

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

 X Resolution or Ordinance (Blue) X *Waiver of First Requested*
 X Recommendations of Boards, Commissions & Committees (Green)
_____ Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE: August 8, 2014 (B of T) Date: August 21, 2014

TITLE: PC 13-07; 23 W. Maple Street, Victorian Cottage Museum - Conditional Use for a Planned Development and Variation

SUBMITTED BY: Department of Community Development

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, the Village of Lombard, requests approval of an amendment to Ordinance 6631, granting conditional uses pursuant to Title 15, Chapter 155, Section 155.407 (C) (3) and (13) of the Lombard Zoning Ordinance for a cultural facility (museum) in order to allow for an additional accessory structure (gazebo) along with a companion 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 on the subject property, located within the R2 Single-Family Residence District. (DISTRICT #1)

The Plan Commission recommended approval of this petition by a voted 6 to 0 vote.

The petitioner requests a waiver of first reading of the Ordinance.

Fiscal Impact/Funding Source:

Review (as necessary):
Village Attorney X _____ Date _____

Finance Director X _____ Date _____

Village Manager X _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development *WJH*

DATE: August 21, 2014

SUBJECT: **PC 13-07: 23 W. Maple Street (Victorian Cottage Museum)**

Please find the following items for Village Board consideration as part of the August 21, 2014 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 13-07;
3. Completed Standards for a Conditional Use and Variation; and
4. An Ordinance granting an amendment to Ordinance 6631 with a companion variation; and
5. Plans associated with the petition.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the August 21, 2014 Board of Trustees agenda. The petitioner requests a waiver of first reading of the Ordinance.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

August 21, 2014

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees
Dan Whittington, Dist. 1
Michael A. Fugiel, Dist. 2
Reid Foltyniewicz, Dist. 3
Peter Breen, Dist. 4
Laura A. Fitzpatrick, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
Scott R. Niehaus

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 13-07; 23 W. Maple Street, Victorian Cottage Museum – Conditional Use for a Planned Development and Variation

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, the Village of Lombard, requests approval of an amendment to Ordinance 6631, granting conditional uses pursuant to Title 15, Chapter 155, Section 155.407 (C) (3) and (13) of the Lombard Zoning Ordinance for a cultural facility (museum) in order to allow for an additional accessory structure (gazebo) along with a companion 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 on the subject property, located within the R2 Single-Family Residence District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on July 28, 2014. Sworn in to present the petition was Carl Goldsmith, Director of Public Works and Matt Panfil, Senior Planner.

Mr. Goldsmith introduced the petition by presenting an example of a gazebo at the property owned by the Village of Lombard and operated per agreements by the Lombard Historical Society. The project came about in the fall of 2012 to honor the legacy and historical preservation passion of the former Village President, William J. Mueller. A partnership was formed with the Village, The Lombard Historical Society and the Mueller Family. The size of the gazebo will be 16 feet by 20 feet and will be located on the east side of the property.

In order to address ADA handicap accessibility requirements, the gazebo will tie into the existing sidewalk configuration.

The gazebo is expected to be a long term benefit to the Lombard Historical Society and the community for the use and enjoyment of educational programs, concerts, etc. The Mueller Family Fund Memorial Foundation has been soliciting and collecting donations for the purchase of the gazebo.

Chairperson Ryan asked if anyone was present to speak in favor or against the petition.

Ms. Leslie Sulla of 126 S. Chase Avenue and President of the Lombard Historical Society was sworn in and asked if the reduction of the size of the gazebo caused the removal of the octangular shape of the gazebo. Mr. Goldsmith confirmed that the shape of the gazebo has the option of being octangular and that nothing has been ordered as of yet.

Mr. Panfil, Senior Planner, presented the staff report, which was submitted to the public record in its entirety. The requested amendment to the conditional use of the property is required for two reasons: one is adding an accessory structure to the property that has a conditional use and second the accessory structures combined exceed the square footage of the principal structure. The house museum (the principal structure is approximately 1,400 square feet and the three existing accessory structures, the carriage house, the Plum shed and outhouse combined have approximately 1,700 square feet in total. 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 provide a setting for the interpretation of a middle-class Victorian household as part of the history of Lombard. Even though the subject property is zoned as single-family residential, the land use of the property is institutional and the current Comprehensive Plan recommends public and institutional use. The proposed gazebo is intended to enhance the educational experience of the visitors to the museum and is not an exception for a specific household. Therefore precedence is not being set in consideration of this unique circumstance. Staff supports the requested amendment to the conditional use and the companion variation.

Chairperson Ryan opened the meeting for comments among the Commissioners.

Commissioner Sweetser requested clarification regarding the entrance point to the gazebo. Mr. Goldsmith stated that there will be access from the east via the sidewalk that will be providing the handicap accessibility in addition to an entrance point on the west side of gazebo with access to the lawn.

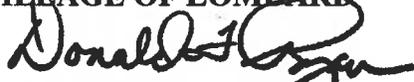
Commissioner Olbrysh asked why another site was not chosen instead of the already constrained site of the museum property instead of perhaps one of the many parks in Lombard. Mr. Goldsmith stated that six sites were considered. Of the sites, only Village owned properties were identified and Lombard Park District properties were not considered. The present site was selected based on President Mueller's passion and commitment to the Historical Society's mission of preserving the history of Lombard as specifically expressed by the Mueller family and Historical Society members.

A motion was made by Commissioner Flint, seconded by Commissioner Olbrysh, to recommend to the Corporate Authorities approval of this petition subject to the conditions. The motion carried by the following vote of 6-0 that the Village Board approve an amendment to Ordinance 6631, granting conditional uses pursuant to Title 15, Chapter 155, Section 155.407 (C) (3) and (13) of the Lombard Zoning Ordinance for a cultural facility (museum) in order to allow for an additional accessory structure (gazebo) along with a companion 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 on the subject property, located within the R2 Single-Family Residence District, associated with PC 13-07, subject to the following conditions:

1. The petitioner shall develop the space in substantial conformance with the site plan and the Amish Country Gazebos plans and elevations.
2. The petitioner shall satisfactorily address all comments noted within the IDRC Report.
3. This conditional use and companion variation shall be valid for a period of one year from the date of approval of the ordinance. If the gazebo is not constructed by said date, this amendment to the conditional use and companion variation shall be deemed null and void.

