

November 4, 2004

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

Subject: PC 04-34: 309 & 315 W. St. Charles Road (Walgreens Planned Development)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. This petition was heard at the October 18, 2004 Plan Commission meeting. The petitioner requests approval of the following amendments to the Walgreens Planned Development in the B5A Downtown Perimeter District:

1. An exception from Section 155.205 (A) (3) (c) of the Lombard Zoning Ordinance to allow an 8-foot high wall within a front yard; and
2. An exception from Section 155.205 (A) (3) (e) of the Lombard Zoning Ordinance to allow an 8-foot high wall within a clear line of sight area.

Representing the petitioner was James R. Griffin, attorney for Bradford Real Estate. He described the location of the subject property and gave a brief overview of the approved planned development. He explained the requested exceptions to the Zoning Ordinance and noted that this petition was brought forward to satisfy the adjacent property owner and the Village of Lombard. He noted that these exceptions are not necessarily for the benefit of the petitioner's development, but they are willing to comply with the request for additional buffering.

Chairperson Ryan then opened the meeting for public comment. No one was present to speak for or against the petition.

Chairperson Ryan then requested the staff report. Jennifer Backensto, Planner I, stated that the original planned development approval was approved subject to the installation of a solid masonry wall along the western property line. Although the wall that was approved as part of the original planned development met all Code requirements, the modification requested by the abutting property owner requires two variations. The Zoning Ordinance requires that fences and walls within a

front yard be no more than four feet high. Code also requires fences and walls within the clear line of sight area to be of open construction or no more than two feet tall.

Staff is supportive of this request for two main reasons. First, the wall will not have a great visual impact on the area. The building will be set back 20 feet from the front property line, so the wall would be in line with the building and not will appear as an additional encroachment.

Furthermore, staff does not see that this request would create a safety hazard. Clear line of sight areas are intended to preserve clear visibility. However, the drive-through immediately adjacent to the fence is a one-way drive that operates in a counter-clockwise direction, so there will not be any vehicles pulling out onto St. Charles Road. Vehicles turning into the drive-through would still have an unimpeded view of the sidewalk on either side of the driveway. Also, the wall will not interfere with the abutting property owner's clear line of sight area because the clear line of sight area for residential driveways is only 20 feet.

Chairperson Ryan then opened the meeting for discussion among the Plan Commission members.

Commissioner Burke stated that this request seems to be in line with the intent of the planned development and made a motion to approve the petition. The motion was seconded by Commissioner Flint.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed requests complied with the standards of the Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 4 to 0, recommended to the Corporate Authorities **approval** of PC 04-34.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan
Chairperson
Lombard Plan Commission

DR:JB

attachments

c. Petitioner
Lombard Plan Commission