

JULY 28, 2014

Title

PC 13-07

Petitioner

Village of Lombard
255 E. Wilson Ave.
Lombard, IL 60148

Property Owner

Village of Lombard
255 E. Wilson Ave.
Lombard, IL 60148

Property Location

23 W. Maple St.
(06-07-217-005)

Zoning

R2 Single Family Residential

Existing Land Use

Cultural Facility/Institution
(Museum)

Comprehensive Plan

Public & Institutional

Approval Sought

1. A conditional use (per Section 155.407(C)(3) and (13) of the Zoning Ordinance) for a cultural facility/institution (museum) to allow for an additional accessory structure (gazebo); and
2. 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.



LOCATION MAP

PROJECT DESCRIPTION

The Village of Lombard, in cooperation with the Lombard Historical Society, is proposing to build a gazebo of up to 300 square feet on the subject property. The existing accessory structures already exceed the ground floor area of the principal structure. Accessory structures on properties operated by a conditional use require further review through the conditional use process and a companion variation is also required.

APPROVAL(S) REQUIRED

The Village as petitioner, requests approval of an amendment to Ordinance 6631, granting conditional uses pursuant to Title 15, Chapter 155, Section 155.407 (C)(3) and (13) of the Lombard Zoning Ordinance for a cultural facility (museum) in order to allow for an additional accessory structure (gazebo) along with a companion 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 on the subject property, located within the R2 Single-Family Residence District.

EXISTING CONDITIONS

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

PROJECT STATS

Lot & Bulk

Parcel Size: appr. 0.32 acres,
 13,419 sq. ft.

Existing appr. 0.21 acres,
Open Space: 9,249 sq. ft.
 69%

Proposed: 67%

Street Frontage

Maple St. appr. 64 feet

Submittals

1. Petition for Public Hearing;
2. Response to Standards for Conditional Use; and Variation
3. Site Plan
4. Amish Country Gazebos Stock Plans, 12'x20' or 12'x16' models, undated.

Prepared By

Tami Urish, Planner I

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.

The subject property is bounded by many different land uses including residential, downtown commercial, downtown perimeter and conservation/recreation districts. The Helen Plum Library and Lilacia Park is located northwest of the subject property. Parking is available at the public parking lot adjacent to the property directly to the west in addition to pedestrian access from Maple Street.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Illinois Accessibility Code would require a ramp be installed to allow people with a disability to use the gazebo. That ramp would also add onto the coverage of the lot since it would be 8-12' long. The second option shown is to use a concrete floor which would allow the floor to be flush with the existing grade, thus eliminating the ramp and additional lot coverage. Either option satisfies the Building/Accessibility Code, but the first would increase the lot coverage and change the look of the feature (adding the ramp).

The Public Works Department responded to this concern by stating that the second option will be utilized of installing a concrete floor for the proposed gazebo with an additional sidewalk section to connect to the existing sidewalk for the Carriage House.

Fire Department:

The Fire Department has no issues or concerns regarding the project.

Private Engineering Services:

The gazebo will need to comply with final engineering review.

Public Works:

Public Works has no issues or concerns regarding the project.

Planning Services Division:

1. *Surrounding Zoning & Land Use Compatibility*

	Zoning Districts	Land Use
North	B5PD	Central Business District Planned Development, Elmhurst Clinic
South	B5APD	Downtown Perimeter District, First Church of Lombard
East	R2	Single-Family Detached Residential
West	R2	Single-Family Detached Residential, parking lot owned by library and used for commuter, library and museum parking.

A museum in the Single-Family Detached Residential Zoning District is intended to provide educational resources to serve the needs of the citizens of the Village of Lombard, and the historic house museum use is consistent with the Zoning Map and existing land use of the surrounding properties

2. Comprehensive Plan Compatibility

The existing museum use is consistent with the Comprehensive Plan’s recommendation of public and institutional uses for the site. The subject property is part of an area of concern identified as number six of the 2014 Comprehensive Plan with current land uses including multiple religious institutions, commercial buildings, legal nonconforming 3-flat, single family residence, and a Victorian Cottage museum. The recommended action for area six is to reclassify the subject properties to Institutional since most of the block contains institutional uses that have acquired numerous properties in recent years and have expressed interest in future expansions. The proposed gazebo improvements would be consistent with the Comprehensive Plan.

