



## **ANALYSIS**

### **SUBMITTALS**

This report is based on the following documents filed on March 11, 1999, with the Department of Community Development:

1. Petition for Public Hearing.
2. Plat of Survey, prepared by L.S.C.I., Inc., dated November 21, 1996.
3. Site Plan and Drawing Index, prepared by J. R. Luer & Associates, dated February 23, 1999.

### **DESCRIPTION**

The Lombard Historical Society is seeking approval of a Conditional Use to allow a museum in the R2 Single-Family District. The Sheldon Peck homestead will be restored to its 1840s appearance, including period landscaping and fencing, and will function as a history museum with displays and hands-on activities.

Parking will be provided on the site, allowing for four (4) spaces, including one (1) handicap accessible space. Ingress/Egress to/from the parking lot will be off of Parkside Avenue. Fencing will also be provided around the perimeter of the property, reflecting the period of the time the house was built. This fencing will not only give the property a more residential feel, but will also prevent visitors to the museum from going beyond the property boundaries and on to neighboring residential properties.

The Lombard Historical Society believes that the proposed use and improvements will increase property values, as well as provide a greater comfort of living for the neighboring residential properties.

### **ENGINEERING**

#### **Public Works**

The Engineering Division of the Public Works Department has no comments.

#### **Private Engineering**

Private Engineering Services has no comments.

## **BUILDING AND FIRE**

The Fire Department has no comments.

## **PLANNING**

### **Compatibility with the Comprehensive Plan**

The Comprehensive Plan recommends Low Density Residential for this site. The R1 Single Family Residence District (Estate Residential) and R2 Single Family Residence District (Low Density Residential) require a minimum lot size of ten thousand (10,000) square feet and seven thousand five hundred (7,500) square feet respectively. This site has a lot size of approximately twenty-one thousand (21,000) square feet, which is well above lowest residential density requirement of the Zoning Ordinance. Although the Sheldon Peck House is proposed to be a museum, not a residence, this building was originally a residence and will have the appearance of a residence.

### **Compatibility with the Surrounding Land Uses**

Although the surrounding area is zoned Residential and Conservation/Recreation, the Chicago & Northwestern Railroad is located just north of this site. Directly north of the railroad is commercially zoned property. The museum would create a buffer between the residential properties to the south and the railroad and commercial properties to the north. In addition, the portion of the park across Grace Street to the east, Lombard Commons, is a parking lot, community building, and water park. It is a corner of high activity that is not necessarily typical to a residential neighborhood.

### **Compatibility with the Zoning Ordinance**

The Lombard Historical Society is proposing to use the site of the Sheldon Peck House as a museum. According to the Zoning Ordinance, a museum is a Conditional Use in the R2 Single-Family Residence District. Before a museum use can be established for this site, a Conditional Use must be granted.

The existing building has a corner side yard setback of three and one-half feet (3.5'), where twenty feet (20') is required. Although the petitioner is not proposing to change the footprint of the building within the corner side yard setback, a variation is being requested in case of future damage. If the building had to be rebuilt, without the variation approval, the building would have to meet the current standards.

Four (4) parking spaces, including one (1) handicap accessible space, are required. The parking spaces are required to be a minimum of eight feet and three inches (8'3") wide and eighteen feet (18') long. Handicap accessible spaces must be sixteen feet (16') wide and eighteen feet (18') long according to the Zoning Ordinance, which follows the standards of the Illinois Accessibility Code. The handicap accessible space that is provided does not currently meet these standards. It is measured to be approximately fifteen feet (15') wide. The space would therefore have to be widened by one foot (1') in order to meet Code. Staff recommends that the handicap accessible space be widened to be in compliance with the Illinois Accessibility Code.

Although the site plan indicates the eight (8) trees along the south side of the parking lot and continuing east towards Grace Street will be *relocated*, the petitioner has indicated that these trees have already been *removed*. The landscape section of the Zoning Ordinance does not require perimeter parking lot landscaping because there are less than fifteen (15) parking spaces provided. The remaining trees, however, may experience damage when the parking lot is put in place. The parking lot encroaches into the drip line of these large trees, which may cause damage, since roots grow close to the surface. The trees could die as a result. Soil compaction and the alteration of runoff and drainage patterns caused by constructing a parking lot could be detrimental as well.

Fencing will also be provided around the lot. Although not indicated on the site plan, the petitioner has indicated that the fence will not be located in the thirty foot (30') clear sight triangle at the corner of Parkside Avenue and Grace Street, as per the standards of the Zoning Ordinance. A thirty foot (30') sight triangle is applicable at all intersections between street rights-of-way as well as street rights-of-way and driveways. Therefore, fencing that is proposed along Parkside Avenue, abutting the drive to the parking lot is not permitted. The clear sight area prohibits any trees or shrubbery from being located in this area.

In order to bring the site in closest compliance to the Zoning Ordinance, parkway trees should be planted along Parkside Avenue and Grace Street. The petitioner has indicated that by planting parkway trees, the view of the property will be obstructed. Staff is recommending that the petitioner meet the landscape requirements of one (1) tree per forty feet (40') lineal front footage of property adjacent to right-of-way. Therefore, four (4) trees would be required along Grace Street and two (2) trees along Parkside Avenue.

Finally, the proposed drive into the parking area off of Parkside Avenue is fourteen feet (14') wide. A two-way driveway should be twenty-four feet (24') wide. The proposed width allows for only one-way traffic. Being near a busy intersection, this could pose problems if one car is exiting the parking area and another car is entering. Traffic may back up into the intersection. The Planning Services Division recommends that this driveway be widened to be at least eighteen feet (18') to allow for two-way traffic.

## **FINDINGS AND RECOMMENDATIONS**

The Department of Community Development has determined that the proposed Planned Development is compatible with the Zoning Ordinance. Therefore, 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 proposed Planned Development amendment does comply with the standards required by Lombard Zoning Ordinance, and, therefore, I move that the Plan Commission approve PC 99-14 subject to the following conditions:

1. That the driveway off of Parkside Avenue shall be a minimum of eighteen feet (18') wide.
2. That the handicap accessible parking space be provided per Code.
3. That fencing be erected so as to meet the requirements of the Zoning Ordinance in regards to the clear sight areas.
4. That parkway trees shall be provided.
5. That every effort will be made to preserve and protect the existing trees on the site during construction phases.

Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Director of Community Development

DAH:ACW:jd

c: Petitioner