

**VILLAGE OF LOMBARD**  
**INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission                      HEARING DATE: December 20, 2010

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

**TITLE**

**PC 10-23; 660 Western Ave:** The petitioner requests a Minor Plat of Resubdivision to include a variation from Section 155.420 (D) the Zoning Ordinance to reduce the minimum lot area for the subject property in the I – Limited Industrial District from twenty thousand (20,000) square feet to fifteen thousand two hundred forty-six (15,246) square feet.

**GENERAL INFORMATION**

Petitioner/Owner: Daniel McCormick  
5205 S. Washington  
Downer's Grove IL 60515

**PROPERTY INFORMATION**

Existing Zoning: I – Limited Industrial District

Existing Land Use: Warehousing

Size of Property: Approximately 15,246 square feet

Comprehensive Plan: Light Industrial

Surrounding Zoning and Land Use:

North: Union Pacific Railroad

South: I – Limited Industrial District, developed as a lumber yard, known as Owl Lumber

East: I – Limited Industrial District, developed as a contractor's office

West: I – Limited Industrial District, developed as an animal daycare facility, known as the Bellyrub Klub

## **ANALYSIS**

### **SUBMITTALS**

This report is based on the following documentation:

1. Petition for Public Hearing.
2. Application for Minor Plat of Resubdivision.
3. Minor Plat of Resubdivision, prepared by Joseph A Schudt & Associates, dated October 20, 2010.
4. Response to the Standards for Variations.

### **DESCRIPTION**

The subject property is legally nonconforming with respect to lot area. The petitioner is requesting a variation from the Zoning Ordinance to reduce the minimum lot area from twenty thousand (20,000) square feet to fifteen thousand two hundred forty-six (15,246) square feet. The relief is requested in order to make the petitioner's existing lot a single lot of record.

### **INTER-DEPARTMENTAL REVIEW COMMENTS**

#### **PRIVATE ENGINEERING SERVICES**

The Private Engineering Services Division of Community Development has no comments.

#### **PUBLIC WORKS**

The Department of Public Works has no comments.

#### **FIRE**

The Fire Department has no comments.

#### **BUILDING DIVISION**

The Building Division has no comments.

#### **PLANNING**

##### **Compliance with the Zoning Ordinance**

The principal building located on the subject property was built in 1977. The petitioner acquired the property in 2010 to be utilized as a warehouse/storage/office use. The lot is currently a tax assessment division of two lots. As part of a 2,496 square foot addition to the existing principal

building, Section 155.220(B)(2) of the Zoning Ordinance requires that any addition to a principal structure exceeding 350 square feet shall be on a lot of record.

Section 155.420 (D) of the Zoning Ordinance requires a minimum lot area of twenty thousand (20,000) in the I – Limited Industrial District. The subject property has a lot area of fifteen thousand two hundred forty-six (15,246) square feet, which is 76% of the required lot area.

While the subject lot does not meet the minimum lot area requirement, it exceeds the amount of lot width required by Code. Lots in the I – Limited Industrial District are required to have a minimum width of eighty feet (80'). The subject property is one hundred and five (105) feet wide, which exceeds the required minimum lot width by twenty-five (25) feet.

Staff finds that the variation request to reduce the minimum lot area to fifteen thousand two hundred forty-six (15,246) square feet meets the Standards for Variations. There are unique physical limitations on the property in that, due to the length 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 east of the petitioner's property is 14,660 square feet, so there would be no way for the lot to be brought into conformance by purchasing land from the east because that would only warrant another variation. The property to the west could not provide the amount of land required to bring the subject property into conformance as the business located on that property has an outdoor component of the business that is critical to its operation.

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 immediate area that are less than the required twenty thousand (20,000) square feet in area. As such, staff is therefore supportive of the lot area variation request.

Staff also notes that the relief only pertains to the lot area. Any future development would be required to meet all of the underlying I – Limited Industrial District, including bulk regulations and lot area coverage.

#### Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends Light Industrial for the subject property. As the site is already improved with an industrial use, 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 east, west and south are zoned I – Limited Industrial and consist of industrial uses. The properties to the north are in the R2 – Single-family Residential District. The Union Pacific Railroad is located directly

to the north of the subject property. As such, the railroad acts as a buffer between the subject property and the single-family residential residences to the north.

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 area 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 area for the subject property in the I – Limited Industrial District from twenty thousand (20,000) square feet to fifteen thousand two hundred forty-six (15,246) square feet 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 10-23, subject to the following condition:

1. The variation to the minimum lot area requirements is granted based upon the submitted plat of resubdivision of the subject property, prepared by Joseph A Schudt & Associates, dated October 20, 2010 and submitted as part of this request.

Inter-Departmental Review Group Report Approved By:

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William Heniff, AICP  
Director of Community Development

WJH:MT

c. Petitioner