

**VILLAGE OF LOMBARD**  
**REQUEST FOR BOARD OF TRUSTEES ACTION**  
**For Inclusion on Board Agenda**

  X   Resolution or Ordinance (Blue)       X   Waiver of First Requested  
      Recommendations of Boards, Commissions & Committees (Green)  
      Other Business (Pink)

**TO :** PRESIDENT AND BOARD OF TRUSTEES

**FROM:** Scott R. Niehaus, Village Manager

**DATE :** August 9, 2021

**(BOT) Date:** August 19, 2021

**SUBJECT:** PC 21-19: 23 W Maple Street – Lombard Historical Society

**SUBMITTED BY:** William J. Heniff, AICP, Director of Community Development *WJH*

**BACKGROUND/POLICY IMPLICATIONS:**

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition.

The petitioner, The Village of Lombard's Historical Society, requests that the Village take the following actions on the subject property located within the R2 Single-Family Residence District:

1. A conditional use per Section 155.407(C)(3) of the Zoning Ordinance to allow for a cultural facility/institution (museum);
2. A variation from Section 155.210(A)(3)(b) to allow a twenty-six (26) foot high accessory structure;
3. A variation from Section 155.210(B)(1)(a) to allow a single accessory building in a residential district to exceed ten percent of the zoning lot;
4. 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;
5. A variation from Section 155.210(B)(2)(a) to allow a three (3) foot interior side yard setback for an accessory structure; and
6. A variation from Sections 155.407(J) and 155.602(C) to allow for zero off-street parking spaces.

The Plan Commission recommended approval of this petition by a vote of 5-0. Please place this petition on the August 19, 2021, Board of Trustees agenda with a waiver of first reading.

**Fiscal Impact/Funding Source:**

Review (as necessary):

Finance Director \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager \_\_\_\_\_ Date \_\_\_\_\_

**NOTE:** All materials must be submitted to and approved by the Village



## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development *WJH*

**MEETING DATE:** August 19, 2021

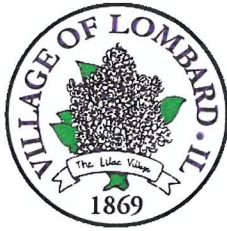
**SUBJECT:** **PC 21-19: 23 W Maple Street – Lombard Historical Society**

Please find the following items for Village Board consideration as part of the August 19, 2021, Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 21-19;
3. An Ordinance granting approval of a conditional use (expansion) for a cultural facility/institution (museum) and companion variations for a property located at 23 W. Maple Street.

The Plan Commission recommended approval of this petition by a vote of 5-0. Please place this petition on the August 19, 2021, Board of Trustees agenda with a waiver of first reading.





## VILLAGE OF LOMBARD

255 E. Wilson Ave.  
Lombard, Illinois 60148-3926  
(630) 620-5700 Fax (630) 620-8222  
[www.villageoflombard.org](http://www.villageoflombard.org)

August 19, 2021

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Liz Brezinski

**Trustees**  
Brian LaVaque, Dist. 1  
Anthony Puccio, Dist. 2  
Bernie Dudek, Dist. 3  
Andrew Honig, Dist. 4  
Dan Militello, Dist. 5  
Bob Bachner, Dist. 6

**Village Manager**  
Scott R. Niehaus

*"Our shared **Vision** for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The **Mission** of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Mr. Keith T. Giagnorio,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 21-19: 23 W Maple Street – Lombard Historical Society**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition.

The petitioner, The Village of Lombard's Historical Society, requests that the Village take the following actions on the subject property located within the R2 Single-Family Residence District:

1. A conditional use per Section 155.407(C)(3) of the Zoning Ordinance to allow for a cultural facility/institution (museum);
2. A variation from Section 155.210(A)(3)(b) to allow a twenty-six (26) foot high accessory structure;
3. A variation from Section 155.210(B)(1)(a) to allow a single accessory building in a residential district to exceed ten percent of the zoning lot;
4. 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;
5. A variation from Section 155.210(B)(2)(a) to allow a three (3) foot interior side yard setback for an accessory structure; and
6. A variation from Sections 155.407(J) and 155.602(C) to allow for zero off-street parking spaces.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on July 19, 2021. Sworn in to present the petition was Anna Papke, Senior Planner, and Stephen

Flint of Flint Architects; George Seagraves, Lombard Historical Society Board of Management President and Alison Costanzo, Lombard Historical Society Executive Director.

