

PROPERTY INFORMATION

Existing Zoning: R2 Single Family
Existing Land Use: Victorian Cottage Museum
Size of Property: 13,734 Square feet
Comprehensive Plan: Public & Institutional

Surrounding Zoning and Land Use:

North: B5PD- Elmhurst Memorial Lombard Health Center
South: B5APD- First Church of Lombard parking lot
East: R2- Single family Residence
West: R2- Village of Lombard parking lot

ANALYSIS

SUBMITTALS

This report is based on the following documentation:

1. Petition for Public Hearing, with response to Standards for Conditional Uses.
2. Site Plan & Elevations attached as Exhibit A.

DESCRIPTION

The petitioner, the Lombard Historical Society, is proposing an addition to the existing coach house on the subject property. The requested relief is necessary because the existing Victorian Cottage Museum has never been granted conditional use approval for a cultural facility/institution.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

Private Engineering Services has the following comment:

1. The existing service shall be televised and the tape be submitted to staff for review.

PUBLIC WORKS

The Utilities Division of the Public Works Department has no comments on the petition.

FIRE DEPARTMENT

The Fire Department has reviewed the petition and has no comments

BUILDING DIVISION

In reference to PC 11-11, the Building Division offers the following:

1. The proposed sewage ejector system would be required to have an insulated pit or be installed below 42". The proposed system has a 2" pump that would not have the capability to pump the sewage for the existing house as well as plumbing fixtures at the coach house. Lastly, the proposed sewage ejection system has a 4" inlet, but the plan refers to a 6" sewer.
2. Cleanouts are required at several locations of the sewer, but the plan does not show any.
3. The proposed 1" water service can not be verified as a correct size at this time due to the lack of information about the existing and proposed plumbing fixtures. This information will need to be included as part of the permit submittal.
4. Construction details will be needed to review the proposed addition for code compliance. Also, details such as distance from building to property line and distance to buildings on the adjacent lot will need to be included at time of permit submittal.
5. Costs of the project will need to be submitted at time of permit submittal in order to review the plan for compliance with the Illinois Accessibility Code. Total cost of the project determines some of the levels of accessibility upgrades needed.

PLANNING

Background

The Lombard Historical Museum is located at 23 W. Maple Street and consists of the 2,069-sq. ft. Victorian Cottage Museum (built in 1882 and opened to the public as a museum in 1972) and three accessory buildings: the coach house, the Plum shed, and the outhouse. The Victorian Cottage Museum contains four period rooms that are restored to a 1870s appearance, a gift shop, exhibits on Lombard history, storage in the attic, and administrative offices in the 1,093-sq. ft. basement. The coach house holds the Historical Society's archives and has a small meeting space. The Plum shed is used for storage, and the outhouse is an exhibit.

Proposed Improvements

The Society is seeking to construct a 566-sq. ft. addition to the coach house located at the rear of the property. The addition is intended to improve the experience for museum visitors by providing a logical tour path with new, accessible exhibit space for visitors who cannot navigate the stairs in the Victorian Cottage Museum.

Upon completion, the coach house will house exhibit space, archives, the museum collection, an archive reading room, a restroom, and the gift shop. These improvements will allow the Victorian Cottage Museum gift shop to be converted into an exhibit room. Administrative offices would be relocated from the basement to the second floor of the Victorian Cottage Museum, and the basement and attic would be used for storage.

The Society also wishes to construct an additional, small shed on the property so that the Plum shed may be converted into exhibit space or the gift shop.

Compliance with the Zoning Ordinance

A conditional use (per Section 155.407(C)(1) of the Zoning Ordinance) to allow for a cultural facility/institution (museum)

As previously mentioned, the existing Victorian Cottage Museum has been in operation since 1972. At the time the Victorian Cottage Museum opened to the public, the 1960 Zoning Ordinance was in effect. That Zoning Ordinance allowed museums as a special use, but there is no record of any previous special use or conditional use granted on the subject property. The requested conditional use is therefore largely a cleanup issue. Staff supports the conditional use for the museum.

A variation from Section 155.407(F)(1) to allow an existing twenty-eight (28) foot front yard setback for a principal structure

The house in which the Victorian Cottage Museum is located was constructed in 1882 and predates the current 30-foot front yard setback requirement. Other structures and improvements have been added to the site over the years. As the request is to maintain an existing historic structure, staff supports the requested variation.

A variation from Section 155.210(A)(3)(b) to allow an existing twenty-nine and one-half (29.5) foot high accessory structure

The existing coach house is twenty-nine and one-half (29.5) feet high. The requested relief is necessary to accommodate and maintain the existing historic structure. The petitioner is proposing an addition to the coach house, however based on the plans submitted that addition will likely be less than twenty-nine and one-half (29.5) feet high. Staff supports the requested variation.

