

Surrounding Zoning and Land Use:

- North: B5A Downtown Perimeter Zoning District; developed as mixed-use commercial/residential building
- South: B5A Downtown Perimeter Zoning District; developed as a mixed-use commercial/residential building
- East: R2 Single Family Residential District; developed as Single Family Residences
- West: B5A Downtown Perimeter Zoning District; developed as a martial arts center and First Church of Lombard

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development:

1. Petition for Public Hearing, received February 17, 2004
2. Trust Beneficiary Disclosure Form
3. Proposed Floor Plan, prepared by Balsamo, Olson, & Lewis, Ltd., dated February 19, 2004
4. Proposed Garage Elevations, prepared by Balsamo, Olson, & Lewis, Ltd., dated February 19, 2004
5. Proposed Site Plan, prepared by Balsamo, Olson, & Lewis, Ltd., dated February 19, 2004
6. Proposed Building Elevation, prepared by Balsamo, Olson, & Lewis, Ltd., dated February 19, 2004
7. Response to Standards for Conditional Uses

DESCRIPTION

The property was formerly operated as Blake Lamb funeral home, which is presently vacant. The petitioner was granted approval of a conditional use for a planned development in July 2003 (PC 03-25) for the subject property. The proposed development will consist of a three story multi-tenant office space on the ground level with residential condominiums on the second and third levels.

At this time, the petitioner proposes to construct a one story, eleven car garage as well as add balconies to the residential condominium units. The addition of the garage requires an amendment to the conditional use. Also, the addition of the garages will result in a loss of one

parking space. Therefore, the petitioner also requests a deviation to reduce the number of required parking spaces.

ENGINEERING

From a construction or engineering perspective, Private Engineering Services has the following comments:

- 1) Add sidewalk ramps at the intersection if they are not present.
- 2) Parkway trees shall be provided as outlined in the original case (PC 03-25).
- 3) All Engineering comments from the original case (PC 03-25) remain in effect.

PUBLIC WORKS

The Department of Public Works, Engineering Division has the following comments regarding the petition:

A full review is required once engineering plans become available. A thirty foot easement may be required if a watermain is proposed for the drive aisle between the parking garage and building.

FIRE AND BUILDING

The Fire Department/Bureau of Inspectional Services has the following comments regarding the petition:

- 1) The construction of the garage shall meet the new 2000 International Codes for building construction.
- 2) The garage must be constructed of non-combustible materials due to its close proximity to the structure next door. The use of factory fire retardant lumber must be researched further before any final decisions can be forthcoming.
- 3) Research will be conducted to determine if the garage needs to be sprinklered.

PLANNING

Compliance with the Zoning Ordinance

Balconies

The petitioner proposes to add one balcony per each residential condominium unit on the second and third floors of the building. Staff believes that the balconies will add an attractive, aesthetic component to the building and is supportive of the addition to the site plan. Staff has requested that in the event that the balconies are approved, the petitioner add curb stops to the northern parking spaces adjacent to the building in order to prevent damage to the balconies or building façade by moving or delivery vehicles. Furthermore, staff also requests that no outdoor storage be permitted on the balconies.

Conditional Use – Accessory Structure

The proposed garage will be located along the north property line directly adjacent to the neighboring building and will accommodate eleven individual stalls. The proposed garage is approximately fourteen feet in height and will consist of a brick veneer and shingled roof. The proposed garage meets the overall height requirements of accessory structures and must meet all other requirements as dictated by the building code.

The original plan specified that fifteen spaces would be reserved for resident parking while, the remaining spaces would be available for the commercial tenants. The residential condominium owners will utilize the parking garages as well as four of the remaining parking spaces. The addition of the parking garages to the site plan resulted in a loss of one parking space. This brings the number of total parking spaces, including the garages and two handicap accessible spaces to forty (40). Forty-one (41) parking spaces are required for the proposed uses. Staff is supportive of the addition of the garages. Staff believes that the loss of the one parking space will have a minimal impact on the function of the site considering the simultaneous use of both commercial and residential users will likely be infrequent. Staff believes that the nature of the intended use has not changed, therefore the structures remain compatible with the proposed development and surrounding uses.

FINDINGS AND RECOMMENDATIONS

Staff believes that the proposed structures are appropriate at the subject location and are compatible with surrounding uses.

Based on the above considerations, the Inter-Departmental Review Committee 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 does comply with the standards required by the Lombard Zoning Ordinance; and, therefore, I move

that the Plan Commission recommend to the Corporate Authorities **approval** of the conditional uses associated with PC 04-12, subject to the 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.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH/ADC:

att

c. Petitioner