

AGENDA NUMBER:	<u>2</u>
REPORT NUMBER:	<u>PZC-19-2</u>
CASE NUMBER:	<u>PZC-19-001</u>
TYPE:	<u>VARIANCE</u>



Planning & Zoning Commission Staff Report January 9, 2019

Item for Planning & Zoning Commission Consideration:

Request from the Westmont Park District for a zoning code variance to permit the construction of an automatic 6' chain link gate in the front yard adjoining the street in the R-5 General Residence District.

Recommended Action:

Approve the proposed fence variance to permit a 6' tall gate within the required front yard at 200 East Quincy Street.

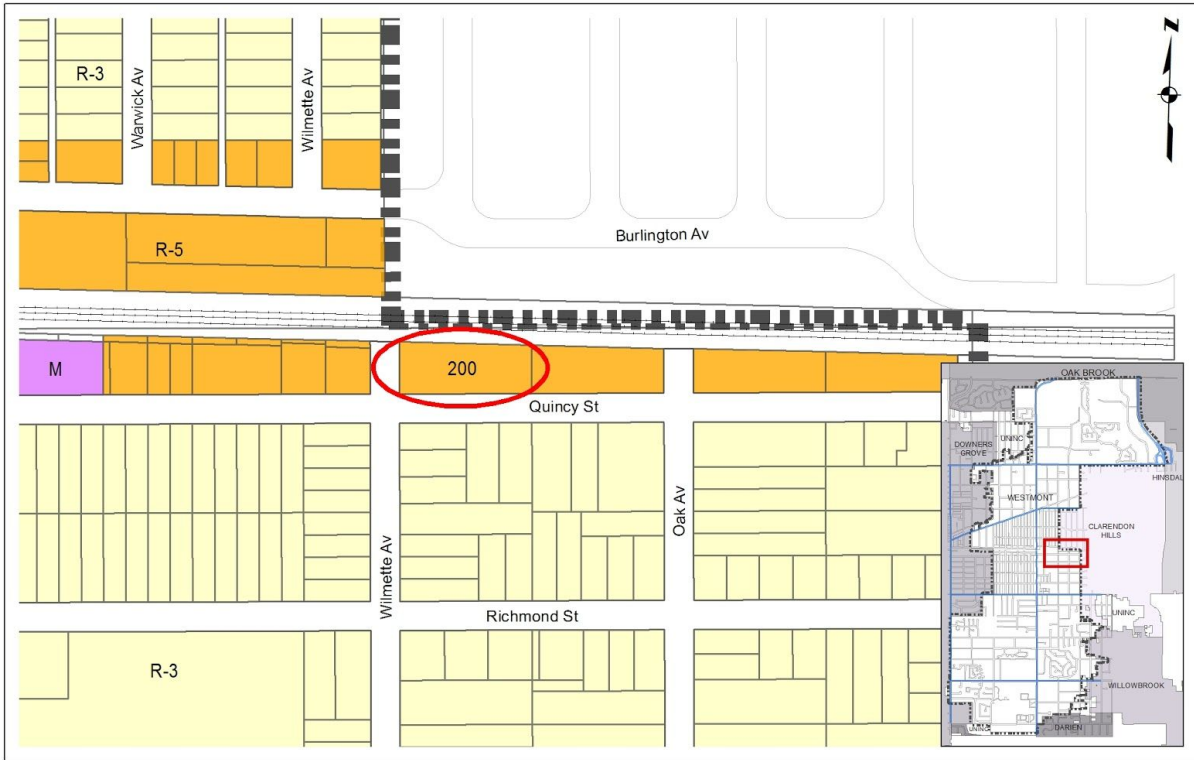
I. Basis of Recommendation

A. Background

The Westmont Park District owns property at 200 East Quincy Avenue, located south of the railroad tracks, on the north side of Quincy Street, east of Cass Avenue.

The Westmont Park District recently acquired the subject property for their new maintenance facility and related offices in response to the need to relocate from their current site on the north side of the tracks, which is now part of the planned public works facility. The subject property currently has a 6 foot-high chain link fence along the property's frontage along Quincy Street. The proposed gate will also be 6 feet tall, which is 2 feet higher than allowed for fences in the front yard of residential districts. This improvement is part of the District's ongoing improvements to this site, which includes facade and landscape enhancements, some of which are now completed. To further improve the image and screen activities from nearby residential uses, especially on the south side of Quincy, the District will add a tan windscreen to the face of the proposed chain link gate. This

same windscreen is currently in use on the existing fence. See photos below.



Location and Zoning map - 200 East Quincy Street

A similar variance was recently granted for 6-foot tall fencing and a similar gate at the proposed new public works building on East Burlington, immediately north of the subject property, which site is also within the same zoning district. (See staff report from November, 2018 - P/Z 18-019).

B. Critical Issues

The requested gate is a necessary part of the Park District's maintenance operations to improve both the functionality and ease of access to the site as well as site security. The proposed 6-foot tall gate is consistent with existing fencing on the site, is similar to other recently-approved fence and gate variances, improves property conditions, and is necessary for security.



Aerial Map - 200 E. Quincy Street



Existing fence with tan windscreen



Example of automatic gate/fence (without windscreen)



Example automatic gate/fence (without windscreen)



Landscape Plan (elevation)

1. Zoning Analysis

The subject property is located in the R-5 General Residence District, and adjacent properties to the east and west are similarly zoned. The Zoning Ordinance limits the height of fences and gates in the front yard to 4 feet. The proposed gate is 2 feet higher than permitted, and therefore, requires a zoning variance.

The Park District indicates that the proposed gate height will be a continuation of the existing 6-foot tall fence, will include a windscreen to minimize impacts on nearby properties, and is necessary to maintain security. The gate installation is part of the District’s ongoing plans to improve the quality of the site and will not be detrimental to the neighborhood.

2. Landscaping

The Park District has previously secured landscape plan approval as part of their initial relocation plans, a copy of which is attached.

C. Legal

Notification: Public notice was published in the Westmont Press on December 26th, 2018. Mailed notices were sent on December 21, 2018. A sign was placed on the property on December 21, 2018.

Code Reference: Appendix “A”, Section 4.05(E)(11) and Section 13.07

D. Other Actions: The recommendation of the Planning and Zoning Commission will be referred to the Village Board for a final decision.

II. **Recommended Conditions, Stipulations, or Other Requirements**

None

III. Attachments and References

1. December 26, 2018 Westmont Suburban Life publication notice;
2. Application materials dated December 12, 2018 and associated attachments.
 - a. Cover letter prepared by Westmont Park District, dated December 13, 2018.
 - b. Findings of Fact for Variations
 - c. Photos of current conditions
 - d. Landscaping Plan

IV. Principal Parties Expected at Meeting

1. Mr. Bob Fleck, Westmont Park District Executive Director, applicant.