A variation from Section 155.210(B)(1)(a) to allow the combined area of all accessory buildings to exceed the ground floor area of the principal structure

The footprint of the existing museum is approximately 1,400 square feet. Currently the three (3) existing accessory structures have a combined footprint of approximately 944 square feet. The proposed addition would increase the footprint to 1,510. The variation to allow the combined area of all accessory buildings to exceed the ground floor area of the principal structure is necessary in order to achieve an ADA-compliant exhibit space. Although an addition to the museum itself (rather than the coach house) would not trigger the need for this variation, access to the museum requires the ability to navigate stairways. For this reason, the proposed addition is being made to the coach house. Staff supports the requested variation.

A variation from Section 155.210(B)(2)(a) to allow an existing five (5) foot interior side yard setback for an accessory structure

This variation is necessary to accommodate the existing garage/shed located on the west side of the property. This existing building is setback approximately 4 feet from the west side lot line. As this is an existing structure and the abutting property is owned by the Village of Lombard and used as parking, staff can support this variation.

A variation from Sections 155.407(J) and 155.602(C) to allow for zero off-street parking spaces

There are no parking facilities currently provided on-site; however, the petitioner has the use of five parking spaces in the adjacent 25 W. Maple lot, which is owned by the Village. The proposed expansion would require the provision of two additional parking spaces. As the site was developed as a single-family residence and continues to have that type of configuration, there is not sufficient space to accommodate a commercial parking lot. Accordingly, the petitioner wishes to continue to provide parking within available public and on-street parking spaces, as is done for other nearby public and semi-public uses (Helen Plum Library, Lilacia Park, etc.). Staff supports the requested variation.

Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends public and institutional uses for the subject property. As the property is currently used as a museum, staff finds that the use is compatible with the recommendations of the Comprehensive Plan.

Compatibility with Surrounding Land Uses

The proposed use is compatible with the surrounding uses. The operations of the use are consistent with other adjacent public uses such as the Library and Lilacia Park.

Findings and Recommendations

The Department of Community Development finds that the information presented meets the Standards for Conditional Uses and Standards for Variations as set forth in the Zoning Ordinance. Based on the above considerations, the Inter-Departmental Review Committee

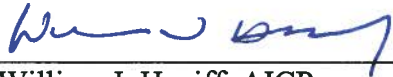
Plan Commission
Re: PC 11-11
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recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the proposal **complies** with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission find that the findings included as part of the Inter-departmental Review Report be the findings of the Plan Commission and therefore, I recommend to the Corporate Authorities **approval** of PC 11-11, subject to the following conditions::

1. The petitioner shall develop the space in substantial conformance with the site plan and elevations attached as Exhibit A.
2. As part of the approval, the petitioner shall also address the comments included within the IDRC Report.

Inter-Departmental Review Group Report Approved By:



William J. Heniff, AICP
Director of Community Development

Response to the Standards for Conditional Uses

The Lombard Historical Society requests a conditional use (per Section 155.407(C)(1) of the Zoning Ordinance) to allow for a cultural facility/institution (museum).

At the time the Victorian Cottage Museum opened to the public in 1972, the 1960 Zoning Ordinance was in effect. That Zoning Ordinance allowed museums as a special use, but there is no record of any previous special use or conditional use granted on the subject property. The requested conditional use is therefore largely a cleanup issue. In addition, it would allow for the proposed expansion of the coach house.

1. *That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;*

The subject property has been in operation as a public museum for nearly 40 years and, in that time, it has not demonstrated any negative impact on the public health, safety, morals, comfort, or general welfare. The mission of the Lombard Historical Society is the collection, interpretation, preservation, and presentation of information and objects concerning the history of Lombard.

2. *That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;*

Again, the subject property has been in operation as a public museum for nearly 40 years. Approval of the requested conditional use should not have any impact on the use, enjoyment, or values of property in the vicinity.

3. *That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;*

The establishment of the conditional use will not impede the development of surrounding property. The majority of the block is developed with public or institutional uses, including Maple Street Chapel, First Church of Lombard, St. John's Lutheran Church, Calvary Episcopal Church, and the adjacent Village parking lot.

4. *That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;*

The proposed expansion will meet all applicable codes with regard to public utilities and drainage.

5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;*

Public access to the site will continue to be provided via the adjacent public parking lot.

6. *That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,*

The Comprehensive Plan recommends public and institutional land uses at this location. The Victorian Cottage Museum meets this recommendation.

7. *That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission*

As a companion to this conditional use request, the Historical Society is requesting a number of variations to address existing nonconformities and accommodate the proposed expansion.

Response to the Standards for Variations

The Lombard Historical Society requests the following variations from the Lombard Zoning Ordinance:

- A variation from Section 155.407(F)(1) to allow an existing twenty-eight (28) foot front yard setback for a principal structure; and
- A variation from Section 155.210(A)(3)(b) to allow an existing twenty-nine and one-half (29.5) foot high accessory structure; and
- A variation from Section 155.210(B)(1)(a) to allow the combined area of all accessory buildings to exceed the ground floor area of the principal structure; and
- A variation from Section 155.210(B)(2)(a) to allow an existing five (5) foot interior side yard setback for an accessory structure; and
- A variation from Sections 155.407(J) and 155.602(C) to allow for zero off-street parking spaces.

