

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

PC 22-17: 27 W. GROVE STREET AND 53 N. PARK AVENUE (PARK PLACE)

JUNE 20, 2022

Title

PC 22-17

Petitioner / Contractor

Diana LaVaque, HOA President
29 W. Grove Street
Lombard, IL 60148

Property Owner

Park Place of Lombard HOA
27 W. Grove Street and
Victor E. Lezza
53 N. Park Avenue
Lombard, IL 60148

Property Location

27 W. Grove Street and 53 N.
Park Avenue
06-07-206-051;06-07-206-050
Trustee District #1

Zoning

R6PD Central Residence Planned
Development

Existing Land Use

Single-Family Homes

Comprehensive Plan

Medium Density Residential

Approval Sought

Variance for a fence up to eight (8)
feet in height

Prepared By

Jennifer Ganser, AICP
Assistant Director



LOCATION MAP

DESCRIPTION

The petitioner proposes to install an 8' tall fence on a portion of the south side of the Park Place development. They note the fence will help with the view from the parking ramp at 49 N. Park Avenue. The parking ramp is at a significantly higher grade than Park Place. The fence will provide additional privacy and sound abatement. Additional privacy and reducing traffic noise from the ramp would provide further improvements to the relatively new development.

As the property is a Planned Development the fence variance is before the Plan Commission, instead of the Zoning Board of Appeals.

APPROVAL(S) REQUIRED

The petitioner requests that the Village approve zoning variations from Section 155.205(A)(1)(c)(i) of the Lombard Village Code for a fence of up to eight (8) feet, where a maximum of six (6) feet in height is permitted in the interior side yard and rear yard on the subject property located within the R6PD Central Residence Planned Development.

PROJECT STATS

Submittals

1. Petition for a public hearing;
2. Response to Standards for Variations,
3. Plat of resubdivision, prepared by Engineering Resource Associates, Inc, dated February 15, 2016;
4. Plat of Survey prepared by Engineering Resource Associates, Inc, dated May 27, 2016; and
5. Pictures of existing conditions, dated May 23, 2022;
6. Picture of fence panel, dated May 23, 2022; and
7. Site Plan, prepared by the petitioner.

EXISTING CONDITIONS

The existing lots were platted in 2015 and are developed as single-family homes.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issues or concerns. Should the petition be approved, additional comments will be forthcoming during the permit review.

Fire Department:

The Fire Department has no issues or concerns. Should the petition be approved, additional comments will be forthcoming during the permit review.

Private Engineering Services (PES):

Private Engineering Services has no comments on this petition. Should the petition be approved, additional comments will be forthcoming during the permit review.

Public Works:

The Department of Public Works has no issues or concerns. Should the petition be approved, additional comments will be forthcoming during the permit review.

Planning Services Division (PSD):

The Planning Services Division notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	R2	Detached Single-Family Residences
South	R6	Seven-Story Multi-Family Residences
East	R6	Three-Story Multi-Family Residences
West	R6PD	Attached Single-Family Residences

In regards to the surrounding land uses, the site is located within an area that is adjacent to low-density single-family residential to the north, low- to medium-density residential to the west, high-density residential to the south, and medium-density residential to the east. The development functions as a transitional component that connects the high-density residential and downtown businesses to the south to the low-density single-family home subdivisions to the north.

2. *Comprehensive Plan Compatibility*

Staff finds that the proposed fence is consistent with the Comprehensive Plan's recommendation of medium density residential.

3. *Zoning Ordinance Compatibility*

The proposed fence is 8' in height solid and would be made of wood. The fence is intended to block noise and ensure privacy for the Park Place development residents. The fence will not be in the clear line of sight triangle. There is an existing chain link fence in the location. A variance is needed because Park Place abuts property also zoned residential. Residential property that abuts railroad right-of-way or property in a business, office, or industrial district can be 8' in height by right.

As part of a future permit application the HOA will also add a 6' solid wood fence on the east side and portion of the south side of the development. This fence meets Code.

4. *Standards for a Variation*

A variation may only be granted if there is a demonstrated hardship that distinguishes the subject property from other properties in the area. To be granted a variation, petitioners must show that they have affirmed each of the standards for variations outlined in Section 155.205(A)(2)(c). Staff believes the petitioner has affirmed the standards and concurs with their response.