Respectfully,

VILLAGE OF LOMBARD



Donald Ryan, Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

JULY 28, 2014

Title

PC 13-07

Petitioner

Village of Lombard
255 E. Wilson Ave.
Lombard, IL 60148

Property Owner

Village of Lombard
255 E. Wilson Ave.
Lombard, IL 60148

Property Location

23 W. Maple St.
(06-07-217-005)

Zoning

R2 Single Family Residential

Existing Land Use

Cultural Facility/Institution
(Museum)

Comprehensive Plan

Public & Institutional

Approval Sought

1. A conditional use (per Section 155.407(C)(3) and (13) of the Zoning Ordinance) for a cultural facility/institution (museum) to allow for an additional accessory structure (gazebo); and
2. 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.



LOCATION MAP

PROJECT DESCRIPTION

The Village of Lombard, in cooperation with the Lombard Historical Society, is proposing to build a gazebo of up to 300 square feet on the subject property. The existing accessory structures already exceed the ground floor area of the principal structure. Accessory structures on properties operated by a conditional use require further review through the conditional use process and a companion variation is also required.

APPROVAL(S) REQUIRED

The Village as petitioner, requests approval of an amendment to Ordinance 6631, granting conditional uses pursuant to Title 15, Chapter 155, Section 155.407 (C)(3) and (13) of the Lombard Zoning Ordinance for a cultural facility (museum) in order to allow for an additional accessory structure (gazebo) along with a companion 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 on the subject property, located within the R2 Single-Family Residence District.

EXISTING CONDITIONS

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

PROJECT STATS

Lot & Bulk

Parcel Size: appr. 0.32 acres,
 13,419 sq. ft.

Existing appr. 0.21 acres,
Open Space: 9,249 sq. ft.
 69%

Proposed: 67%

Street Frontage

Maple St. appr. 64 feet

Submittals

1. Petition for Public Hearing;
2. Response to Standards for Conditional Use; and Variation
3. Site Plan
4. Amish Country Gazebos Stock Plans, 12'x20' or 12'x16' models, undated.

Prepared By

Tami Urish, Planner I

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.

The subject property is bounded by many different land uses including residential, downtown commercial, downtown perimeter and conservation/recreation districts. The Helen Plum Library and Lilacia Park is located northwest of the subject property. Parking is available at the public parking lot adjacent to the property directly to the west in addition to pedestrian access from Maple Street.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Illinois Accessibility Code would require a ramp be installed to allow people with a disability to use the gazebo. That ramp would also add onto the coverage of the lot since it would be 8-12' long. The second option shown is to use a concrete floor which would allow the floor to be flush with the existing grade, thus eliminating the ramp and additional lot coverage. Either option satisfies the Building/Accessibility Code, but the first would increase the lot coverage and change the look of the feature (adding the ramp).

The Public Works Department responded to this concern by stating that the second option will be utilized of installing a concrete floor for the proposed gazebo with an additional sidewalk section to connect to the existing sidewalk for the Carriage House.

Fire Department:

The Fire Department has no issues or concerns regarding the project.

Private Engineering Services:

The gazebo will need to comply with final engineering review.

Public Works:

Public Works has no issues or concerns regarding the project.

Planning Services Division:

1. *Surrounding Zoning & Land Use Compatibility*

	Zoning Districts	Land Use
North	B5PD	Central Business District Planned Development, Elmhurst Clinic
South	B5APD	Downtown Perimeter District, First Church of Lombard
East	R2	Single-Family Detached Residential
West	R2	Single-Family Detached Residential, parking lot owned by library and used for commuter, library and museum parking.

A museum in the Single-Family Detached Residential Zoning District is intended to provide educational resources to serve the needs of the citizens of the Village of Lombard, and the historic house museum use is consistent with the Zoning Map and existing land use of the surrounding properties

2. Comprehensive Plan Compatibility

The existing museum use is consistent with the Comprehensive Plan's recommendation of public and institutional uses for the site. The subject property is part of an area of concern identified as number six of the 2014 Comprehensive Plan with current land uses including multiple religious institutions, commercial buildings, legal nonconforming 3-flat, single family residence, and a Victorian Cottage museum. The recommended action for area six is to reclassify the subject properties to Institutional since most of the block contains institutional uses that have acquired numerous properties in recent years and have expressed interest in future expansions. The proposed gazebo improvements would be consistent with the Comprehensive Plan.

3. Zoning & Sign Ordinance Compatibility

A conditional use per the Lombard Zoning Ordinance, Section 155.407(C) (3)(13) to allow for a cultural facility/institution (museum) and accessory uses and buildings, incidental to and on the same zoning lot as the conditional use, which are constructed and operated in conformance with Section 155.210.

The existing Victorian Cottage Museum has been in operation since 1972 and Ordinance 6631 dated June 16, 2011 granted conditional use approval for a cultural facility/institution (museum). The request to amend the ordinance to build a gazebo requires Village approval.

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 1,760 square feet. The new gazebo is proposed to be at the maximum size, twelve (12) feet by twenty (20) feet (240 square feet) with an actual planned size of twelve (12) feet by sixteen (16) feet (192 square feet).

The proposed project will increase the lot coverage by 2% with an updated total of 33% of lot coverage of all existing structures and the proposed gazebo.



Artist's Conceptual Sketch of Citizens' Memorial for Bill Mueller 3-28-2013

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 provide a setting for the interpretation of a middle-class Victorian household as part of the history of Lombard. Even though the subject property is zoned as R2 Single-Family Detached Residential, the land use of the property is institutional and the current Comprehensive Plan recommends public and institutional use. The proposed gazebo is intended to enhance the educational experience of the visitors to the museum and is not an exception for a specific household. Therefore precedence is not being set in consideration of this unique circumstance. Staff supports the requested amendment to the conditional use and the companion variation.

SITE HISTORY

The site appeared before the Plan Commission and Village Board of Trustees in 2011: PC 11-11; PERMIT # 2012-183: Approval was granted and a permit was issued for an addition to the carriage house.

FINDINGS & RECOMMENDATIONS

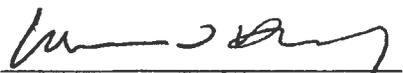
Staff finds that the proposed gazebo is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, Zoning Ordinance, and Sign Ordinance.

The Inter-Departmental Review Committee has reviewed the Standards for the amendment to the conditional use and for a companion variation for a gazebo and finds that the petition **complies** with the standards established by the Village of Lombard Zoning Ordinances, and that granting the amendment to the conditional use and variation of the gazebo is in the public interest. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 13-07:

Based on the submitted petition, accompanying building plans and the testimony presented, the proposed gazebo **complies** with the standards established by the Lombard Zoning Ordinances, and that granting the amendment to the conditional use and variation is in the public interest and, therefore, I move that the Plan Commission accepts the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and **approve** PC 13-07, subject to the following conditions:

1. The petitioner shall develop the space in substantial conformance with the site plan and the Amish Country Gazebos plans and elevations.
2. The petitioner shall satisfactorily address all comments noted within the IDRC Report.
3. This conditional use and companion variation shall be valid for a period of one year from the date of approval of the ordinance. If the gazebo is not constructed by said date, this amendment to the conditional use and companion variation shall be deemed null and void.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

VII. STANDARDS FOR CONDITIONAL USES

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

SECTION 155.407 (C)(3) and (13) OF THE LOMBARD ZONING ORDINANCE:

No conditional use shall be recommended by the Plan Commission unless it finds:

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 essential character of the neighborhood and site will not be altered. The proposed gazebo is meant to enhance the property and the neighborhood with a historic replica of what may occupied the property at an earlier time.

