




MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development 

MEETING DATE: September 5, 2024

SUBJECT: **PC 24-08: 810 E. Roosevelt Road (KFC Restaurant)**

Please find the following items for Village Board consideration as part of the September 5, 2024, Village Board meeting:

1. Plan Commission referral letter
2. IDRC report for PC 24-08
3. An Ordinance granting a major change pursuant to Title 15, Chapter 155, Section 155.504 of the Lombard Zoning Ordinance for parcel of land located in the 800-810 E. Roosevelt Road Planned Development, as established by Ordinance 5171 and amended by Ordinances 5172 and 5294, to allow for an addition to a building in a planned development that changes the location of the building by more than 10 feet

The Plan Commission recommended approval of this petition by a vote of 5-0. Please place this petition on the September 5, 2024, Village Board of Trustees agenda for a first reading.



VILLAGE OF LOMBARD

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September 5, 2024

Village President
Keith T. Giagnorio

Village Clerk
Liz Brezinski

Trustees

Brian LaVaque, Dist. 1
Anthony Puccio, Dist. 2
Bernie Dudek, Dist. 3
Andrew Honig, Dist. 4
Dan Militello, Dist. 5
Bob Bachner, 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."

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

Subject: PC 24-08: 810 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 take the following action on the subject property located within the B4APD Roosevelt Road Corridor District Planned Development (800-810 E. Roosevelt Planned Development): Pursuant to Section 155.504(A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the 800-810 E. Roosevelt Road Planned Development, as established by Ordinance No. 5171, and amended by Ordinance Nos. 5172 and 5294, to approve an addition to a building in a planned development that changes the location of the building by more than 10 feet.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on August 19, 2024. Sworn in to present the petition was Anna Papke, Planning and Zoning Manager and Afzal Lokhandwala, property owner and petitioner, and Oscar Alba, project architect.

Chairperson Giuliano read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, she proceeded with the petition.

Mr. Lokhandwala presented the petition. He owns the KFC restaurant and said the space is currently underutilized. He proposes to remodel and expand the building in order to add kitchens to allow more restaurants to occupy the space. He said the location of the drive-through lane will not change. He said the expanded building with multiple vendors will be a positive addition to the Roosevelt Road corridor that will bring in small businesses. He mentioned an existing private utility easement that he was working with ComEd and other utilities to relocate so that the addition can be constructed as proposed.

Chairperson Giuliano asked if any person would like to cross examine or speak in favor or against this petition, or for public comment. Hearing none, she asked for the staff report.

Ms. Papke presented the staff report, which was submitted to the public record in its entirety. The subject property is improved with a KFC drive-through restaurant. The petitioner proposes to build an addition onto the rear and side of the existing KFC restaurant. Planned improvements include an expansion of the building and modifications to the parking lot and landscaping. The petitioner intends to introduce a food court concept to the building, adding several kitchens and counters inside for multiple businesses. The KFC drive-through will remain as a component of the tenant mix. The drive-through lane and pickup window will remain in the current location on the west side of the building. The subject property is part of a planned development. Per Village Code, alterations to buildings that change the location of the building by more than 10 feet are major changes that require review by the Plan Commission and approval by the Village Board.

Staff has reviewed the submitted plans and finds the proposed building addition is consistent with the Zoning Ordinance and the standards for planned developments. The proposed building will meet all bulk requirements. The Village approved a conditional use for the existing drive-through lane in 2002. The proposed building addition will not alter the location of the drive-through lane or pickup window, and customers will still be able to bypass the service lane if needed, in accordance with Village policy. The north side of the parking lot will be modified to account for the change in the building footprint. The property will remain compliant with parking requirements. Staff recommended approval of the petition.

Chairperson Giuliano asked if there were any questions or comments on the staff report.

Chair Giuliano asked for clarification on why the building addition requires approval through the Plan Commission public hearing process. Ms. Papke said that the property is part of a planned development. Village Code states that any alteration that changes the location of a building by more than 10 feet is a major change to the planned development, requiring a public hearing process.

Commissioner Spreenberg asked if the addition will affect parking on the property. Ms. Papke said the parking lot north of the building will be reconfigured, but the property will meet Village Code parking requirements.