In regards to Standards One, Two, Three, and Four, staff finds that there is a hardship due to the particular physical surroundings that are unique to this property. The surrounding neighborhood is also a mix of single-family homes and multi-family buildings. Based on the overall character of lots within the surrounding neighborhood, staff also finds that the petitioner has fully affirmed Standards Five, Six, and Seven. In consideration that the granting of such a variation would not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood, staff can support the request.

SITE HISTORY

The Park Place development was approved in 2015 (PC 15-19, Ordinance 7104).

FINDINGS & RECOMMENDATIONS

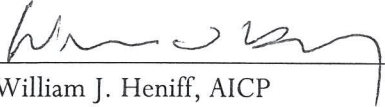
Staff finds the proposed variance to be consistent with the surrounding neighborhood and land uses, objectives of the Zoning Ordinance, and the intent of the Comprehensive Plan in general.

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards required by the Zoning Ordinance. As such, 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 variation **complies** with the standards required by the Village of Lombard Zoning Ordinance; and, 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 22-17, subject to the following condition(s).

1. The fence shall be constructed in substantial conformance with the Site Plan;
2. The petitioner shall apply for and receive a building permit for the fence;
3. This approval shall be subject to the commencement time provisions as set forth within Section 155.103.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

XI. STANDARDS FOR VARIATIONS

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all 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.

The parking deck ramp for the apartment building at 49 N. Park Avenue is significantly higher than the grade of our development, and it increases at height from west to east. Our grading does slope up on the south end, in our landscaping, but measured from the grade of our driveways to the highest point of their ramp, it is about 15-20 feet above the grade of our driveways. There is an existing chain link fence, however it does not provide any privacy because it is primarily below the parking ramp.

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.

Our condition is unique due to the placement of the aforementioned apartment building's parking deck ramp.

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

The purpose of the variation is primarily to provide additional privacy, deter pedestrians from climbing over the ramp and through our private, shared, driveway, and reduce the traffic noise.

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.

This condition was present before any of the homes were purchased by the current homeowners.

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.

The fence would be brought down to 6' height once it reaches the east (rear) façade of 53 N Park Avenue and would terminate on their south façade before their front patio; therefore not blocking any sightlines. Additionally, we are placing the fence in a location that will not require any removal or relation of any foliage.

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

We feel it will improve the essential character of the neighborhood.

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.

The proposed variation will not cause any of these issues. We feel it will help with screening the vehicle lights from shining in our homes, provide extra safety for our development by deterring pedestrians from using the south end as a short cut and increase the value of our homes and the properties surrounding us.

One other item I wanted to note is that if this variance is approved, our permit application will also include a 6' privacy fence along the east end of our development. That will improve the value of the smaller apartment building to the east of us, as that existing fence is damaged and trees have grown into it over the years.

PARK PLACE OF LOMBARD FINAL PLAT OF SUBDIVISION

PLAT
R2016-016547
FEB. 22, 2016
3:17 PM

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
ON THE 15th DAY OF FEBRUARY, 2016, I, JUDITH B. BISHOP, RECORDER OF DEEDS, HAVE FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, A TRUE AND CORRECT COPY OF THE ABOVE ENTITLED INSTRUMENT.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
I, COURT M. AHERN, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ILLINOIS SUBDIVISION ACT AND HAVE CAUSED THE SAME TO BE FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, IN ACCORDANCE WITH THE REQUIREMENTS OF THE ILLINOIS SUBDIVISION ACT.

THIS IS TO CERTIFY THAT AIRHART CONSTRUCTION CORPORATION IS THE OWNER OF THE PROPERTY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ILLINOIS SUBDIVISION ACT AND HAVE CAUSED THE SAME TO BE FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, IN ACCORDANCE WITH THE REQUIREMENTS OF THE ILLINOIS SUBDIVISION ACT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE ON THE 15th DAY OF FEBRUARY, 2016, AT CHICAGO, ILLINOIS.

PRIMARY: LOMBARD SCHOOL, DISTRICT #44
150 MADISON ST., LOMBARD, IL 60148
SECONDARY: LOMBARD SCHOOL, DISTRICT #47
425 FARMER BLVD., GLEN ELYN, IL 60137
COMMUNITY COLLEGE: COLLEGE OF DU PAGE, 1000 N. L. 60137

DATED THIS 15th DAY OF FEBRUARY, 2016, AT CHICAGO, ILLINOIS.