3. Zoning & Sign Ordinance Compatibility

A conditional use per the Lombard Zoning Ordinance, Section 155.407(C) (3)(13) to allow for a cultural facility/institution (museum) and accessory uses and buildings, incidental to and on the same zoning lot as the conditional use, which are constructed and operated in conformance with Section 155.210.

The existing Victorian Cottage Museum has been in operation since 1972 and Ordinance 6631 dated June 16, 2011 granted conditional use approval for a cultural facility/institution (museum). The request to amend the ordinance to build a gazebo requires Village approval.

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 1,760 square feet. The new gazebo is proposed to be at the maximum size, twelve (12) feet by twenty (20) feet (240 square feet) with an actual planned size of twelve (12) feet by sixteen (16) feet (192 square feet).

The proposed project will increase the lot coverage by 2% with an updated total of 33% of lot coverage of all existing structures and the proposed gazebo.



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 provide a setting for the interpretation of a middle-class Victorian household as part of the history of Lombard. Even though the subject property is zoned as R2 Single-Family Detached Residential, the land use of the property is institutional and the current Comprehensive Plan recommends public and institutional use. The proposed gazebo is intended to enhance the educational experience of the visitors to the museum and is not an exception for a specific household. Therefore precedence is not being set in consideration of this unique circumstance. Staff supports the requested amendment to the conditional use and the companion variation.

SITE HISTORY

The site appeared before the Plan Commission and Village Board of Trustees in 2011:

PC 11-11; PERMIT # 2012-183: Approval was granted and a permit was issued for an addition to the carriage house.

FINDINGS & RECOMMENDATIONS

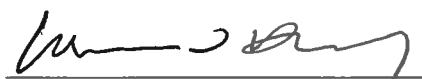
Staff finds that the proposed gazebo is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, Zoning Ordinance, and Sign Ordinance.

The Inter-Departmental Review Committee has reviewed the Standards for the amendment to the conditional use and for a companion variation for a gazebo and finds that the petition **complies** with the standards established by the Village of Lombard Zoning Ordinances, and that granting the amendment to the conditional use and variation of the gazebo is in the public interest. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 13-07:

Based on the submitted petition, accompanying building plans and the testimony presented, the proposed gazebo **complies** with the standards established by the Lombard Zoning Ordinances, and that granting the amendment to the conditional use and variation is in the public interest and, therefore, I move that the Plan Commission accepts the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and **approve** PC 13-07, subject to the following conditions:

1. The petitioner shall develop the space in substantial conformance with the site plan and the Amish Country Gazebos plans and elevations.
2. The petitioner shall satisfactorily address all comments noted within the IDRC Report.
3. This conditional use and companion variation shall be valid for a period of one year from the date of approval of the ordinance. If the gazebo is not constructed by said date, this amendment to the conditional use and companion variation shall be deemed null and void.