Chairperson Giuliano asked if there were any questions or comments on the staff report. Hearing none, she opened the meeting to comments from the commissioners.

Commissioner Spreenberg said the concept reminded him of the French Market concept in Ogilvie Station in Chicago. Mr. Lokhandwala said the concept is similar to a food court. He said the businesses would offer delivery and pickup.

Commissioner Invergo asked if the drive-through will remain operational. Mr. Lokhandwala said it would remain in operation.

Commissioner Verson asked if the franchisor had approved the changes to the building and interior layout. Mr. Lokhandwala confirmed the franchisor had approved the proposed changes.

On a motion by Commissioner Spreenberg, and a second by Commissioner Invergo, the Plan Commission voted 5-0 to recommend that the Village Board approve the petition associated with PC 24-08 subject to the five (5) conditions in the staff report:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
3. That the petitioner shall apply for and receive building permits for the proposed improvements;
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11); and
5. The petitioner shall provide evidence that the private utility easement on the east side of the existing building has been vacated by all requisite utility companies prior to issuance of a building permit.

Respectfully,

VILLAGE OF LOMBARD

Leigh Giuliano, Chairperson
Lombard Plan Commission

August 19, 2024

Title

PC 24-08

Petitioner

Afzal Lokhandwala
25 W. Goebel Drive
Lombard, IL 60148

Property Owner

AFCO Services Inc.
810 E. Roosevelt Road
Lombard, IL 60148

Property Location

810 E. Roosevelt Road
PIN: 06-17-406-050

Zoning

B4APD – Roosevelt Road Corridor
District Planned Development

Existing Land Use

Drive-through restaurant

Comprehensive Plan

Community Commercial

Approval Sought

Amend a planned development to approve an addition to a building that changes the location of the building by more than 10 feet.

Prepared By

Anna Papke, AICP
Planning and Zoning Manager



LOCATION MAP

PROJECT DESCRIPTION

The subject property is improved with a KFC drive-through restaurant. The petitioner proposes to build an addition onto the rear and side of the existing KFC restaurant. Planned improvements include an expansion of the building and modifications to the parking lot and landscaping. The petitioner intends to introduce a food court concept to the building, adding several kitchens and counters inside for multiple businesses. The KFC drive-through will remain as a component of the tenant mix. The drive-through lane and pickup window will remain in the current location on the west side of the building.

The subject property is located in the 800-810 E. Roosevelt Planned Development. Per Sec. 155.504(A) of the Village Code, alterations to buildings in planned developments that change the location of the building by more than 10 feet are major changes requiring a public hearing with the Plan Commission and final approval by the Village Board. The petitioner is requesting an amendment to the planned development to allow for the building addition. No additional variations or deviations are requested.

PROJECT STATS

Lot & Bulk

Parcel Size: 39,950 SF
Building Size: 6,759 SF
Seating Area: 2,721 SF
Parking Spaces: 32 spaces (24 required)

Submittals

1. Petition for a public hearing, dated 7/15/24;
2. Response to Standards, prepared by the petitioner, dated 7/31/24;
3. Boundary survey, prepared by Pyramid Land Surveyors, dated 11/14/20;
4. Preliminary engineering prepared by Pyramid Land Surveyors, dated 1/9/24 (*note: layout of southern drive aisle in engineering plans will be updated to match layout of southern drive aisle in the architectural plans/existing conditions prior to permit submittal – no change to the southern drive aisle is proposed*); and
5. Architectural plans, landscape plan, and building elevations, prepared by Architectonic Solutions, Inc., dated 7/18/24.

APPROVAL(S) REQUIRED

The petitioner requests that the Village take the following action on the subject property located within the B4APD Roosevelt Road Corridor District Planned Development (800-810 E. Roosevelt Planned Development): Pursuant to Section 155.504(A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the 800-810 E. Roosevelt Road Planned Development, as established by Ordinance No. 5171, and amended by Ordinance Nos. 5172 and 5294, to approve an addition to a building in a planned development that changes the location of the building by more than 10 feet.

EXISTING CONDITIONS

The subject property is developed with a drive-through restaurant and associated surface parking lot.

INTER-DEPARTMENTAL REVIEW

Building Division:

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

Fire Department:

The Fire Department has no comment on the petition. Additional comments may be forthcoming during permit review.