SIGNATURE
COURT M. AHERN
AIRHART CONSTRUCTION CORP.

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
I, COURT M. AHERN, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ILLINOIS SUBDIVISION ACT AND HAVE CAUSED THE SAME TO BE FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, IN ACCORDANCE WITH THE REQUIREMENTS OF THE ILLINOIS SUBDIVISION ACT.

NOTARY CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE)
I, COURT M. AHERN, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ILLINOIS SUBDIVISION ACT AND HAVE CAUSED THE SAME TO BE FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, IN ACCORDANCE WITH THE REQUIREMENTS OF THE ILLINOIS SUBDIVISION ACT.

FOR SAID COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ILLINOIS SUBDIVISION ACT AND HAVE CAUSED THE SAME TO BE FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, IN ACCORDANCE WITH THE REQUIREMENTS OF THE ILLINOIS SUBDIVISION ACT.

SAME PERSONS WHOSE NAMES ARE SUBMITTED TO THE PRECEDING INSTRUMENT FOR RECORDATION, THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT AND WITHOUT ANY COERCION, UNLAWFUL INFLUENCE, OR OTHER UNLAWFUL MEANS, AND THAT THEY HAVE READ AND UNDERSTOOD THE CONTENTS OF THE PLAT AND THE INSTRUMENT WHEREBY IT IS AUTHORIZED.

NOTARY PUBLIC

Submitted By
Village of Lombard
Ass Eileen Mc
Lombard IL 60148

DATE	BY	DESCRIPTION
2/15/16	TH	RECORDATION
CHECKED BY: JLB		
APPROVED BY: TH		



ENGINEERING
RESOURCE
ASSOCIATES, INC.
3550 WEST AVE. SUITE 150
CHICAGO, IL 60646
PHONE: (312) 992-3060
FAX: (312) 992-3152
E-MAIL: INFO@ERA-INC.COM
WEBSITE: WWW.ERA-INC.COM

248 GALEN DRIVE
PHANAPOL, ILLINOIS 61811
PHONE: (312) 992-3060
FAX: (312) 992-3152

AIRHART CONSTRUCTION

PARK PLACE OF LOMBARD
FINAL PLAT OF SUBDIVISION

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186
SCALE: 1"=10'
DATE: FEB. 15, 2016
JOB NO: 250111-01

SHEET 2 OF 2



VILLAGE BOARD CERTIFICATE
STATE OF ILLINOIS)
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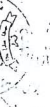
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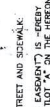
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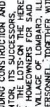
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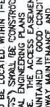
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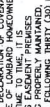
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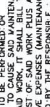
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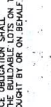
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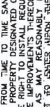
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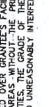
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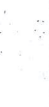
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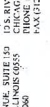
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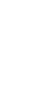
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PARK PLACE OF LOMBARD FINAL PLAT OF SUBDIVISION

LOT 1 IN GROVE PARK LLC PLAT OF CONSOLIDATION, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 2007 AS DOCUMENT NUMBER R2007-064108, ALL IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS:

(LOT 7 IN GROVE PARK SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 19, 1926 AS DOCUMENT 229275, IN DUPAGE COUNTY, ILLINOIS)

ALSO:

THE NORTH 160 FEET OF THE WEST 63.6 FEET OF THE EAST 346.72 FEET OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 2007 AS DOCUMENT NUMBER R2007-064108, ALL IN DUPAGE COUNTY, ILLINOIS.

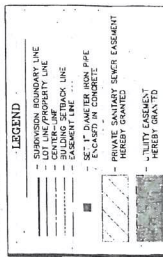
PROPERTY COMMONLY KNOWN AS: 27 W GROVE STREET, LOMBARD, ILLINOIS.

