

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission HEARING DATE: November 17, 2008
FROM: Department of PREPARED BY: Jennifer Henaghan, AICP
 Community Development Senior Planner

TITLE

PC 08-15; 1312 S. Meyers Road: The petitioner requests that the Village take following actions on the subject property:

1. Approval of an Annexation Agreement;
2. Annexation to the Village of Lombard; and
3. Approval of a map amendment from the R0 Single-Family Residence District to the R1 Single-Family Resident District.

GENERAL INFORMATION

Petitioner: Mary Howes
 153 Briarwood North
 Oak Brook, IL 60523

Property Owner: The Hoepner Family Limited Partnership
 Janice Capps, Trustee
 601 S. Linden
 Elmhurst, IL 60148

PROPERTY INFORMATION

Existing Zoning: Unincorporated DuPage County (zoned R-3 Residential)

Existing Land Use: One single-family residence, two vacant lots

Size of Property: Approximately 2.03 acres

Comprehensive Plan: Recommends Estate Residential

Surrounding Zoning and Land Use:

North: R1 Single-Family Residential; developed as Single-Family Residence

South: Unincorporated DuPage County zoned R-3 Single-Family Residential; developed as a vehicle repair facility

East: Unincorporated DuPage County zoned R-3 Single-Family Residential; developed as Single-Family Residences

West: R0 Single-Family Residential; developed as Single-Family Residences

ANALYSIS

DESCRIPTION

The property owner wishes to annex the property into the Village of Lombard and is requesting a map amendment from the R0 District to the R1 District.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

The Private Engineering Services Division has no comments.

PUBLIC WORKS

The Engineering Division and Utilities Division of the Public Works Department have no comments at this time.

BUILDING AND FIRE

The Fire Department/Bureau of Inspectional Services has no comments.

PLANNING

Compliance with the Comprehensive Plan

The Comprehensive Plan recommends Estate Residential land uses at this location. The proposed single family uses and lot sizes are consistent with this recommendation.

Compliance with the Zoning Ordinance

As of October 2007, newly annexed properties are given R0 Single Family Residence zoning by default. Prior to the creation of the R0 District, properties were automatically assigned to the R1 Single Family Residence District. The petitioner is requesting R1 zoning. Staff has no objection to

the proposed map amendment as it is consistent with existing zoning classifications for single-family properties on the block. The subject property exceeds the R1 minimum width and area requirements and the existing single-family home appears to meet all setback requirements.

Compatibility with Surrounding Land Uses

The subject property is bordered by residential properties to the north, west, and east. The property immediately north of the subject property was approved by the Lombard Village Board for annexation and rezoning to the R1 District on November 6, 2008. The proposed rezoning would make the subject property compatible with the abutting property. A legal nonconforming vehicle repair facility exists on the property to the south. The subject property is currently utilized as a single family residence; therefore there is no change in the property's compatibility with existing land uses.

Compatibility with the Subdivision and Development Ordinance

No subdivision is currently proposed. However, the property consists of three lots of record that are each sufficiently large to be split into two single-family lots with one lot fronting on Meyers Road and one lot fronting on School Street. Such subdivisions would not require zoning relief under the R1 District.

Annexation Agreement

The petitioner is preparing a companion annexation agreement for the subject property. This agreement will be considered by the Village Board in conjunction with the final consideration of Ordinances.

FINDINGS AND RECOMMENDATIONS

The proposed annexation and companion variations are compatible with the surrounding land uses and zoning. Based on the above, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending approval of this petition:

Based on the submitted petition and the testimony presented, the proposal **complies** with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission find that the findings included as part of the Inter-Departmental Review Report be the findings of the Plan Commission and therefore, I recommend to the Corporate Authorities **approval** of the zoning actions associated with PC 08-15 for the subject properties, subject to the following condition:

1. That the rezoning request shall be contingent upon the Village and the property owner entering into an Annexation Agreement.

Plan Commission
Re: PC 08-15
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Report Approved By:

William J. Heniff, AICP
Director of Community Development

att-

c. Petitioner

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