

June 2, 2011

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

**Subject: PC 11-11; 23 W Maple Street (Victorian Cottage Museum)**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. 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.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on May 16, 2011.

George Seagraves, 314 W. Collen Drive, Lombard, provided background on the request. He stated that the Lombard Historical Society operates the museum referenced to as the Victorian Cottage Museum and it is owned by the Village of Lombard. He said the society is seeking to add a 566 square foot 2 story addition to the existing coach house. The variations being requested are necessary to accommodate existing structures on the site and he asked for their support.

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

No one spoke in favor or against the petition.

Chairperson Ryan then requested the staff report.

Christopher Stilling, Assistant Director of Community Development, presented the report. He stated that 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.

Mr. Stilling summarized each of the requests and stated that staff finds the standards have been met and that the use is compatible with the Comprehensive Plan and surrounding land uses and therefore staff recommends approval of the conditional use and variations subject to the conditions noted in the staff report.

Chairperson Ryan then opened the meeting for comments among the Commissioners.

Commissioner Cooper asked for a timeline for construction. Mr. Seagraves stated that they have already received 1 grant and expect to get started in the Spring, 2012.

On a motion by Commissioner Olbrysh and a second by Commissioner Sweetser, the Plan Commission voted 4 to 0 that the Village Board approve the petition based on the finding that the petition had met the required Standards as set forth in the Zoning Ordinance.

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.

June 2, 2011

PC 11-11

Page 3

Respectfully,

**VILLAGE OF LOMBARD**

Donald Ryan, Chairperson  
Lombard Plan Commission

c. Petitioner  
Lombard Plan Commission