



PREPARED FOR THE URBAN DESIGN COMMISSION AND PLAN COMMISSION

Project Address: 855 East Main Street (6th Aldermanic District, Alder Rummel)
Application Type: Demolition and Construction of an Addition to a Public Building
Legistar File ID #: [38143](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Related Reviews and Approvals

On May 14, the Zoning Board of Appeals granted a zoning variance related to the minimum landscaping requirements, due to a deed restriction to maintain a surface cap over an area with contaminated soils (Section 28.142(6)(a)). (Please see Legistar Item [38206](#)).

On May 20, the Urban Design Commission granted initial approval for the design of the public building, requesting that the applicant reintroduce a green roof element to the proposal (see attached draft report).

Project Description, Analysis, and Conclusion

In a June 3, 2015 revision to the original plans, a 3,011 square foot green roof element has been incorporated on a portion of the roof of the new addition. As such, staff recommends a modification to Condition #2 from the May 20 staff report as follows:

2. Final plans submitted for review and approval by staff shall include detailed specifications and a planting and maintenance plan for the 3,011 square foot green roof element. ~~The applicant is encouraged to incorporate a green roof element on the proposed addition in order to partially offset the landscaping that would otherwise be required on the site absent a zoning variance.~~