2. That the conditional use will not be injurious to the uses and enjoyment of other properties 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;

The proposed gazebo is intended to be an enhancement to the subject property and to be enjoyed by all Lombard residents in particular and all out of town visitors to the museum.

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 conditional use will not impede the normal and orderly development and improvement of surrounding properties. The proposed new gazebo will be located near the center of the property and all sides are screened by either landscaping/fencing or buildings.

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

Adequate public utilities, access roads, drainage and/or necessary facilities have been provided and are not part of this petition.

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;

Ingress and egress is not proposed to change.

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 uses for the subject properties. As the existing use is a public institutional facility, the dominant use of the property is consistent with the recommendations of the Comprehensive Plan.

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.
Museum: Cultural Facilities/institutions are listed as a conditional use within the R2 Single Family Detached Residential District; therefore the use is consistent with the underlying zoning district. The existing site improvements located on the site complies with all current regulations of the underlying zoning district or addressed as part of Ordinance 6631.

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 155.210 (B)(1)(a) 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 physical surroundings of the property do not present a mere inconvenience. The subject property is unique in that it is a museum. The desire of the museum staff is to display a setting that represents what life would have been like in the late 1880's in Lombard, Illinois. In order to complete this objective successfully, a large amount of documents and artifacts need to be cataloged and stored in a separate building. Thereby, exceeding the accessory structure square footage limit of the principal structure is a necessity. The addition of a gazebo is intended to extend the outdoor historic display.

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 conditions of the property are unique because the subject property is a museum and not an occupied single family home.

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

There is no financial gain sought concerning this project.

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.

No person has created a difficulty or hardship that presently has an interest in the property.

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.

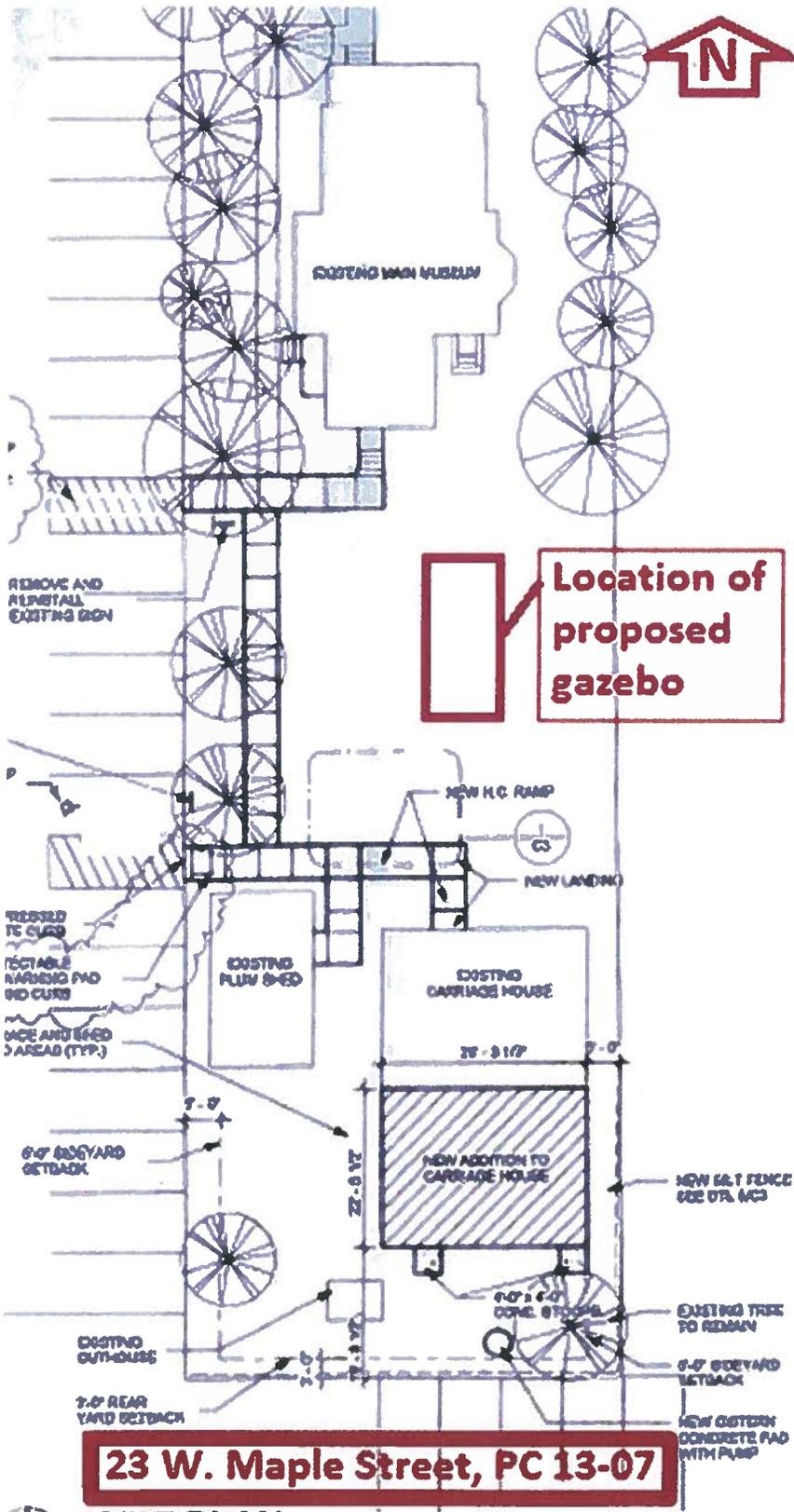
The proposed gazebo is intended to be an enhancement to the subject property and to be enjoyed by all Lombard residents in particular and all out of town visitors to the museum.

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

The essential character of the neighborhood will not be altered. The proposed gazebo is meant to enhance the property and the neighborhood with a historic replica of what may occupied the property at an earlier time.

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.

