

**VILLAGE OF LOMBARD**  
**INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO:	Zoning Board of Appeals	HEARING DATE:	February 22, 2006
FROM:	Department of Community Development	PREPARED BY:	William Heniff, AICP Senior Planner

**TITLE**

**ZBA 06-04; 935 E. St. Charles Road:** The petitioner requests that the Village amend the conditions of approval associated with Ordinance 5508 that granted approval of variations to the minimum lot area and rear yard setback for the subject property located within the B4 Corridor Commercial Zoning District.

**GENERAL INFORMATION**

Petitioner/ Property Owner: Salvatore J. Pernice  
3 N 614 Central Court  
Addison, IL 60101

**PROPERTY INFORMATION**

Existing Zoning: B4 Corridor Commercial District

Existing Land Use: Vacant lot formerly occupied with a gas station

Size of Property: 16,994 square feet

Surrounding Zoning and Land Use:

North: B4 Corridor Commercial District; Citgo Gas Station

South: R2 Single Family Residence District; the Great Western Trail and Single Family Residences

East: B4 Corridor Commercial District; Nagano's Restaurant

West: B4 Corridor Commercial District; retail commercial uses (party supplies rental store)

## **ANALYSIS**

### **SUBMITTALS**

This report is based on the following documents, which were filed with the Department of Community Development on February 3, 2006.

1. Petition for Public Hearing
2. Revised Building Elevations, dated November 15, 2004, prepared by Ekash Associates Ltd.

### **DESCRIPTION**

The subject property is located on the southwest corner of St. Charles Road and Westmore-Meyers Road. The site currently is vacant but was previously developed as a Shell gas station.

In 2004, the Village approved Ordinance 5508 which granted a variation from Section 155.415 (D) of the Zoning Ordinance to reduce the required minimum lot area from 40,000 square feet to 16,994 square feet as well as a variation from Section 155.415 (F)(4) of the Lombard Zoning Ordinance to reduce the required rear yard setback from thirty (30) feet to ten (10) feet in order to allow for the construction of a commercial strip center. As with most cases, the petition was tied to conditions of approval. These conditions included that the petitioner develop the site pursuant to the submitted plans and building elevations.

Since the date of approval, the property owner has sought to develop the approved shopping center. With a contract purchaser in place, he would like to proceed with the project. However, they are proposing modifications to the building elevations which will provide for a hip roof with dormers rather than the approved flat roof design. As staff has determined that this change is a significant change from the approval conditions, staff is sending this petition back through the public hearing process accordingly. The proposed site plan itself will not change from the initial approval. For reference purposes, the IDRC staff report for ZBA 04-06 and Ordinance 5508 are attached for reference purposes.

### **INTER-DEPARTMENTAL REVIEW COMMENTS**

#### **ENGINEERING**

From an engineering or construction perspective, Private Engineering Services and the Public Works Department do not have any comments on the petition.

## **FIRE AND BUILDING**

Upon review of the above referenced new structure and the request for installing a hip roof rather than a flat roof and parapet, the Fire Department/Bureau of Inspectional Services has the following comments:

1. Since there are no changes to the site plan, Fire Department access to the building will still remain the same as originally proposed under the initial plan submittal.
2. If requested, a foundation only permit can be issued while the variation is under consideration with the ZBA/BOT review.
3. Again, the building will have to be constructed as Type 1B minimum construction, all non-combustible materials, including any roof trusses for the hip roof. The building will have to be fully sprinklered and fully alarmed, with an outside only accessible sprinkler room, to be verified with the Fire Marshal.
4. New construction plan submittals will be required for all structural, electrical, plumbing and HVAC.

## **PLANNING**

### **Compatibility with the Comprehensive Plan**

The Comprehensive Plan recommends Community Commercial uses on the subject property and the proposed retail uses proposed for the building would be compatible with the Comprehensive Plan designation. The proposed building elevation change would not be inconsistent with the Plan.

### **Compatibility with Surrounding Land Uses**

East, west and north of the subject property are properties zoned for and developed as retail commercial uses. The retail uses anticipated to occupy space on this property are compatible to other commercial properties along St. Charles Road. To the south is the Great Western Trail. With the proposed improvements to the property, the visual impact on the trail is anticipated to be vastly improved over the present conditions.

Staff believes that the revised building elevations are compatible with the surrounding land uses. The overall building design incorporates architectural elements of both the commercial St. Charles Road corridor and the residential Westmore-Meyers Road corridors. The proposed hip roof is more compatible with the residential roofs commonly found along Westmore-Meyers Road.

**Compliance with the Zoning Ordinance**

The proposed roof would be in compliance with the height requirements in the B4 District. The roof pitch could provide for some level of storage, but its overall design and height would preclude this area from being utilized as active commercial space.

**FINDINGS AND RECOMMENDATIONS**

The Department of Community Development has determined that the information presented **affirmed** the Standards for Variations for the requested relief. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Zoning Board of Appeals make the following motion recommending **approval** of the requested variations:

Based on the submitted petition and the testimony presented, the requested side yard setback variation **complies** with the Standards required for a variation by the Lombard Zoning Ordinance; and, therefore, I move that the Zoning Board of Appeals accept the findings on the Inter-Departmental Review Committee as the findings of the Zoning Board of Appeals and recommend to the Corporate Authorities **approval** of ZBA 06-04, subject to the following conditions:

1. The petitioner shall develop the site in accordance with the building elevation plans prepared by Ekash Associates, Ltd., dated November 15, 2004 and submitted as part of this request.
2. All other conditions associated with Ordinance 5508 not amended by this petition shall remain in full force and effect.

Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Director of Community Development

att-  
c: Petitioner

Zoning Board of Appeals

Re: ZBA 06-04

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**Attachment A:**  
**IDRC Staff Report for ZBA 04-06 & Ordinance 5508**