AREA = 0.99 ACRES

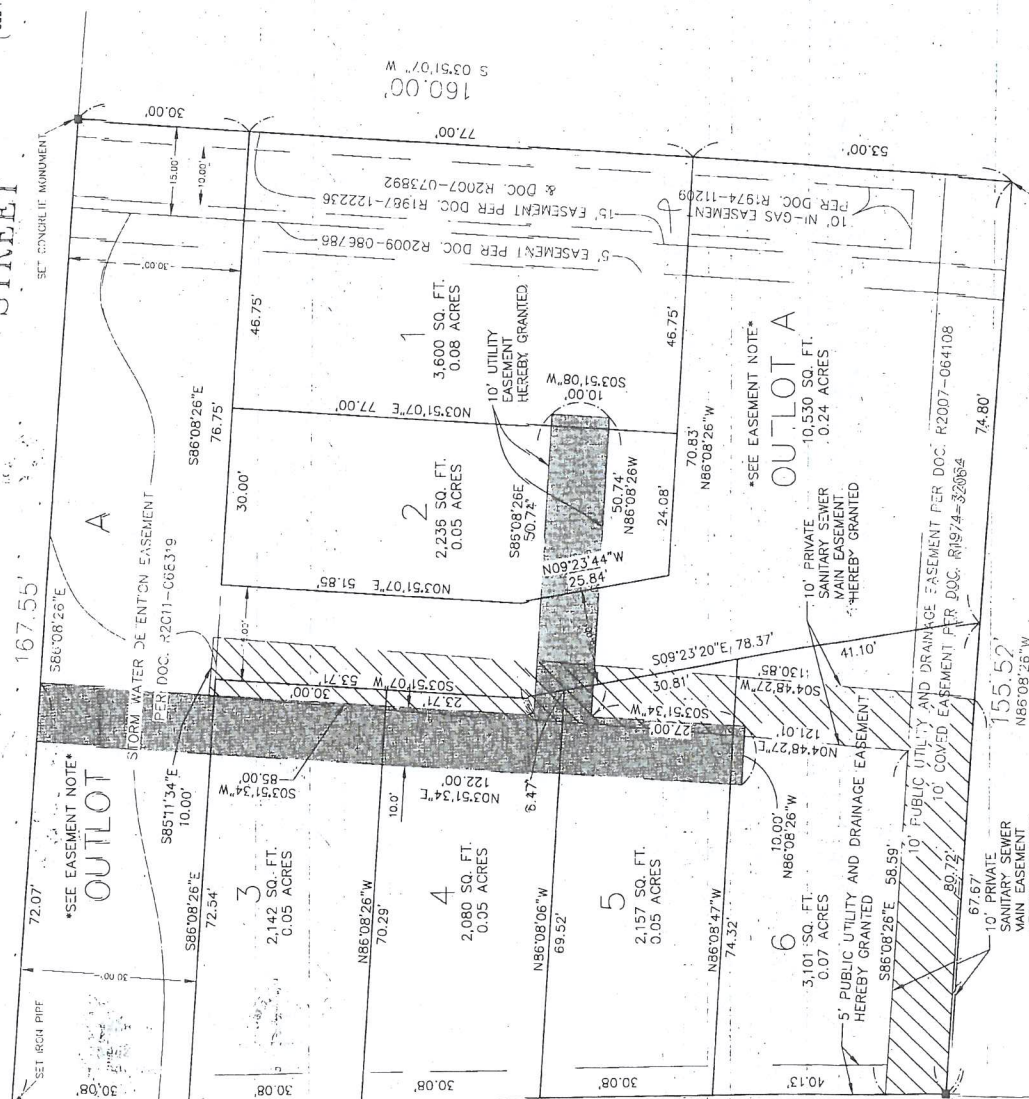
06-07-206-041

SURVEY NOTES

1. BASIS OF BEARINGS: ASSUMED RECORD BEARINGS FROM GROVE PARK LLC PLAT OF CONSOLIDATION PER DOC. R2007-064108.
2. LOCATIONS BASED ON FIELD SURVEY BY ENGINEERING RESOURCE ASSOCIATES, INC. (EURA) ON APRIL 11, 2011. ALL CORNERS ARE SHOWN BY IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. DIMENSIONS SHOWN TRUTHS: 50.25 ARE FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN IN MINUTES AND SECONDS INDICATE DEGREES, MINUTES AND SECONDS. DIMENSIONS SHOWN IN FEET AND INCHES ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
4. ALL AREAS ARE MORE OR LESS.
5. ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.



EASEMENT NOTE: A. STORMWATER MANAGEMENT INGRESS/EGRESS AND LANDSCAPE EASEMENT IS HEREBY GRANTED OPEN ALL OF LOT 1. EASEMENT PROVISIONS ARE ENTERED ON SHEET 2 OF THIS PLAT.