PC 13-07: SITE PLAN



SITE PLAN

10' & 12' Oval Pagoda Gazebos for:
Amish Country Gazebos
340 Hostetter Rd.
Manheim, PA 17545



340 Hostetter Rd.
Manheim, PA 17545
Drawing Index

- Page 1- Floor Framing Plan
- Page 2- Roof Framing Plan
- Page 3- Cross Sections
- Page 4- Details
- Page 5- Details
- Page 6- Elevations

GENERAL NOTES
 All notes do not necessarily apply due to different requirements on each project. This plan is intended to reflect only the structural design of this building. The contractor shall review all applicable local, state, and federal building codes prior to the start of construction to ensure building compliance. Amish Country Gazebos is not responsible for information pertaining to this project if not shown on drawings or listed below. Notices to the plans shall be approved by engineer of record.

- GENERAL REQUIREMENTS**
1. Governing Code including, but not limited to:
 - A. Code 2003, IRC 2003, IRC 2003
 - B. The Group Classification U
 - C. Type of Construction 9-9
 2. Dead Loads
 - A. Roof 5 psf
 - B. Floor 10 psf
 - C. Other 14 psf
 3. Live Loads
 - A. Roof (See also note #3)
 - B. Floor 40 psf
 - C. Other 100 psf
 4. Train Loads
 - A. Top Chord Live n/a psf
 - B. Top Chord Dead n/a psf
 - C. Bottom Chord Live n/a psf
 - D. Bottom Chord Dead n/a psf
 - E. Snow Loads 40 psf
 5. Wind Load
 - A. Ground Snow (S)_g 20 psf
 - B. Flat Roof Snow (S)_f 20 psf
 - C. Storm Exposure Factor (C)_e 1.0
 - D. Storm Load Importance Factor (I)_s 1.0
 - E. Unsheltered Snow 0 psf
 - F. Whistling roof 57.5 psf
 - G. Leeward roof 0 psf
 6. Wind Speed
 - A. Basic Wind Speed (V) 110 mph
 - B. Wind Load Importance Factor (I) 1.0
 - C. Wind Exposure Category C

- CONSTRUCTION**
1. Foundation
 - A. Foundation shall be on concrete piers.
 - B. Foundation shall be on concrete piers.
 - C. Foundation shall be on concrete piers.
 - D. Foundation shall be on concrete piers.
 - E. Foundation shall be on concrete piers.
 - F. Foundation shall be on concrete piers.
 - G. Foundation shall be on concrete piers.
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 - I. Foundation shall be on concrete piers.
 - J. Foundation shall be on concrete piers.
 - K. Foundation shall be on concrete piers.
 - L. Foundation shall be on concrete piers.
 2. Framing
 - A. Framing shall be on concrete piers.
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 3. Roofing
 - A. Roofing shall be on concrete piers.
 - B. Roofing shall be on concrete piers.
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 - K. Roofing shall be on concrete piers.
 - L. Roofing shall be on concrete piers.
 4. Siding
 - A. Siding shall be on concrete piers.
 - B. Siding shall be on concrete piers.
 - C. Siding shall be on concrete piers.
 - D. Siding shall be on concrete piers.
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 - L. Siding shall be on concrete piers.
 5. Finishes
 - A. Finishes shall be on concrete piers.
 - B. Finishes shall be on concrete piers.
 - C. Finishes shall be on concrete piers.
 - D. Finishes shall be on concrete piers.
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 - I. Finishes shall be on concrete piers.
 - J. Finishes shall be on concrete piers.
 - K. Finishes shall be on concrete piers.
 - L. Finishes shall be on concrete piers.

- NOTES**
1. General Requirements
 - A. Structural wood members and connections shall be of sufficient size and capacity to carry all design loads without exceeding the allowable design stress specified in The National Design Specification for Wood Construction (NDS), 2007 edition, and its Supplement by the American Forest and Paper Association (AF&PA).
 - B. Wood members used for load supporting purposes shall have the grade mark of a lumber grading agency certified by the American Lumber Standards Committee.
 - C. Dimension Lumber
 - A. All lumber species, graded visually or mechanically, shall comply with the NDS by AF&PA, and the "American Softwood Lumber Standard" (PS 20-94) by the U.S. Department of Commerce.
 - B. The minimum grade and species for posts, beams, headers, and other primary structural members shall be #2 Southern Pine, unless specified otherwise.
 - C. Lumber used for secondary framing shall be #2 Spruce-Pine-Fir (SPF) or better.
 - D. Post Frame headers shall be two-span continuous beams with all multiple span headers connecting on top the full joints for each span do not occur at the same post.
 - E. Mechanically laminated columns shall conform with ANSI/ADAS EP 00A.
 - F. Pressure Preservative Treatment (PPT)
 - A. Pressure Treatment to be performed according to the American Wood Preserver Association (AWPA) standards.
 - B. Pressure treated members shall have the inspection mark of an agency accredited by the American Lumber Standards Committee.
 - C. Preservative: Microbial Inhibitor L.
 - D. Minimum waterborne treatment retention shall be 0.4 gal per ft³ for members above ground, and 0.8 gal per ft³ for members in contact with earth.
 - E. Treat individual items and the following:
 - 1. Wood members exposed to weather or insect infestation.
 - 2. Wood members in direct contact with earth or concrete.
 - 3. Wood members exposed to high moisture content (MS) for dimension lumber, MS for glued laminated lumber.
 - 4. Wood members less than 2" thick above ground.
 - 5. Field (end) end exposed wood where cutting, drilling or nailing pressure treated lumber.
 - 6. Metal connectors used in treated wood shall be hot-dip galvanized as per ASTM A653-02a.
 - 2. Connections shall be designed and constructed according to the NDS by AF&PA and shall conform to the following:
 - A. The minimum connection shall be two 1/2 penny nails, or as detailed on the drawings.
 - B. Other connections as per standard construction practice.