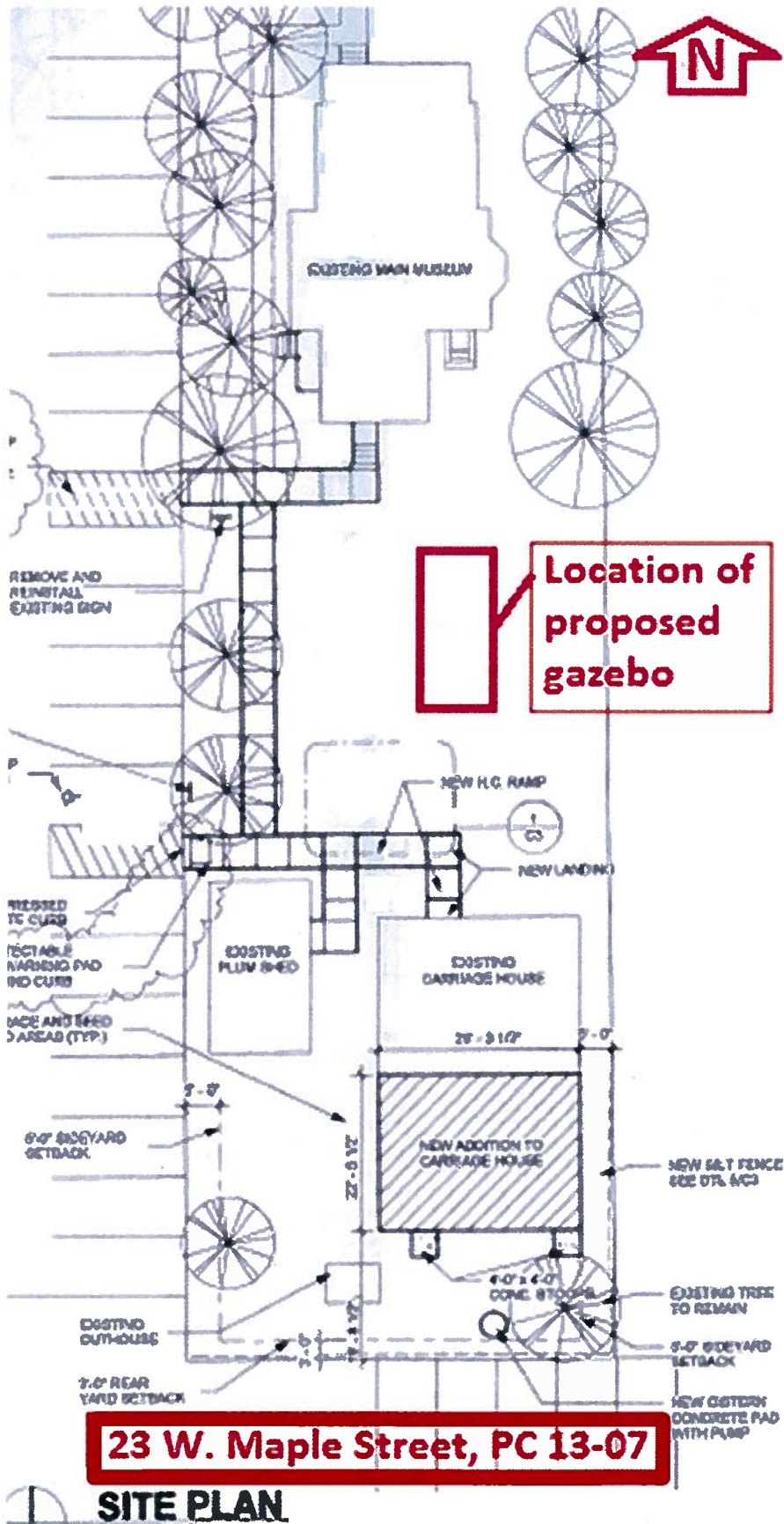
Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

