

March 30, 1999

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

**Subject: ZBA 99-04: 401 South Main Street**

Dear President and Trustees:

Your Zoning Board of Appeals transmits for your consideration its recommendation on the above-referenced petition. The petitioner requests a variation to the Lombard Zoning Ordinance to reduce the required corner side yard setback from thirty feet (30') to zero (0) and to permit a view obstruction in a clear line-of-sight control area in the B3 Community Shopping District.

Stephen Flint, representing the petitioner, Mr. Zeidler, presented the petition. Mr. Flint explained the new floor plan of Mr. Z's grocery store and the proposed layout of the lot. He stated that the addition will be for a new checkout area, offices near the south-west corner of the building, and a handicap accessible bathroom. He explained that patrons will enter on the south-west corner of the building. Mr. Flint also explained the proposed elevation of the building. The entrance to the store will have a clear-story and the facade will change dramatically. The facade will be composed of brick and synthetic plaster. The roof will be a standing seam metal roof. The sign will be different than the existing sign.

Mr. Flint stated that currently, the building is located right on the property line. The proposed addition will follow building lines. Therefore, the petitioner requests a variation from the setback requirement. By following building lines, there will be continuity. Everything will blend together and the entire front of the building will be on the same plane; as opposed to the existing building being at the property line, and the addition being set back thirty feet (30').

Mr. Flint also discussed the plans for reworking the parking lot in order to provide landscape islands and to improve traffic flow. The petitioners are proposing to move the entrance off of Hickory Street. Currently, the entrance into the parking lot is hazardous. The proposed entrance will be next to the sidewalk that wraps

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around the front of the building. This is same as the current conditions. The petitioner stated that it would be safer if the entrance/exit were as far away from the Main Street intersection as possible to maximize stacking if the light was red for Hickory Street traffic. The proposed layout would allow traffic to come in off of Main Street and turn north down the drive aisle that goes straight through to the Hickory Street exit. Traffic flow would be smooth.

Mr. Flint continued to state that they would not be altering the south parking lot, other than re-paving and re-striping to improve traffic flow within the parking lot. He added that he is concerned with staff's proposal of keeping the entrance/exit drive away from the building so as to be out of the clear sight triangle. The petitioner wants to be as far away from the Main Street/Hickory Street intersection as possible.

Another issue the petitioner discussed is staff's suggestion of making the Main Street exit a right-out exit only. If this would be done, the petitioner stated that this further emphasizes the fact that the Hickory Street entrance/exit should be as far from Main Street as far as possible, since this will be the only way to get to Main Street and turn left.

Mr. Polley stated that he was concerned about the loss of sixteen (16) parking spaces by reworking the north parking lot. He wanted to know what would happen if there was parking overflow. The petitioner assured the members that, although sixteen (16) spaces would be lost, the number of spaces still is above the required number of parking spaces.

Mr. Young asked how much the project would cost. Mr. Flint stated around eight hundred thousand dollars (\$800,000.00). Mr. Young added that he thinks this addition will be a significant contribution to Lombard and is a significant investment.

There was no one to speak for or against the petition.

Amy Willson, Planner I, presented the staff report. She stated that staff recommended denial of the variation request, as described in the Inter-Departmental Review Group Report prepared for the March 24, 1999 Zoning Board of Appeals meeting. She stated that staff is recommending approval of the variation to the side yard setback, but does not support the variation to obstruct the clear sight triangle. Ms. Willson also stated while staff was recommending denial of one of the variation requests, staff also prepared a second motion if the

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Zoning Board of Appeals wanted to approve both variation requests. Ms. Willson also added that staff has added conditions to the approval, including lowering the directional signs, repainting the directional arrows on the pavement, and installing traffic safety signs.

Mr. Young asked if the thirty foot (30') sight triangle is measured from the street or from the sidewalk. Ms. Willson stated that it is measured from the property lines. Nancy Hill explained on the site plan that was presented to the members by the petitioner where the sight triangles are located.

Mr. Young asked whether the concern was with pedestrians or with automobiles. Ms. Willson responded that the concern was more with the safety of oncoming pedestrians, but with automobiles as well. Mr. Young then asked if there were any statistics of traffic accidents at this location. Ms. Hill stated that the Village does not have any statistics, but, as Ms. Willson stated, the main concern is with pedestrians. She continued by stating that she notices many pedestrians in the area.

Mr. Young asked the petitioner if there will be a walkway around Mr. Z's that will meet the public walkway on Hickory Street. The petitioner answered yes.

Mrs. Newman asked if there was much pedestrian traffic on Hickory Street going to Mr. Z's. Ms. Hill again stated that the Village does not have any statistics. Mrs. Newman then asked for clarification of where the entrance/exit will be located according to staff recommendation. Ms. Hill explained by showing this on the site plan. Mr. Young confirmed that this will be approximately where the entrance on Hickory Street is currently located. Mrs. Newman said yes.

Mr. Young then asked about the recommendation in the staff report to make the exit to Main Street a right out only. Ms. Willson explained that this was a suggestion by the Public Works Department and is not included in the conditions for approval. Ms. Hill reminded the members of the petitioner's statement regarding stacking problems if the Main Street exit were made right out only.

Mr. Young requested to go over the possible recommendations for this petition. He asked what the condition of lowering the directional signs had to do with staying out of the clear sight triangle. Ms. Willson stated that this is an opportunity to bring the property as close to code as possible. Ms. Hill added that by lowering the signs, it will be less of a view obstruction.

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Mrs. Newman asked why the mirror on the side of the building at the Hickory Street entrance/exit, as mentioned in the staff report, was not put in the conditions. Ms. Willson stated that it was a recommendation by the Bureau of Inspectional Services, but staff felt signs would serve the purpose of warning traffic.

Mr. Polley stated that if the entrance/exit drive were located as staff is proposing, there would be only enough room for one (1) or two (2) cars to stack at the Hickory Street light.

After due consideration of the submitted petition and the testimony presented, the Zoning Board of Appeals submits this petition to the Corporate Authorities with a recommendation for approval. The roll call vote was 4 to 0 to approve ZBA 99-04 with the following conditions:

1. The entrance/exit signs at Main Street and Hickory Street shall be lowered to four feet (4') tall.
2. The directional arrows on pavement shall be repainted.
3. A stop sign at the ingress/egress off of Hickory Street at the north side of the parking lot shall be installed.
4. 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 shall be installed.

Respectfully,

**VILLAGE OF LOMBARD**

William J. Everitt  
Chairperson  
Zoning Board of Appeals

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