

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Mesa Electronics, Inc. – 130 E. St. Charles Road

February 15, 2016

Title

PC 16-05

Petitioner

Mesa Electronics, Inc.
130 E. St. Charles Road
Lombard IL 60148

Property Owner

Same

Property Location

130 E. St. Charles Road
06-08-104-011
Trustee District #4

Zoning

B2, General Neighborhood
Shopping District

Existing Land Use

Office/retail

Comprehensive Plan

Community Commercial

Approval Sought

Approval of a planned
development and a fence
variation.

Prepared By

Jennifer Ganser
Assistant Director



PROJECT DESCRIPTION

The petitioner is requesting approval for a six (6) foot open style fence in the front yard and clear line of sight triangle. The property is also being considered for a conditional use for a planned development, pursuant to the Zoning Ordinance.

APPROVAL(S) REQUIRED

The petitioner requests that the Village grant:

1. Approve a conditional use for a planned development with the following companion deviations;
2. A deviation to Section 155.205 (A)(2)(c) to allow for a fence of six (6) feet in height in a front yard, where four (4) feet is permitted; and
3. A deviation to Section 155.205 (A)(2)(e) to allow for an open construction fence of six (6) feet in height in the clear line of sight area, where two (2) feet is permitted.

EXISTING CONDITIONS

The subject property is currently improved with a one story building and parking lot. Three businesses are located in the building. The front yard is along Garfield Street.

PROJECT STATS

Lot & Bulk

Parcel Size 0.31 acres

Submittals

1. Petition for Public Hearing;
2. Response to Standards;
3. Downtown Revitalization Guidebook, page 30;
4. Letter from State Farm Insurance, dated January 11, 2016;
5. Express Fence Inc. contract, dated October 15, 2015;
6. Site Plan; and
7. Clear line of sight graphic, prepared by Village Staff.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments.

Fire Department:

The Fire Department has no issues or concerns.

Private Engineering Services (PES):

PES has no concerns, as the fence is still an open style fence.

Public Works:

The Department of Public Works has no comments.

Planning Services Division:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	R6	Multi-family residential
South	B5PD	Metra parking lot
East	B2	Commercial
West	B5	Commercial

Staff finds the existing land use (retail and office) is consistent with the zoning and land use of the surrounding properties. The property was developed without a transitional landscape yard or adequate space to add one. The property to the north is residential. A fence can provide a separation barrier from the two land uses in lieu of the landscaping.

2. Comprehensive Plan Compatibility

The site and requests are consistent with the Comprehensive Plan designation of Community Commercial.

The Downtown Revitalization Guidebook, adopted as part of the Comprehensive Plan, calls out this site for redevelopment. It says, "A screening fence along the rear (north) side of the site would provide a buffer between the grocery store and adjacent residential uses." While the original building remains, and is not a grocery store, the Guidebook does note that fencing is important. In the future, Mesa Electronics hopes to extend their new fence along the northern property line at six (6) feet tall to provide a separation barrier from the residential use, much like the current legal non-conforming chain link fence.

3. Zoning Ordinance Compatibility

Section 155.502 of the Zoning Ordinance encourages the use of planned developments that provide for a more efficient use of the site. Staff is supportive of the planned development request as it establishes a framework for review and consideration of subsequent activities or structures that could be developed in the future.

The petitioner removed an old legal non-conforming chain link fence, of six (6) feet in height, and replaced it with a six (6) foot wrought iron style fence. When they later applied for a permit it was found that the fence did not meet Code as it exceeded height requirements for a front/corner side yard and the clear line of sight area. The clear line of sight area is a triangular-shaped area adjacent to intersecting access drives maintained to preserve clear visibility at the intersection. Staff finds that the height and location of the fence will not impair public safety. The taller fence provides for additional safety for Mesa Electronics. Though the property is zoned B2, to the west and south is B5 zoning. Chain link fencing is prohibited in the B5, and the petitioner did remove an old chain link fence before the new fence went up.

In the future, Mesa Electronics has plans to extend the six (6) foot wrought iron style fence on the north side of their parking lot. This would replace the remainder of the chain link fence.