Mr. Flint presented the petition. He provided an overview of the proposed two-story addition to the carriage house at the rear of the property. Mr. Flint offered a brief history of the project. The original carriage house was moved to the museum property in 1981. The original construction date of the carriage house dates to 1887. In 2012, a two-story addition was added to the carriage house. A chicken coop also known as the Plum shed originally served as a multipurpose shed located on the Plums' property which is now Lilacia Park. This shed was moved to 206 W. Maple Street and served as a garage then subsequently moved again in 1993 to the museum property. The shed is currently the gift shop located to the west of the carriage house.

Mr. Flint outlined the requested variances and referenced the existing conditions from a power point slide. There are two options being considered for the addition. Option A is a larger addition with the removal of the chicken coop. Option B is a smaller addition to accommodate the existing conditions of the chicken coop remaining in its current location.

Mr. Flint referenced the proposed floor plans and indicated the lift to provide accessibility required as part of the grant from the State of Illinois. The building will be fully sprinkled as was the first addition.

Mr. Flint referenced the building elevations and explained that the addition will match the height of the existing carriage house that is approximately 26 feet. The impervious coverage of both options was discussed as interchangeable depending on if the chicken coop is relocated.

Mr. Flint referenced a rendering showing the building color lighter than the existing dark brown siding. Construction is anticipated in late fall with a two year window to complete per the grant agreement.

Acting-Chair Sweetser asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, she asked for the staff report.

Ms. Papke presented the staff report, which was submitted to the public record in its entirety. The Lombard Historical Society is located on the subject property. Improvements include a single-family home currently operated as a museum, and four accessory structures including a carriage house, a shed, a gazebo and an outhouse. The carriage house contains the Historical Society's archives, an exhibit, and meeting space. The Historical Society proposes to expand the carriage house in order to provide enhanced services to visitors.

As an accessory structure, the carriage house is subject to the following bulk regulations: setbacks, building height, and size of the accessory structure in comparison to the principal structure on the property. In order to accommodate the proposed addition to the carriage house, the Historical Society has requested several variances from these bulk regulations. The petitioner also requests a parking variance and an amended conditional use for a cultural institution. Staff has reviewed the request and notes that the Historical Society is a unique land use, and that options for expansion



of facilities are limited given existing development on the site. Staff recommended approval of the petition subject to the conditions in the staff report.

Acting-Chair Sweetser asked if there were any questions or comments on the staff report. Commissioner Johnston asked Ms. Papke if the larger building and less green space will impact any potential flooding in the area. Ms. Papke responded that the property is meeting the required fifty percent open space for the lot. The threshold for any additional engineering requirements was reviewed and stormwater compliance will be managed during the permitting process.

On a motion by Commissioner Walker, and a second by Commissioner Giuliano, the Plan Commission voted 5-0 to recommend that the Village Board approve the petition associated with PC 21-19 subject to the three (3) conditions in the staff report:

1. The petitioner shall develop the space in substantial conformance with the site plan and the Flint Architects plans and elevations made a part of this petition;
2. The petitioner shall satisfactorily address all comments noted within the IDRC Report;
3. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Respectfully,

**VILLAGE OF LOMBARD**

Ruth Sweetser, Acting Chairperson  
Lombard Plan Commission

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### VILLAGE OF LOMBARD – 23 W. MAPLE STREET

JULY 19, 2021

#### Title

PC 21-19

#### 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

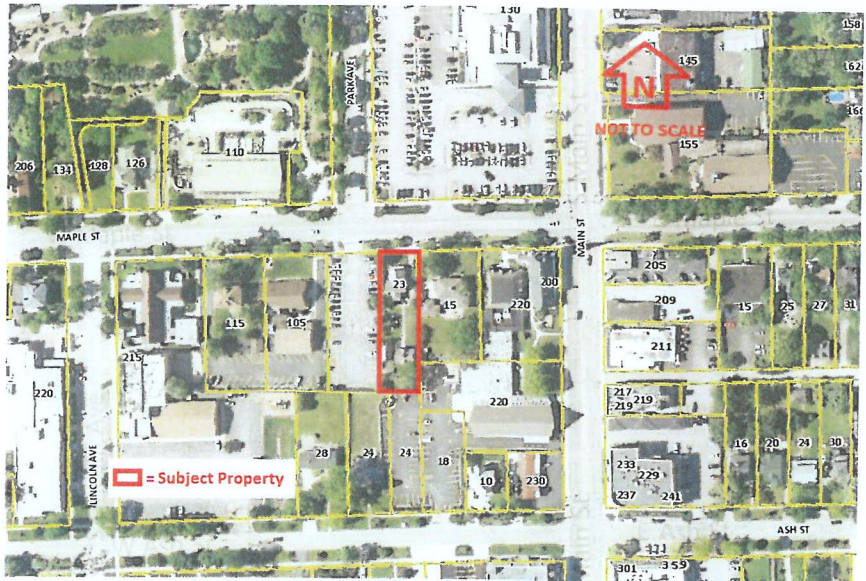
Cultural Facility/Institution  
(Museum)