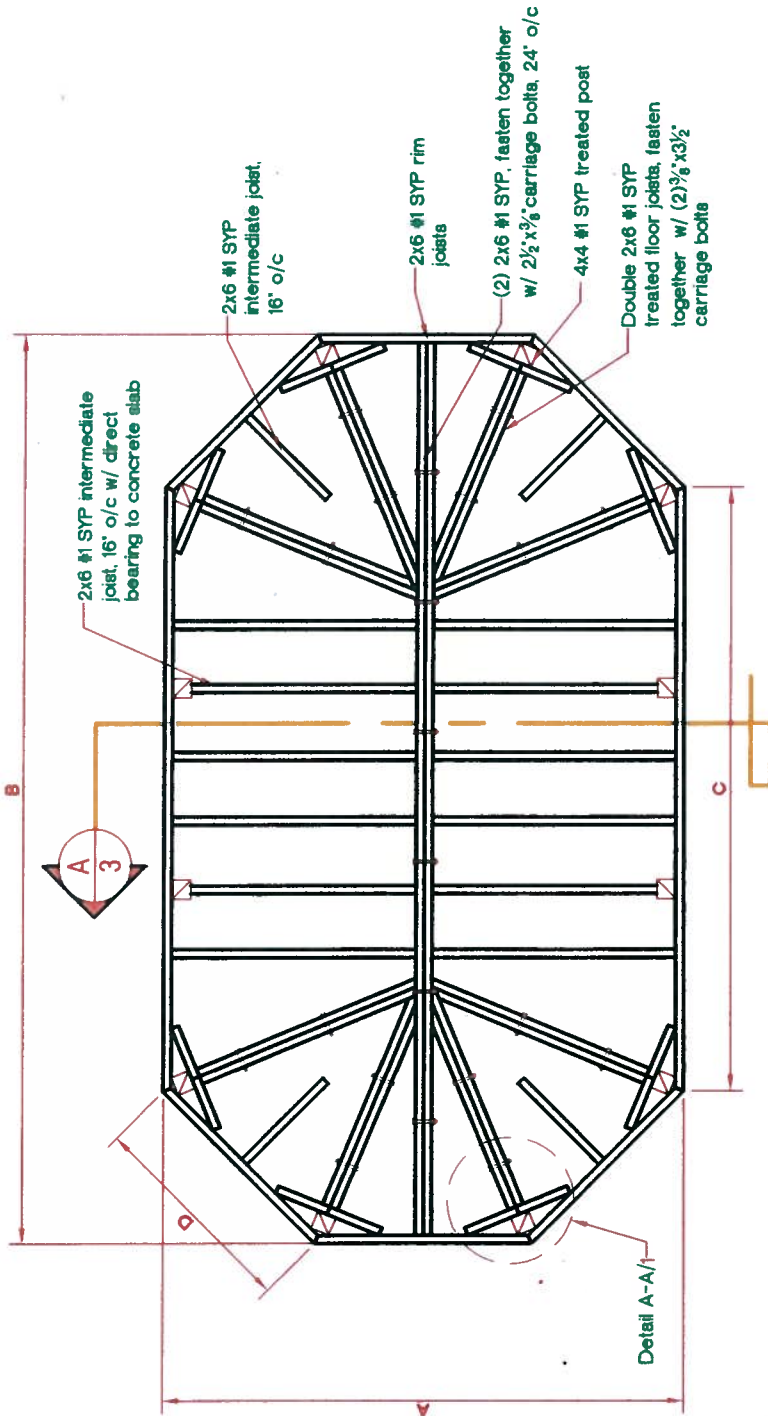
PC 13-07: SITE PLAN



CONTRACTOR
 Armin Country Carzboe
 340 Hosteller Road
 Marheim, PA 7546
 Ph: 800-700-7777
 Fax: 77-665-0374