FRED BUCHOLTZ
DUPAGE COUNTY RECORDER
PLAT # 06-07-206-041
000 PAGES R2016-016547



SCALE 1" = 10'

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
VILLAGE OF LOMBARD
255 E. WILSON AVE.
LOMBARD, IL 60148

DATE	2/15/16	TIME	11:15	REVISION		DATE	02/15/16	BY	
DATE	02/15/16	TIME	11:15	REVISION		DATE	02/15/16	BY	
DATE	02/15/16	TIME	11:15	REVISION		DATE	02/15/16	BY	
DATE	02/15/16	TIME	11:15	REVISION		DATE	02/15/16	BY	
DATE	02/15/16	TIME	11:15	REVISION		DATE	02/15/16	BY	
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ENGINEERING: RESOURCE ASSOCIATES, INC. 246 CLEVELAND DRIVE, SUITE #310, LOMBARD, IL 60148. PHONE: (630) 393-3600. FAX: (630) 393-3600. E-MAIL: EURA@EURAINC.COM. WEBSITE: WWW.EURAINC.COM

PROFESSIONAL DESIGN FIRM NUMBER: 184-001185

AIRHART CONSTRUCTION

PARK PLACE OF LOMBARD
FINAL PLAT OF SUBDIVISION

27 W GROVE STREET, LOMBARD, IL 60148

06-07-206-041

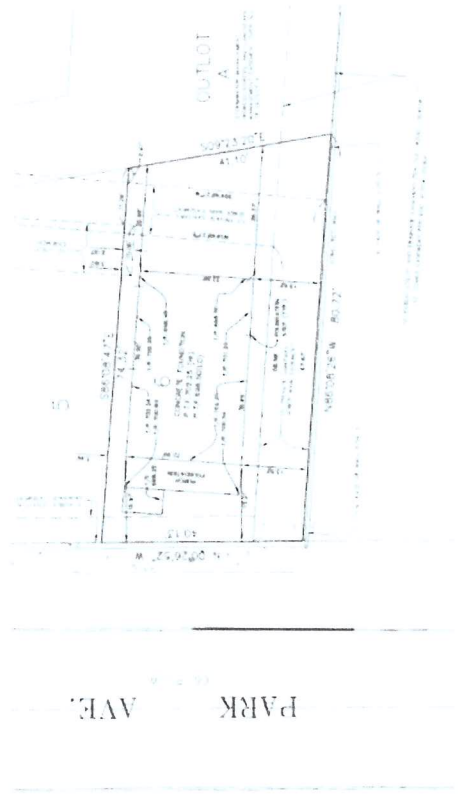
PLAT OF SURVEY

LOT 6 OF PARK PLACE OF LOMBARD, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 22, 2016 AS DOCUMENT NUMBER R2016-016547 IN DUPAGE COUNTY, ILLINOIS.

CONTAINS 3.101 SQUARE FEET, 0.07 ACRES MORE OR LESS.



ALL
LINES
ARE
IN
FEET
AND
INCHES
UNLESS
OTHERWISE
NOTED



APPROVED
[Signature]



Timothy R. Hubert
Professional Engineer
State of Illinois
No. 123456789
I hereby certify that the above is a true and correct copy of the original survey as filed in my office.

ENGINEERING
RESOURCES
INC.
 1000 N. WILSON AVENUE
 SUITE 100
 DEERFIELD, ILLINOIS 60015
 TEL: 847.938.1234
 FAX: 847.938.1235
 WWW.ERESOURCESINC.COM

May 23, 2022

27 W Grove & 53 N Park Fence Height Variance Application



1. Existing South Fence Line - Looking South



2. Existing South Fence Line - Looking SE



3. Existing South Fence Line - Looking SW



4. Existing South Fence Line - East termination point of the proposed 8' fence



6. Existing South Fence Line - Looking West



5. Existing South Fence Line - Looking East

May 23, 2022

27 W Grove & 53 N Park Fence Height Variance Application

Proposed Fence Panel Style

- Height: 8'
- Posts: Metal PostMaster
- Board Tops: Dogear
- Decorative Top: None
- Picket Size: 1"x6"
- Picket Spacing: 0"
- Rails: 2x4