The below picture shows the existing wrought iron style fence that is the subject of the petition. Staff noted the two (2) trash dumpsters that are against the fence. Per Code, trash dumpsters are not allowed in the front yard or the clear line of sight area. Also, they must be screened with a solid fence. Staff has noted this to the petitioner in order to have the site Code compliant. This is also noted in the conditions of approval.



FINDINGS & RECOMMENDATIONS

Staff finds that the planned development with associated variance is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

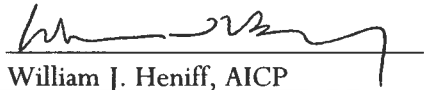
The Inter-Departmental Review Committee has reviewed the standards for the planned development and variance and finds that they **comply** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-

Department Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 16-05.

Based on the submitted petition and the testimony presented, the proposed request for a planned development and associated variance does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting said request is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 16-05, subject to the following conditions:

1. The petitioner shall develop the site in accordance with the plans submitted as part of this request from Express Fence, dated October 15, 2015;
2. The petitioner shall apply for a receive a building permit for the fence;
3. In the event that the existing fence is damaged or destroyed to fifty-percent (50%) of its value, any new fence shall meet all Village Code requirements; and
4. The trash dumpsters shall be moved outside of the front yard and clear line of sight area and shall be screened with a solid fence.

Inter-Departmental Review Committee Report approved by:



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

**STANDARDS FOR VARIATIONS
of the Lombard Zoning Ordinance and Lombard Sign Ordinance**

SECTION 155.103.C.7 OF THE LOMBARD ZONING ORDINANCE:

The regulations of this ordinance shall not be varied unless findings based on the evidence presented are made in each specific case that affirms each of the following standards:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.

Mesa Electronics, Inc requests a variance allowing a 6" fence and gate to be erected along the western facing commercial property line, due to a safety and security hardship that will adversely effect daily business operations by impeding the safety and security of Mesa Electronics, its employees, tenants, and affiliates.

Firstly, the petitioned variance will provide safety and security for Mesa Electronics', its employees, tenants, and affiliates - due to the high volume of ongoing shipping and receiving operations and the high dollar value of the goods in transit.

Secondly- the reason for the proposed variance is to provide privacy, isolate disturbances, and protect the current visual ascetic integrity of the neighboring residential apartment complex, located at 19 N. Garfield.

Mesa Electronics' equally important need for this fence and gate is to ensure harmony and peaceful coexistence with the neighbors. The proposed fence's 6 foot height is requested in order to provide both an aesthetically appealing barrier and to increase commercial safety and security. These concerns are due to the contiguous proximity of the 19 N. Garfield residential properties.

It is the absolute intent of Mesa Electronics to create a fence that specifically blends in with not only the existing landscape and vegetation, but is also in complete harmony with the neighboring fence types and appearances.

2. The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification.

Mesa Electronics', its tenants and affiliates utilize a shipping and receiving bay, accessible by way of the rear parking lot, that is subject to a unique operational influx of shipping arrivals and departures that are sensitive in nature due the value and volume of goods in transit. Unlike other business in the area, the large amount of shipping traffic creates a safety and security concern for Mesa Electronics employees, its tenants and affiliates that will be mitigated by a 6" fence.

3. The purpose of the variation is not based primarily upon a desire to increase financial gain.

Yes, The purpose of the variation is not based primarily upon a desire to increase financial gain.

4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.

Yes, the hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.

5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

Correct, The granting of the requested variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

6. The granting of the variation will not alter the essential character of the neighborhood; and,

Correct, the granting of the variation will not alter the essential character of the neighborhood; and, it is the absolute intent of Mesa Electronics to create a fence that specifically blends in with not only the existing landscape and vegetation, but is also in complete harmony with the neighboring fence types and appearances.

