

March 16, 1999

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

Subject: PC 99-08: 131 South Main Street

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. This petition requests conditional use approval to establish a Planned Development in the B5 Central Business District to allow the construction of a second principal structure on one lot-of-record, and exceptions to the standards for transitional landscape yard, parking dimensions, and landscaping for existing site improvements.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on March 15, 1999.

The petition was presented by Jack Brust, 135 South Main Street, Lombard. Mr. Brust stated that he was presenting the petition on behalf of Brust Family Partnership. He stated that they sold the property to the north to Big Idea, did a subdivision and consolidation, hired an architect and were proposing to rehabilitate the existing building at 131 S. Main Street. He stated that the new building will accommodate a sales office, storage and a second-floor residence.

There was no one to one speak of in favor or against the petition.

The staff report was presented by David Sundland, Senior Planner. Mr. Sundland stated that the property in this petition is associated with the Brust Funeral Home. He indicated that two of the houses to the north are owned by Big Idea and the southernmost house is owned by Brust. He indicated that the petitioner is proposing to remove the existing building and replace it with a larger structure matching the architecture of the existing structure, with the two structures being connected by a porte-cochere. Mr. Sundland indicated that the site is an older site and the petitioner is not proposing to change the east portion of property. He stated that the petitioner is requesting exceptions to the existing conformities for parking and transitional yard setbacks. Mr. Sundland stated that the petitioner will be using the new structure as a showroom, as well as for offices and storage, and that there will be a second-floor residence.

Mr. Sundland indicated that staff is requesting an easement in front of the new building which is to be set back 31' from Main Street for landscaping and a pocket park. Lastly, Mr. Sundland indicated that staff recommended approval with conditions.

Chairperson Ryan opened the public hearing for discussion and questions by the Plan Commission.

Commissioner Kramer stated that the proposal looks nice and will improve the area. She indicated that they were in receipt of the letter from Mr. Lange which addressed lighting issues and stated they have been addressed.

Commissioner Sweetser agreed with Commissioner Kramer and stated that it was also a great addition to the downtown area. She questioned the entrance of the new building and thought that the resident entrance looked close to the main entrance and wondered if the customers might get confused as to the correct entrance. Mr. Brust indicated that it will be designated in some way so that people will not get confused.

Chairperson Ryan agreed that it was a great addition.

After due consideration of the petition and the testimony presented, the Plan Commission found that the conditional use and exceptions complied with the standards of the Zoning Ordinance and the recommendations of the Comprehensive Plan. Therefore, the Plan Commission, by a roll call vote of 5 to 0, recommended to the Corporate Authorities, approval of the petition associated with PC 99-08 with the following conditions:

1. That the petitioner provide for review by the Director of Community Development a plan to reduce light trespass onto adjacent residential properties, and that the lighting level changes be made prior to the issuance of a certificate of occupancy for the proposed building.
2. That six-inch (6") vertical curbing be provided along any new pavement edge, including the edge of new pavement or pavement which has been saw-cut.
3. That the space which is shown at the northeast corner of the site (north of the landscape island) be removed. The asphalt in this area shall be removed and replaced with ground cover, and curbing shall be provided along the western edge.
4. That the new handicapped space which is proposed (on sheet C-2, Site Plan, prepared by Norman J. Toberman Associates, dated February 19,

1999; shown as the easternmost of the two handicapped spaces which are south of and adjacent to the building) not be provided at that location, but instead be provided as one of the spaces in the double row of parking which is east of the existing building.

5. That this Planned Development be valid only for a funeral home with up to four (4) upstairs residences.
6. That the site be developed in substantial compliance with the Engineering Plans, , labeled "Proposed Two Story Annex Building," prepared by Norman J. Toberman & Associates, dated February 19, 1999, and Architectural Plans, labeled "Partial Site Plan," prepared by Dearlove & Associates, dated January 21, 1999, except as modified herein.

Respectfully,

VILLAGE OF LOMBARD

Donald F. Ryan
Chairperson
Lombard Plan Commission

DAH:jd
att-

c. Petitioner
Lombard Plan Commission
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