#### Comprehensive Plan

Public & Institutional

#### Approval Sought

1. Conditional use for the expansion of a cultural facility/institution (museum);
2. Variations for the following: accessory structure height;
3. A single accessory building to exceed 10% of the zoning lot;
4. Combined area of all accessory buildings to exceed the ground floor area of the principal structure;
5. Interior side yard setback;
6. Zero off-street parking.



LOCATION MAP

#### PROJECT DESCRIPTION

The Village of Lombard, in cooperation with the Lombard Historical Society, is proposing an addition to the existing carriage houses 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 with companion variations require further review.

#### APPROVAL(S) REQUIRED

The Village as petitioner, requests approval of an amendment to Ordinance 6631 and 6979 and the following relief for the subject property, located within the R2 Single-Family Residence District:

1. A conditional use per Section 155.407(C)(3) of the Zoning Ordinance to allow for a cultural facility/institution (museum);
2. A variation from Section 155.210(A)(3)(b) to allow a twenty-six (26) foot high accessory structure;
3. A variation from Section 155.210(B)(1)(a) to allow a single accessory building in a residential district to exceed ten percent of the zoning lot;
4. 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;
5. A variation from Section 155.210(B)(2)(a) to allow a three (3) foot interior side yard setback for an accessory structure; and
6. A variation from Sections 155.407(J) and 155.602(C) to allow for zero off-street parking spaces.



## PROJECT STATS

### Lot & Bulk

Parcel Size:	appr. 0.32 acres, 13,419 sq. ft.
Required Open Space:	6710 SF 50%
Existing:	9305 SF 69%
Proposed:	8245 SF 61%

### Street Frontage

Maple St.	appr. 64 feet
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### Submittals

1. Petition for Public Hearing;
2. Response to Standards for Conditional Use and Variations;
3. Plat of Survey prepared by Gentile and Associates and dated May 31, 2021;
4. Site Plan prepared by Flint Architects and dated 7/7/21;
5. Building Elevations and lot coverage tables; Option A prepared by Flint Architects and dated 7/7/21.
6. Building Elevations and lot coverage tables; Option B prepared by Flint Architects and dated 7/7/21.
7. Photo Rendering prepared by Flint Architects and dated 7/13/21.

## 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 four accessory buildings: the carriage house, the William J. Mueller Memorial gazebo, the Plum shed, and the outhouse. The Victorian Cottage Museum contains four period rooms that are restored to a 1870s appearance, exhibits on Lombard history, storage in the attic, and administrative offices in the 1,093-sq. ft. basement. The carriage house holds the Historical Society's archives, exhibit and meeting space. The gazebo (176 sq. ft.) is used for hosting outdoor events. The Plum shed is used as a gift shop at this time with plans to move it offsite (Option A plans are if the shed can be moved and Option B plans are if the shed cannot be relocated), 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 (the library will be vacated for a new location in the near future) 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 proposed project would be required to be fully sprinklered as was the case with the last addition to this building. Also, all elements of this project are to be full "Accessible" as required under the 2018 Illinois Accessibility Code. Additional comments may be forthcoming during the permit process.

### Fire Department:

The proposed project would be required to be fully sprinklered as was the case with the last addition to this building. Additional comments may be forthcoming during the permit process.

### Private Engineering Services:

Private Engineering has no issues or concerns regarding the project. Additional comments may be forthcoming during the permit process.

### Public Works:

Public Works has no issues or concerns regarding the project.

## Planning Services Division:

### 1. *Surrounding Zoning & Land Use Compatibility*

	<b>Zoning Districts</b>	<b>Land Use</b>
<b>North</b>	B5PD	Central Business District Planned Development, Elmhurst Clinic
<b>South</b>	B5APD	Downtown Perimeter District, First Church of Lombard
<b>East</b>	R2	Single-Family Detached Residential
<b>West</b>	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 addition to the carriage house would be consistent with the Comprehensive Plan.