7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Correct, The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

FIGURE 2.4

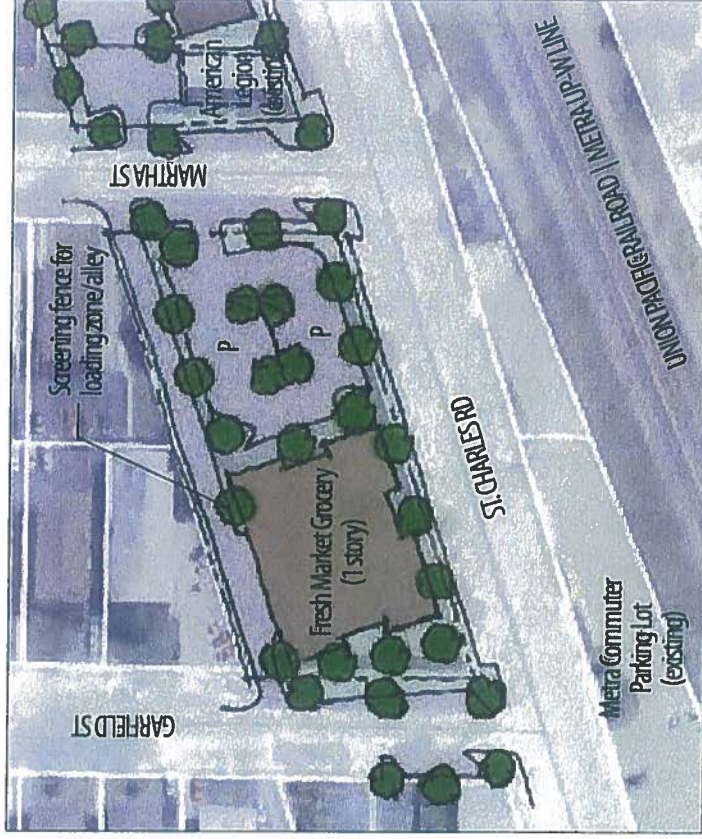
Site E1: Garfield/Martha Site

» Description of Approach

This site presently includes the former DuPage Heating & Air Conditioning site, as well as three vacant lots. To provide a local food market option for Downtown Lombard, a fresh market grocery is proposed for this site. Given the dimensions of the site, some of the parking would be provided on-site, while the remainder would be offered by on-street parking spaces. Loading for the grocery would occur at the rear. A screening fence along the rear (north) side of the site would provide a buffer between the grocery store and adjacent residential uses. The Metra commuter parking lot is located to the south across St. Charles Road.

» Site Data

Site Area	38,293 sq ft (0.88 acres)
Parcels	4 parcels
Commercial	Fresh market grocery 15,000 sq ft (entire building)
Existing Uses	Former DuPage Heating & Air Conditioning site Three vacant lots



State Farm



January 11, 2016

To Whom It May Concern:

Replacing a 4 foot fence with a 6 foot fence will mitigate possible future losses due to burglary and weather related incidents.

Should you have any questions, please contact our office at 630-834-8272.

Thank you,

Olivia Kelley

Olivia Kelley

State Farm Insurance

EXPRESS FENCE INC.

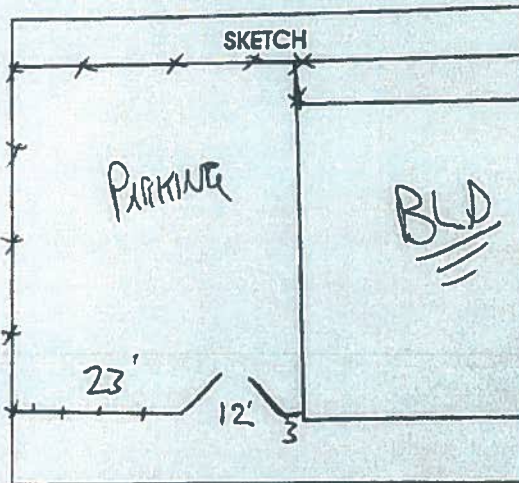
EXPERIENCE THE DIFFERENCE

P.O. Box 454 • Downers Grove, IL 60515
630.290.6292 • 630.663.8816
 email: expressfenceinc@hotmail.com

Sold To AT HENRY MESA / MESA ELECTRONICS
 Address 130 E ST CHARLES RD
 Location LOMBARD
 Underground Cable JULIE Number _____

Date 10-5-15
 Lead Source H-AM
 Phone (630) 880-9443
 email _____
 Total Height 6 FT H.
 Post Spaced 6 FT
 Style Fence BLACK FLAT

