

July 21, 2005

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

Subject: PC 05-22: 1703 S. Main Street

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner is requesting that the Village take the following actions on the subject property:

1. Approve an Annexation Agreement;
2. Annex the property into the Village of Lombard; and
3. Approve a map amendment to rezone the property from the R1 Single-Family Residence District to the R2 Single-Family Residence District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on June 20, 2005. Petitioner Pete Gerardi (981 Danforth, Batavia) stated that the subject property is an approximately 0.65-acre parcel located at the southeast corner of 17th Street and Main Street. He is proposing to annex the property and have it rezoned for a three-lot subdivision. The lots will average 8,800 square feet and no variations will be necessary. They will be extending sanitary sewer from the corner to the Yorkshire Woods subdivision and water will be taken off the existing mains.

Chairperson Ryan then opened the meeting for public comment. There were no comments in favor or in opposition to the proposal. Chairperson Ryan then requested the staff report.

Jennifer Backensto, Planner I, reiterated the requested actions and summarized the project. She noted that the IDRC report had several engineering comments that must be addressed through the building permit process. The Comprehensive Plan calls for this area to be developed as Estate Residential (four units per acre). The petitioner's site plan proposes three single-family residential units on 0.61 acres, which is equivalent to 4.95 units per acre.

The proposed single-family subdivision is compatible with the existing single family residences surrounding the site. The lots on 17th Street will be nearly identical to those on the north side of the street and the average lot area of 8,800 square feet exceeds the minimum R2 requirement. Staff finds that the proposed development is compatible with adjacent land uses.

Ms. Backensto stated that upon annexation to the Village, properties are automatically classified as R1 Single-Family Residential properties. The petitioner is requesting a map amendment to zone the properties into the R2 District. Staff finds that this amendment can be supported as the abutting residences to the north, east and west of the project are or will be zoned R2. The zoning designation would be compatible with the adjacent residential properties and would be consistent with past zoning actions and the trend of development for properties abutting the subject property. The proposed lots meet the R2 minimum requirements of 60 feet in width and 7,500 square feet in area, and no variations are requested as part of the petition.

Ms. Backensto concluded by noting that the proposed three-lot subdivision meets the requirements for an Administrative Plat of Resubdivision and, as such, can be approved by staff.

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

Commissioner Burke made a motion for approval of the petition, which was seconded by Commissioner Olbrysh.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition complies with the standards required by the Lombard Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 4-0, recommended to the Corporate Authorities **approval** of the petition associated with PC 05-22.

Respectfully,

VILLAGE OF LOMBARD

Donald F. Ryan
Lombard Plan Commission

att-
c. Petitioner
Lombard Plan Commission