

August 17, 2006

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

**Subject: DuPage County ZBA Case 5244-06**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced case under review by DuPage County. William Heniff, Senior Planner, presented the petition for the property at 2S680 Gray Avenue, located within the Butterfield East Subdivision. DuPage County has received a filing for a public hearing for a variation from the County's fence requirements to allow for a six-foot solid fence in a front yard, where a maximum fence height of four feet and fifty percent open is permitted; located on a lot within the County's R-4 Single Family Residence District (DuPage County ZBA Case 5244-06). As the subject property is located within the ultimate municipal boundaries of the Village, the Village has received notice of the public hearing from the County and has been asked to provide comments regarding this petition.

He also passed out photographs of the subject property and described the requested relief. The subject property is located at the northwest corner of Butterfield Road and Gray Avenue. The petitioner has constructed an eight-foot solid fence along the south property line. However, the petitioner would like to secure approvals from the County to extend the fence into the front yard as depicted on the plans.

In review of the subject property, staff notes that a mature hedgerow exists along the property line. Extending the fence to the east and into the requisite front yard would have minimal impact for visibility as the yard is already encumbered by mature vegetation. Moreover, as the Butterfield Road right-of-way is substantially wider than most rights-of-way and that since motorists tend to stop at the stop sign on Gray Avenue far beyond the subject property, the fence would not create a clear line of sight issue for motorists.

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He noted that the Plan Commission can offer no comment on the petition, direct staff to prepare a recommendation to the Board of Trustees or the Commissioners can recommend to staff to prepare a resolution of objection to the petition.

Chairperson Ryan noted that the bushes are far more of a hindrance than anything else. He felt that they should send a letter stating that before we approve the fence they should reduce the size of the bushes. Commissioner Burke noted that the bushes may be in the public right of way and outside of the fence line. Mr. Heniff noted that IDOT might not have a problem with trimming the bushes, but in context of clear line of sight, the bulk of vegetation is more of a visual impediment.

Commissioner Olbrysh noted that the fence is not a problem this time, but the hedgerow should be thinned out.

Commissioner Burke asked about the eight foot wood fence along Butterfield Road. Mr. Heniff noted that the fence is eight feet high and is within DuPage County code.

After due consideration, the Plan Commission recommended by a roll call vote of 4 to 0, that the Board of Trustees send a letter to DuPage County stating that the Village does not object to the fence variation requests associated with DuPage County ZBA 5244-06, provided that the existing hedges abutting the proposed fence shall be reduced in height and size and thinned out.

Respectfully,

**VILLAGE OF LOMBARD**

Donald F. Ryan  
Chairperson  
Lombard Plan Commission

attachment

c. Lombard Plan Commission