



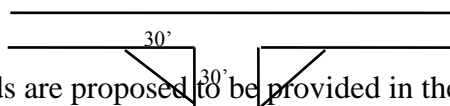
## SUBMITTALS

This report is based on the following documents, which were filed with the Department of Community Development on March 1, 1998:

1. Petition for Public Hearing.
2. Response to Applicable Standards.
3. Plat of Survey prepared by Gentile and Associates, Inc., dated February 23, 1999.
4. Site Plan prepared by Arcon Associates, Inc., dated February 22, 1999.
5. Floor Plan and Building Elevations prepared by Arcon Associates, Inc., dated February 22, 1999.

## DESCRIPTION

The petitioner is proposing to put an addition of approximately thirty-five feet (35') to the front of Mr. Z's grocery store. This addition will follow the current building lines of the north side of the building along Hickory Street. In doing so, the corner side yard will be reduced from twenty feet (20') to zero feet (0'). The addition will also obstruct the clear sight triangle, which must be provided where entrance drives meet public streets. This clear sight triangle is formed by drawing two thirty foot (30') lines from the intersection and connecting the end points with a diagonal line.



Landscaping islands are proposed to be provided in the north parking lot. This portion of the parking lot (west of the building) will be changed to provide three rows of parking. Although this addition is causing the removal of some parking spaces, there will still be sixteen spaces more than required by the Zoning Ordinance, and landscaping will be incorporated into the parking lot.

## PLANNING

The Planning Services Division will support the variation for the zero foot (0') setback for the addition; Planning Services has supported this variation in the past. The building currently has a zero foot (0') setback and the addition will follow this building line.

The western-most entrance off of Hickory Street has been removed, and the second entrance has been moved to accommodate for the addition. This will be an ingress/egress, whereas currently the entrance is on to the west (being removed), and the exit is on the east. The proposed addition to the building will be located such that it obstructs the clear sight triangle. The proposed building

location abuts the entrance way off of Hickory Street. Because the building is not set back any distance from the north property line, and is six (6') feet away from the entrance drive off of Hickory Street (to accommodate for the sidewalk running along the building), an obstruction is created. The obstruction of the clear sight triangle is a hazard for pedestrians and automobiles coming from the east towards Main Street. Staff has reviewed the site plan and does not support the obstruction of the sight triangle.

Staff preferred to move the ingress/egress off of Hickory Street at least thirty feet (30') west of the building. If this is done, then a variation from the clear sight area provisions is not necessary. If the drive remains in the location which it is proposed, the Bureau of Inspectional Services and the Public Works Department suggest putting a stop sign as well as a sign to warn drivers to watch for on-coming pedestrians or possibly put a mirror up to show pedestrians coming around the corner. A second suggestion is to alter the building addition, such as clipping the north corner of the proposed addition, to ensure that it is not located within the sight triangle.

Currently, there are no landscape islands in the parking lot. The petitioner is proposing to reconstruct the north half of the parking lot with a new layout and a new landscape island. The landscape island will help direct traffic as well as add greenspace to the parking lot. Parking spaces will be provided in three rows running north-south. Each of these new rows will contain eight parking spaces. The Zoning Ordinance requires eighty-five (85) parking spaces with four (4) handicap accessible parking spaces. The petitioner, although removing some parking spaces when reconstructing the north parking lot, will be providing a total of one hundred and one (101) parking spaces with five (5) handicap accessible parking spaces.

In addition to these changes, arrows will be painted on the pavement to indicate the direction which traffic is supposed to flow. These arrows will be helpful, especially near the Hickory Street entrance/exit, since the parking drive aisles will be for one-way traffic only. The drive aisle and parking spaces in front of the building (directly west) are meant for one-way traffic driving north. For traffic coming into the parking lot off of Hickory Street, the arrows will inform drivers to keep to the west side of the lot.

The directional signs on Main Street and Hickory Street at the ingress/egress points in the parking lot currently do not meet Code. The Sign Ordinance states that directional signs shall be a maximum of four feet (4') in height. The petitioner has indicated that the signs will be lowered to meet Code. The Public Works Department has also suggested that the exit on to Main Street be a right out only; or change this exit to a right-in/ right-out to allow for an entrance at this point as well. The Public Works Department feels this location is too close to the Hickory Street intersection to allow traffic to turn left on to Main Street out of the parking lot at this point.

Finally, Private Engineering Services noted that additional detention will need to be provided for the proposed addition.

#### **FINDINGS AND RECOMMENDATIONS**

The Department of Community Development has determined that the information presented has affirmed the Standards for Variation for the corner side yard variation, but has not affirmed the Standards for Variation for the clear line-of-sight area. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Zoning Board of Appeals make the following motion recommending **denial** of the petition requesting a variation to permit a view obstruction in the clear line-of-sight control area and **approval** of the petition request a variation to reduce the corner side yard setback from thirty feet (30') to zero (0):

Based on the submitted petition and the testimony presented, the requested variation to obstruct the clear line-of-sight control area does not comply with the Standards required by the Lombard Zoning Ordinance, and the variation to reduce the corner side yard setback does comply with the Standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Zoning Board of Appeals recommend to the Corporate Authorities **denial** of the obstruction of the clear line-of-sight area, and **approval** of the variation to the corner side yard setback of ZBA 99-04 subject to the following conditions:

1. Lower entrance/exit signs at Main Street and Hickory Street to four feet (4') tall.
2. Re-paint directional arrows on pavement.
3. Situate building or ingress/egress point off of Hickory so as not to obstruct the thirty foot (30') sight triangle.

If the Zoning Board of Appeals wishes to recommend approval for both variations as submitted in this petition, the Inter-Departmental Review Committee recommends that the following motion be read with an added condition to ensure safety:

Based on the submitted petition and the testimony presented, the requested variations as submitted in this petition do comply with the Standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Zoning Board of Appeals recommend to the Corporate Authorities **approval** of ZBA 99-04 subject to the following conditions:

1. Lower entrance/exit signs at Main Street and Hickory Street to four feet (4') tall.
2. Re-paint directional arrows on pavement.
3. Place a stop sign at the ingress/egress off of Hickory Street at the north side of the parking lot.

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4. Place a sign to warn traffic to watch for pedestrians at the ingress/egress off of Hickory Street at the north side of the parking lot.

Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Director of Community Development

DAH:ACW:jd  
att-  
c: Petitioner

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