### 3. *Zoning & Sign Ordinance Compatibility*

*A conditional use (per Section 155.407(C)(3) of the Zoning Ordinance) to allow for a cultural facility/institution (museum).*

The existing Victorian Cottage Museum has been in operation since 1972. The requested conditional use is required for the expansion of the existing conditional use as originally approved by Ordinance 6631 in 2011 and amended by 6979 in 2013. Staff supports the conditional use for the museum.

*A variation from Section 155.210(A)(3)(b) to allow an addition to an existing twenty-six (26) foot high accessory structure.*

The existing coach house is twenty-six (26) feet high. The requested relief is necessary to accommodate and maintain the existing historic structure. The petitioner is proposing an addition to the coach house to match the existing height of twenty-six (26) feet. Staff supports the requested variation.

*A variation from Section 155.210(B)(1)(a) to allow a single accessory building in a residential district to exceed ten percent of the zoning lot.*

The lot size according to York Township Assessor's Office is 13, 419 square feet. Ten percent of the lot size is 1,342 square feet. The proposed carriage house with the addition will be 2,330 square feet.

The variation to allow the accessory building to exceed the ten percent of the zoning lot 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 addition is intended to enhance the educational experience of the visitors to the museum and is not an exception for a specific household. Therefore precedent is not being set in consideration of this unique circumstance. Staff supports the requested amendment to the conditional use and the companion variation.

*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 existing accessory structures have a combined footprint of approximately 1,838 square feet. The proposed addition project will increase the square footage of accessory structures by approximately 1000 square feet for either option A or B as the existing 300 square foot Plum shed will be removed for option A or remain for option B.

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 addition is intended to enhance the educational experience of the visitors to the museum and is not an exception for a specific household. Therefore precedent is not being set in consideration of this unique circumstance. Staff supports the requested amendment to the conditional use and the companion variation.

*A variation from Section 155.210(B)(2)(a) to allow a three (3) foot interior side yard setback for an accessory structure*

The entire accessory structure is required to be within the rear quarter of a zoning lot in order to be setback three feet from the property lines instead of six feet for the three front quarters of the zoning lot. The rear quarter of the lot size of the property is 54 feet from the rear property line by the width of the lot. The existing carriage house encroaches ten feet into the front three quarters of the lot however it is located approximately six feet (5.79 feet) from the east interior side property line and twenty-nine (29) feet from the west interior side property line. The proposed addition, option B and option A are entirely within the rear quarter of the lot yet the entire building is not. The addition is located next to the west property line abutting an existing parking lot. As the impact will be minimum on this land use, staff can support this variation.

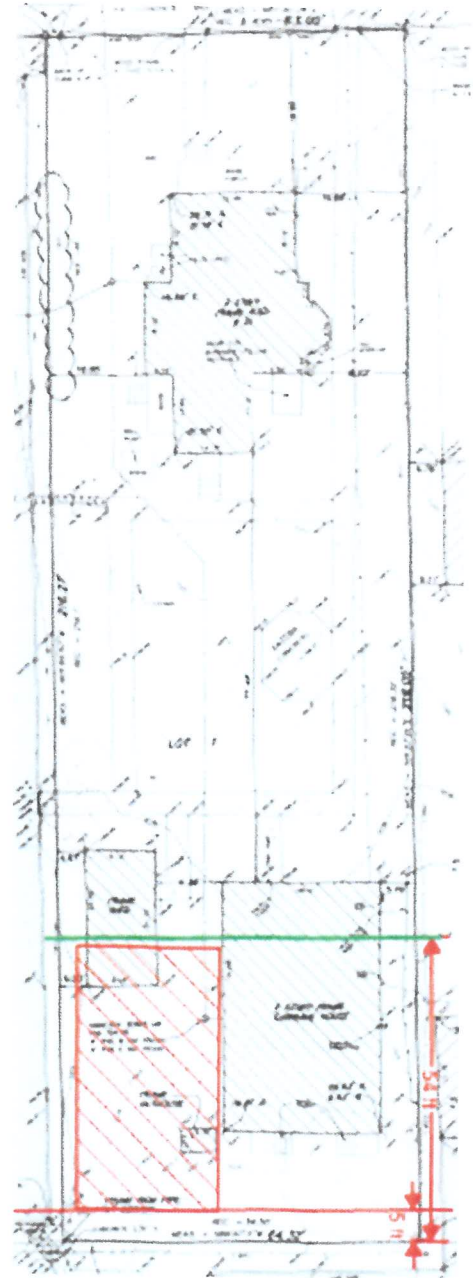


Figure 1 - Bulk of project in the rear quarter of the lot. Option A (shown): the Plum shed will be removed. Option B: the addition is smaller to accommodate the Plum shed.