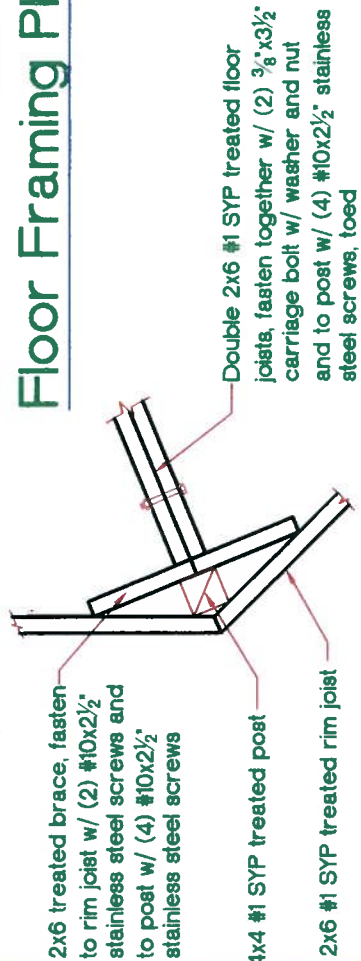
DRAWING TITLE

PROJECT



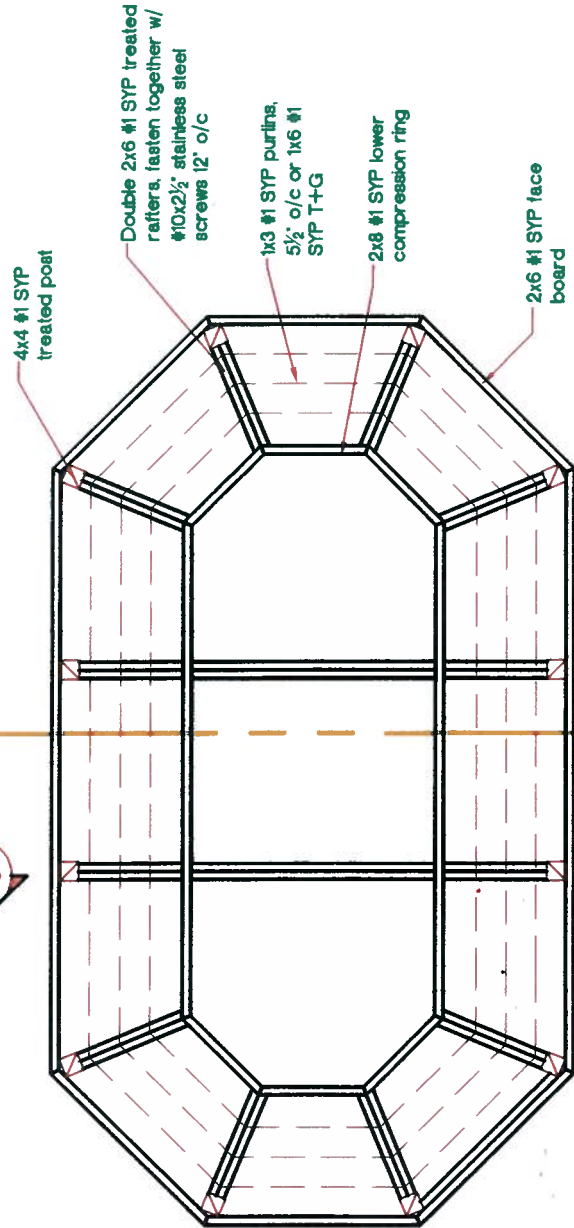
Floor Framing Plan

NTS



Detail A-A/1

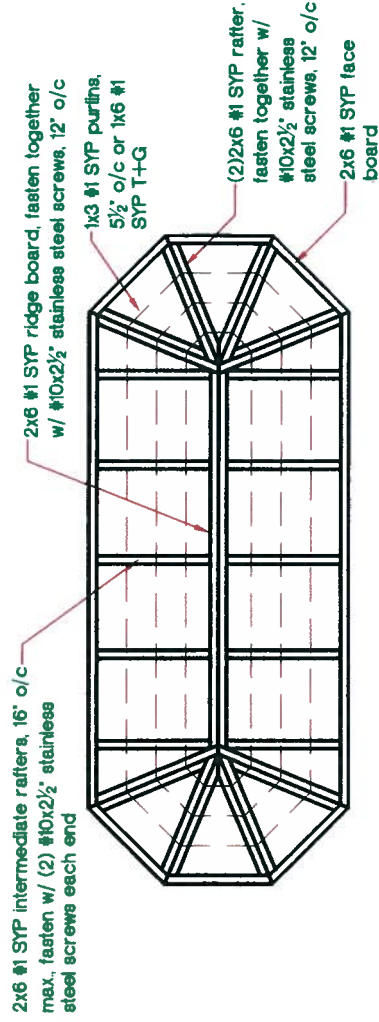
Scale 1" = 1'-0"



Roof Framing Plan

(Lower Roof)

NTS



Roof Framing Plan

(Upper Roof)

NTS

CONTRACTOR
Amin Country Outbees
340 Hosteller Road
Manheim, PA 17545
Ph: 800-700-1777
Fax: 717-665-0374

