

AGENDA NUMBER: 1
REPORT NUMBER: PZC-19-1
CASE NUMBER: SITE PLAN-18-023
TYPE: SITE PLAN & SUP



Planning & Zoning Commission Staff Report January 9, 2019 (Continued from 12/12/18)

Item for Planning & Zoning Commission Consideration:

Request for approval of 1) Building and Site Plans for a commercial/residential building expansion; and 2) a Special Use Permit to allow the use of the first floor for offices at 16 West Burlington Avenue.

Recommended Action:

1) Approve a Site and Building Plans for proposed building modifications; and 2) Approve a Special Use Permit to allow office uses on the first floor--both at 16 West Burlington Avenue, with the following suggested condition of approval:

- Site plan shall be revised to show 6 parallel parking spaces.

I. Basis of Recommendation

A. Background

The petitioner, Mr. Ahmed Hussain, appeared before the Planning and Zoning Commission at the December 12, 2018 meeting to request consideration of his application for Site and Building Plan approval to allow for the modification of the existing building. Mr. Hussain proposes to expand an existing attic space into a third-floor, which would allow for the creation of one new apartment unit.

Among several items addressed by the Commission, changes to the building's facade and appearance were the most significant barrier to advancing this project for consideration by the Village Board. The changes proposed by the applicant were a significant departure from the building's current detailing, which is attractive and typical of early 1900's architecture. Members of the Commission and staff both provided suggestions for improving the appearance of this proposed building renovation, and as outlined below, the applicant has incorporated many of these suggestions.

Discussions with the petitioner at the December meeting also revealed the applicant's interest in leasing some or all of the first-floor for offices. The B1 zoning district discourages the use of first-floor space in the Downtown area for offices, in order to encourage retail uses. However, the more remote location of this building from the primary retail uses along Cass Avenue, and the building's older design both pose practical difficulties for exclusively retail use. The requested special use permit will permit flexibility in leasing this space, and could therefore increase taxes and bring more employees to the Downtown area that could support local retail businesses.

General Location

The subject property is located on the north side of Burlington Avenue, just west of Cass Avenue in the downtown area.



Zoning and Location Map - 16 West Burlington Avenue

B. Critical Issues

At the December meeting, Commissioners identified several possible design changes to both maintain the existing building character and improve the overall image. Community Development Department staff subsequently met with the petitioner to further explore these suggestions. Mr. Hussain was fully cooperative and responsive to the suggested changes and agreed to incorporate almost all of

the suggestions--See the enclosed Revised Architectural Plans.



Aerial Map - 16 West Burlington Ave.

i. Suggested Architectural Changes (*Petitioners Response in Italics*)

1. Maintain the window detailing (shutters and molding);
 - *All elevations with exposed windows include both shutters and molding.*
2. Maintain the existing roof detail with molding with gable pitch;
 - *The new roof design maintains the molding detailing and gable pitch design as is currently provided on the existing building.*
3. Expand the window area on the first floor to provide full floor to door height glass;
 - *Window area has been expanded on the front elevation.*
4. Add window awnings on the first floor;
 - *Awnings are provided above the first-floor windows on the front elevation.*
5. Wrap brick around the corner of the building.
 - *The east elevation now includes brick as an extension of the front elevation to provide visual continuity.*
6. Consider using 'Goose Neck' lighting fixtures
 - *A 'goose neck' fixture has been added above the front entrance*

ii. Building Height

In response to questions regarding any possible changes to building height, the petitioner has clarified that the height of the building will be 37 feet and therefore complies with the 40 ft. height limit of the B1 District. The previous discussion with the petitioner indicated that the requested design changes to the roof may require the building to be taller allowed, and therefore the petitioner was advised to request a potential height variance. However, based on the revised plans, the height variance is no longer necessary. The architectural plans now detail the various floor heights of the building, including the roof height as permitted by Village Code.



16 West Burlington Facade Images (Google Earth)

Staff believes that the proposed building revisions are in compliance with the recommendations of the Village, and the request for permission to add office uses to the first floor may enhance the value of the property and nearby uses, and may promote Downtown revitalization by adding new residents and businesses.

C. Legal

Notification: Public notice was published in the Westmont Press on December 26th, 2018. Mailed notices were sent on December 21, 2018. A sign was placed on the property on December 21, 2018.

Code Reference: Appendix A, Sections 7.02 (E); 7.03; 7.05 (D); and 13.09.

D. Financial: The petitioner will seek funding assistance with the Village's facade improvement grant program. The Village Board is responsible for reviewing and approving applications for this grant funding.

E. Other Actions: The recommendation of the Planning and Zoning Commission will be referred to the Village Board for a final decision.

II. Recommended Conditions, Stipulations, or Other Requirements

1. Site plan must be revised to provide 6 parallel parking spaces.

III. Attachments and References

1. December 26, 2018 Westmont Suburban Life publication notice;
2. Petitioner Attachments
 - a. Revised Architectural Plans received on December 31, 2018
 - b. Architectural Rendering received on December 31, 2018

IV. Principal Parties Expected at Meeting

1. Mr. Ahmed Hussain, Owner, applicant; and
2. Abiodun Johnson, BJ Architecture, architect for the applicant.