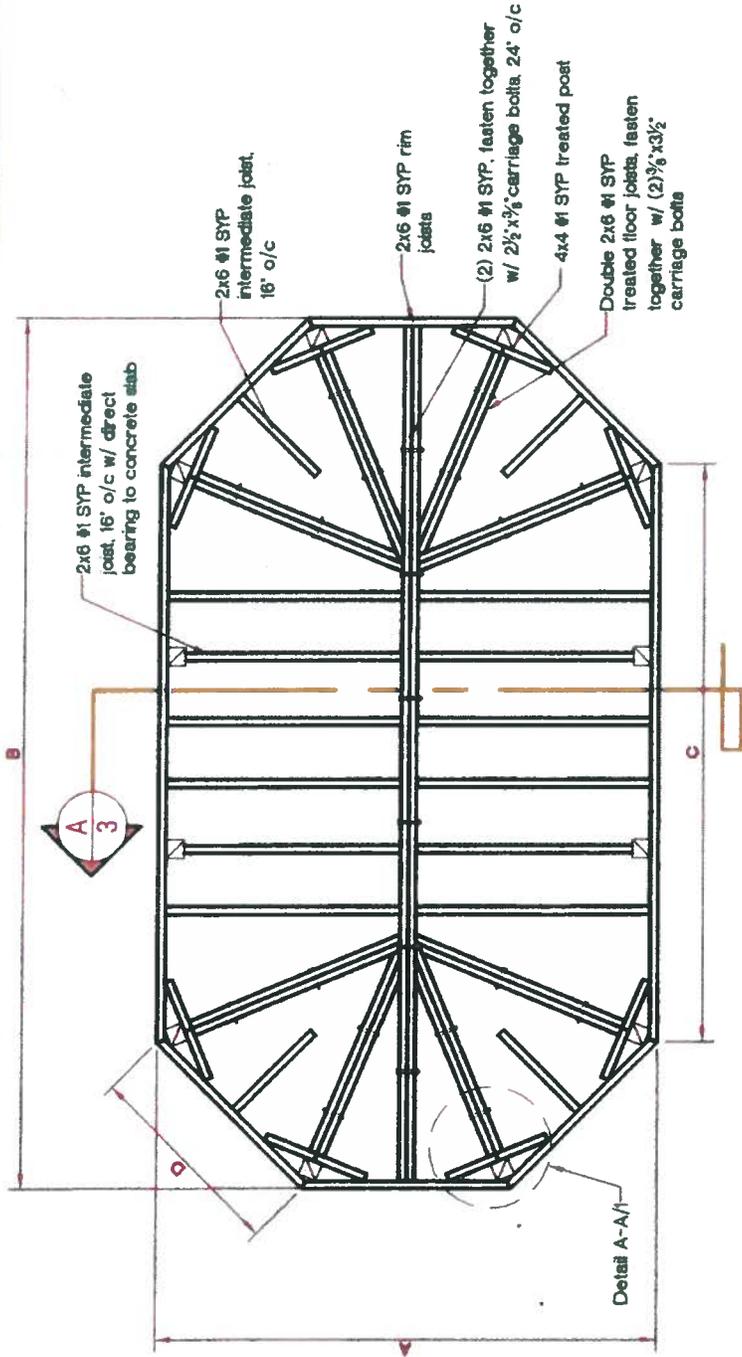
Pagoda Style Roof Specifications and Dimensions

Size	A	B	C	D	E	F	G	H	J	K	L
10'x12'	120"	144"	73 1/8"	49 1/8"	160 1/8"	141 1/8"	84"	42 1/2"	6 1/2"	37 1/2"	40 3/8"
10'x14'	120"	168"	97 1/8"	49 1/8"	160 1/8"	141 1/8"	84"	42 1/2"	6 1/2"	37 1/2"	40 3/8"
10'x16'	120"	192"	121 1/8"	49 1/8"	160 1/8"	141 1/8"	84"	42 1/2"	6 1/2"	37 1/2"	40 3/8"
10'x20'	120"	240"	169 1/8"	49 1/8"	160 1/8"	141 1/8"	84"	42 1/2"	6 1/2"	37 1/2"	40 3/8"
12'x14'	144"	168"	83 1/8"	59 1/8"	167 1/8"	148 1/8"	84"	42 1/2"	6 1/2"	45 1/2"	46"
12'x16'	144"	192"	107 1/8"	59 1/8"	167 1/8"	148 1/8"	84"	42 1/2"	6 1/2"	45 1/2"	46"
12'x18'	144"	216"	131 1/8"	59 1/8"	167 1/8"	148 1/8"	84"	42 1/2"	6 1/2"	45 1/2"	46"
12'x20'	144"	240"	155 1/8"	59 1/8"	167 1/8"	148 1/8"	84"	42 1/2"	6 1/2"	45 1/2"	46"
12'x24'	144"	288"	203 1/8"	59 1/8"	167 1/8"	148 1/8"	84"	42 1/2"	6 1/2"	45 1/2"	46"

CONTRACTOR
 Arrish Country Gazebos
 340 Hoehle Road
 Mertham, PA 17546
 Ph: 800-700-1777
 Fax: 717-665-0374

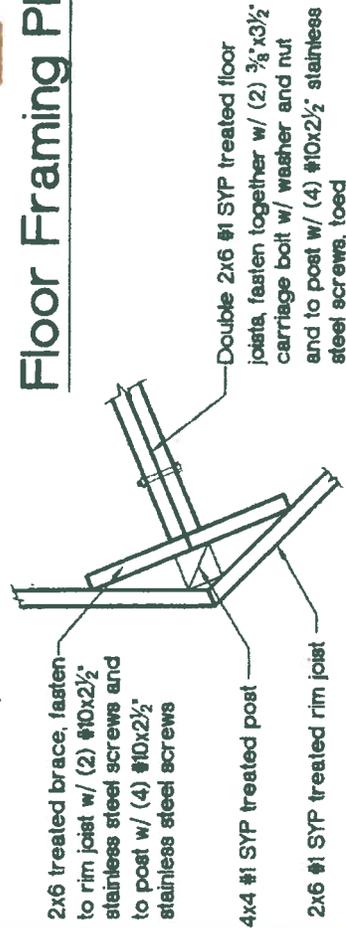
DRAWN BY: TILES

PROJECT:



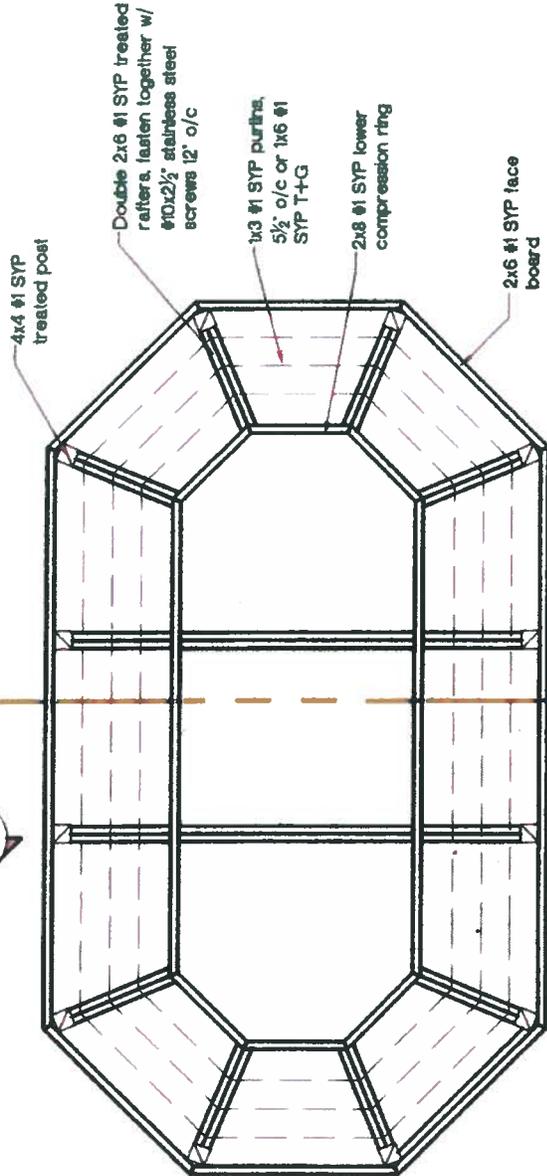
Floor Framing Plan

NTS



Detail A-A/1

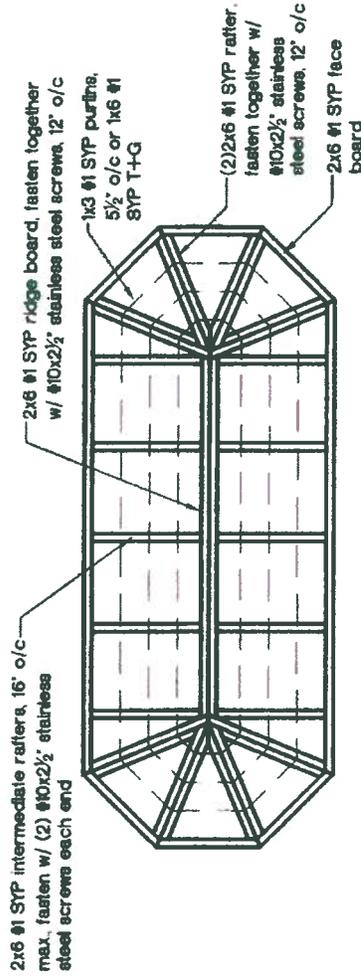
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Roof Framing Plan

(Lower Roof)

NTS



Roof Framing Plan

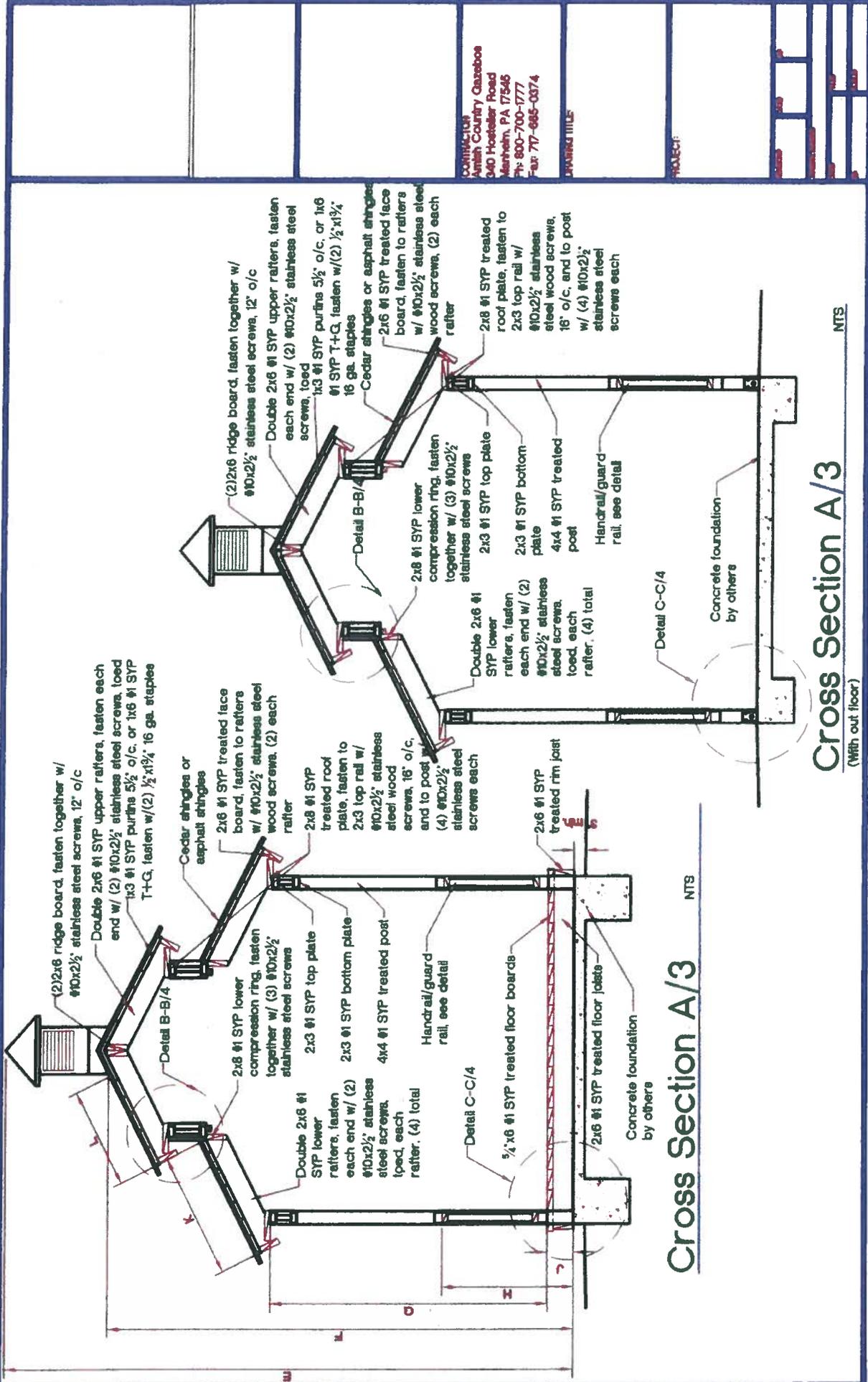
(Upper Roof)

NTS

CONTRACTOR
Amish Country Gazebo
340 Hoebler Road
Marbleton, PA 17545
Ph: 800-700-1777
Fax: 717-665-0874