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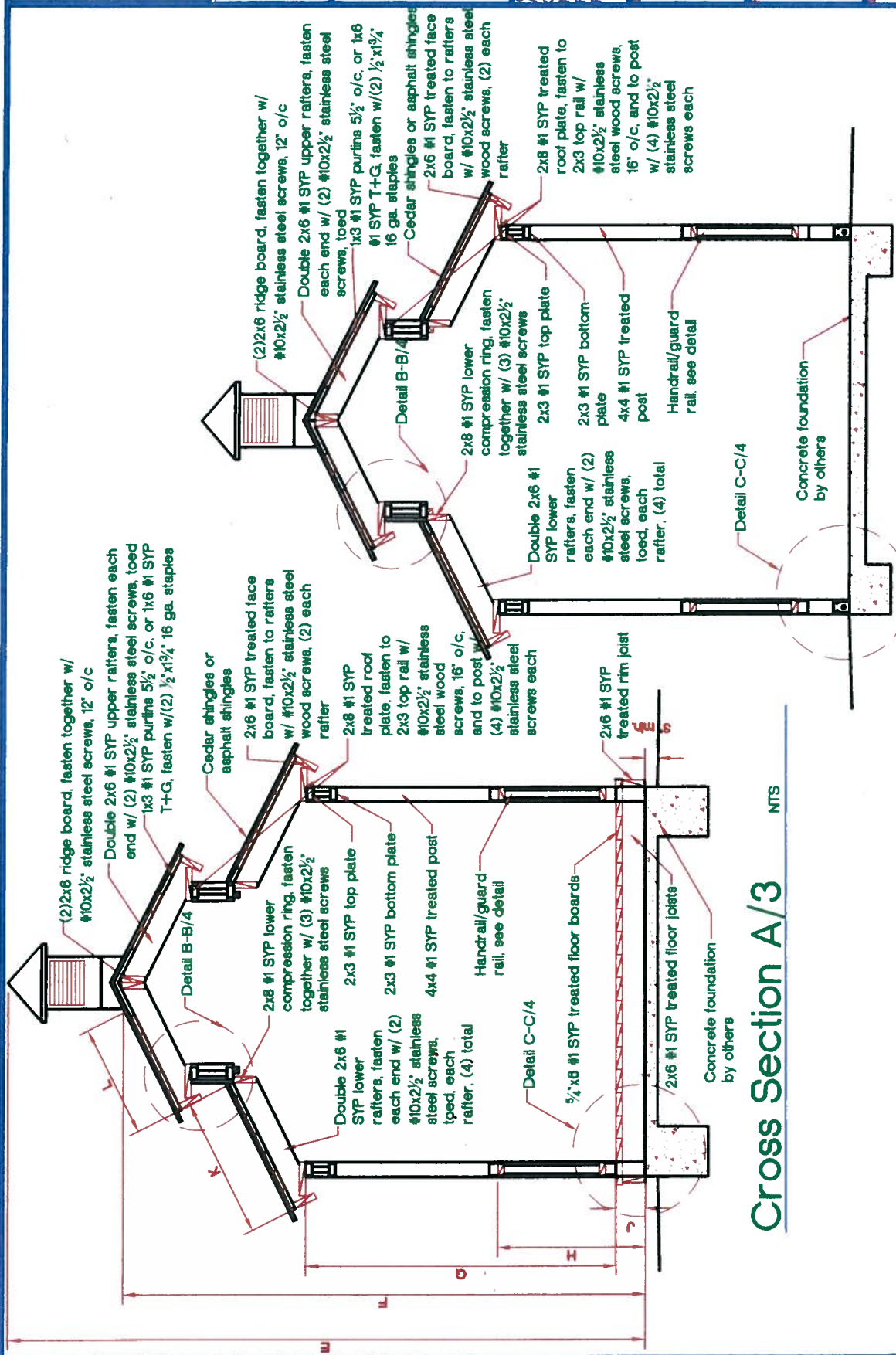
PROJECT



CONTRACTOR
 Amish Country Gazebos
 340 Hosteller Road
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 Ph: 800-700-1777
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DRAWING TITLE

PROJECT



Cross Section A/3

(With out floor)