Private Engineering Services:

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

Public Works:

The Department of Public Works has no comment 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	B4APD	Shopping center
South	B4A	Shopping center
East	B4A	Drive-through restaurant
West	B4APD	Retail store

The subject property is located along the Roosevelt Road corridor in an area developed with a mixture of retail, service, and other commercial land uses. The existing drive-through restaurant has been in operation for over 20 years. The proposed addition to the restaurant is compatible with surrounding uses.

2. *Comprehensive Plan Compatibility*

The Comprehensive Plan recommends community commercial uses on the subject property. The drive-through restaurant is consistent with this designation.

3. *Zoning Compatibility and request for major change to a planned development to allow an addition onto the rear and side of the building*

The subject property was initially developed as a single-tenant drive-through restaurant. The petitioner proposes to enlarge the building by adding a 2,400-square-foot addition to the rear and east side of the existing building. Inside the building, the petitioner will add several small kitchens and service counters to the space to create a food court concept that accommodates multiple food service businesses. Seating will be provided in a central area inside the building. The KFC restaurant will remain one of the tenants in the building.

The subject property is in the B4A Roosevelt Road Corridor Planned Development District, where drive-through restaurants are conditional uses. The existing drive-through was approved by the Village in 2002. Since opening over 20 years ago, the drive-through has functioned without issue on the site. The drive-through service lane is located adjacent to the west property line, where gaps in the landscape islands provide a means of egress for customers that need to exit the lane prior to completing their order. Ingress and egress easements along the west property line provide for drive-through traffic to utilize the drive aisle on the neighboring property. The proposed addition to the building will not alter the location of the drive-through service lane. The service lane will narrow slightly to accommodate new equipment for the restaurant building (grease traps and coolers), but the proposed modifications will maintain the ability for customers to bypass the queue if necessary.

The building addition meets all bulk requirements of the Zoning Ordinance. The plat of survey shows an existing easement for private utilities (ComEd and Nicor) along the east side of the existing building. The property owner is in the process of having this easement vacated by the private utility companies prior to constructing the proposed addition.

4. *Parking and traffic circulation*

The petitioner proposes to reconfigure a portion of the parking lot on the north side of the property to accommodate the expanded building footprint. The resulting plan provides 32 parking spaces. 24 parking spaces are required by Village Code, based on the size of the seating area inside the building. Access to the site is currently provided through cross access easements along the north and west property lines. No change is proposed to these access points or to the direction of traffic flow within the parking lot. No new curb cuts are proposed.

5. *Signage*

The petitioner has not submitted a signage package at this time. The signage shown on the building elevations is conceptual in nature. Signage will be reviewed at such time as the petitioner submits a sign permit. The petitioner intends to meet the relevant signage regulations.

SITE HISTORY

PC 02-24: Approval of zoning entitlements for the 800-810 E. Roosevelt Planned Development, including approval of conditional use for the drive-through, landscape deviation, and signage deviation.

PC 03-13: Approval of conditional use for outside seating area.

FINDINGS & RECOMMENDATIONS

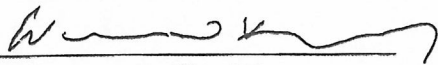
Staff finds that the proposed modification to the building in a planned development is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and the Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested amendment to a planned development in the B4APD District and finds that the petition **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 24-08:

Based on the submitted petition and the testimony presented, the petition does comply with the standards required by the Village of Lombard Zoning Ordinance and that approval of the petition 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 24-08, subject to the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
3. That the petitioner shall apply for and receive building permits for the proposed improvements;
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11); and
5. The petitioner shall provide evidence that the private utility easement on the east side of the existing building has been vacated by all requisite utility companies prior to issuance of a building permit.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development
c. Petitioner


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PETITIONERS' RESPONSES TO STANDARDS FOR PLANNED DEVELOPMENTS USES

PER SECTION 155.508 (A)(B)(C) OF THE LOMBARD ZONING ORDINANCE:

810 E Roosevelt Road, Lombard, IL 60148. PIN 06-17-406-050

1. It is stated that the Planned Development, except as modified by and approved in the final development plan, complies with the regulations of the district/s in which it is located.
2. Community Water, Sanitary, Sewage facilities are connected to a central system and are currently existing on the site.
3. The planned development use will not impede the normal and orderly development and improvement of the surrounding businesses as the proposed remodel is on an outlot which is separate from the other properties. The dominant use in the proposed planned development is consistent with the recommendations of the Comprehensive plan of the Village for the site.
4. The proposed planned development is in the public interest and is consistent with the purposes of the Zoning ordinance. Adequate public utilities, access roads, drainage and other facilities are currently in place at the existing site, and the building enhancements should be very inviting to all area residents.
5. The planned development is being designed as an extension to the existing building and will have no adverse or any effect on the
 - a. Inconvenient or unsafe access.
 - b. Traffic congestion in and around the planned development.
 - c. No burden on public parks, recreation areas, schools and other public areas. There should be no issues with ingress and egress as this is an outlot and an existing business with no issues of traffic congestion in the public streets. The planned development will conform to all the applicable regulations of the district currently in place and as may be modified pursuant to the recommendations of the Plan Commission.


Afzal Lokhandwala 7/31/24

Petitioner

ORDINANCE NO. _____

AN ORDINANCE GRANTING A MAJOR CHANGE PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.504 OF THE LOMBARD ZONING ORDINANCE FOR A PARCEL LOCATED IN THE 800-810 E. ROOSEVELT ROAD PLANNED DEVELOPMENT, AS ESTABLISHED BY ORDINANCE 5171 AND AMENDED BY ORDINANCES 5172 AND 5294, TO APPROVE AN ADDITION TO A BUILDING IN A PLANNED DEVELOPMENT THAT CHANGES THE LOCATION OF THE BUILDING BY MORE THAN 10 FEET

(PC 24-08: 810 E. Roosevelt Road – KFC restaurant addition)

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

WHEREAS, the Subject Property, as described in Section 2 below, is zoned B4APD Roosevelt Road District Planned Development; and

WHEREAS, an application has heretofore been filed by Afzal Lokhandwala (“Petitioner”) requiring approval, pursuant to the Lombard Zoning Ordinance, of a major change to a planned development to allow an addition to a building that changes the location of the building by more than 10 feet on the Subject Property, as described in Section 2 below; and

WHEREAS, a public hearing on the aforesaid application has been conducted by the Village of Lombard Plan Commission (“Plan Commission”) on August 19, 2024, pursuant to appropriate and legally required notice; and

WHEREAS, the Plan Commission has filed its findings and recommendations with the President and Board of Trustees recommending approval of the aforementioned addition to the building (“Findings and Recommendations”); and

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village to approve and adopt the Findings and Recommendations, which are hereby incorporated herein by reference as if 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 approval of the aforesaid addition to a building in a planned development, as more fully as set forth below, is hereby granted for the Subject Property, subject to the conditions set forth in Section 3 below:

Pursuant to Section 155.504(A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the 800-810 E. Roosevelt Road Planned Development, as established by Ordinance No. 5171, and amended by Ordinance Nos. 5172 and 5294, to approve an addition to a building in a planned development that changes the location of the building by more than 10 feet.

SECTION 2: That this ordinance is limited and restricted to the subject property generally located at 810 E. Roosevelt Road, Lombard, Illinois, and more specifically legally described as set forth below (“Subject Property”):

LOT 2 IN LOMBARD SQUARE RESUBDIVISION, BEING A RESUBDIVISION OF ALL OF LOT 1 IN 800 EAST ROOSEVELT ROAD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTAMBER 24, 2002 AS DOCUMENT NO. R2002-246080, IN DUPAGE COUNTY, ILLINOIS.

PIN: 06-17-406-050

COMMON ADDRESS AND LOCATION: 810 E. Roosevelt Road, Lombard, IL

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
3. That the petitioner shall apply for and receive building permits for the proposed improvements;
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11); and

5. The petitioner shall provide evidence that the private utility easement on the east side of the existing building has been vacated by all requisite utility companies prior to issuance of a building permit.

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 _____, 2024.

First reading waived by action of the Board of Trustees this _____ day of _____, 2024.

Passed on second reading this _____ day of _____, 2024, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this _____ day of _____, 2024.

Keith T. Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

Published in pamphlet from this _____ day of _____, 2024.

Elizabeth Brezinski, Village Clerk