

April 1, 2004

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 04-12; 229 S. Main Street

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, Cesario Builders, requests that the Village take the following actions on the subject property located within the B5A Downtown Perimeter Zoning District:

1. Approval of a major change to the approved planned development (Ordinance 5355) to allow for the construction of an accessory structure.
2. Approval of a deviation from Section 155.602 (C) to reduce the number of required parking spaces from 42 to 40.
3. Approve an amendment to the elevations associated with the proposed plan.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on March 15, 2004.

Gary Taylor, attorney for the owner and developer, presented the petition. He stated that the site is the location of the vacant Blake Lamb funeral home. Mr. Taylor stated the previous Plan Commission request and approvals from 2003 and referenced the approved site plan. He stated the present request for a major change to the planned development and showed the new site plan. Mr. Taylor pointed out the one story, eleven space garage structure on the north side of the property. He stated that the garage is surrounded by B5A property with the exception of the residence to the east.

He then showed the revised main building elevation and stated that balconies would be added to the residential units. Mr. Taylor noted that as a result of the parking garage, one required parking space would be lost. He stated that the changes will be an enhancement to the site. He also noted that it is unlikely that business and commercial clients will overlap residential property usage.

Chairperson Ryan opened the meeting for public comment.

Kathy McCabe, 20 E. Ash, noted a previous petition a couple of years ago in which the Plan Commission recommended denial because the building was too high. She thanked the Plan Commission for that. Ms. McCabe asked about the height of the proposed building.

Chairperson Ryan stated that the building was approved a year ago and noted that this meeting was to review the proposed changes to the previously approved plan.

Mr. Taylor stated that the building would be forty-one feet (41') to the top of the parapet. He stated that the garage is one story.

William Heniff, Senior Planner, stated that the building would be taller than Blake Lamb, but comparable in height to the building to the north.

Chairperson Ryan requested the staff report.

Mr. Heniff presented the staff report. He noted that the petitioner was granted a conditional use in 2003 for a three-story multi tenant office and residential building and now appears before the Plan Commission with a few modifications. He stated that the petitioner could still use the alternate plan if the petition is denied. He stated that the proposed one story garage requires approval as an amendment to a conditional use. He also noted that balconies are proposed for the residential units. He stated that the proposed garage would result in the loss of one parking space. Referencing the Inter-Departmental Review Report, he stated that previous notations from the other disciplines still apply. He noted that the proposed construction must meet current building codes and there is a possibility that the building codes may be amended. He stated that if the petitioner applied for permits prior to the change the current codes could be observed. He encouraged the petitioner to work closely with the building department.

Mr. Heniff stated that one balcony is proposed for each residential unit - this is typical of other residential units in Lombard and adds an attractive aesthetic component to the building. Staff supports the addition to the site plan with the condition that curb stops be added for two of the parking spaces upon approval. He stated that the garage would be on north property line, containing 11 stalls, and would be approximately fourteen feet (14') in height. The garage would be constructed of a brick veneer and shingled roof. He stated that the proposed additions must meet all other requirements as dictated by the building code. He noted concerns regarding the residential property adjacent to the east property line. Staff believes that placement of the garage to the north would be more harmonious for the eastern property owner. He stated that staff believes the garage will provide an additional amenity and the impact of a loss of a parking space will be minimal as the combined overlap of residential and commercial uses will be infrequent. Mr. Heniff said that there are perpendicular parking stalls on Ash Street in front of the building.

Chairperson Ryan opened the meeting for discussion among the Commissioners.

Commissioner Burke asked if the cross access easement could still be accommodated. Mr. Heniff replied that the easement is still provided for east of the garages.

Commissioner Burke asked how the balcony storage would be enforced.

Mr. Heniff stated that the property owners of other buildings such as 105 and 123 W. St. Charles were asked to include provisions within their covenants and bylaws to prevent outdoor storage. City View Apartments were asked to do so as well. Mr. Heniff stated that staff wants this noted in the approval so that action can be taken in the event that problems occur.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed variations comply with the standards of the Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 5 to 0, recommended to the Corporate Authorities, **approval** of the petition associated with PC 04-12, subject to following conditions:

1. That the petitioner shall develop the site in accordance with the site plans prepared by Balsamo, Olson, & Lewis, Ltd., dated February 19, 2004 and submitted as part of this request.
2. No outdoor storage shall be allowed on the balconies
3. That the petitioner's building improvements shall be designed and constructed consistent with Village Code and shall also address the comments included within the IDRC report.
4. All previous conditions of approval for PC 03-25 must be met.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

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c. Petitioner
Lombard Plan Commission