NTS

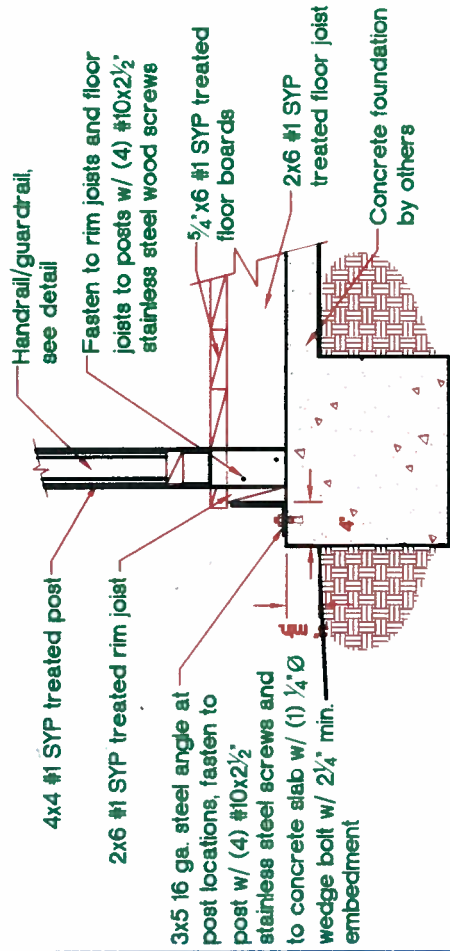
Cross Section A/3

NTS

- 1x3 #1 SYP purlins 5 1/2" o/c. or 1x6 #1 SYP T+G
- Cedar shingles or asphalt shingles
- 2x6 #1 SYP treated face board, fasten w/ #10x2 1/2" stainless steel wood screws, (2) each rafter
- (2) 2x6 #1 SYP rafters, fasten each rafter w/ (2) #10x 2 1/2" stainless steel screws, toed, (4) total
- 2x8 #1 SYP compression ring
- Double 2x6 #1 SYP rafters, fasten to upper roof plate w/ (2) #10x2 1/2" stainless steel screws each
- 2x8 #1 SYP roof plate, fasten to 2x3 top rail w/ #10x2 1/2" stainless steel wood screws, 16" o/c
- 2x3 #1 SYP top plate, fasten to 2x2s w/ (1) #10x 2 1/2" stainless steel screw each, (1) #10x 2 1/2" stainless steel screw each, 4" o/c
- 2x2 #1 SYP vertical members, 4" o/c
- 2x3 #1 SYP bottom plate, fasten to 2x2s w/ (1) #10x 2 1/2" stainless steel screw each, and to 2x8 compression ring w/ #10x 2 1/2" stainless steel screws, 16" o/c
- 2x2 #1 SYP solid blocking, fasten to 2x8 compression ring and to 2x3 bottom plate w/ #10x 2 1/2" stainless steel screws, 16" o/c each member

Detail B-B/4

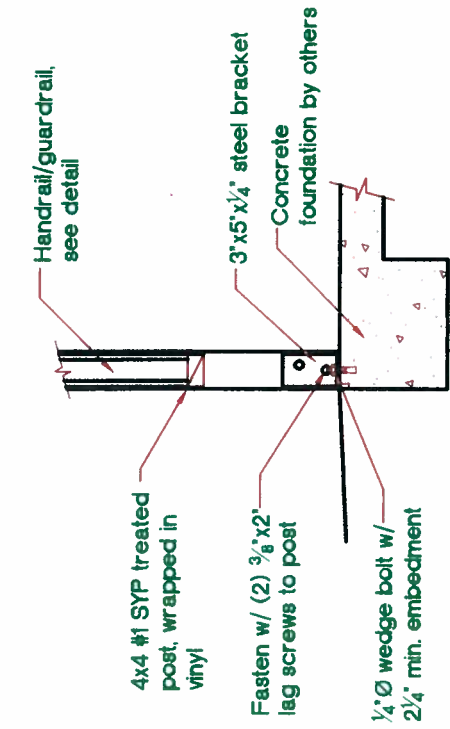
Scale 3/4" = 1'-0"



Detail C-C/4

(With floor)

Scale 1" = 1'-0"



Detail C-C/4

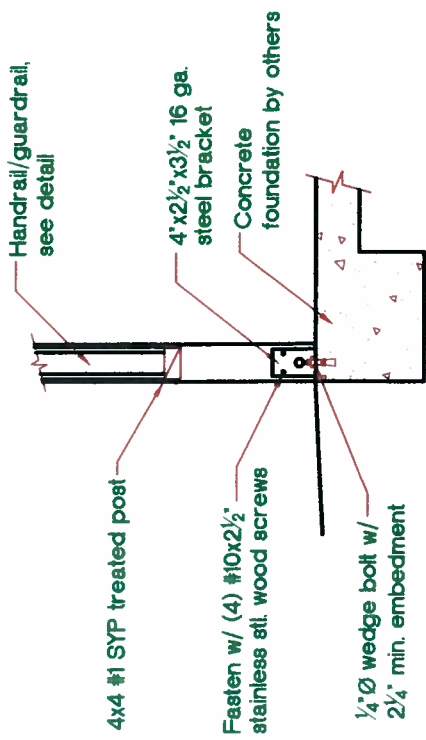
(Vinyl With out floor)

Scale 1" = 1'-0"

