

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission HEARING DATE: April 16, 2007

FROM: Department of PREPARED BY: Michael S. Toth
 Community Development Associate Planner

TITLE

PC 07-14; 422 E. Washington Blvd.: The petitioner requests a Minor Plat of Resubdivision to include a variation from the Zoning Ordinance to reduce the minimum lot width in an R2 Single-Family Residence District from sixty feet (60') to forty four feet (44').

GENERAL INFORMATION

Petitioner/Owner: David Dombrowski
 220 Birch Court
 Wheaton, IL 60187

PROPERTY INFORMATION

Existing Zoning: R2 Single Family Residence District

Existing Land Use: Single Family Residence

Size of Property: Approximately 11,391 square feet

Comprehensive Plan: Low Density Residential

Surrounding Zoning and Land Use:

North: R2 Single-Family Residence District, developed as a Single Family Residence

South: R2 Single Family Residence District, developed as a Single Family Residence

East: R2 Single Family Residence District, developed as a Single Family Residence

West: R2 Single Family Residence District, developed as a Single Family Residence

ANALYSIS

SUBMITTALS

This report is based on the following documentation:

1. Petition for Public Hearing.
2. Application for Minor Plat of Consolidation.
3. Minor Plat of Consolidation, prepared by Gentile & Associates, dated March 9, 2007.
4. Plat of Survey, prepared by Gentile & Associates, dated March 9, 2007.
5. Response to the Standards for Variations.

DESCRIPTION

The current property is currently improved with a single family residence. However, the subject property is legally nonconforming with respect to lot width. The petitioner is requesting a variation from the Zoning Ordinance to reduce the minimum lot width from 60 feet to forty four feet (44'). This relief would allow the property owner to rebuild the existing home in the event of a catastrophe. At this point in time, the petitioner does not propose to construct any additional improvements on the property.

INTER-DEPARTMENTAL REVIEW COMMENTS

PRIVATE ENGINEERING SERVICES

As this is an existing condition, the PES Division has no comments on the petition.

PUBLIC WORKS

The Public Works Department has reviewed the lot width variation request and does not have any comments on the petition.

FIRE AND BUILDING

The required six foot side yard setbacks needs to be maintained in order to allow for any emergency equipment/personnel to have access to the rear of the property.

PLANNING

Compliance with the Zoning Ordinance

Section 155.406(E) of the Zoning Ordinance requires a minimum lot width of sixty feet (60') in the R2 Single-Family Residence District. The subject property has a lot width of forty four feet (44'), which is 73% of the required lot width. The Zoning Ordinance permits development or reconstruction on lots in the R2 District that meet 80% of the required lot width, or a minimum of 48 feet. The intent of this rule is to provide a higher level of review for nonconforming lots that existed before the 60-foot minimum lot width requirement. Without the requested relief, the property owner would not be able to rebuild the current home in the event it were destroyed or damaged more than 50% of its value.

While the subject lot does not meet the minimum lot width requirement, it exceeds the amount of lot area required by Code. Lots in the R2 zoning district are required 7,500 square feet in area. The subject property is 11,391 square feet, which exceeds the required minimum lot area by 3,891 square feet. As the lot is currently situated, there are no other conformity issues pertaining to the Zoning Ordinance.

Staff finds that the variation request to reduce the minimum lot width to forty four feet (44') meets the Standards for Variations. As the petitioner's residence was constructed on this lot in 1924, granting the variation would not further increase the degree of nonconformity. There are unique physical limitations on the property in that, due to the width of the subject property and surrounding lots, there is no practical way for the petitioner to meet the requirements of the Zoning Ordinance. The lot immediately west of the petitioner's property is sixty feet (60') wide, so there would be no way for the lot to be brought into conformance by purchasing land from the west because that would only create another variation. The property to the east is eighty eight feet (88') in width. However the property has already been developed on the western portion, so there would be an inadequate amount of land to sell to the petitioner to increase the width of the subject property.

The requested relief is not needed due to the actions of anyone presently having an interest in the property. Granting the request would neither be injurious to neighboring properties, nor would it change the visual and aesthetic character of the neighborhood. Staff also notes that there are several lots in the area that are less than 60 feet in width and less than 7,500 square feet in area. As such, staff is therefore supportive of the lot width variation request.

Staff also notes that the relief only pertains to the lot width of the property itself. Any future development would be required to meet all of the underlying R2 regulations, including side yard setbacks and lot area coverage.

Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends Low Density Residential, a residential area with a net density of six or fewer dwelling units per acre and consisting primarily of single family detached dwellings. As the site is already improved with a single family residence, the development is compatible with the Comprehensive Plan.

Compatibility with Surrounding Land Uses

The proposed use is compatible with the surrounding land uses. Properties to the north, east, south, and west are zoned R2 Single Family Residential. The property is bordered on all sides by single family residential homes.

Compliance with the Subdivision and Development Ordinance

The petitioner has submitted a minor plat of resubdivision for the subject property that would make the property a single lot of record. If the lot width relief is granted, the request would meet the requirements of the Subdivision and Development Ordinance.

FINDINGS AND RECOMMENDATIONS

Staff believes that justification has been given for granting of the variation from the Zoning Ordinance to reduce the minimum lot width in an R2 Single-Family Residence District from sixty feet (60') to forty four feet (44') and that the petition meets the standards for variations. Based on the above considerations, 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 does comply with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission, and recommend to the Corporate Authorities **approval** of the PC 07-14, subject to the following condition:

1. The variation to the minimum lot width requirements is granted based upon the submitted plat of resubdivision of the subject property, prepared by Gentile & Associates, dated March 9, 2007 and submitted as part of this request.

Plan Commission
Re: PC 07-14
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Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Assistant Village Manager/Director of Community Development

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att
c. Petitioner

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