

**VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission HEARING DATE: May 16, 2011

FROM: Department of PREPARED BY: Christopher Stilling, AICP
Community Development Asst. Director

TITLE

PC 11-11; 23 W Maple Street (Victorian Cottage Museum): The petitioner requests that the Village approve the following relief for the subject property, located within the R2 Single-Family Residence District:

1. A conditional use (per Section 155.407(C)(1) of the Zoning Ordinance) to allow for a cultural facility/institution (museum); and
2. A variation from Section 155.407(F)(1) to allow an existing twenty-eight (28) foot front yard setback for a principal structure; and
3. 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
4. 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
5. 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
6. A variation from Sections 155.407(J) and 155.602(C) to allow for zero off-street parking spaces.

GENERAL INFORMATION

Petitioner: Lombard Historical Society
23 W Maple Street
Lombard, IL 60148

Property Owner: The Village of Lombard
255 E Wilson Avenue
Lombard, IL 60148

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