

April 26, 1999

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

**Subject: PC 99-14: 355 East Parkside (Peck House)**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, the Lombard Historical Society, requests conditional use approval to allow a public museum in the R2 Single Family Residence District, and to reduce the corner side yard setback to three and one-half feet (3.5') where twenty feet (20') is required.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on April 19, 1999.

Amy Willson, Planner I, presented the petition and staff report. Ms. Willson explained that the conditional use approval is to allow for a public museum in the R2 Single-Family Residence District and a variation to reduce the side yard setback. She explained that although no additions are being proposed, a variation approval would allow the structure to be rebuilt with the current setbacks if it was destroyed. She continued to state that the handicap accessible parking space measures fifteen feet (15') wide, and should be sixteen feet (16') wide, according to the Illinois Accessibility Code. She stated this was probably an oversight, and should be brought to code.

In addition, Ms. Willson noted that the trees along the south side of the parking lot have been removed, and parkway trees have not been included in the site plan. Ms. Willson stated that the Zoning Ordinance requires one tree per forty feet (40') of lineal footage abutting the parkway. Therefore, four (4) trees are required along Grace Street and two (2) trees are required along Parkside Avenue.

Ms. Willson continued to state that fencing is proposed around the property to enhance the 1840s appearance. The fence, although not indicated on the site plan, will be outside of the thirty-foot (30') sight triangle created at the

intersection of Grace Street and Parkside Avenue. Ms. Willson stated that the fencing should also be removed from the thirty-foot (30') sight triangle created at the intersection of the private drive and Parkside Avenue.

Ms. Willson stated that the drive aisle to/from the parking lot is only fourteen feet (14') wide. This is too narrow to permit two-way traffic. She stated that staff recommends that the drive aisle be widened to at least eighteen feet (18'), which would be the minimum width that two cars could pass.

Finally, Ms. Willson stated that the trees on the property are very close to the parking area, and construction and paving may cause undue damage to these trees. She stated that staff requests that every effort be made during construction to preserve and protect the existing trees on the property. In an earlier discussion with representatives from the Historical Society, they have agreed to the changes as recommended by staff.

There was no one present to speak in favor or against this petition.

The meeting was then opened to the Plan Commissioners for questions and discussion.

Commissioner Sweetser asked why the recommended width for the drive aisle is only eighteen feet (18'). Ms. Willson responded that this is the width of two (2) parking spaces, and the minimum width that two (2) cars could drive in one (1) aisle. Nancy Hill, Planner II, reminded the Commissioners that the Lombard Bible Church has a drive aisle of only eighteen feet (18') in width. David Sundland, Senior Planner, added that there is a tree in the area where the drive aisle would be widened, and this minimum width would be an effort to protect the existing tree.

After due consideration of the petition and the testimony presented, the Plan Commission found that the requested conditional use complied with the standards of the Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 5 to 0, recommended approval of PC 99-14, subject to the following conditions:

- A. That the driveway off of Parkside Avenue shall be a minimum of eighteen feet (18') wide.

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- B. That the handicap accessible space shall be provided per Code.
- C. That fencing shall be erected so as to meet the requirements of the Zoning Ordinance in regards to the clear sight areas.
- D. That every effort shall be made to preserve and protect the existing trees on the site during construction phases.

Respectfully,

**VILLAGE OF LOMBARD**

Daniel Broderick  
Chairperson pro tem  
Lombard Plan Commission

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att-

c      Petitioner  
         Lombard Plan Commission

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