Quantity	INSTALL 5 BLACK IRON SECTIONS 72" HIGH WITH FINIALS ON TOP. ALSO INSTALL 1 DOUBLE GATE IRON MATERIAL BLACK COLOR FINIALS ON TOP. ALL POSTS SET IN CONCRETE
	\$9860=



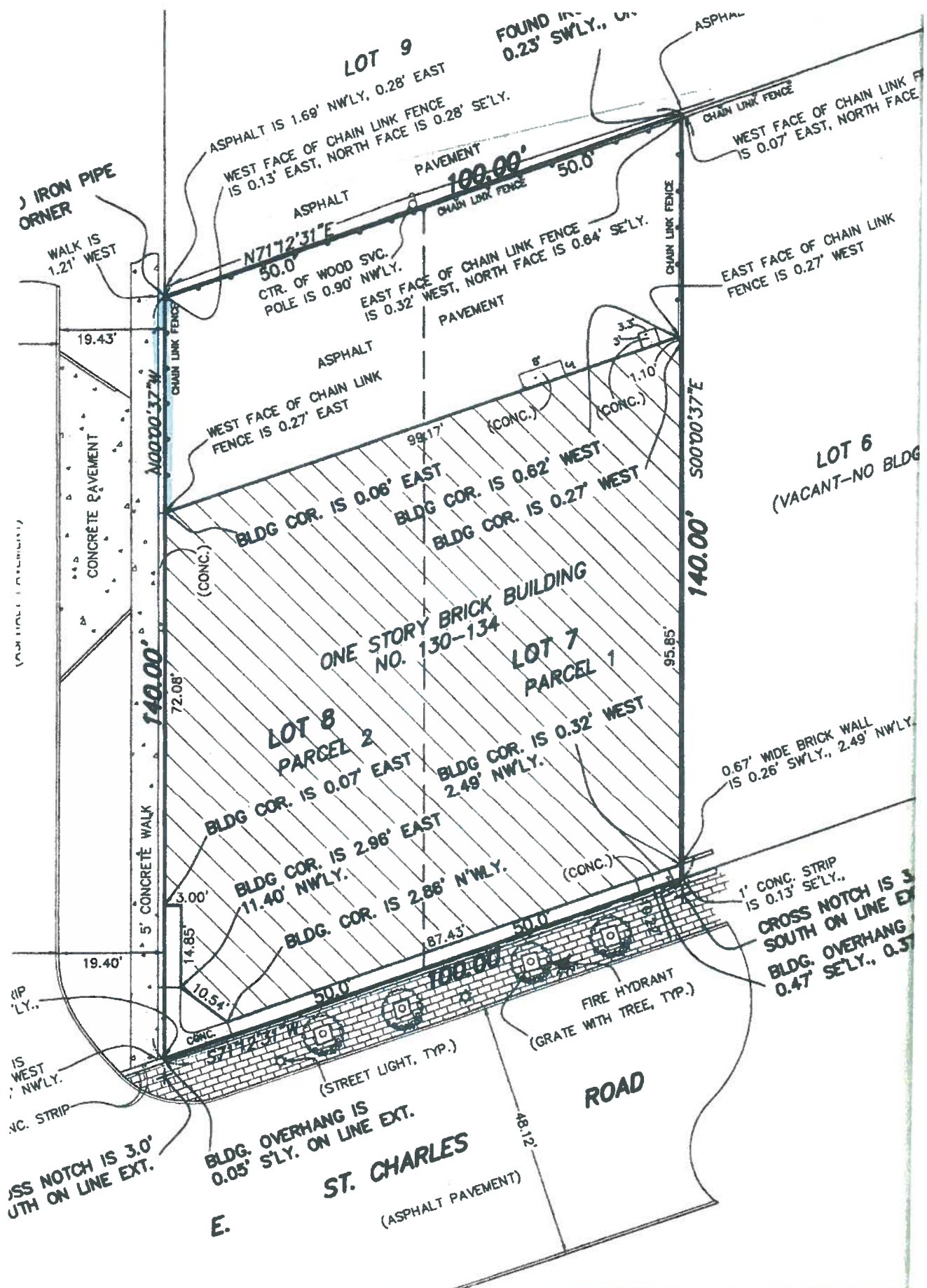
Material _____
 Tax _____
 Total **\$9860=**
 Down Payment _____
 BALANCE DUE _____

CONTRACT CONDITIONS
 More or less material other than the amount contracted for will be debited or credited at the current rate.

