

May 4, 2006

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

Subject: PC 06-15; 355 S. Westmore-Meyers Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village approve a map amendment rezoning the subject property from the R2 Single Family Residential District to the R3 Attached Single Family Residential District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on April 17, 2006. John Novak, 215 E. Hickory Street, Lombard, IL, petitioner, presented the petition. He noted this petition pertains to a rezoning of the property at the northeast corner of Westmore-Meyers Road and Woodrow Avenue. The property is currently zoned R2 and is improved with a single-family residence that does not meet current building setbacks along Westmore-Meyers Road. He is proposing to redevelop the site with an attached single-family residence. He noted that the property abuts lots with R3 and R4 zoning.

He then described the site plan and building elevations. The intent of the building design is to be compatible with the attached single family homes on Westmore-Meyers and the detached residences on Woodrow. He proposes to downplay the impact of the garages by placing one garage on Westmore-Meyers and the other on the Woodrow elevation. The building will appear to have two front elevations. The elevations will be consistent and sensitive to the surrounding uses, as referenced on the submitted building elevations. The larger elevation is the streetscape off of Westmore-Meyers. It has a two-car garage, but it really will be a three-car tandem garage to eliminate vehicles on the outside driveway. He showed where the partition between the two residences. The south elevation has a 16-foot wide garage and front door off of Woodrow. The south unit will be the smaller of the two units. His idea is an example as other properties could be developed to de-emphasize the garage. The project follows the trend of higher densities along Westmore-Meyers.

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He stated the map amendment request is consistent with development along Westmore-Meyers and the Comprehensive Plan. He is locating the structure thirty feet off of the properties to the east to provide for the required transitional yard.

Chairperson Ryan then opened the meeting for public comment. No one spoke in favor or against the petition. He then requested the staff report.

William Heniff, Senior Planner, presented the staff report which was submitted to the public record. The subject property is located at the northeast corner of Westmore-Meyers Road and Woodrow Avenue, and is currently improved with a single family residence. The existing residence is currently legal non-conforming with respect to the corner side and rear yards. The petitioner proposes to redevelop the site with a new duplex building based upon the submitted plans. To facilitate this development, the petitioner is seeking a map amendment to rezone the property from the R2 District to the R3 District, consistent with the zoning on the properties immediately north of the subject property. No additional zoning relief is sought as part of this petition.

The Comprehensive Plan map shows this area within the low density residential designation, which calls for development densities of up to six dwelling units and generally consists of single family residences. The petitioner's property is 13,440 square feet in area, which computes to 6,720 square feet per unit or approximately 6.48 units per acre. While this is slightly higher than the plan designation, staff notes that the abutting duplexes to the north of the subject property have higher development densities than that which is proposed by the petitioner. As such, staff believes that the development can be considered consistent with the Comprehensive Plan in considered in the context to the surrounding development activity.

He then discussed a previous zoning petition (PC 99-03) pertaining to the petitioner's property as well as others abutting the site. That case included a rezoning for a larger number of properties and for rezoning of several properties along Woodrow. That petition was opposed by a number of residents along Woodrow, citing excessive development densities. This proposal differs from the 1999 petition as it only consists of rezoning of the subject property, which has frontage along Westmore-Meyers Road. Moreover, this petition will meet all setbacks and the plan will include a transitional landscape yard to buffer the duplex from the adjacent residences on Woodrow.

He then referred to the standards for maps amendments and noted that the rezoning would be compatible with adjacent properties. The properties immediately north of and abutting the subject property are developed as duplex units as well. South of the property is R4 property developed as a church and an apartment building. To incorporate the proposed development with the single family detached units along Woodrow, the petitioner designed the principal building with two front elevations, giving the building the appearance of a single family detached residence.

The rezoning would make the property similar in zoning designation as many other properties with front yards abutting Westmore-Meyers Road. As the lot is the only lot zoned R2 fronting

Westmore-Meyers south of Maple and north of Woodrow, the rezoning would be consistent with other adjacent lots fronting Westmore-Meyers. The development can also be considered compatible with the adjacent R2 properties through the inclusion of a thirty-foot transitional yard at the east end of the property.

In consideration of the standards, staff believes this is an appropriate zoning designation for this property as it is consistent with the Comprehensive Plan designation and with the R3 and R4 zoning designations along the east side of Westmore-Meyers Road. Moreover, as this proposal is located within an established neighborhood and the petitioner's ability to acquire additional land is not possible, the development proposal can be supported.

Chairperson Ryan then opened the meeting for public comment among the Plan Commissioners.

Commissioner Olbrysh stated that he likes the design of the duplex and that it would fit nice into the neighborhood. The request meets the standards for rezonings and he does not have a problem with the petition.

Commissioner Sweetser agreed with his comments. This design serves a number of purposes and it is something that we should see more of in the future. Given the existing zoning designations along Westmore-Meyers, the map amendment makes sense.

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 5-0, recommended to the Corporate Authorities approval of the petition associated with PC 06-15 subject to the following condition:

1. The petitioner shall enter into a development agreement with the Village for the subject property. The agreement shall set forth the development parameters for the proposed development and shall tie the petitioner's proposed development plans to the approval of the map amendment.

Respectfully,

VILLAGE OF LOMBARD

Donald F. Ryan, Chairperson
Lombard Plan Commission

att-

c. Petitioner

Lombard Plan Commission

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