*A variation from Sections 155.407(J) and 155.602(C) to allow for zero off-street parking spaces*

There are no parking facilities currently provided on-site; however, the petitioner has the use of five parking spaces in the adjacent 25 W. Maple lot, which is owned by the library with a Village parking agreement. The proposed expansion would require the provision of three and one-half additional parking spaces. As the site was developed as a single-family residence and continues to have that type of configuration, there is not sufficient space to accommodate a commercial parking lot. Accordingly, the petitioner wishes to continue to provide parking within available public and on-street parking spaces, as is done for other nearby public and semi-public uses (Helen Plum Library, Lilacia Park, etc.). Staff supports the requested variation.

### **SITE HISTORY**

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

- 2011; PC 11-11; PERMIT # 2012-183: Approval was granted and a permit was issued for an addition to the carriage house.
- 2013; PC 13-07; PERMIT # 2014-1979: Approval was granted and a permit was issued for a gazebo.

### **FINDINGS & RECOMMENDATIONS**

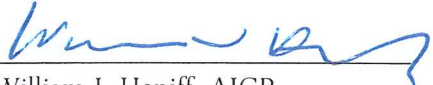
Staff finds that the proposed addition is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, Zoning Ordinance, and Sign Ordinance.

The Inter-Departmental Review Committee has reviewed the Standards for the amendment to the conditional use and for companion variations for an addition 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 variations of the addition 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 21-19:

Based on the submitted petition, accompanying building plans and the testimony presented, the proposed addition **complies** with the standards established by the Lombard Zoning Ordinances, and that granting the amendment to the conditional use and variations 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 21-19, subject to the following conditions:

1. The petitioner shall develop the space in substantial conformance with the site plan and the Flint Architects plans and elevations made a part of this petition;
2. The petitioner shall satisfactorily address all comments noted within the IDRC Report;
3. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Inter-Departmental Review Committee Report approved by:

  
William J. Heniff, AICP  
Director of Community Development  
c. Petitioner



## VII. STANDARDS FOR CONDITIONAL USES

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all conditional uses of the Lombard Zoning Ordinance.

### SECTION 155.103 (F)(8) OF THE LOMBARD ZONING ORDINANCE:

No conditional use shall be recommended by the Plan Commission unless it finds:

1. *That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;*

**The subject property has been in operation as a public museum for nearly 50 years and, in that time, it has not demonstrated any negative impact on the public health, safety, morals, comfort, or general welfare. The mission of the Lombard Historical Society is the collection, interpretation, preservation and presentation of information and objects concerning the history of Lombard.**

2. *That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;*

**Approval of the requested conditional use should not have any impact on the use, enjoyment or values of the properties in the vicinity.**

3. *That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;*

**The expansion of the conditional use will not impede the development of surrounding property. The majority of the block is developed with public or institutional uses including Maple Street Chapel, First Church of Lombard, St. John's Lutheran Church, Calvary Episcopal Church, Helen Plum Memorial Library, Elmhurst Clinic and the adjacent Village parking lot.**

4. *That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;*

**The proposed expansion will meet all applicable codes with regard to public utilities and drainage.**

5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;*

**Public access to the site will continue to be provided via the adjacent public parking lot.**

6. *That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,*

**The Comprehensive Plan recommends public and institutional land uses at this location. The Victorian Cottage Museum meets this recommendation.**

7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

**As a companion to this conditional use request, the Historical Society is requesting variations to accommodate the proposed expansion of the Carriage House.**



## XI. STANDARDS FOR VARIATIONS

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all variations of the Lombard Zoning Ordinance and Lombard Sign Ordinance.