ACCEPTANCE
 The above proposal when accepted by the Company at its main office, becomes a contract between two parties and is not subject to cancellation. If the contract is cancelled, a 25% charge of the total contract price will be charged. Fence material will retain ownership with Express Fence, Inc., until paid in full. If Balance is not paid within 60 days, Express Fence, Inc., has the right to repossess the materials.

Accepted by:

% _____ Date _____ % [Signature] For EXPRESS FENCE Date _____



LOT 9

FOUND IN 0.23' SW'LY., 0.1'

J IRON PIPE CORNER

ASPHALT IS 1.69' NW'LY, 0.28' EAST
WEST FACE OF CHAIN LINK FENCE IS 0.13' EAST, NORTH FACE IS 0.28' SE'LY.

WALK IS 1.21' WEST

ASPHALT
N71°12'31"E
50.0
CTR. OF WOOD SVC. POLE IS 0.90' NW'LY.
EAST FACE OF CHAIN LINK FENCE IS 0.32' WEST, NORTH FACE IS 0.84' SE'LY.

ASPHALT

CHAIN LINK FENCE
WEST FACE OF CHAIN LINK FENCE IS 0.07' EAST, NORTH FACE IS 0.07' EAST, NORTH FACE

19.43'

CONCRETE PAVEMENT

ASPHALT
WEST FACE OF CHAIN LINK FENCE IS 0.27' EAST

PAVEMENT

EAST FACE OF CHAIN LINK FENCE IS 0.27' WEST

CHAIN LINK FENCE

CHAIN LINK FENCE

CHAIN LINK FENCE

CHAIN LINK FENCE

CHAIN LINK FENCE

BLDG COR. IS 0.06' EAST
BLDG COR. IS 0.62' WEST
BLDG COR. IS 0.27' WEST

ONE STORY BRICK BUILDING
NO. 130-134

LOT 7 PARCEL 1

LOT 8 PARCEL 2

BLDG COR. IS 0.07' EAST
BLDG COR. IS 0.32' WEST
2.49' NW'LY.

BLDG COR. IS 2.96' EAST
11.40' NW'LY.

BLDG. COR. IS 2.86' N'W'LY.

0.67' WIDE BRICK WALL IS 0.26' SW'LY., 2.49' NW'LY.

1' CONC. STRIP IS 0.13' SE'LY.,
CROSS NOTCH IS 3' SOUTH ON LINE EXT.
BLDG. OVERHANG 0.47' SE'LY., 0.3'

19.40'

PIP 'LY.,

IS WEST 'NW'LY.

CONC. STRIP

CROSS NOTCH IS 3.0' SOUTH ON LINE EXT.

BLDG. OVERHANG IS 0.05' S'LY. ON LINE EXT.

ST. CHARLES

(ASPHALT PAVEMENT)

ROAD

FIRE HYDRANT (GRATE WITH TREE, TYP.)

(STREET LIGHT, TYP.)

72.08'

3.00'

14.85'

10.54'

50.0

50.0

50.0

50.0

(CONC.)

(CONC.)

(CONC.)

(CONC.)

(CONC.)

(CONC.)

(CONC.)

(CONC.)

99.17'

87.43'

50.0

50.0

50.0

50.0

50.0

50.0

(CONC.)

(CONC.)

(CONC.)

(CONC.)

(CONC.)

(CONC.)

(CONC.)

(CONC.)

3.3'

1.10'

95.85'

50.0

50.0

50.0

50.0

50.0

8'

14'

3'

3.3'

1.10'

95.85'

50.0

50.0

50.0

50.0

(CONC.)

(CONC.)

(CONC.)

(CONC.)

(CONC.)

(CONC.)

(CONC.)

(CONC.)