DIWASD 1111E

PROJECT



Cross Section A/3

NTS

Cross Section A/3

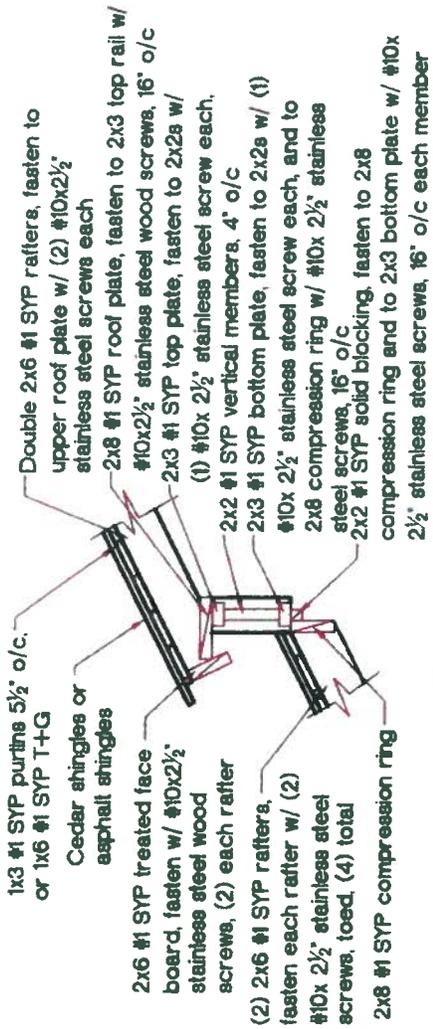
(With out floor)

NTS

CONTRACTOR
 Amish Country Gazebo
 240 Hosteller Road
 Manheim, PA 17546
 Tel: 800-700-1777
 Fax: 717-665-0374

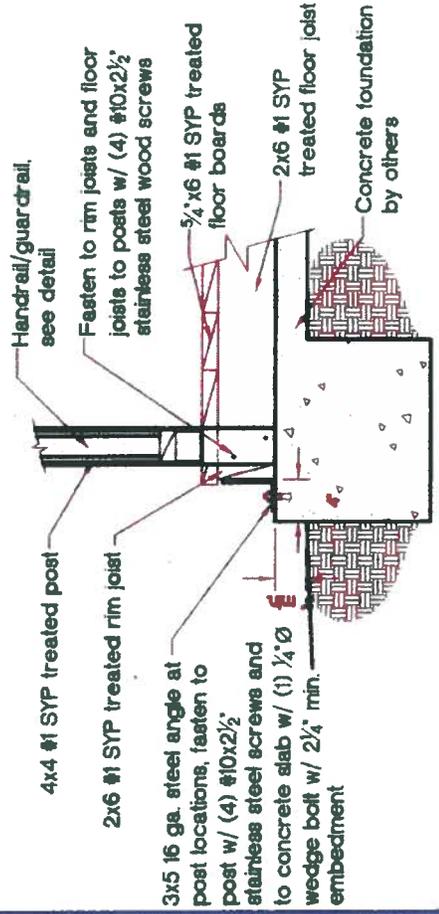
PROJECT

PROJECT



Detail B-B/4

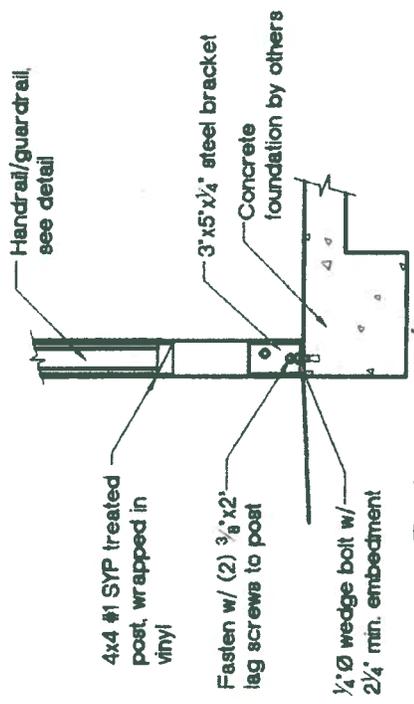
Scale ¾" = 1'-0"



Detail C-C/4

(With floor)

Scale 1" = 1'-0"



Detail C-C/4

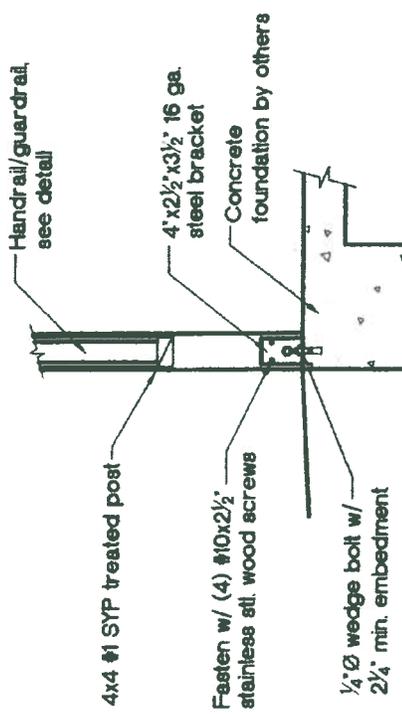
(Vinyl With out floor)

Scale 1" = 1'-0"

CONTRACTOR
Amish Country Gazebos
340 Hoeller Road
Meridian, PA 17546
Ph 800-700-1777
Fax 717-665-0374

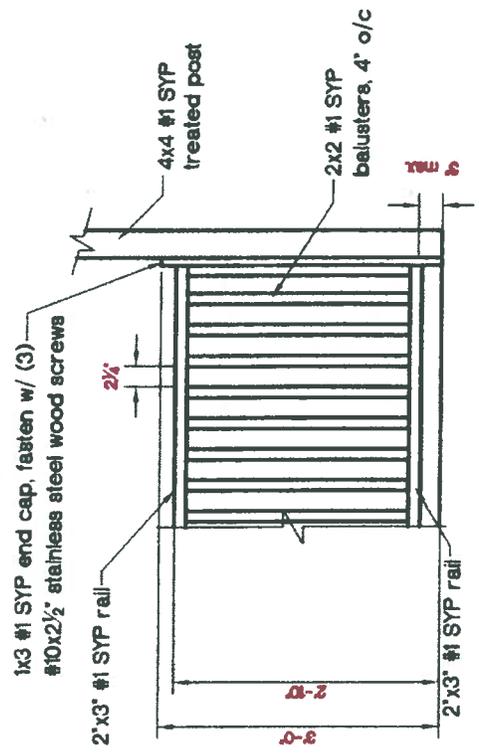
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SCALE



Detail C-C/4
(Wood With out floor)

Scale 1" = 1'-0"



