VILLAGE OF LOMBARD

INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: **Lombard Plan Commission** HEARING DATE: October 18, 2004

FROM: Department of PREPARED BY: Jennifer Backensto

> Community Development Planner I

TITLE

PC 04-34; 309 & 315 W. St. Charles Road: The petitioner, Bradford Real Estate, requests that the Village approve 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 8foot 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 8foot high wall within a clear line of sight area.

GENERAL INFORMATION

Petitioner: **Bradford Real Estate**

> 1 N. Franklin Chicago, IL 60606

Property Owner: MacIntyre & Kehoe

309-315 W. St. Charles Road

Lombard, IL 60148

Relationship of Petitioner: Contract Purchaser

PROPERTY INFORMATION

Gas station; office building Existing Land Use: Size of Property: Approximately 1.06 acres

Comprehensive Plan: Recommends Central Business District – Mixed Use Area

Existing Zoning: **B2** General Neighborhood Shopping District

Surrounding Zoning and Land Use:

North: R4 Limited General Residence District – multi-family and single-family homes

Union Pacific Railroad Tracks; R2 Single-Family Residence District – Sacred Heart South:

East: B5 Central Business District – strip shopping center

West: R4 Limited General Residence District – single-family home Lombard Plan Commission

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ANALYSIS

SUBMITTALS

This report is based on the following documents filed with the Department of Community Development:

- 1. Petition for Public Hearing.
- 2. Response to Standards.
- 3. Site Plan Overlay Sketch Plan.

DESCRIPTION

The Walgreens Planned Development was approved by the Board of Trustees at the September 16, 2004 meeting. At that meeting, the abutting property owner requested that the proposed eight-foot high wall on the western edge of the development be extended further toward St. Charles Road to a point at least in line with the Walgreens building. The petitioner is bringing this petition forward to meet the abutting property owner's request. As the building is set back 20 feet from the property line (and, therefore, so is the fence), this will require variations from the Zoning Ordinance fence regulations.

INTER-DEPARTMENTAL REVIEW COMMENTS

Public Works

Public Works has no comments at this time.

Private Engineering Services

From an engineering or construction perspective, PES has no comments.

Building and Fire

The Fire Department/Bureau of Inspectional Services has no objection to this request.

Planning

Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends that the subject property be developed as part of the Central Business District – Mixed Use Area. The Walgreens Planned Development is consistent with the land use recommendations and appearance criteria of the Comprehensive Plan.

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Compatibility with the Surrounding Land Uses

This petition is being brought forth specifically to improve compatibility with the adjacent residential property. The residential property owner has stated that he would prefer having the wall extended closer to St. Charles Road so that it is at least in line with the approved Walgreens building.

Compatibility with the Zoning Ordinance

The original planned development approval was approved subject to the following condition:

The petitioner shall pay for and install a solid masonry wall along the western property line of eight (8) feet in height. Design and material type of the wall is subject to the approvals of the Director of Community Development and the property owners at 321 W. St. Charles Road. In the event the neighboring property owner is unwilling to grant a construction easement, a board-on-board fence shall be constructed.

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.

FINDINGS AND RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the requested relief complies with the standards required by the Lombard Zoning Ordinance; and,

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Therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 04-34.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP Director of Community Development

DAH:JB:jd

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