140.00'

140.00'

140.00'

140.00'

140.00'

140.00'

140.00'

140.00'

140.00'

LOT 6

(VACANT-NO BLDG)

CHAIN LINK FENCE

CHAIN LINK FENCE

CHAIN LINK FENCE

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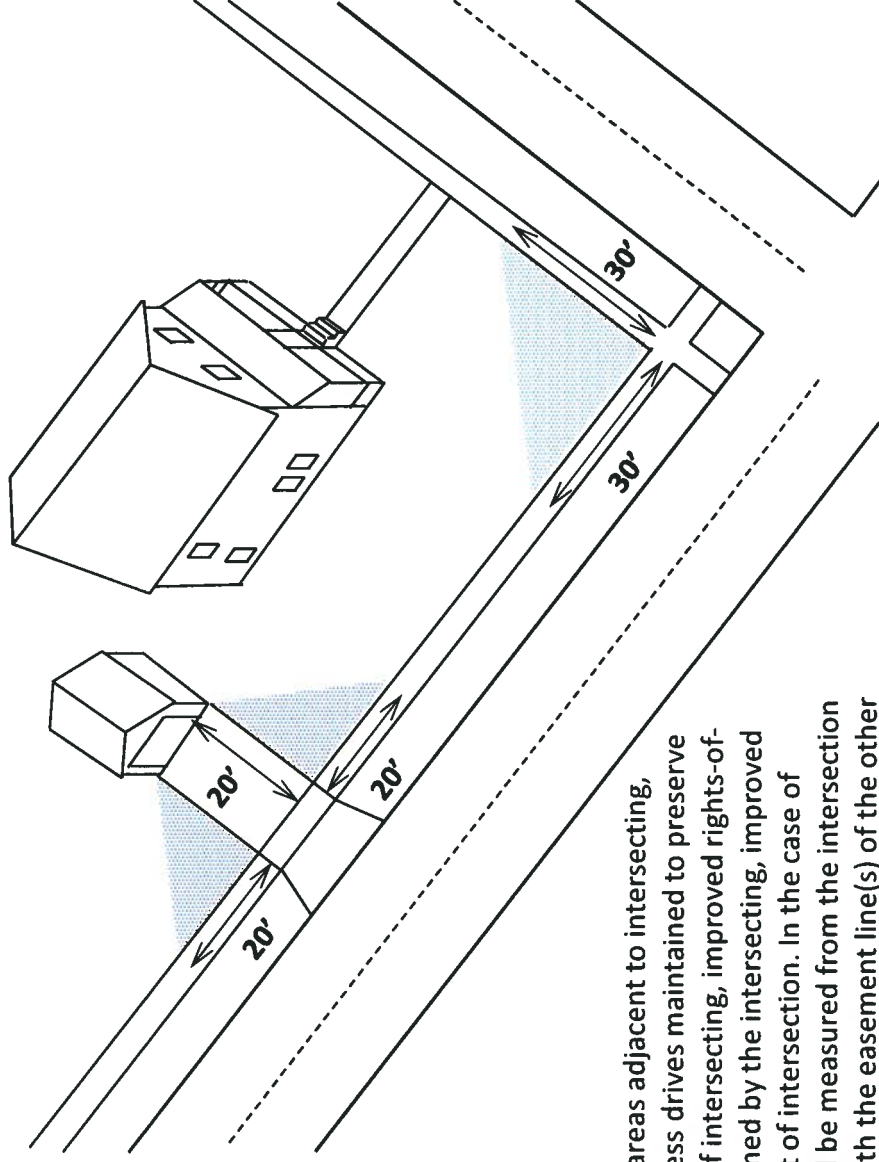
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Clear Line of Sight Area



Clear line of sight areas are triangular-shaped areas adjacent to intersecting, improved rights-of-way, private streets, or access drives maintained to preserve clear visibility at the intersection. In the case of intersecting, improved rights-of-way, the clear line of sight area is the area formed by the intersecting, improved rights-of-way lines 30 feet away from the point of intersection. In the case of private streets, the clear line of sight area shall be measured from the intersection of the easement line(s) of the private street with the easement line(s) of the other private street, the improved right-of-way, or edge(s) of pavement of a private driveway or access drive. In the case of private residential driveways intersecting with improved rights-of-way or streets, the clear line of sight area is the area formed by the intersection of the edge of pavement of such private drive with the improved rights-of-way or street, 20 feet away from the point of intersection.