Railing Detail

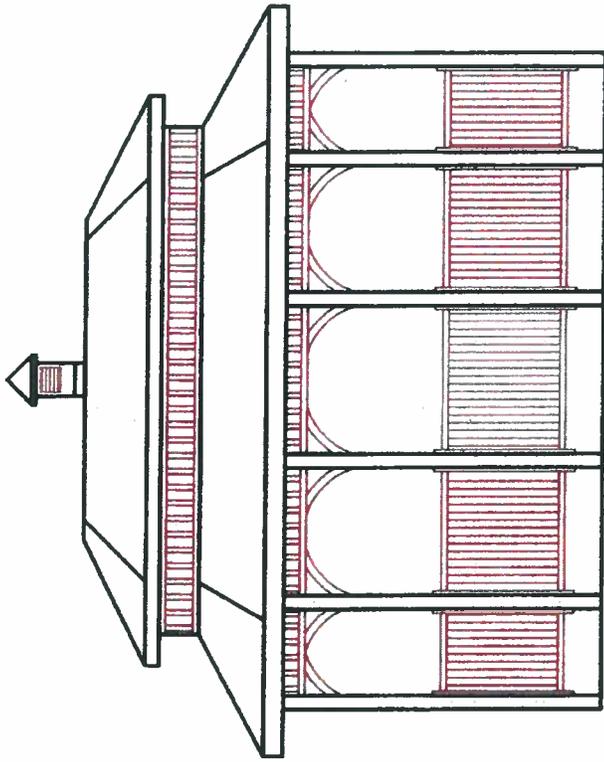
Scale 3/4" = 1'-0"

CONTRACTOR
Amish Country Gazebos
240 Hostetler Road
Marbleton, PA 17645
Ph: 800-700-1777
Fax: 717-685-0374

DRAWING TITLE

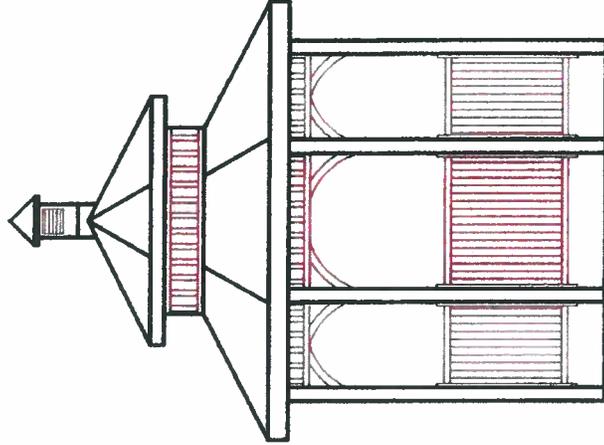
PROJECT





Front Elevation

NTS



Side Elevation

NTS

CONTRACTOR
Amish Country Gazebos
340 Hoopler Road
Marheim, PA 17546
Ph: 800-700-1777
Fax: 717-665-0374

DRAWING TITLE

PROJECT



PC 13-07

Nowakowski, Tamara

From: Ganser, Jennifer
Sent: Tuesday, July 29, 2014 10:55 AM
To: Nowakowski, Tamara
Subject: FW: Waiver of first reading

From: Goldsmith, Carl
Sent: Tuesday, July 29, 2014 8:20 AM
To: Ganser, Jennifer
Cc: Urish, Tami
Subject: RE: Waiver of first reading

The Village formally requests that PC14-09 and PC 13-07 be placed on the next Village Board of Trustees agenda with a waiver of first reading. The waiver will permit the construction to occur in accordance with the schedule established for both projects. Thanks!

Carl S. Goldsmith
Director of Public Works
Village of Lombard
1051 S. Hammerschmidt Avenue
Lombard, IL 60148
630-620-5740
630-620-5982 fax
goldsmithc@villageoflombard.org

From: Ganser, Jennifer
Sent: Tuesday, July 29, 2014 8:13 AM
To: Goldsmith, Carl
Cc: Urish, Tami
Subject: Waiver of first reading

Carl,

If you would like to request waiver of first reading for PC 14-09 and PC 13-07 can you please send Tami and I an email with a request? Thanks!

Jennifer Ganser
Assistant Director of Community Development
Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148
tel: (630) 620-5717
fax: (630) 629-2374
ganserj@villageoflombard.org

ORDINANCE NO. _____

**AN ORDINANCE GRANTING AN AMENDMENT TO ORDINANCE 6631 FOR
CONDITIONAL USES PURSUANT TO TITLE 15, 155.407 (C) (3) AND (13) OF
THE LOMBARD ZONING ORDINANCE FOR A CULTURAL FACILITY
(MUSEUM) IN ORDER TO ALLOW FOR AN ADDITIONAL ACCESSORY
STRUCTURE (GAZEBO) ALONG WITH A COMPANION 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**

(PC 13-07: 23 W Maple Street)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property as defined below is zoned R2 Single-Family Residence District ; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Title 15, Chapter 155, Section 155.407 (C) (3) and (13) of the Lombard Zoning Ordinance for a cultural facility (museum) in order to allow for an additional accessory structure (gazebo); and

WHEREAS, said application also requests approval of a variation to Title 15, Chapter 155, 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

WHEREAS, a public hearings on the forgoing application were conducted by the Village of Lombard Plan Commission on July 28, 2014 pursuant to appropriate and legal notice; and

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the described herein, subject to conditions; and

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the following relief is hereby granted for the Subject Property, as described in Section 2 below, subject to the conditions set forth in Section 3 below:

1. A conditional use pursuant to Title 15, Chapter 155, Section 155.407 (C) (3) and (13) of the Lombard Zoning Ordinance for a cultural facility (museum) in order to allow for an additional accessory structure (gazebo).
2. 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.

SECTION 2: That this Ordinance is limited and restricted to the property located at 23 W Maple Street, Lombard, Illinois and legally described as follows:

Lot 1 in the Resubdivision of Lot 6 in Block 27 of the Original Town of Lombard, a subdivision of part of the Northeast ¼ of Section 7, Township 39 North, Range 11, East of the Third Principal Meridian, DuPage County, Illinois.

Parcel Number: 06-07-217-005; (the “Subject Property”).

SECTION 3: The conditional use and variations, as provided for in Section 1 of this Ordinance shall be granted subject to compliance with the following conditions:

1. The petitioner shall develop the space in substantial conformance with the site plan and the Amish Country Gazebos plans and elevations.
2. The petitioner shall satisfactorily address all comments noted within the IDRC Report.
3. This conditional use and companion variation shall be valid for a period of one year from the date of approval of the ordinance. If the gazebo is not constructed by said date, this amendment to the conditional use and companion variation shall be deemed null and void.

Ordinance No. _____
Re: PC 13-07
Page 3

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this ____ day of _____, 2014.

First reading waived by action of the Board of Trustees this ____ day of _____, 2014.

Passed on second reading this ____ day of _____, 2014.

Ayes: _____

Nays: _____

Absent: _____

Approved this ____ day of _____, 2014.

Keith T. Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this ____ day of _____, 2014.

Sharon Kuderna, Village Clerk