The requested building setback and height variations address existing conditions at the Victorian Cottage Museum (23 W. Maple) property. The variations to allow the combined area of all accessory buildings to exceed the ground floor area of the principal structure and to allow zero off-street parking spaces would allow for the proposed expansion of the coach house. The addition is currently expected to be approximately 566 sq. ft., although this number is subject to modification once final building plans are developed.

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 Victorian Cottage Museum was constructed in 1882 and significantly predates the current 30-foot front yard setback requirement. Other structures and improvements have been added to the site over the years in keeping with the Village's desire to support a historical museum on the property. Relocating these existing, historic structures would be unfeasible, and there is no available land for expansion as the property is surrounded by a public parking lot, private parking lot (belonging to the First Church of Lombard), and a single-family residence.

The variation to allow the combined area of all accessory buildings to exceed the ground floor area of the principal structure is necessary in order to achieve an ADA-compliant exhibit space. Although an addition to the museum itself (rather than the coach house) would not trigger the need for this variation, access to the museum requires the ability to navigate stairways. For this reason, the proposed addition is being made to the coach house.

There is are no parking facilities currently provided on-site; however, the Society has the use of five parking spaces in the adjacent 25 W. Maple lot. The proposed expansion would technically require the provision of two additional parking spaces. As the site was developed as a single-family residence and continues to have that type of configuration, there is not sufficient space to accommodate a commercial parking lot. Accordingly, the Society wishes to continue to provide parking within available public and on-street parking spaces, as is done for other nearby public and semi-public uses (Helen Plum Library, Lilacia Park, etc.).

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.*

The Victorian Cottage Museum property is unique in that it and the Sheldon Peck Homestead, another Lombard Historical Society museum, are the only house museums within the Village of Lombard. Accordingly, the requested variations are not generally applicable to other properties within the R2 Single-Family Residence District.

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

The Lombard Historical Society is an educational, 501(c)(3) not-for-profit organization dedicated to the collection, interpretation, preservation, and presentation of information and objects concerning the history of Lombard. The requested variations will allow the Society to fulfill this mission and will not increase financial gain.

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.*

The four existing structures have been at their present locations for many years.

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 requested variations would largely address existing conditions and, as such, would not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in that the property has been operating as a public museum for nearly 40 years.

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

As mentioned previously, the requested variations would not alter the essential character neighborhood in that the property has been operating as a public museum for nearly 40 years.

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.*

As mentioned previously, the requested variations would largely address existing conditions and, as such, would not impact light, air, traffic congestion, or other similar issues. The only variation that would result in an increased intensity of the use on the property (to allow the expansion of the coach house) will maintain the required setbacks and will also maintain open space in excess of what is required by the Zoning Ordinance.

23 W Maple Street



**Lombard Historical Society
Proposed Coach House Addition at 23 W. Maple Street
Project Summary**

Property Information

The property at 23 W. Maple Street and all structures thereon are owned by the Village of Lombard. Since 1971, the Lombard Historical Society has had an agreement with the Village whereby the Society may maintain and operate a historical museum on the premises. The current agreement runs through April 14, 2013.

The Lombard Historical Museum, located at 23 W. Maple Street, consists of the 2,069-sq. ft. Victorian Cottage Museum (built in 1882 and opened to the public as a museum in 1972) and three accessory buildings: the coach house, the Plum shed, and the outhouse. The Victorian Cottage Museum contains four period rooms that are restored to an 1870s appearance, a gift shop, exhibits on Lombard history, storage in the attic, and administrative offices in the 1,093-sq. ft. basement. The coach house holds the Historical Society's archives and has a small meeting space. The Plum shed is used for storage, and the outhouse is an exhibit.

Surrounding Properties

A single-family residence is located to the east (zoned R2) and a Village-owned parking lot is located to the west (also zoned R2). The parking lot for the First Church of Lombard (zoned B5A, also within the First Church of Lombard Planned Development) abuts the property to the south. Across the street to the north is the Elmhurst Memorial Lombard Center for Health (zoned B5).

Proposed Improvements

The Society wishes to construct a 566-sq. ft. addition to the coach house. This addition would improve the experience for museum visitors by providing a logical tour path with new, accessible exhibit space for visitors who cannot navigate the stairs in the Victorian Cottage Museum.

After the addition, the coach house will house exhibit space, archives, the museum collection, an archive reading room, a restroom, and the gift shop. This will allow the Victorian Cottage Museum gift shop to be converted into an exhibit room. Administrative offices would be relocated from the basement to the second floor of the Victorian Cottage Museum, and the basement and attic would be used for storage.

The Society also wishes to construct an additional, small shed on the property so that the Plum shed may be converted into exhibit space or the gift shop.