concrete area and perimeter railing where the current outdoor dining area exists. The site has been occupied by a variety of uses including a computer software sales store and a realtor's office. In 2000, the site was re-established as a fast food restaurant (Pita House).

Ms. Clark stated that the zoning ordinance lists outdoor seating as a conditional use and the proposed expansion requires conditional use approval at this time. She noted several site improvements that staff recommended be brought into compliance. She stated that the site has the requisite parking required, however the parking lot must be restriped to reflect an additional handicap parking space with the appropriate signage

denoting two spaces. She stated that the northern portion of the parking lot must be patched or resurfaced and a solid wood trash enclosure of six to eight feet must be constructed for the dumpster. Ms. Clark also noted that there is trash at the rear end of property that must be removed. She stated that the proposed use is compatible with surrounding land uses and staff recommends approval with the conditions noted in the staff report.

Chairperson Ryan then opened the meeting for discussion among the commissioners.

Commissioner Flint asked if the petitioner understood the conditions of approval.

The petitioner replied that he did.

Commissioner Sweetser stated that the conditions should reflect the required additional handicap parking space.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed conditional use complies with the standards of the Zoning Ordinances. Therefore, the Plan Commission, by a roll call vote of 5 to 0, recommended to the Corporate Authorities, **approval** of the conditional use for an outdoor seating area; with the approval subject to the following conditions:

1. The petitioner shall construct a trash enclosure for the restaurant dumpster(s) and grease containers on the subject property. The enclosure shall be designed consistent with the Zoning Ordinance provisions with the exterior enclosure walls being between six (6) and eight (8) feet in height and constructed of wood or a solid screening material.
2. The northern section of the parking lot must be patched or resurfaced, pursuant to Village Code.
3. That the petitioner shall supply the requisite number of accessible parking spaces on the subject property by adding an additional accessible parking space, with said space meeting the Illinois Accessibility Code provisions.
4. The petitioner shall obtain building permits for the construction of the outdoor seating area, parking lot repair and restriping, and trash enclosure.
5. That the discarded signage, sign structure and all other additional trash and debris shall be removed from the subject property.

Re: PC 04-11
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Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

att-

c. Petitioner
Lombard Plan Commission

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