CONTRACTOR
Amin Country Creations
340 Hosteller Road
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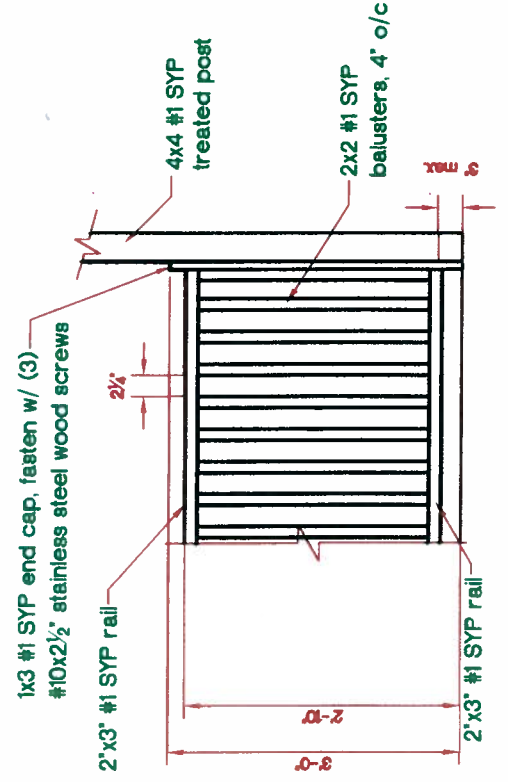
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PROJECT



Detail C-C/4
(Wood With out floor)

Scale 1" = 1'-0"



Railing Detail

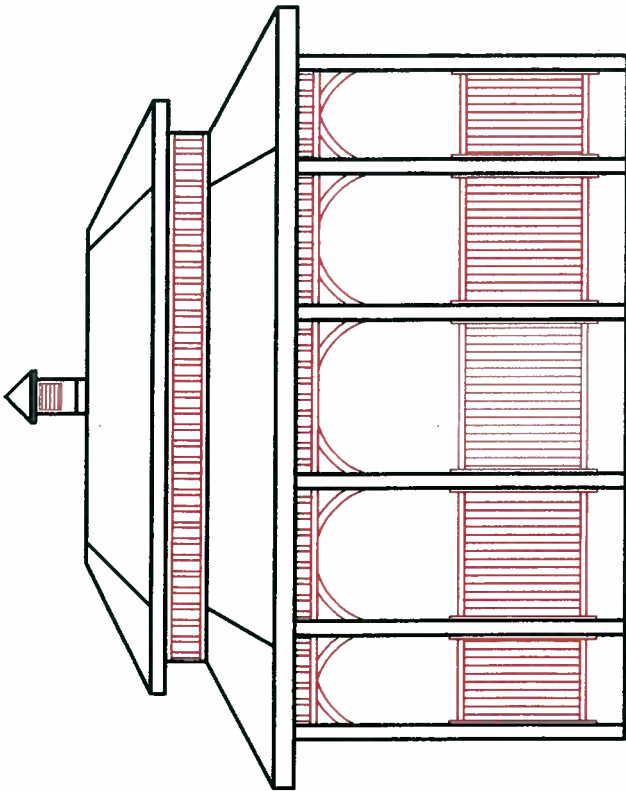
Scale 3/4" = 1'-0"

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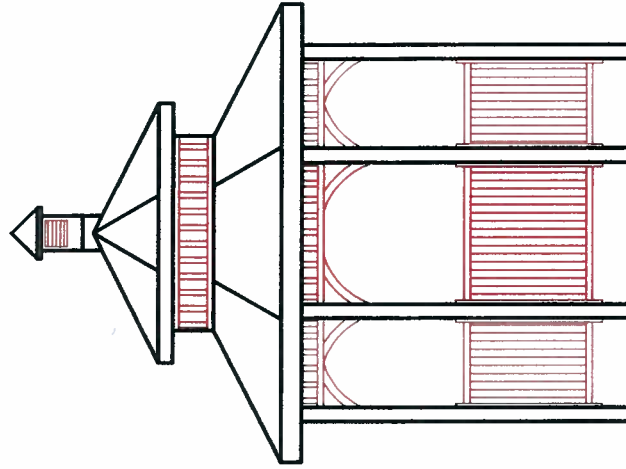
PROJECT

DATE	BY	APP'D



Front Elevation

NTS



Side Elevation

NTS

CONTRACTOR:
Amish Country Gazebos
340 Hosteller Road
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Ph: 800-700-1777
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DRAWING TITLE:

PROJECT:

DATE:	
SCALE:	
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PROJECT NUMBER:	