

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

2300 S. HIGHLAND AVENUE

September 26, 2022

Title

PC 22-22

Petitioner

Peter C. Kappos
304 Hambletonian
Oak Brook, IL 60523

Property Owner

Peter C. Kappos
304 Hambletonian
Oak Brook, IL 60523

Property Location

2300 S. Highland Avenue

Zoning

OPD – Office Planned Development

Existing Land Use

Former restaurant building

Comprehensive Plan

Low-Medium Density Residential

Approval Sought

Conditional use pursuant to Section 155.412(C)(17) of the Lombard Village Code to allow for a restaurant, not including entertainment, dancing and/or amusement devices.

Prepared By

Anna Papke, AICP
Senior Planner



LOCATION MAP

PROJECT DESCRIPTION

The petitioner proposes to operate a restaurant on the subject property. Restaurants are conditional uses in the underlying Office District. The existing building on the site is currently vacant but was previously operated as a restaurant. Village records indicate the most recent restaurant on the site closed in 2019. Since more than one year has elapsed since the restaurant closed, zoning entitlements for a restaurant have lapsed. Therefore, a public hearing is required to re-establish the restaurant use on the subject property.

The petitioner does not plan any changes to the site. Some interior remodeling may occur.

APPROVAL(S) REQUIRED

The petitioner requests the following in order to operate on the subject property located within the OPD Office District Planned Development:

1. a conditional use pursuant to Section 155.412(C)(17) of the Lombard Village Code to allow for a restaurant, not including entertainment, dancing and/or amusement devices.

PROJECT STATS

Lot & Bulk

Parcel Size: ~30,500 SF

Building Size: ~3,800 SF

Submittals

1. Petition for a public hearing, dated June 30, 2022;
2. Response to Standards for a Conditional Use, prepared by the petitioner;
3. Boundary and Topographic Survey, prepared by Ridgeline Consultants, dated September 10, 2020; and
4. Floor Plan, prepared by Agama Designs Architecture, dated July 28, 2022.

EXISTING CONDITIONS

The subject property is developed with a one-story building formerly used as a restaurant, and associated surface parking lot.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments on the petition. Additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has the following comment on the petition. Additional comments may be forthcoming during permit review.

1. The fire alarm and hood suppression system from the past restaurant will need to be brought up to code. This can be done through the normal permit process.

Private Engineering Services:

Private Engineering Services has no comments on the petition. Additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has no comments on the petition. Additional comments may be forthcoming during permit review.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	OPD	Office building
South	OPD	Office building
East	R5PD	Condo building
West	OPD	Parking lot for office building

The subject property is located in an area with a mixture of office buildings and higher density residential development. Several restaurants have operated on the subject property over the years. The proposal to re-establish the restaurant use on the subject property is compatible with surrounding land uses.

2. Comprehensive Plan Compatibility

The Comprehensive Plan recommends low-medium density residential uses on this property. The property is part of the Highland Lakes Planned Development, which contains the subject property, a number of office buildings, and the Highland Lakes Condos at Janata Boulevard and Main Street. Though the Comprehensive Plan designation reflects the residential component of the Planned Development, the subject property has been developed with a restaurant for several decades. A concept site plan submitted when the Planned Development was established in 1976 proposed a restaurant on the subject property. Given the history of the subject property and mixed-use nature of the Highland Lakes Planned Development, staff considers re-establishment of the restaurant to be consistent with the broader intent of the Comprehensive Plan.

3. Zoning Compatibility

Per Section 155.412(C)(17) of the Village Code, restaurants are conditional uses in the Office District.

Staff has reviewed the petitioner's request and finds the operation of a restaurant on the subject property will not create any undue impacts on neighboring properties. The subject property is located in an area with a mixture of office and residential uses, where a restaurant would be a compatible adjacent use. Previous restaurants operated on the subject property for several decades without apparent negative impact to the surrounding properties. Staff finds the proposed re-establishment of the restaurant meets the standards for conditional uses.

4. Site Plan: Access & Circulation

The subject property is developed with a parking area on all four sides of the building, accessed by a driveway from Janata Boulevard. The petitioner does not intend to make any modifications to the parking lot. Access and parking availability will remain the same as they were when the previous restaurants were in operation.



SITE HISTORY

1997: Site Plan Approval

Site plan approval for a 320-foot addition to the building.

FINDINGS & RECOMMENDATIONS

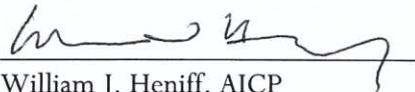
Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for a restaurant that does not including entertainment, dancing and/or amusement devices in the OPD District and finds that the proposed 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 22-22:

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 Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 22-22, subject to the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report, including but not limited to compliance with the comments from the Fire Department and the Building Division;
2. That the petitioner shall apply for and receive all required building permits prior to commencing any work on the site; and
3. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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P.C. KAPPOS & ASSOCIATES LLC

915 W 55TH ST., STE. 204 | COUNTRYSIDE, IL 60525
708-308-4710 | PCKAPPS@SBCGLOBAL.NET

August 10, 2022

Village of Lombard

RE: 2300 S. Highland Ave. 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 property shall remain as restaurant use and follow all protocols required by village of Lombard, county and state.***
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 property will not be injurious to the uses and enjoyment of other properties in the immediate vicinity nor diminish and impair property values within the neighborhood. The property once approved and opened should benefit the area.***
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 property will not impede the normal and orderly development of the surrounding property.***
4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided; ***all have been provided and if there are any additional requirements will be provided.***
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; ***the ingress and egress are located on E Janata Blvd.***
6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; ***the property shall follow all objectives of the current comprehensive plan for the Village of Lombard.***
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. ***The property shall conform to all regulations and recommendations of the plan commission of Lombard.***



REVISIONS	DATE
1	
2	
3	
4	

Signature _____ Date _____

SHEET TITLE
FLOOR PLAN

SHEET NUMBER
A2



FLOOR PLAN

SCALE: 1/4"=1'-0"