### SECTION 155.103.C.7 OF THE LOMBARD ZONING ORDINANCE:

The regulations of this ordinance shall not be varied unless findings based on the evidence presented are made in each specific case that affirms each of the following standards:

1. *Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.*

**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 achieve an ADA-compliant exhibit space.**

**The variation to allow the accessory structure to exceed seventeen (17) feet is necessary to match the existing two-story Carriage House.**

**The variation from parking requirements is needed as no parking facilities currently provided on-site; however, the Society has the use of five parking spaces in the adjacent 25 W. Maple lot. The proposed expansion would require additional parking spaces. As the site was developed as a single-family residence and continue to have that type of configuration, there is not sufficient space to accommodate a commercial parking lot. Accordingly, the Society wishes to continue to provide parking within available public and on-street parking spaces as is done for other nearby public and semi-public uses (Helen Plum Library, Lilia Park, etc.)**

2. *The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification.*

**The Victorian Cottage Museum property is unique in that it and the Sheldon Peck Homestead, another Lombard Historical Society museum, are the only house museums within the Village of Lombard. Accordingly, the requested variations are not generally applicable to other properties within the R2 Single-Family Residence District.**

3. *The purpose of the variation is not based primarily upon a desire to increase financial gain.*

**The Lombard Historical Society is an educational, 501(c)(3) not-for-profit organization dedicated to the collection, interpretation, preservation and presentation of information and objects concerning the history of Lombard. The requested variations will allow the Society to fulfill this mission and will not increase financial gain.**

4. *The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.*

**The existing structure have been at its present location for many years.**

5. *The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.*

**The requested variations would largely address existing conditions and, as such, would not be detrimental to the public welfare or injurious to other properties in the neighborhood in that the property has been operating as a public museum for nearly 50 years.**

6. *The granting of the variation will not alter the essential character of the neighborhood; and,*

**The requested variations would not alter the essential character in that the property has been operating as a public museum for many decades.**

7. *The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.*

**The project will maintain the required setbacks and will also maintain open space as required by the Zoning Ordinance.**



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING AN AMENDMENT TO ORDINANCE  
6631 AND 6979 FOR CONDITIONAL USES PURSUANT TO  
TITLE 15, 155.407 (C) OF THE LOMBARD ZONING ORDINANCE  
FOR A CULTURAL FACILITY (MUSEUM)  
AND COMPANION VARIATIONS**

(PC 21-19: 23 W. Maple Street)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the subject property, as described in Section 2 below, is zoned R2 Single-Family Residence District; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Title 15, Chapter 155, Section 155.407 (C)(3) of the Lombard Village Code to allow for a cultural facility/institution (museum); and,

WHEREAS, said application also requests approval of a variation to Title 15, Chapter 155, Section 155.210 (A)(3)(b) to allow a twenty-six foot high accessory structure; and

WHEREAS, said application also requests approval of a variation to Title 15, Chapter 155, Section 155.210(B)(1)(a) to allow a single accessory building in a residential district to exceed ten percent of the zoning lot; and

WHEREAS, said application also requests approval of a variation to Title 15, Chapter 155, 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; and

WHEREAS, said application also requests approval of a variation to Title 15, Chapter 155, Section 155.210(B)(2)(a) to allow a three (3) foot interior side yard setback for an accessory structure; and

WHEREAS, said application also requests approval of a variation to Title 15, Chapter 155, Sections 155.407(J) and 155.602(C) to allow for zero off-street parking spaces; and

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on July 19, 2021, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the petition as described herein, subject to three (3) conditions; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the following relief is hereby granted for the Subject Property, as described in Section 2 below, subject to the conditions set forth in Section 3 below:

1. A conditional use per Section 155.407(C)(3) of the Zoning Ordinance to allow for a cultural facility/institution (museum);
2. A variation from Section 155.210(A)(3)(b) to allow a twenty-six (26) foot high accessory structure;
3. A variation from Section 155.210(B)(1)(a) to allow a single accessory building in a residential district to exceed ten percent of the zoning lot;
4. 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;
5. A variation from Section 155.210(B)(2)(a) to allow a three (3) foot interior side yard setback for an accessory structure; and
6. A variation from Sections 155.407(J) and 155.602(C) to allow for zero off-street parking spaces.

SECTION 2: That this Ordinance is limited and restricted to the property located at 23 W. Maple Street, Lombard, Illinois and legally described as follows:

Lot 1 IN THE RESUBDIVISION OF LOT 6 IN BLOCK 27 IN TOWN OF LOMBARD, IN SECTIONS 5, 6, 7 AND 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 29, 1919 AS DOCUMENT 138040 IN DUPAGE COUNTY, ILLINOIS.



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Parcel Number: 06-07-217-005; (the "Subject Property").

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. The petitioner shall develop the space in substantial conformance with the site plan and the Flint Architects plans and elevations made a part of this petition;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
3. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_ day of \_\_\_\_\_, 2021.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2021.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2021, pursuant to a roll call vote as follows:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Keith T. Giagnorio, Village President

ATTEST:

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\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk

Published by me in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk